BUCKS COUNTY PLANNING COMMISSION MEETING

Wednesday, January 6, 2016
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 December 2, 2015
4. Report of Nominating Committee and Election of Officers
5. Executive Director's Report
6. Presentation: Recycling, Household Hazardous Waste, Electronics Disposal
   Art Feltes, Coordinator of Solid Waste and Recycling
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
December 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, Jr.; Lynn T. Bush; Debra Canale; David P. Johnson; Charles T. McIlhinney; Michael A. Roedig; David A. Sebastian; Maureen Wheatley
GUESTS:	Bucks County Commissioner Charles H. Martin

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1. **CALL TO ORDER**
   Mr. Wydro called the meeting to order at 2:00 PM. Immediately preceding the Call to Order was the annual Board Appreciation Luncheon, which was attended by the BCPC Board members and Commissioner Charles Martin.

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

3. **APPROVAL OF MINUTES FOR THE MEETING OF NOVEMBER 4, 2015**
   Upon motion of Mr. Nyman, seconded by Ms. Pierce, with the vote being 9-0 the motion carried to approve the minutes of the November 4, 2015 meeting as presented.

4. **EXECUTIVE DIRECTOR'S REPORT**
   Ms. Bush thanked everyone who helped to make the Holiday Board Appreciation Luncheon a success.

   Ms. Bush began by going over the highlights of 2015. She stated that the heart and soul of the Planning Commission is what we do daily by supporting growth, economic development and redevelopment through preparing comprehensive plans, special land use studies, and helping with new and revised ordinances for our municipalities.

   Next, Ms. Bush stated that we provided information to the public that cannot be found anywhere else in the county through our GIS Public Access Viewer. The GIS Public Access Viewer has aerial photos, floodplain and board of assessment information, and this year it has been accessed over 10,000 times. Through this access, we are able to assist other departments within the county. We have also developed a GIS Consortium where the municipalities pay $2,000 to be a part of the data sharing. Currently we have 33 municipal members, plus the Central Bucks Regional Police Department.

   Ms. Bush also noted that the Planning Commission served as intermediary and interpreter between FEMA, PEMA and the municipalities updating the flood plain ordinances and mapping for all the municipalities.

Ms. Bush continued with our trail system. It began last year with the idea and support of the Commissioners of establishing a trail system outside of our parks. Since then we have acquired funding to design the Upper Bucks Rail Trail and the Newtown Trail, which is an extension of Montgomery County's Pennypack Trail. Upper Southampton, which is right across from the Montgomery County border, has incredible public support. We have also been hired by Plumstead Township to develop their trail plan.

Ms. Bush reminded us that our Open Space and Farmland Preservation Programs, presented at last month's board meeting, are still going strong. Especially Farmland Preservation. Open Space Preservation is a little bit harder, and we still have some municipalities who have not spent their funding. Mr. Dave Johnson will be updating us shortly on that program.
Ms. Bush told us about Hazard Mitigation and Solid Waste Management plans within the County. The Planning Commission works with the municipalities along with outside agencies, such as Emergency Management, to meet the state mandated requirements. We have received recognition from PEMA for our Hazard Mitigation plans in conjunction with Emergency Management plans.

Ms. Bush told us about our Household Hazardous Waste and Electronic Waste collection events. This year we have kept 472,000 pounds of electronics waste and 242,000 pounds of household hazardous waste out of our landfills.

Ms. Bush announced that the Planning Commission along with the Recorder of Deeds, helped make Bucks County the first Pennsylvania County to implement electronic recording of plans. The process used to be very laborious and is now much more efficient.

Ms. Bush remembered the staffing losses of our two environmental planners, Dennis Livrone and Rea Monaghan; and the addition of two administrative staff members, Deb Canale and Jessica Kimmel. Ms. Bush also noted that the Planning Commission has been expanding the skills of our staff with tools such as analysis of business data, photo simulation, and more layout and design graphics to show what a completed plan would look like.

Ms. Bush stated that the BCPC is the connection between the Delaware Valley Regional Planning Commission, SEPTA and other regional agencies and the municipalities. This allows us to support and lobby for funding and improvements that benefit Bucks County.

Ms. Bush told us that the BCPC has been called the Utility Players in the County. This compliment refers to our keeping county officials informed as to what's going on within the county as well as our region, such as the PennEast Pipeline, the Pope's visit, transportation funding, new stormwater requirements, requests from residents and the departure of Lockheed Martin.

Ms. Bush concluded by thanking the Board for supporting the BCPC.

The floor was then open for comments. Mr. Nyman expressed his appreciation for the staff's photo-shopping skills. Mr. Dowling expressed his appreciation for Ms. Bush's staff and the very professional job that they do.

5. **ACT 247 REVIEWS**
The reviews of December 2, 2015, were mailed to the board for their review prior to the meeting. Upon motion of Mr. Goodnoe, seconded by Mr. Nyman, the motion carried to approve the December 2, 2015 Act 247 reviews.

Ms. Bush wanted to bring to the Board's attention a number of reviews for Bensalem Township's master work on zoning and unified code. She said that this has been a huge project that Mr. Kisselback is aware of, but she wanted to highlight the accomplishment for the rest of the Board. Bensalem has done a lot of work on zoning and has brought a whole new approach to a major part of the township. BCPC has been working with Bensalem for a period of about nine months on this project and we feel that the reviews and plans have laid out a really good plan for the township.

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

7. **NEW BUSINESS**
Mr. Wydro announced that the BCPC Nominating Committee will be Ms. Pierce, Mr. Dowling and Mr. Goodnoe. They will submit their report at the next meeting.

8. **PUBLIC COMMENT**
There was no public comment.

9. **ADJOURNMENT**
Mr. Wydro adjourned the meeting at 2:15 PM.

Submitted by:
Debra Canale, Staff Secretary

BUCKS COUNTY PLANNING COMMISSION

Executive Director's Report
December, 2015

Welcome John Ives – Our new planner, John Ives, began work on December 14. He has had good experience at the Montgomery County Planning Commission and at a local engineering firm. He is a county resident and a great addition to our staff.

DVRPC 50th Anniversary Dinner – Several of us attended the 50th anniversary dinner in Philadelphia, where each county was honored for an accomplishment. Commissioner Martin made the presentation for Bucks County on open space.

Morrisville Borough – We met with a businessman who is interested in buying the former bank building at the center of town, and brought him together with the economic development committee of the borough, to discuss parking and some other land development issues. We are also working on a parcel-by-parcel assessment of their downtown to come up with some suggestions for them.

Presentation to Doylestown Bike and Hike Committee – Planning Commission staff made a presentation to the Doylestown Bike and Hike committee on our Cross Keys study. We presented the results of the traffic analysis, and the committee encouraged us to plan for bicyclists in the area.

SEPTA Capital Projects – SEPTA Capital Projects staff came to Doylestown to brief us on their capital projects. Because of Act 89, their total capital budget has almost doubled. However, SEPTA's share of the PennDOT state capital funding has not gone up as much as expected because of the lower gas tax revenues and allocating money for the state police budget. They are still working on the new payment technology. Capital projects that most affect Bucks County are:

- Jenkintown and Ambler substations – affect Doylestown, Warminster, and West Trenton lines
- Doylestown Substation emergency overhaul
- Jenkintown station improvements
- Lansdale new parking garage
- Levittown Intermodal station improvements
- Improvements to Suburban Station and Concourse

$5 Vehicle Registration Fee Enacted by Commissioners – The County Commissioners have acted on an option available to them under Act 89, Pennsylvania's Transportation Act, to add $5 to the vehicle registration fee. This $5 fee will come directly to Bucks County to be used for transportation projects. Bucks County has about 581,000 vehicles, which would yield about $2,869,200 per year in funds.

Funds can be used for the following:

- "construction, reconstruction, maintenance and repair of and safety on public highways and bridges and costs and expenses incident thereto."
- It cannot be used for transit projects.
- It can be used to meet match requirements for PennDOT projects.
- It can be used for trails.
- It can be used to repay or as security for Pennsylvania Infrastructure Bank loan.

BUCKS COUNTY PLANNING COMMISSION

Staff Report
December, 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**—Awaiting draft review and recommendations by the township economic development committee.

> **Richboro Village Master Plan**—Continued background and data collection; began economic development analysis of commercial areas.

> **Cross Keys Study**—Continued narrative production for the Economic Development Conditions, Streetscape and Corridor Improvements, and Transportation Improvements sections. Presented an overview of the study and the transportation consultant's report at separate meetings to municipal officials and local businesses and to the Doylestown Bike & Hike Committee.

> **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. Prepared conceptual plan alternatives for Town Center area.

> **Lower Makefield Township Master Plan Update**—Awaiting review of the draft document by the 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**—Provided assistance to the Borough Zoning Officer regarding zoning questions related to certain land uses.

> **Durham Township Comprehensive Plan**—Initiated preparation of a proposal to assist Durham Township in preparing a comprehensive plan update.

> **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.

> **Dublin Borough Main Street Revitalization**—Awaiting review of the amendments by the Borough Planning Commission.

> **Morrisville Borough Visioning**—Discussed outline of work program with BCPC staff to address outstanding land use issues in the downtown.

> **New Hope Borough Market Use**—Awaiting second draft review 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 the potential for transit-oriented development in a revitalized waterfront district.
> **Warminster Township Economic Development Committee**—Commenced analysis of township tax and permit data to determine commercial vacancies.
> **Quakertown Area Planning Committee**—Coordinated with representatives from PaDOT who attended the December 8th Quakertown Area Planning Committee meeting. PaDOT officials discussed current efforts to improve roadway maintenance scheduling. An overview of the Transportation Improvements Program (TIP) process, along with an update of current TIP projects, also was provided.

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.
> Assisted New Britain Township in updating demographic and socioeconomic data tables that will be used in the Township's Comprehensive Plan update.
> Prepared a conceptual site plan and grading plan for a lot in the Sellersville Business Campus for the Bucks County Industrial Development Authority.
> Reviewed Act 14, 67, 68 NPDES permit applications.
> Attended APA webinar at Chester County PC addressing Planning for Economic Development.
> Attended a seminar at DVRPC, "Planning for Sign Code Success," regarding policy changes to bring municipal sign ordinances into compliance with new precedents set by the recent U.S. Supreme Court ruling, Reed v. Town of Gilbert.
> Participated in a webinar, "(Re)Building Downtown," presented by Smart Growth America, which outlined a revitalization process to create vibrant, walkable downtown neighborhoods.

Act 247 and 537 Review Activity	
Subdivision and Land Development Proposals	11
Sketch Plans	0
Municipals	10
Sewage Facility Planning Modules	4
Traffic Impact Studies	2

ENVIRONMENTAL PLANNING

Natural Resources/Environmental Planning
Assistance to municipalities

> Plumstead Township Trails Plan
  - Continued field work and attended monthly meeting of the project committee.
  - Requested right-of-way information from PennDOT for use in evaluations potential trail alignments.
  - Contacted PennDOT District 6 to request a meeting to review proposed state road crossings, trails within the right-of-way along state roads as part of the trails planning process

Coastal Zone Management Grant Program

- Attended grant application presentations as part of evaluation of Coastal Zone Management grant program. Programs submitted within Bucks County included:
  - Heritage Conservancy - Bristol Marsh and Mill/Otter Creek Watershed Public Outreach and Stewardship Program
  - Bristol Borough - Adams Hollow Creek Flood Mitigation Master Plan
  - Pennsylvania Environmental Council – D&L Trail, Morrisville Borough, Bridge Street Gap Design & Engineering

Bucks County Open Space & Greenway Planning

- Posted Lower Neshaminy Creek Trail Feasibility Study on county website for final public comment.
- Prepared resolution request for adoption of Lower Neshaminy Creek Trail Feasibility Study by Bucks County Board of Commissioners for consideration at Jan 6, 2016 meeting.
- Continued work on the Middle Neshaminy Creek Trail Feasibility
- Reviewed final proposed scope of work for selected consultant for the Upper Bucks Rail Trail design and engineering project.
- Attended monthly meeting of Doylestown Community Bike & Hike Committee.
- Provided updates on county trail initiatives to the Penn-Tammany Greenway Coalition, Appalachian Mountain Club and Bike Bucks County.
- Coordinated with GIS relative to mapping needs for various trail projects.

Recycling and Solid Waste

- Selecting sites for the 2016 HHW collection events.
- Preparing annual recycling report mail out to municipalities and key businesses.
- Preparing the inter-governmental agreement for the next HHW contract.

Hazard Mitigation Planning

- Working with the consultant on scheduling the mandatory meeting.

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 with Purchasing Department regarding scope of services for consultant.
- 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.
- Coordinated with DVRPC regarding Transportation Alternatives Program (TAP). Met with New Britain Township and Warwick Township regarding potential TAP projects.
- Attended Quakertown Area Planning Committee Meeting.
- Attended DVRPC Board Meeting and 50th Anniversary Dinner.
- Attended Quakertown Borough meeting to discuss potential funding opportunities.

- Attended Roosevelt Boulevard Corridor Meeting.
- Provided Multimodal Transportation Fund letter of support for Northampton Township.

Public Transportation

- Reviewed SEPTA Board Meeting Materials.
- Reviewed SEPTA City County Meeting agenda.
- Attended Upper Bucks Community Support Program Meeting.
- Attended SEPTA FY2017 Capital Budget Meeting.

Transportation Assistance to Planning Staff

- Attended Review Design 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. Presented project at Stakeholder Meeting and Doylestown Bike and Hike Committee Meeting. Produced quarterly reports for TCDI invoice.
- Continued development of background data for New Britain Borough TCDI Project. Produced quarterly reports for TCDI invoice.
- Continued developing background information for Village of Richboro Study.

Transportation Improvement Program

- Provided Transportation Improvement Program information to various individuals and agencies.
- Attended multiple TIP update meetings.
- Coordinated with Chalfont Borough, New Britain Borough and New Britain Township regarding Bristol Road Extension Project.
- Obtained cost information for Oxford Valley Road/Bristol Oxford Valley Road/Levittown Parkway realignment project and provided same to DVRPC.
- Continued coordination with Penndel Borough and PennDOT to discuss Lincoln Highway/Hulmeville Avenue intersection.
- Coordinated with Northampton Township regarding Buck Road Bridge Project.

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 SEPA meeting at Chester County.
- Continued setup and administration of our new Portal for ArcGIS application.
- Met with the county Suicide Prevention Task Force to discuss web mapping application.

- Attended the Information Resources Exchange Group (IREG) meeting at DVRPC.
- Met with Upper Makefield GIS staff to discuss data issues and load updates.
- Compiled GIS Consortium updates for Upper Makefield, Upper Southampton and Wrightstown Townships.
- Prepared data for site assessment study in Plumstead Township.

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
January 06, 2016

Municipality	BCPC Number	Applicant	Tax Parcel Number(s)	Proposal
Bedminster Township	1-15-ASA1	Michini/Papa	(1-2-99; 12-14-60 & -61)	ASA Extension
Bristol Township	5-15-1 (P)	Inspire Federal Credit Union	(5-29-92)	Private Zoning Map Change: R-1 to C
Falls Township	13-15-3	Board of Supervisors		SALDO Amendment: Definitions and Procedures
Falls Township	13-15-4	Board of Supervisors		Zoning Ordinance Amendment: Group Home & Sobor Living Environments
Middletown Township	22-15-WS1	Board of Supervisors		Act 537 Update
New Britain Township	26-15-3 (P)	Commerce Operating GP, LLC	(26-5-23)	Zoning Ordinance Amendment: Use B8 Mid-Rise Apartment Building
Richland Township	36-14-1R	Board of Supervisors		Zoning Ordinance Amendment: Commercial Communication Facilities
Telford Borough	43-15-1	Borough Council		Zoning Ordinance Amendment: Fence height; Body Art/Tattoo Parlor Use; Personal Service Shop
Warrington Township	50-15-5	Board of Supervisors		Zoning Ordinance Amendment: Wireless Communication Facilities
Warrington Township	50-15-6 (P)	Jay Development Co.	(50-4-53, -53-1, -53-4 & -54-1)	Private Zoning Map Change: RA to I-U-A

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
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CONFIDENTIAL—NOT FOR RELEASE

January 6, 2016
BCPC #1-15-ASA1

MEMORANDUM

TO: Bedminster Township Board of Supervisors
Bedminster Township Planning Commission

East Rockhill Township Board of Supervisors
East Rockhill Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Request for an Addition to the Agricultural Security Area
TMPs #1-2-99; 12-14-60, and 12-14-61
Received: December 9, 2015
Hearing Date: February 10, 2016

In accordance with the provisions of Act 43 of 1981, the Agricultural Area Security Law 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 January 6, 2016.

GENERAL INFORMATION

Requested Action: Add three parcels totaling 101.53 acres to Bedminster Township's Agricultural Security Area (ASA).

Tax Map Parcel:	**1-2-99**
Landowner:	Marc Michini
Location:	Southeast side of Mink Road, opposite its intersection with Fairview Road
Size of tract:	38.34 acres
Zoning:	AP Agriculture Preservation District
Comprehensive Plan:	Agricultural Preservation
Soil Classes:	3w

Tax Map Parcel:	**12-14-60**
Landowner:	Lisa and Tori Papa
Location:	Southern corner of Dublin Pike (Route 313) and Branch Road
Size of tract:	53.3 acres
Zoning:	AP—Agricultural Preservation District
Comprehensive Plan:	Agricultural Preservation
Soil Classes:	2w, 3e, 3w, 4e, 4w

Tax Map Parcel:	**12-14-61**
Landowner:	Lisa and Tori Papa
Location:	Between Dublin Pike (Route 313), Old Bethlehem Pike, and Branch Road with access to all
Size of tract:	9.89 acres
Zoning:	AP—Agricultural Preservation District
Comprehensive Plan:	Agricultural Preservation
Soil Classes:	3w, 3e, 4e

COMMENTS

The Bucks County Planning Commission recommends that the parcel in Bedminster and the two contiguous parcels in East Rockhill be added to the ASA of Bedminster Township since they comply with the requirements of Act 43 and are consistent with the applicable township comprehensive plans and zoning ordinances.

The 38.34 acre parcel in Bedminster is actively farmed and 100 percent of its soils are designated by the Natural Resources Conservation Service's (NRCS) land capability classification as Class I through IV. A goal of the *Bedminster Township Comprehensive Plan* (2008) is to retain its farming heritage and support the agricultural industry by conserving land for farming activities. According to the Land Use Plan (Map 16) in the comprehensive plan, the parcel is classified as Agricultural Preservation. In addition, the parcel is located within the AP Agriculture Preservation zoning district. Therefore, the property's inclusion within the ASA is consistent with local land use policies and regulations.

The two parcels in East Rockhill total 63.19 acres. One hundred (100) percent of the soils on these parcels are designated Class I through IV in the Natural Resources Conservation Service's (NRCS) land capability classification. Based upon a recent aerial photograph, it appears that these parcels are being actively farmed. A goal of the *East Rockhill Township Comprehensive Plan Update* (2005) is to promote open space and farmland preservation that contributes to the rural character of the Township as the community grows. In the Future Land Use Map, the site is located in the Agricultural Preservation area and its purpose is to recognize and protect the area designated as a significant agricultural area where active farming predominates. The underlying zoning of these two parcels is Agricultural Preservation District and its purpose is to recognize and protect predominate farming areas in the Township. Therefore, the requested action is consistent with East Rockhill's comprehensive plan and zoning ordinance.

We note that Act 43 requires that municipal ASAs be reviewed and renewed every seven (7) years. It appears that Bedminster Township last reviewed and updated its ASA in 2009; and therefore, should consider another review and update in 2016.

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

CIG/DAS:dc

cc: Peter Nelson, Grim, Biehn & Thatcher
John B. Rice, Esquire, Grim, Biehn & Thatcher
Marc Michini
Lisa and Tori Papa
Richard H. Schilling, Bedminster Township Manager (via email)
Marianne Morano, East Rockhill Township Manager (via email)
Richard B. Harvey, Bucks County Agricultural Preservation Program

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January 6, 2016
BCPC #5-15-1(P)

MEMORANDUM

TO: Bristol Township Council
Bristol Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Private Request for Zoning Map Change
TMP #5-29-92
Applicant: Inspire Federal Credit Union
Owner: Inspire Federal Credit Union f/k/a Bucks First Federal Credit Union
Date Received: December 17, 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 January 6, 2016.

GENERAL INFORMATION

Requested Action: Rezone one parcel (TMP #5-29-92) from the R-1 Residence District to the C Commercial District.

Location and Size of Tract: TMP #5-29-92 consists of 1.772 acres (excluding that portion within the bed of Bath Road) and is located along the eastern side of Bath Road, between the intersections of Eugene Drive and Bath Road and Lynn Drive and Bath Road.

Proposed Zoning Provisions: The C Commercial District permits a variety of commercial uses, including Financial Establishment, on a minimum lot area of 5,000 square feet with a minimum lot width of 50 feet at the building setback line. Maximum building coverage and maximum impervious surface ratio for sites in this district are 35 and 70 percent, respectively. Required yards are: 35-foot front yard; 15-foot side yards (each); and 35-foot rear yard. Within the C Commercial District, no building shall exceed 50 feet in height unless authorized as a special exception by the Zoning Hearing Board. For each foot of height above 35 feet, the buffer yard, as required by the zoning ordinance, shall be increased by one foot.

Existing Zoning Provisions: The R-1 Residence District permits single-family detached structures and various institutional, recreational, and several low intensity retail and consumer service uses. Unless

otherwise specified for a specific use, area and dimensional requirements in the R-1 district are as follows: minimum lot area—10,000 square feet; minimum lot width at building setback line—75 feet; maximum building area—20 percent; maximum impervious surface ratio—30 percent; minimum front yard—35 feet; minimum side yard—two side yards with aggregate width of 30 feet, with neither less than 12 feet; and minimum rear yard of 25 feet. The permitted maximum height is 35 feet in the R-1 District.

COMMENTS

1. **Existing land use**—The existing use on the site is a financial establishment. According to the "Petition to Amend Zoning Map," the site includes a credit union branch and administrative offices, internal roadways, a drive-through teller window and service line, curbing, off-street parking, and stormwater improvements.

2. **Surrounding land use and zoning**—According to 2010 aerial photographs and the Boundary Survey Plan submitted with the rezoning proposal, the site is completely surrounded by residential uses. Single-family detached residential uses on lots containing at least a third of an acre are located directly adjoining the site to the north, east, and south. A residential neighborhood (Margo Gardens) consisting of single-family detached dwellings on smaller lots is located across Bath Road, to the west of the site.

   Surrounding properties to the north, east, and south are zoned R-1 Residence District. Land to the west of the site, across Bath Road, is zoned R-2 Residence District. R-2 zoning allows single-family detached dwellings on a minimum lot area of 6,500 square feet with a maximum building area and maximum impervious surface ratio of 25 and 35 percent, respectively.

3. **Comprehensive Plan**—While future land use is addressed for some specific areas in the Township, the *Bristol Township Comprehensive Plan* (2008) does not specifically discuss future land use for the subject parcel or the immediate area surrounding the parcel. The Comprehensive Plan states that for those parcels not specifically described in, or located outside of a designated Special Study Area, the underlying zoning district will function as their respective planning policy. The purpose of the R-1 District, as described in Section 205-21 of the zoning ordinance, is to "…provide for medium-intensity suburban residential development to meet the needs of the present and future residents and to protect residential neighborhoods from the negative impacts of incompatible land uses."

4. **Intensity of Development**—A comparison of the R-1 and C districts reveals some differences regarding intensity of permitted development, particularly in regards to minimum lot area, maximum building coverage, and maximum allowable impervious surface. The required minimum lot area in the R-1 District is 10,000 square feet compared with 5,000 square feet in the C District. The permitted maximum building coverage and maximum impervious surface coverage for the R-1 District is 20 and 30 percent, respectively. In the proposed C District, the maximum building coverage and maximum impervious surface coverage are higher at 35 and 70 percent, respectively. The permitted maximum impervious surface ratio is more than two times higher than what is permitted in the existing R-1 District.

5. **Required impact statements**—Section 205-196 of the zoning ordinance outlines application requirements for private petition for amendments. Section 205-196.A.(3)(d) requires

information and analysis of traffic and other impacts that may be needed by the Township to evaluate the proposed amendment. Our office did not receive any impact statements with the petition for amendment.

SUMMARY

We note that the financial establishment currently located on the site is an existing nonconforming use in the R-1 District. While the petition to rezone the site from R-1 to C would eliminate the nonconformity, since financial establishments are permitted by right in the C District, the proposed zoning is not consistent with the surrounding land use and zoning. All adjacent properties are zoned either R-1 or R-2 and contain residential dwellings. While there are several institutional uses located nearby, those uses are permitted in the R-1 District, either by right or by special exception. The Township's Comprehensive Plan does not specify a recommended land use for the site, but rather, refers to the underlying zoning district for applicable planning policy. Considering the purpose of the existing R-1 District, medium density residential development has been planned for that area of the Township.

Section 205-147 of the Township's zoning ordinance contains provisions regulating nonconforming uses. However, the parameters that would apply to alterations, reconstruction, extension or enlargements of nonconforming uses, specifically those related to applicable maximum building coverage and impervious surface requirements, may make it difficult for any enlargement or expansion of the current use on the site.

While a financial establishment currently exists on the site, the potential for redevelopment is always a possibility. In reviewing the proposed rezoning, consideration must be given to all land uses that would be permitted under the proposed commercial zoning designation, and how such uses could impact the surrounding residential area. In addition to financial establishment, the proposed C District also permits uses such as retail shop, large retail store, fast-food restaurant, repair shop, funeral home or mortuary, office, tavern, and motel, hotel, or inn. Township officials should consider if those types of nonresidential uses would be compatible with the character of the area.

Township officials should also consider the intensity of development permitted in the C District, particularly as related to maximum building coverage and maximum impervious surface ratio. Increasing the allowable impervious surface may increase the amount of runoff and necessitate additional stormwater controls on the site.

LMW:dc

cc: Inspire Federal Credit Union
Joseph Lalka, P.E., DW Smith Associates, LLC
J. Todd Savarese, Esq.
William J. McCauley, III, Manager, Bristol Township (via email)
Randy Flager, Esq., Flager & Associates, P.C.
Colleen Costello, Township Department of Licenses and Inspections (via email)
Thomas Scott, Township Zoning Officer

PERTINENT INFORMATION

Site Characteristics, Natural Features: The site contains an existing one-story building that houses a financial establishment. Driveways, parking areas, a drive-through, and stormwater facilities are also located on the site. While mostly paved, existing vegetation on the site includes trees along the eastern and southern lot boundaries and shrubs planted along the northern lot boundary.

Existing Land Use: Financial Establishment

Surrounding Land Use:

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

Surrounding Zoning:

North: R-1 Residence District
East: R-1 Residence District
South: R-1 Residence District
West: R-2 Residence District

Municipal Comprehensive Plan: This area is intended to provide for medium-intensity suburban residential development to meet the needs of the present and future residents and to protect residential neighborhoods from the negative impacts of incompatible land uses.

Municipal Sewage Facilities Plan: *Sewage Facilities Plan – Act 537 for Bristol Township, Bucks County, Pennsylvania* (revised 1998)—The site is within sewered area.

BUCKS COUNTY PLANNING COMMISSION

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Diane M. Ellis-Marseglia, LCSW

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Carol A. Pierce
R. Tyler Tomlinson

Lynn T. Bush
Executive Director

CONFIDENTIAL — NOT FOR RELEASE

January 6, 2016
BCPC #13-15-3

MEMORANDUM

TO: Falls Township Board of Supervisors
Falls Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Subdivision and Land Development Ordinance—Definitions and Procedures
Owner: Board of Supervisors
Received: December 18, 2015
Hearing Date: January 18, 2016

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 January 6, 2016.

GENERAL INFORMATION

Proposed Action: Amend the subdivision and land development ordinance (SALDO) to delete certain definitions and delete certain procedural sections of the minor subdivision, preliminary, final plans, as well as waiver from the land development plan approval process.

Proposed Subdivision and Land Development Ordinance Provisions: The subdivision and land development ordinance will delete the definitions of 'public hearing' and 'public notice.' Those sections referencing 'prior legal notice' or the requirement to notify the owner or developer in which a preliminary and minor subdivision plan or a plan containing a waiver is to be considered are to be deleted. For final plans, in addition to the owner and developer, the requirement to notify the township solicitor and township engineer is proposed to be deleted.

COMMENTS

We recommend that the township address the following issues when reviewing this proposal:

1. **Definitions**—We acknowledge that 'public hearing' and 'public notice' are terms used in the context of the zoning ordinance and are not necessary in the subdivision and land development ordinance. Therefore, the proposal to remove these terms seems appropriate.

Since the township's zoning ordinance does not currently include these terms in Section 209-5 (Definitions), township officials may wish to amend the zoning ordinance to include these definitions at a later date.

2. **Notification**—We understand that notification about meeting scheduling and agendas are administrative matters and that neither legal notices nor ordinance language is needed.

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.

DAS:dc

cc: Lauren Gallagher, Esquire, Rudolph Clarke LLC
Thomas A. Bennett, Zoning Officer/CCEO Falls Township
Jim Sullivan, T&M Associates, Township Engineer
Peter Gray, Township Manager (via e-mail)

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Executive Director

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January 6, 2016
BCPC #13-15-4

MEMORANDUM

TO: Falls Township Board of Supervisors
Falls Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Definition of Family, Group Home Use and Sober Living Environment Use
Owner: Board of Supervisors
Received: December 18, 2015
Hearing Date: January 18, 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 January 6, 2016.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to revise the definition of Family and add definitions for Group Home and Sober Living Environment. New use Group Home will be permitted.

Proposed Zoning Ordinance Provisions: Section 209-5 will be amended to revise the definition of family as follows:

> Family - Any number of individuals living together on a non-transient basis as a single housekeeping unit with single cooking facilities, when said individuals are related by blood, marriage or adoption and, in addition, any domestic servants, foster children or gratuitous guests thereof, or a group of not more than five persons who need not be so related and, in addition, domestic servants or gratuitous guests thereof who are living together in a single dwelling and maintaining a common household with single cooking facilities, including occupants that are mentally or physically handicapped persons, as defined in Title VII of the Civil rights Act of 1968, as amended by the Fair Housing Amendments of Act 1988. A roomer, boarder or lodger shall not be considered a member of the 'Family', nor shall the definition of 'Family' apply to the occupants of a club, fraternity house, lodge or residential club.

Section 209-5 will be further revised to include new definitions for Group Home and Sober Living Environment as follows:

> Group Home – A residential facility used as living quarters by any number of unrelated persons requiring special care, and any attendant adult supervisors, specifically designed to

create a non-transient residential setting for the mentally and physically handicapped. Any number of handicapped persons, as that term is defined in Title VII of the Civil rights Act of 1968, as amended by the Fair Housing Amendments of Act 1988, have the right to occupy a dwelling unit in the same manner and to the same extent as any Family unit, subject to the Mental Health Procedures Act," 50 P.S. §§7101-7503, and shall be eligible for such facility.

Sober Living Environment – Residential facilities where six (6) or more individuals reside together either voluntarily or by court order in order to recover from drug, alcohol and/or substance abuse, which serve as interim environment between rehabilitation facilities and reintegration into their future lives. This definition shall include Recovery Houses and Halfway Houses.

Section 209-12 will be revised to include new use for Group Home as follows:

(10) Group homes, provided that the minimum off-street parking required in §209-42 is provided, plus:

(a) One (1) additional space for each non-resident staff person; and
(b) One (1) additional space for every additional two (2) residents over the initial five (5) residents, unless satisfactory proof is submitted to the Township that such individuals are incapable or not permitted to operate a motor vehicle during the period of residency at the facility.

Section 209-23 will be revised to include new use for Sober Living Environment as follows:

(10) Sober Living Environments, provided that the minimum off-street parking required in §209-42 is provided, plus:

(a) One (1) additional space for each non-resident staff person; and
(b) One (1) additional space for every additional two (2) residents over the initial five (5) residents, unless satisfactory proof is submitted to the Township that such individuals are incapable or not permitted to operate a motor vehicle during the period of residency at the facility.

Existing Zoning Ordinance Provisions: The existing definition of Family in Section 209-5 is as follows:

One or more persons related by blood, marriage or adoption and, in addition, any domestic servants or gratuitous guests thereof, or a group of not more than five persons who need not be so related and, in addition, domestic servants or gratuitous guests thereof who are living together in a single dwelling and maintaining a common household with single cooking facilities. A roomer, boarder or lodger shall not be considered a member of the "Family."

There are no definitions or use regulations currently in the Zoning Ordinance for Group Home and Sober Living Environment.

COMMENTS

Falls Township officials are working to provide for living arrangements for people with disabilities or other special needs. We have consulted with the Township solicitors because many of the zoning

provisions suggested must comply with the Fair Housing laws and Americans with Disabilities Act as well as with the Municipalities Planning Code, and we are relying on the Township to ensure that the regulations are consistent with these laws and other applicable laws.

We note that the Township is making a distinction between the standard group home for people with disabilities and a facility designed for people recovering from drug, alcohol or substance abuse and addiction. There has been a need expressed in the county for regulations associated with recovery houses.

1. **Group Home**— The Bucks County Planning Commission generally recommends that a community not regulate group homes for people with disabilities any differently than they regulate any other housing. This stems from our understanding and concerns about imposing more strict regulations on the protected classes defined by the Fair Housing Act.

   The Township solicitors have drafted the proposed regulations in a way that they feel is defensible and that recognizes the development patterns of the township. In particular, they explained that the parking requirements for group homes need to be addressed in Falls Township, where on-lot parking spaces are not always available.

2. **Sober Living Environment**—We are unsure why the proposed definition of Sober Living Environment has a threshold of 6 or more individuals. This threshold may be based on the proposed definition of family retaining the limitation of "… a group of not more than five persons …." It is possible that fewer than six people could reside in a sober living environment.

   To clarify what is intended by the term, Sober Living Environment, and prevent misinterpretation, we recommend that the following reference to the Fair Housing Act be added to the end of the definition:

   "… This term does not include roomers, boarders, lodgers, members of a family [except those protected as suffering from a "handicap" under the provisions of Sections 3602(h) and 3604 of the Fair Housing Act] or any use otherwise defined, described or regulated in this Ordinance."

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

TAK:dc

cc: Lauren Gallagher, Esquire, Rudolph Clarke LLC (via email)
Thomas A. Bennett, Zoning Officer/CCEO Falls Township (via email)
Jim Sullivan, T&M Associates, Township Engineer
Peter Gray, Township Manager (via e-mail)

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January 6, 2016
BCPC #22-15-WS1

MEMORANDUM

TO: Middletown Township Board of Supervisors
Middletown Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal for an Update to the Official Act 537 Sewage Facilities Plan
Applicant: Bucks County Water and Sewer Authority
Received: November 30, 2015

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 January 6, 2016.

GENERAL INFORMATION

Proposed Action: Update the Act 537 Sewage Facilities Plan to identify and address future wastewater collection and conveyance capacity needs in the Township.

Proposed Provisions: The plan update indicates that the preferred alternative is the continued use of the Bucks County Water and Sewer Authority (BCWSA) regional wastewater disposal system.

COMMENTS

The Act 537 update was prepared 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) complete updates to Act 537 Plans, prepare a sewer system needs analysis for their community, and complete a comprehensive inflow and infiltration (I/I) evaluation for their sanitary sewer systems.

The proposal appears to be consistent with the county planning policies regarding sewage facilities. However, prior to adoption of the proposed Act 537 Plan update, we recommend that the following comments be considered by municipal officials:

1. **Alternatives narrative conflicts**—Page 1-1 of the Plan Summary section indicates that Alternative 3, No Action is the selective alternative for the Act 537 Plan. This alternative appears to conflict with information provided in Section 6 - Wastewater Disposal Alternatives

(Page 6-2) and Section 7.1 Evaluation of Alternatives (Page 7-1) which states in part that the no action alternative would not serve the projected wastewater disposal needs of Middletown. The narrative continues in each section indicating that Alternative 1, Continued Use of BCWSA Regional Wastewater System, best meets the Township's needs from a capital, logistical, and financial perspective. We recommend that the narrative for the various alternatives in these sections be consistent to clearly support the selected long-term planning strategy.

2. **I/I considerations**—Appendix C (Pages 5, 6, 7, 8 and 9 of 9) discusses future flows and improvements to the Neshaminy Interceptor to satisfy the 10-year future needs. The improvements are contingent upon customers removing I/I from their systems. Page 9 of 9 (H. Flow Triggers) indicates that if the tributary municipalities are unable to remove the required I/I or if the rate/timing of future connections are higher/faster than anticipated, additional Interceptor improvements may go into effect, or connection restrictions put in place for municipalities that exceed their flow limits.

   It is not clear from the plan what improvements are intended to go into effect if the required I/I reductions are not met. The recommendation in Section G (Page 9 of 9) to line various pipes of the Interceptor is based on significant I/I reductions in the flow models. Section H.2.c recommends the consideration of further improvements to the Interceptor, but does not specify the options for such improvements. We recommend that the options for other potential improvements be further considered and listed in Section H if I/I reductions are not met.

3. **Supplemental materials**—Pages 4-2 and 4-3 discuss I/I problems and corrective measures undertaken. Page 4-3 of the plan states that BCWSA implemented a Comprehensive Sewer System Evaluation to identify and correct I/I deficiencies and has rigid specification and construction inspection on all new sewers being installed. To ensure these supplemental materials are satisfactory, they should be included with the Act 537 Plan submission to DEP.

After the Act 537 plan update is approved by DEP, we request that the municipality send a final copy to our office for our files.

CIG:dc

cc: Carroll Engineering Corporation
Bucks County Water and Sewer Authority
Stephanie Teoli Kuhls, Township Manager (via email)
Patrick Duffy, Zoning Officer (via email)
Genevie Kostick, BCHD
Elizabeth Mahoney, PaDEP

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January 6, 2016
BCPC #26-15-3(P)

MEMORANDUM

TO: New Britain Township Board of Supervisors
New Britain Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Private Request for Zoning Ordinance Amendment—Use B8 Mid-Rise Apartment Building
Applicant: Board of Supervisors
Received: December 1, 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 its meeting on January 6, 2016.

GENERAL INFORMATION

Requested Action: Amend Section 27-305, Use Definitions and Regulations, of the zoning ordinance, to include a new use as follows:

Use B8 Mid-Rise Apartment Building would consist of three or more dwelling units, for rent, only, within a single building that is higher than 40 feet, but no higher than 60 feet, or four residential stories, containing a lobby area and at least three or more common amenities for the tenants only, such as a fitness room, game room, common indoor gathering place, common outdoor gathering place or swimming pool. Only one building shall be permitted on a lot.

The B8 use will have to meet the following area and dimensional requirements;

Minimum Lot Area:	6 acres, with frontage on Butler Avenue
Maximum Density:	32 dwellings per gross acre of the site
Minimum Unit Size:	575 square feet
Unit Mix:	At least 60% must be one-bedroom units
Impervious surface coverage:	Maximum of 60% of site
Buffer Yard:	30-foot around perimeter of tract
Setbacks:	
Front:	40 feet
Rear:	50 feet
Side:	20 feet

Minimum Parking Setback:	At least 30 feet from the building
Parking:	2 parking spaces per unit. However, if at least 75% of the parking space are located underground, the overall parking requirement may be reduced by 25%.

Also, Section 27-1201 will be amended to permit Use B8 Mid-Rise Apartment Building by-right in the C-1 Commercial District.

The application contains a sketch plan of a proposed mid-rise apartment building, applying the proposed use B8 requirements, on TMP #26-5-23. This parcels is 7.27 acres in size.

Existing Zoning Provisions: Section 27-305, Use Definitions and Regulations, of the zoning ordinance contains existing use B7 Apartment Building consists of three or more dwelling units, for rent, only, within a single building that is no higher than 40 feet, or four residential stories, containing a maximum of 24 dwelling units per building.

The B7 Apartment Building use is only permitted in the C-3 Commercial District and has to meet the following requirements:

Minimum Lot Area:	15 acres
Maximum Density:	14 dwellings per gross acre of the site
Minimum Unit Size:	750 square feet
Impervious surface coverage:	Maximum of 60% of site
Buffer Yard:	30-foot around perimeter of tract
Setbacks:	
Front:	50 feet
Rear:	50 feet
Side:	20 feet, 60-foot aggregate, both side
Separation:	50-foot from other principle buildings
Minimum Building Setback:	15-25 feet from any off-street parking or 10 feet from any curb line or any edge of paving (not including driveway serving a single unit)
Parking:	2 parking space per unit; 50% of all garage spaces may be counted toward the parking requirement. Garages may count even when a parking space is located immediately in front of the garage.

COMMENTS

We offer the following comments for consideration by Township officials:

1. **Need for new use**—Township officials should determine if there is a need to create a new B8 Mid-Rise Apartment Building use given the existing B7 Apartment Building use. The B8 use would be very similar to B7 use, however, it would allow for:

    - Increased height
    - Smaller lot size – less than half the size

- Much greater density (more dwelling units) – over two times greater
- No limit on units per building (greater mass)
- Smaller unit size
- Reduced front yards and side yards (aggregate)
- No required separation distance between buildings
- Provision for underground parking that would allow a reduction in the overall required parking

Item 10 of the petition for the zoning amendment indicates that the proposed development that would be permitted by the amendment would be different from other forms of multifamily/apartment buildings in the Township in that it will be highly amenitized and geared toward technologically advanced "millennials" seeking modern and sleek living quarters, and social interaction, rather than older adults or families. Yet, it is unclear why this same development type couldn't be provided under existing use B7. In essence, the net result of the proposed amendment would be to allow a few sites (see Comment 2 below) in the Township to be developed in a more intensive fashion than other areas of the township.

2. **Affected parcels**—The proposed use will be limited to the C-1 Commercial District. This district is located in a small pocket along County Line Road near the village of Line Lexington and in three areas along Route 202 (Butler Avenue), one that includes the parcel for which the applicant has prepared and submitted a site plan. There are only 3 parcels that would meet the proposed minimum lot size of 6 acres and the required frontage on Butler Avenue:

TMP #26-5-23	7.270 acres	contains a single-family detached residence
TMP #26-5-44	7.000 acres	subject site related to sketch plan which is vacant
TMP #26-13-32	7.957 acres	Chalfont Village Shopping Center

In addition, TMP #26-6-101-4 is 8.85 acres and contains a large garage structure. While this parcel currently has no direct frontage on Butler Avenue, it could be combined with a parcel that has frontage Butler Avenue. The intended uses and character of the Butler Avenue corridor could be significantly changed, if all these parcels were developed under the proposed provision of the ordinance.

3. **C-1 Commercial District intent**—The Township zoning ordinance indicates that the purpose of the C-1 Commercial District is to provide for a variety of commercial uses and associated levels of traffic in areas of the community suited for business development. Adding the proposed use B8 Mid-Rise Apartment Building does not appear to be consistent with intent of this district.

We note that Township officials amended the zoning ordinance on September 19, 2011 to permitted use B7 Apartment Building in the C-3 District, which is located along County Line Road. The purpose of the C-3 Commercial District is to provide highly visible and accessible locations for large-scale business development, including offices and limited commercial uses. Adding high quality apartment development to the C-3 district appeared to be appropriate to allow a mixed use, planned character to occur in this portion of the Township.

4. **Comprehensive Plan**—The Township comprehensive plan indicates that the Township's future vision is to establish a commercial overlay that would apply to areas zoned C-1 along Route 202 (Butler Avenue), and that the Township realizes that this area requires specific planning strategies in order that future development does not negatively affect conditions such as traffic congestion, access, and compatibility with existing development. The following policies are expressed in the comprehensive plan:

- Promote a land use mix that will yield a balanced and stable tax base capable of supporting quality community services and a high quality of life for residents while protecting environmental resources.
- Promote sustainable growth and development of the Township and surrounding region through continued implementation of sound planning.

The comprehensive plan also indicates that the Township has a diverse and stable economy that provides business and employment opportunities to its population and that most of these opportunities are located along County Line Road and Route 202 (Butler Avenue) corridors by design. A healthy economy is essential to the continued growth of New Britain Township. Equally important is maintaining a welcoming environment for both new and existing businesses and increased fiscal capacity and financial stability for the Township. Economic development goals include:

- Encourage a business climate, which is conducive to new development and expansion/retention of business and industry to provide greater job opportunities, employment and economic stability.
- Promote diversity of economic development in the Township.

Adding the proposed use B8 Mid-Rise Apartment Building does not appear to be consistent with the goals and policies of the Township comprehensive plan.

We note that items 6, 7, and 8 of the petition for the zoning amendment indicate the following:

- Commercial uses within the Butler Avenue Corridor have suffered as a result of reduced traffic on Butler Avenue as well as general downturn in the economy.
- Commercial uses within the Butler Avenue Corridor within the Township currently consist of a modest shopping center, a partially occupied shopping center, a closed Acme supermarket, a motel, an occupied business center, miscellaneous small retail stores and a pharmacy.
- Retail uses permitted in the C-1 District within the Butler Avenue Corridor are highly dependent on street traffic and on large anchor stores in close proximity.
- Based on reduced traffic volume within the Butler Avenue Corridor and the lack of any destination-based retail within the Butler Avenue Corridor, the development of the subject property for any commercial uses permitted in the C-1 zoning district is not practical.

Yet, we're aware of over 60 commercial businesses operating within the Butler Avenue Corridor within the Township (including those contained in the Chalfont Village Shopping

Center and the Village Square Shopping Center) and that there may be only three vacant store fronts, one commercial property for sale, and the closed Acme site. Also, Wayback Burgers just opened a few months ago in a commercial building on TMP #26-5-25. While businesses may have been impacted by the down turn in the economy and some reduction in traffic as a result of the opening of the Route 202 Parkway, the Butler Avenue Corridor within the Township still appears to be a vibrant commercial corridor as envisioned by the Township comprehensive plan.

5. **Impacts**—While not required by the zoning ordinance, we recommend that that applicant provide an analysis of the impacts the amendment could possibly have on the Township. A community facility impact analysis could help determine how the proposed zoning amendment and subsequent residential development on multiple parcels in the C-1 Commercial District may impact the existing community facilities system.

   Also, because the proposed amendment could result in the loss of potential economic resources by eliminating future ratables with residential development occurring on multiple parcels in the C-1 district versus commercial development, an economic development impact analysis would be appropriate.

   A traffic impact analysis, consistent with Part 25 of the zoning ordinance, could also help ensure that the zoning amendment would not have a significant impact (i.e., congestion, safety) on Butler Avenue, given the significant intensity of residential development that could be produced. A traffic impact analysis would address whether any improvements would be necessary to absorb the impact from additional trips created by the type of residential uses that would be permitted by the proposed amendment.

6. **Parking reduction provision**—The proposed amendment permits a 25 percent reduction in the overall parking requirement when at least 75 percent of the parking spaces are located underground. It's unclear why the provision for underground parking would prompt the consideration of reducing the overall parking requirement. The parking demand by the residents of any apartment building/complex will not be affected by its location (e.g., surface parking or underground).

7. **Sketch Plan**—A sketch plan of a 221-unit apartment development was submitted with the requested zoning amendment. 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 amendment:

   a. **Zoning and parking compliance summaries**—The zoning compliance table compares how the proposed plan meets the area and dimensional requirements of the C-1 district. It may be helpful if the table would also show comparison to the area and dimensional requirements of the proposed amendment and those of the existing B7 Apartment Building use.

      The parking compliance table indicates that a variance would be required for the parking ratio. We believe this is being stated because the amount of parking that would be provided underground (175 spaces) would be less than 75 percent of the overall required parking that allow a 25 percent reduction in overall required parking. We

recommend that no amendment be approved that would require a variance for a proposed development.

b. **Yard and buffer setbacks**—The sketch plan should show the setbacks required by the proposed amendment.

c. **Parking setback**—The sketch plan does not meet the proposed amendment's minimum parking setback of at least 30 feet. The plan shows 9 parking spaces (including 4 handicapped spaces) approximately 15 feet from the proposed apartment building.

d. **Natural Resources and site capacity calculations**—We recommend that the sketch plan provide information on natural resources that may be present on the site. Aerial photographs appear to show that the site is significantly wooded. Section 27-2400.f of the zoning ordinance requires that at least 50 percent of woodland areas be preserved and that wooded areas disturbed over 20 percent and shall be replaced on an acre for acre basis up to a maximum of 50 percent. The plan should meet all the natural resource protection requirements of the zoning ordinance. Including site capacity calculations discussed in Section 27-2401 of the zoning ordinance on the plan would also be helpful.

e. **Buffer yard**—The proposed buffer yard requirement states that in lieu of the minimum buffer yard requirements of Section 2801 of the zoning ordinance, a 30-foot buffer shall be required around the perimeter of the tract. The sketch plan only shows a 30-foot building setback at the rear of the tract and a 45-foot buffer along a portion of the rear of the tract adjacent to a residential zoning district. As we read the proposed amendment a 30-foot buffer ***shall*** be placed along the entire perimeter of the tract.

f. **Emergency access**—Given the average daily trips that will be generated from the site, we recommend that second access be provided directly to Butler Avenue. If Township officials believe that the emergency access shown on the plan would suffice as a secondary means to access the site during an emergency, we recommend that it take direct access off of Butler Avenue to allow egress from the site if an accident were to occur at the entrance of the primary driveway.

g. **Sidewalks**—The sketch plan shows no internal walkways to parking spaces and no sidewalks along Butler Avenue. The *Butler Avenue Revitalization Strategies*, prepared by the Delaware Valley Regional Planning Commission in 2009, recommends adding sidewalks along Butler Avenue where they currently don't exist. We note that sidewalks have been provided along the frontage of TMP #26-5-25 which is just one parcel (200 feet) southwest of the subject tract. We note that the *Butler Avenue Revitalization Strategies* also recommends adding a grid street pattern on the subject site with connection to adjacent and nearby parcels southwest of the site. Potential pedestrian connection was recommended for this grid street pattern. The *Tri-Municipal Master Trail and Greenway Plan*, prepared for Chalfont Borough and New Britain Township, and New Britain Borough in 2010, recommends an on-road bike lane that would traverse the subject property in close proximity to a portion of the grid street pattern shown in the *Butler Avenue Revitalization Strategies*.

8. **Use number**—The proposed amendment uses the use letter and number "B8"; however, the Township zoning ordinance contains a use B8 Mobile Home Park I. Our records show that the latest revision to the Township zoning ordinance, dated September 21, 2015, included a new residential use, Use B11 Planned Residential Development (PRD). If the proposed amendment is considered for approval by Township officials, we recommend that the proposed use be titled B12 Mid-Rise Apartment Building.

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, Esq., 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

January 6, 2015
BCPC #36-14-1(R)

MEMORANDUM

TO: Richland Township Board of Supervisors
Richland Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Commercial Communication Facilities
Applicant: Board of Supervisors
Received: December 11, 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 January 6, 2016.

GENERAL INFORMATION

Proposed Action: Amend Section 202 to provide definitions of terms related to Commercial Communications Facilities (CCFs) and the term Rights-of-Way and amend Section 405.F.F1 Utilities. Section 405.F.F5 will be amended to provide new use regulations for Commercial Communication Facilities. The use consists of uses F5a Tower-Based and F5b Non-Tower Commercial Communication Facilities within and outside township Rights-of-Way. The use regulations contain standards for lot size, height, design, construction, and maintenance for Commercial Communication Facilities. A previous version of the amendment was reviewed by the BCPC on November 5, 2015.

Proposed Zoning Provisions: Definitions of Commercial Communications Facilities are provided the description of use F1 Utilities is amended to exclude towers (transmission or relay). The definition of the term Rights-of -Way is being amended to state the following:

The proposed amendment includes definitions of new terms Base Station, Distributed Antenna System, Eligible Facility Request, Floodplain Soils, Monopole, Non-Tower CCFs Replacement, substantial change or substantially changed, Wireless Commercial Communications Services, Wireless Support Structure. CCFs are not permitted on buildings or structures listed on National or Pennsylvania Register of Historic Places or other historic structures and/or historic districts.

Use F-5 Commercial Communications Facilities to specify use F5a Tower-Based CCFs, F5b Non-Tower CCFs is amended with new descriptions and standards. Tower-Based CCFs Outside the

Rights-of-Way are permitted as conditional uses in the RP, RA, SRC, PC, PI and EXT districts. The use shall be setback 250 feet from an existing residential dwelling or residential district boundary in which the CCFs are prohibited. The maximum height permitted is 150 feet and the zoning district, minimum site area, and setbacks must be met. The maximum permitted height is 150 feet if setbacks are increased 1 foot for every 1 foot over 150, not to exceed 200 feet, and the applicant submits documentation to the township justifying the height increase. A tower may be combined with another use. A minimum setback of 100 feet of the distance of the fall zone.

Tower-Based CCFs in the Rights-of-Way are prohibited in Rights-of-Way of secondary streets and the maximum permitted height is 50 feet.

Non-Tower CCFs with no substantial change to the existing CCFs are permitted in all zoning districts. Non-Tower CCFs Outside the Rights-of-Way, which are a substantial change are permitted in all districts. Non-Tower CCFs Outside Rights-of-Way shall be collocated on existing structures, shall not extend more than 15 feet above the existing structure height unless a conditional use permit is obtained. Non-Tower CCFs in the Rights-of-Way shall be collocated on existing poles and no more than 6-feet in height.

Existing Provisions: Use F-1 Utilities includes transformer station, pumping station, relay station, towers (transmission or relay), substations, switching center, sewage treatment plant, and any similar or related installation. The Utilities use is permitted by special exception in all districts.

Use F5 Commercial Communications Facilities and Antennas is permitted as a conditional use in the RP, RA, SRC, PC, PI, and EXT districts. The maximum height of a telecommunication facility is 150 feet. CCFs shall be on a lot which meets the minimum required lot size for the subject zoning district and shall be setback 100 feet or the distance equal to the CCFs fall zone. CCFs may not extend more than 20 feet above the existing structure. The standards do not address collocated antenna specifically.

COMMENTS

1. **Definitions**—The proposed amendment contains a number of definitions which are not consistent with those in the Wireless Broadband Colocation Act (WBCA). In particular, the definitions for Base Station, Co-location, and Modification and Substantial Change are important terms used in the Act and should be consistent to avoid challenges. We recommend that the definitions be reviewed.

2. **Notification of replacement**—While the WBCA does not permit municipalities to require building or zoning permits for replacement of WCF on existing wireless support structures or within existing equipment compounds, municipal officials may find it helpful to be made aware of any equipment change or replacements. The antenna array on towers sometimes carries the weight equal to that of a small car, so proper installation and maintenance is important. And as technology changes, wireless carriers will have to replace obsolete equipment more often. We recommend that the proposed amendment include a provision that WCF carriers provide the township with notification of equipment change or replacement so it may be aware of tower activities.

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: B. Lincoln Treadwell, Jr., Esq., Treadwell Law Offices, Richland Township Solicitor
Stephen Sechriest, Richland Township Manager (via email)
Quakertown Borough
Richlandtown Borough

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

CONFIDENTIAL—NOT FOR RELEASE

January 6, 2016
BCPC #43-15-1

MEMORANDUM

TO: Telford Borough Council
Telford Borough Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Fence height; Body Art/Tattoo Parlor Use; Personal Service Shop
Applicant: Borough Council
Date Received: December 7, 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 January 6, 2016.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to further regulate fences located within a front yard; to add a new use titled Body Art/Tattoo Parlor Use and to permit it by conditional use in the LI Light Industrial District; to revise the use description of Personal Service Shop; and to clarify some permitted uses within the C-1 Commercial and C-2 Commercial Downtown districts.

Proposed Zoning Provisions: Section 410 Height Limitations of Fences and Walls would be amended to require that fences located within a front yard shall have a maximum height of four feet and shall have a minimum of 50 percent open area.

Sections 414, 415 and 1504 would be amended to add a new use titled Use C26 Body Art/Tattoo Parlor to be permitted by conditional use in the LI Light Industrial District. In addition to parking requirements, regulations applicable to Body Art/Tattoo Parlors would include the following: such use shall not have frontage along a state highway and shall not have a property line in common with any residential use or district, public or private school, church, recreational facility or any other religious, institutional or educational use; such use shall not be located within 1,000 feet of a similar use; no person under the age of 18 years of age shall be permitted within a building housing a Body Art/Tattoo Parlor use; and such use shall not be accessory or incidental to any other approved use in any Zoning District.

Section 415.C would be amended to clarify that Use C2 Personal Service Shop does not include massage parlor or tattoo parlor, or uses focused primarily on sexual stimulation or gratification.

Sections 1302.A and 1402.A would be revised to remove the use descriptions for Use C1 Retail Sales, Use C2 Personal Service Shop, and Use C3 Establishment Serving Food or Beverages, and instead, just list the use titles.

Existing Zoning Provisions: Section 410 requires fences that exceed 6 feet in height to have an open area to solid area of at least 50 percent for that portion of the fence which exceeds 6 feet, regardless of the location of the fence. The zoning ordinance does not currently have a use for Body Art/Tattoo Parlor.

COMMENTS

We note the following issues for borough officials to consider as they review the proposed ordinance amendment:

1. **Use description**—By definition, the newly created Body Art/Tattoo Parlor would include businesses that deal with, "… the placement of pigments, trimming or filing of the nails." This use, as defined, would include other businesses, such as nail salons, in addition to tattoo parlors. As proposed, nail salons would only be permitted in the LI district by conditional use. We question if this is the Borough's intent.

   Furthermore, the amendment states that Body Art/Tattoo Parlor uses would be prohibited from being accessory or incidental to any other approved use in any zoning district. It is noted that some personal service shops, such as barber shops and beauty salons, may include nail salon services as an accessory use. Also, since body piercing would, by definition, be considered under the Body Art/Tattoo Parlor use, uses such as ear piercing which may be accessory to jewelry stores, would also be prohibited from being accessory to principal uses that may be permitted in other zoning districts. Borough officials should determine if these restrictions are intended for all potential businesses that may fall under the proposed Body Art/Tattoo parlor use.

2. **Locational requirements**—Body Art/Tattoo Parlor uses would be limited to properties in the LI District that do not have frontage along a PA State Highway and that do not share a property line with any residential use or district, public or private school, church, recreational facility or any other religious, institutional or educational use. These parameters would limit the use to a handful of parcels along Emlen Way in the northern portion of the Borough. Borough officials should be aware that only one of the potential parcels could be developed/redeveloped with this use.

3. **Age requirement**—The proposal states that no person under the age of 18 shall be permitted within a building housing a Body Art/Tattoo Parlor use. Given the range of possible businesses that could, by definition, fall under the Body Art/Tattoo Parlor use, we question if this requirement is too restrictive. For instance, the requirement would prohibit individuals under 18 years of age from going to a local business to get their nails manicured or their ears pierced. It is recommended that the Borough solicitor determine if the regulations can restrict patrons on the basis of age.

4. **Required parking for use**—In addition to requiring one parking space per employee, the proposal would require one parking space for every four seats of patron use or one space for every 50 square feet of gross area used or intended to be used for the operation of the establishment, whichever results in the greater number of spaces. It is noted that other uses which may generate similar amounts of traffic, such as retail sales and personal service shop, require one space for every 100 feet of store sales area, in addition to one space per employee on the largest shift. It is unclear why a Body Art/Tattoo Parlor would require more parking than other personal service shops, such as barber shops and beauty salons.

5. **Other consideration**—The amendment would revise the use description of Personal Service Shop to remove the following sentence, "It does not include massage parlor or tattoo parlor, or uses focused primarily [of] sexual stimulation or gratification." While the amendment does define "Adult Use" in Section 201, we note that the ordinance does not appear to regulate this use. In order to have greater control over land uses, it is recommended that the Borough officials establish use regulations for Adult Use and determine how and where such use could be permitted. Having regulations in place would provide greater oversight and protection from potential impacts in the event such use would be proposed in the Borough.

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

LMW:dc

cc: Mark D. Fournier, Borough Manager (via email)
Mark E. Weand, Jr., Esq.; Timoney Knox, LLP

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

CONFIDENTIAL — NOT FOR RELEASE

January 6, 2016
BCPC #50-15-5

MEMORANDUM

TO: Warrington Township Board of Supervisors
Warrington Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Wireless Communication Facilities
Applicant: Board of Supervisors
Received: November 25, 2015
Hearing Date: December 22, 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 January 6, 2016.

GENERAL INFORMATION

Proposed Action: Permit Non-Tower Wireless Communication Facilities (WCF) as conditional use in a number of districts. Provide location and development standards for Tower-based WCF in the right–of-way.

Proposed Zoning Provisions: Permit Non-Tower WCF not subject to the Pennsylvania Wireless Broadband Colocation Act (WBCA). Permit Tower-Based wireless communication facilities and communication equipment buildings as conditional uses in the RA, Residential Agricultural, PRD-M-Planned Residential Development-Mobile Home, R-1 Residential, PI-1 Planned Industrial-1, CBD Central Business and C-2 Commercial districts.

New standards for WCF in the right-of-way include a maximum height of 35 feet and must be setback 75 feet from areas where utilities are underground. Tower-Based WCF areas permitted along certain collector and arterial roads as conditional uses but not within 50 feet of areas with underground utilities. A map of the roads where WCF are permitted is maintained by the Township and adopted annually by the Board of Supervisors.

Non-tower WCF shall be located on utility poles and traffic lights when feasible. If placement is not possible on utility poles the WCF are permitted by conditional use in all zones subject to existing regulations. Timing of approval standards provided are consistent with the WBCA.

An existing prohibition against WCF in residential zones within 500 feet of a residential use or residential district boundary will be deleted.

Existing Zoning Provisions: WCF are regulated based on location and type. Tower-Based WCF are prohibited in residential zoning districts and must be setback 500 feet from a lot in residential use or 500 feet from a residential zoning district. Towers may not exceed 150 feet in height and must use stealth technology. All Tower-Based WCFs must allow other service providers to collocate antennae.

Tower-Based WCF inside the right-of-way may not have extensions of existing towers that increase the overall height of the tower by more than 75 feet. Compensation shall be provided for right-of-way use.

Tower-Based WCF outside the right-of-way must be on a minimum lot size meeting the district lot size requirement if they are the sole use on a parcel. They may be combined with another use and must be designed to accommodate additional antennae.

Non-Tower WCF are permitted in all zones but not on historic buildings. Non-Tower WCF outside the right-of-way are not permitted on dwelling units and shall use stealth technology. Non-Tower WCF in the right-of-way shall be collocated on existing poles such as street lights or utility poles. Compensation shall be provided for the right-of-way use.

COMMENTS

1. **WCF on traffic lights**—Section 27-2606 general requirements for all Non-Tower WCF requires that Non-Tower WCF be located on utility poles and traffic lights. We recommend that the term traffic lights be changed to traffic signal structures rather than traffic lights.

   We note that PennDOT adopted a policy on November 6, 2015 that addresses attachment of other equipment on traffic signal structures which includes WCF. These structures are often owned by municipalities but attachment of any facility to a traffic control structure requires a permit from PennDOT. We recommend that the township require proof of approval of attaching WCF on traffic control structures on PennDOT facilities and in the PennDOT right-of-way be provided.

2. **Notification of replacement**—The Pennsylvania Wireless Broadband Colocation Act does not permit municipalities to require building or zoning permits for replacement of WCF on existing wireless support structures or within existing equipment compounds. Municipal officials may find it helpful to be made aware of any equipment change or replacements. The antenna array on towers sometimes carries the weight equal to that of a small car, so proper installation and maintenance is important. As technology changes, wireless carriers will have to replace obsolete equipment. We recommend that the proposed amendment include a provision that WCF carriers provide the township with notification of equipment change or replacement so it may be aware of tower activities.

3. **Non-tower conditional use standards**—The last sentence of Section 27-2606.1(J) refers to "restrictions and conditions prescribed below." We are unsure as to whether this is intended

to reference Section 27-2606.2 or some other requirement. We recommend that the proposed section provide a specific section reference.

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: William H. R. Casey, Municipal Solicitor
Tom Gockowski, Carroll Engineering Corporation, Municipal Engineer
James Miller, Municipal Manager (via email)

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

CONFIDENTIAL — NOT FOR RELEASE

January 6, 2016
BCPC #50-15-6(P)

MEMORANDUM

TO: Warrington Township Board of Supervisors
Warrington Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Private Request for Zoning Map Change and Comprehensive Plan Amendment
Applicant: John J. Pileggi, Jr., and Anna R. Pileggi Revocable Living Trust
Received: December 22, 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 January 6, 2016.

GENERAL INFORMATION

Requested Action: Amend the zoning map by rezoning TMPs 50-4-53; -53-1; -53-4; and -54-1 from RA Residential Agricultural District to I-U-A Institutional Age Qualified Residential Community District.

Location & Size of Tract: The 41.17-acre site is located on the western side of Limekiln Pike, approximately 500 feet south of its intersection with Mill Creek Road.

Proposed Zoning Provisions: The I-U-A District permits age qualified residential community on tracts of 25 acres with 20 percent of tract area set aside as open space. The minimum lot size for a dwelling unit is 6,000 square feet and the maximum density permitted is 3 units per acre. An age qualified cluster community is permitted on 25 acres with a density of 4 units per acre. The district also permits agriculture and municipal use.

Existing Zoning Provisions: The RA Residential Agricultural 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 and density of 0.65 units per acre. Agricultural uses, public school, kennel, riding academy and nursery are also permitted.

COMMENTS:

We note the following issues that the Township should consider when reviewing the private request to rezone the site from RA to I-U-A district:

Summary

The proposed zoning map change is not consistent with the Township's Comprehensive Plan; however, the area proposed to be rezoned has changed since the plan was adopted in 2006. The Route 202 Parkway has been completed and new commercial development has been built at Limekiln and County Line. The predominant development is still large lot residential, and higher density residential uses on small lots would conflict with the character of the area. The traffic added to the area from development at the site at the proposed densities would require off-site improvements to mitigate impacts on a congested road system.

The proposed amendment points to a larger issue, which is the need to reflect upon what the western half of the Township has become and what Township officials want it to be in the future. The policy and regulations for agricultural preservation and rural residential use have worked, but agriculture is declining and the Transfer of Development Rights (TDR) program has been suspended. We understand the intent of the proposed amendment is to recognize impacts of nearby nonresidential uses and provide small lot single-family age-qualified residential uses.

The Township's Comprehensive Plan, for example, is explicit in its policy of discouraging new higher density residential development and that age-restricted development should be provided at existing densities. The current zoning overlay proposal is at odds with the stated plan which is to discourage higher intensity uses in areas where it is not suitable. The development pattern in the western section of the Township has been established and new development should be consistent with the existing character which is comprised of low density residential uses. These studies and ordinances should be reconsidered as development continues to advance on the corridor.

Because past Township plans and studies do not reflect the changes since 2006, we recommend that the Township reevaluate development policy for the western section and consider adjusting the Comprehensive Plan to reflect the current trends, conditions and goals. In the last two years the Route 202 parkway has opened and new commercial development has taken place nearby at County Line and Limekiln and Lower State roads. A more comprehensive look at 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.

A. Zoning Map Change

1. **Adjacent land uses**—Single-family detached residential uses on large lots adjoin the subject site to the north, east, and west. A plant nursery and landscaping firm (Montgomery Gardens) is located to the southwest of the subject site. The southeast portion of the site adjoins the large lot Muirfield single-family detached development. The average lot size for the area bounded by Limekiln Pike, County Line Road and Stump Road is 3.02 acres. The intensity of the proposed use does not appear to be consistent with that of adjacent uses.

2. **Adjacent zoning**—The site is surrounded on north, south, and west by RA zoning which permits single-family detached dwellings on lots of 3 aces or more. Parcels to the east across Limekiln Pike are zoned PI-1 which permits manufacturing, wholesale distribution,

professional and business office facilities, miniwarehouse, and commercial recreational facilities on lots of 2 acres or more. The proposed zoning would permit lot size and density significantly different from that existing.

3. **Zoning change requirements**—The submittal letter with the proposed zoning change indicates a Traffic Impact Study, Environmental Impact Statement, and Municipal Services Impact Report have not been included but will be submitted if the project moves forward. Section 1201 of the zoning ordinance requires that a traffic impact study (TIS) be submitted for a zoning change. Appendix G.1.C of the subdivision and land development ordinance requires EIS for zoning changes.

   The impact statements are an integral part of a zoning change review because they describe the impact of such a change so that an educated decision can be made. The proposed change in zoning would permit a 400 percent increase in density and significant increase in vehicular traffic. We recommend that the Township require submission of these studies before consideration of the proposed rezoning.

4. **Traffic impact**—The proposed zoning change submission includes a sketch plan of 100 age qualified units. Based on the proposed layout of the concept plan for the rezoning, it is our opinion that the site could generate in excess of an additional 200 daily vehicle trips for the age-qualified community as compared to a full build out of a single-family development permitted under the existing zoning. Depending on the trip distribution of the site generated traffic, increased vehicular traffic will occur at the Limekiln Pike and County Line Road intersection which currently experiences significant peak hour congestion and is located just to the south of the site. We recommend minimizing the potential for additional traffic at this intersection and against any rezoning that increases total vehicular traffic above the potential generated under the existing zoning.

5. **Age-qualified community dwelling standards**—Age-qualified dwellings are permitted in the I-U-A district. The requirements for single-family dwellings in the RA and age qualified dwellings in the I-U-A are as follows:

	Setback			**Lot Width**	**Lot Area**	**Imp Surf**	**Density**	**Open Space (Percent)**
	Front	**Side***	**Rear**					
I-U-A	20	5/15	20	60	6,000sf	0.55	3	20
Age-qualified cluster community	15	5	30		NA	0.55	4	20
RA	20	10	20	-	3.0 ac	0.15**	0.3	25
Single-family cluster	25	10/25	40		7,500 sf	0.50	0.65	83

**One side/total of both sides*
***Impervious surface per lot 15 percent*

The density for the proposed age-qualified residential use is higher than the existing use and the required lot size is smaller. The required open space is lower for the proposed use and the

proposed standards would permit a higher density and smaller lot size in an area where the surrounding lot sizes are many times larger.

6. **District purpose**—The purpose of the purpose of the I-U-A Institutional—Age-Qualified Residential Community District is to address the housing needs of older persons who do not require the intensive needs of a nursing home but desire the security, safety, and special design of a residential environment which can provide residential units particularly conducive to older persons in the form of independent living.

   The purpose of the district is not related to the surrounding area and does not reflect any objectives of the Comprehensive Plan (as discussed in Comment B.1, below). An important attribute of age-qualified development is an environment which promotes independence from the automobile and proximity to transit and land uses which meet the needs for daily living. Nearby office development is 1,000 feet away and retail commercial development is nearly one half mile from the proposed district. The closest retail commercial development at Limekiln and County Line is almost a half mile away. The proposed purpose is antithetical to that of the RA district which discourages small lot development which would discourage agricultural and rural residential uses and be inconsistent with them.

7. **Development of site**—The maximum permitted density in the RA district is 0.3 units per acre for single-family detached dwellings and 0.65 units per acre with a single-family cluster development. The subject site comprises about 41 acres, 20 percent of which must be preserved for open space. The proposed density of 4 units per acre would permit more than 130 units.

   The township planning director supplied our office with a list of proposed and occupied dwelling units as of January 23, 2015. Of the 545 units in line for construction, 73 percent are not occupied. This figure suggests that the absorption of dwelling units by the marketplace is slow. Rezoning for additional new dwelling units may not be needed for many years.

B. Comprehensive Plan Amendment

1. **Comprehensive Plan**—The *Warrington Township Comprehensive Plan* (2006) (Pages 33-34) recognizes the importance of agriculture and identifies areas that are preserved or should be dedicated to preservation or low-intensity development. The Future Land Use Plan classifies the site as Residential Single-Family. The parcel to the west, TMP #50-4-67, is classified as Agricultural. The large parcel across Limekiln Pike to the northeast is classified as Industrial. The parcels on all other sides are classified as Single-Family Residential.

   In a discussion of Development Capacity under current zoning (Page 34) The 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 age-qualified single-family detached dwellings which would likely be served by public sewer would not be consistent with the Comprehensive Plan.

   Land Use Plan recommendations on Page 43 of the plan states "Maintain the overall residential densities at intensities of the current zoning ordinance. Any new age-restricted

development should be allowed only at existing densities not higher densities." The proposed zoning raise densities on the subject site significantly.

Section 603(j) of the MPC requires that the zoning ordinance be generally consistent with the comprehensive plan. The proposed amendment states the applicant requests an amendment to the Township's Comprehensive plan but the applicant has not provided any text to amend the Comprehensive Plan. The applicant should provide an amendment to the Comprehensive Plan if the Township adopts the proposed zoning change.

2. **Petition**—The petition for proposed amendment to the Township's Comprehensive Plan calls for a change in the zoning classification of a portion of the RA district to I-U-A. The Comprehensive Plan does not provide zoning classifications but provides policy to support zoning in the form of future land use classifications. The petition does not request a change to the future land use or text which describes policy for the future land use. The future land use classification for the site is single-family residential for which the proposed land use is consistent. Therefore, the future land use need not be amended. The petition should provide an amendment to the text describing the Residential Area on Pages 34-35.

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: William Casey, Solicitor
James J. Miller, Interim Municipal Manager (via email)

PERTINENT INFORMATION

Site Characteristics, Natural Features: The site is gently rolling with areas of woodlands and nursery trees with several single-family homes, nursery business, and accessory buildings.

Existing Land Use: Large lot single-family detached residential, agricultural commercial.

Surrounding Land Use:

North:	Single-family detached residential
East:	Single-family detached residential, agricultural
South:	Commercial (Montgomery Gardens landscaping firm)
West:	Single-family detached residential

Surrounding Zoning:

North:	RA Residential Agricultural
East:	PI-1 Planned Industrial
South:	RA Residential Agricultural
West:	RA Residential Agricultural

Municipal Comprehensive Plan: Agricultural Areas (Pages 33-34). This plan recognizes the importance of agriculture and identifies areas that are preserved or should be dedicated to preservation or low-intensity development. The preserved farms between Bristol and Pickertown roads, the working farms and nurseries between Street and Pickertown roads, and the farmland along Lower State Road are shown as agricultural areas. This designation does not mean that development cannot occur, but it identifies the farming areas as lands appropriate for preservation and continuation of agriculture. These areas may be preserved in whole or in part through farmland preservation or through a development process that would allow a portion to remain open space. Present zoning will remain in place, but added incentives for preservation, such as transfer of development rights or conservation design may be offered.

Development Capacity under current zoning (Page 34). 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.

Land Use Plan recommendations (Page 43) of the plan states "Maintain the overall residential densities at intensities of the current zoning ordinance. Any new age-restricted development should be allowed only at existing densities not higher densities." The proposed zoning raises densities significantly.

County Comprehensive Plan: Emerging Suburban Areas are those areas with both planned and available public infrastructure and services intended for future development by municipalities. It is in these areas 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 a mixed uses as part of planned developments.

Municipal Sewage Facilities Plan: The *Warrington Township Act 537 Plan Amendment No. 5* (2005) calls for continued use of on-lot systems for the subject site. The Muirfield subdivision located to the southeast of the site is served by the Montgomery Municipal Sewer Authority sewage treatment plant in adjacent Montgomery Township. The Water and Sewer department director stated in an email dated January 21, 2015, that any sewage flows from development on this subject site would be treated at the Warminster Township's Log College sewage treatment plant (STP) in Warminster Township.

Public water and sewer has been provided to the immediate area incrementally. The Muirfield development to the south of the site is served by the Montgomery Township STP. The parcels fronting County Line Road were provided with public sewer as part of the improvements of County Line Road.

Bucks County Planning Commission
Planning Module Reviews
January 06, 2016

Municipality	Development	BCPC Number	Tax Parcel Number	PaDEP Code Number	Plan Review Number
Lower Makefield Township	Lower Makefield Township Community Center	20-14-CR1	20-34-47	1-09929-294-3J	2008-00238
Lower Southampton Township	616 Avenue A	12087-A	21-16-70	1-09006-153-3J	2008-00240
Bensalem Township	Unified Development Retail	12033	2-1-42, -42-3, -43 & -47-1	1-09004-353-3J	2008-00242
Bensalem Township	Mar Mar Builders	12059	2-36-9	1-09004-349-3J	2008-00243

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 30, 2015

Mr. Matthew J. Chrobocinski, P.E.
Boucher & James, Inc.
Fountainville Professional Building, Bldg. 500
1456 Ferry Road
Doylestown, PA 18901

RE: Lower Makefield Township Community Center Planning Module
PaDEP Code #1-09929-294-3J
BCPC #20-14-CR1
TMP #20-34-47
Lower Makefield Township, Bucks County, PA

Dear Mr. Chrobocinski:

We have received a copy of the subject planning module[1] for the proposed Lower Makefield Township Community Center. Proposed is an extension to connect the future community center with public sewer service via the Mill Road collection system and interceptor along the Pennsylvania Canal with eventual treatment and disposal at the Morrisville Municipal Authority Wastewater Treatment Plant.

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. The Plan recommends that public sewer serve the entire Township, with the exception of a few scattered parcels which may continue to use on-lot disposal systems. In this regard, the proposal to connect to public sewer facilities is consistent with the township's official sewage facilities plan.

According to the township's sewage facilities plan, the proposed Community Center lies within the Yardley Borough drainage area, with flows intended to go through Yardley and ultimately reach the Morrisville Municipal Authority Wastewater Treatment Plant. However, the Alternative Sewage Facilities Analysis indicates that, due to the current moratorium on new sewer connections to Yardley Borough's system, sanitary sewage from the project must be diverted. The analysis indicates that the existing infrastructure and the treatment plant have capacity to serve the proposed community center. As such, flows are intended to be diverted to Morrisville using grinder pumps. Since sewage flows will be diverted to a drainage area different than that specified in the township's sewage facilities plan, the proposal is a minor revision to the Lower Makefield Township Act 537 Plan.

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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 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 reviewing the submission, it is noted that Section G.1.b of the Planning Module has not been completed to indicate who owns the existing 30-inch interceptor along the Pennsylvania Canal. Also, the Alternative Sewage Facilities Analysis is incomplete regarding a statement indicating in what drainage area flows from the community center are intended to be diverted. Finally, it is noted that a plot plan, as required in Section G., 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, Sewage Planning Supervisor, Wastewater Management Planning, 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 #	1-09929-294-3J
BCPC #	20-14-CR1

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
Lower Makefield Township Community Center

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 30, 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 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 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 30, 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:

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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 30, 2015

Mr. John Richardson
Dumack Engineering
P.O. Box 487
Penns Park, PA 18943

RE: 616 Avenue A Planning Module
PaDEP Code #1-09006-153-3J
BCPC #12087-A
TMP #21-16-70
Lower Southampton Township, Bucks County, PA

Dear Mr. Richardson:

We have received a copy of the subject planning module[1] regarding the connection of two single-family detached dwellings 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. We note that the submission does not include certification letters or signatures on Component 3 from the wastewater treatment facility (Section G.) or from the collection and conveyance facilities (Section J.). We are also aware that the Poquessing Interceptor is under a PaDEP-approved Corrective Action Plan. Certification is required from the Philadelphia Water Department (PWD) that indicates that capacity for this project is available.

In addition, although the submission indicates that documentation has been provided indicating compliance with the state historic preservation act and the Pennsylvania Natural Diversity Inventory Project Environmental Review Receipt, such supporting documentation was not included in the copy of 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

[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.

letter; plans; narrative; and 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 feel free to contact me.

Sincerely,

Matthew M. Walters
Planner

MMW:dc

Attachment

cc: Genevie Kostick, BCDH
Elizabeth Mahoney, PaDEP
Patrick Irving
John McMenamin, Township Manager
Act 537 file

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

DEP Code #	1-09006-153-3J
BCPC #	12087-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
616 Avenue A

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

1. Date plan received by county planning agency. November 5, 2015
2. Date plan received by planning agency with areawide jurisdiction _____

   Agency name _____
3. Date review completed by agency November 30, 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: Matthew M. Walters
		Title: Community Planner Signature: Matthew M. Walters
		Date: November 30, 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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PLANNING COMMISSION:

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

Lynn T. Bush
Executive Director

November 30, 2015

Ms. Tara Bernard, Project Manager
Ebert Engineering, Inc.
4092 Skippack Pike, Suite 202
P.O. Box 540
Skippack, PA 19474

RE: Proposed Unified Development Retail Planning Module
PaDEP Code # 1-09004-353-3J
BCPC #12033
Bensalem Township, Bucks County

Dear Ms. Bernard:

We have received a copy of the planning module[1] concerning the proposal to construct two 8,000-square-foot retail buildings on 3.03 acres. Wastewater flows, consisting of 6,500 GPD, 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.

---

[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 #	1-9004-353-3J
BCPC #	#12033

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 Unified Development Retail

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

1. Date plan received by county planning agency. November 16, 2015
2. Date plan received by planning agency with areawide jurisdiction _____

   Agency name _____
3. Date review completed by agency November 30, 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: Michael A. Roedig
		Title: Senior Planner Signature:
		Date: November 30, 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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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

December 4, 2015

Mr. Mark Havers, Project Manager
Pickering, Corts & Summerson, Inc.
642 Newtown-Yardley Road
Suite 300
Newtown, PA 18940

RE: TMP #2-36-9, Mechanicsville Road
PaDEP Code # 1-09004-349-3J
BCPC #12059
Bensalem Township, Bucks County

Dear Mr. Havers:

We have received a copy of the planning module[1] concerning the proposal to subdivide 1.87 acres into 8 single-family twin dwelling lots. Wastewater flows, consisting of 2,000 GPD, 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.

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 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 #	1-09004-349-3J
BCPC #	12059

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
TMP 2-36-9, Mechanicsville Road

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

1. Date plan received by county planning agency. November 24, 2015
2. Date plan received by planning agency with areawide jurisdiction _____

   Agency name _____
3. Date review completed by agency December 4, 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 _____
☐	☒	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 A. Roedig

Title: Senior Planner Signature: _____

Date: December 4, 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
Subdivision and Land Development Reviews

November 23, 2015 to December 24, 2015

Municipality	BCPC Number	Tax Parcel Numbers	Applicant	Submission Level	Proposal
Bristol Township	8190-A	(5-8-153)	Zober Industries	P	Industrial Land Development: 17,069 Square-feet
Buckingham Township	11467-A	(6-24-7 & -8)	First Baptist of Wycombe Church	P	Parking Lot Improvements
Doylestown Township	12134	(9-9-39)	651 N. Shady Retreat Road	P	4 Single-family Lots
Falls Township	12035-A	(13-28-60-1 & 13-28-61)	Silvi - U.S. Gain CNG Station	P	Industrial Land Development: 1,728 Square-feet
Falls Township	12024-A	(13-3-8-6)	38 Cabot Boulevard	P	Industrial Land Development: 17,215 Square-feet
Hilltown Township	12131	(15-11-43)	Bethel	P	11 Single-family Lots
Newtown Township	8658-A	(29-10-41)	Metro Storage	P	Commercial Land Development: 15,402 Square-feet
Nockamixon Township	9289-B	(30-11-30)	Harrow Station- Turkey Hill	P	Commercial Subdivision: 3 leasehold Lots
Plumstead Township	8147-E	(34-1-13)	Hostvedt	P	4 Single-family Lots
Upper Southampton Township	12135	(48-12-62 & -62-1)	EJF, LLC	P	Lot Line Change
Wrightstown Township	5076-F	(53-2-103)	Dacey Tract	P	3 Single-family Lots

BUCKS COUNTY PLANNING COMMISSION

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

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Diane M. Ellis-Marseglia, LCSW

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

Lynn T. Bush
Executive Director

December 4, 2015
BCPC #8190-A

MEMORANDUM

TO: Bristol Township Council
Bristol Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development—Zober Industries
TMP #5-8-153
Applicant: Zober Properties, L.P.
Owner: Same
Plan Dated: November 9, 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.

GENERAL INFORMATION

Proposal: Construct a 17,069-square-foot addition between two existing buildings that contain 110,352 square feet (total) located on a 7.07-acre (net) site. A total of 171 parking spaces is proposed for the site. Public water and sewer facilities currently serve the site.

Location: The site contains the entire block between Overlook Road, Coventry Lane, Lakeside Avenue, and Magnolia Avenue in the Croydon area of Bristol Township.

Zoning: M-2 Heavy Manufacturing District permits a variety of manufacturing, research, and warehousing uses on a minimum lot area of 10,000 square feet with a minimum lot width of 100 feet. Permitted maximum building area and impervious surface coverage in this district are 35 and 65 percent, respectively.

A notation on Plan Sheet 2 of 7 indicates that on February 2, 2015, the Zoning Hearing Board granted a variance from Section 1502.C of the Zoning Ordinance which permits a maximum building area of 35 percent.

Present Use: Industrial.

COMMENTS

1. **Requested waivers**—According to information listed on Plan Sheet 2 of 7, the applicant is requesting waivers from the following subdivision and land development ordinance (SALDO) sections:

400.b	to provide a formal sketch plan, preliminary and final land development plan set.
519.a.1(a)-(f)	to provide street tree plantings.
519.b.1	to provide buffer yard plantings.
803.c.1	to provide all utility and man-made features within 200 feet of the tract.
803.d.16	to provide a transportation impact study as part of a preliminary plan application for land development proposals that meet criteria as established in SALDO Section 525.
803.d.18	to provide a stormwater plan as required in Section 518 as part of a preliminary plan application.
804.c.3	to provide all utility and man-made features within 200 feet of the tract.
804.d.15	to provide a stormwater plan as required in Section 518 as part of a final plan application.

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.

In regards to the relief requested from the street tree and buffer yard requirements, it is noted that a majority of the surrounding properties are residential. In order to minimize impacts to the surrounding residential community, it is suggested that additional plantings be provided on the site, particularly along Magnolia Avenue and Overlook Road, to help screen the industrial operations from the adjacent residences.

2. **Road rights-of-way**—According to narrative in the *Township of Bristol Comprehensive Plan* (June 2008), all roads adjacent to the site would be considered secondary roadways. Section 177-35.B of the subdivision and land development ordinance requires a right-of-way of 50 feet for secondary streets. Overlook Road, Lakeside Avenue, and part of Coventry Lane are indicated to have legal rights-of-way less than the required 50 feet. The plan should be revised to indicate compliance with this ordinance requirement.

In addition, the required yard setbacks on the site may need to be adjusted if the locations of road rights-of-way change.

3. **Required off-street parking**—The plan meets the required parking based on the number of employees and company vehicles normally stored on the premises. However, to ensure that a sufficient amount of parking can be provided if the use or tenancy changes, Section 205-120.(50) of the subdivision and land development ordinance requires the applicant to illustrate

on the land development plan that there is sufficient area on-site to accommodate the parking requirement based on one space for every 500 square feet of gross floor area.

4. **Parking layout**—With the exception of proposed upgrades to parking at the building entrance for compliance with the Americans with Disabilities Act, parking areas shown on the site are existing. While it is acknowledged that these spaces are existing, we note the following subdivision and land development ordinance requirements for automobile parking facilities with which the site does not comply:

177-41.F	No less than 15 feet of open space shall be provided between the curbline of any uncovered parking area and the outside wall of the nearest building.
177-41.G	parking lot dimensions, particularly the minimum required driveway width between building and parking spaces.
177-41.K	All internal parking lots, separator islands, and aisles shall be confined within curbing.
177-41.N	Except at entrance and exit drives, all parking areas shall be set back from the future right-of-way line as provided in the Zoning Ordinance or at least five feet, whichever is greater.
177-41.P	No more than 20 parking spaces or 180 feet shall be permitted in a continuous row without being interrupted by a ten-foot-wide raised separation to provide areas for landscaping.
177-41.Q	street trees shall be provided at the rate of not less than two trees for every 10 parking spaces, which shall be in addition to any other requirements for buffering or landscaping.

In addition, some parking spaces are located extremely close to the building and other parking spaces, which would appear to be problematic for vehicular circulation. For instance, there is little space between several parking spaces adjacent to Lakeside Avenue and the end of the building, which may make maneuvering into and out of the spaces difficult. Also, there are several spaces in the front of the building near Coventry Lane which are awkwardly located in relation to other spaces and the corner of the building. The township and applicant should discuss the issue of vehicular circulation on the site.

5. **Sidewalks and curbs**—Sections 177-35.A and 177-66.A of the subdivision and land development ordinance require sidewalks along both sides of all streets unless determined unnecessary by Council. The plan should be revised to comply with this requirement unless it is determined that sidewalks are unnecessary.

   Also, Sections 177-35-A and 177-67.A of the subdivision and land development ordinance require curbs along one side of all streets and along both sides of all proposed streets unless Council determines they are not essential for drainage purposes and public safety.

6. **Clear sight triangle**—The plan should be revised to indicate the required clear sight triangles in accordance with Section 177-38.D of the subdivision and land development ordinance.

7. **Impervious surface ratio**—According to information within the Zoning Data chart on Plan Sheet 2 of 7, the proposed addition will have no change to the site's existing impervious surface area. However, within the Brief Project Description on Plan Sheet 2 of 7, the plan indicates

that, "The proposed site improvements will result in a decrease of impervious coverage by 167 sf. resulting in a reduction of stormwater peak rate and runoff volume." This discrepancy should be addressed.

8. **Fire lanes**—Section 177-55.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 provisions 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.

9. **Required landscape plan**—In accordance with Section 177-91.D.(13) of the subdivision and land development ordinance, the plan should be revised to provide a landscape plan showing proposed contours and required street trees, parking lot plantings, buffer, plant schedule, and other required plantings in accordance with Section 177-51 of the zoning ordinance.

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.

This review will be included in the Bucks County Planning Commission board materials for the January 6, 2016, 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: Zober Industries, L.P.
William R. McNaney, P.E., Van Cleef Engineering Associates
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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Carol A. Pierce
R. Tyler Tomlinson

Lynn T. Bush
Executive Director

December 8, 2015
BCPC #11467-A

MEMORANDUM

TO: Buckingham Township Board of Supervisors
Buckingham Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of First Baptist Church of Wycombe
TMP #6-24-7 and 6-24-8
Owner: First Baptist Church of Wycombe
Applicant: Same
Plan Dated: November 23, 2015
Received: November 23, 2015

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

GENERAL INFORMATION

Proposal: Construct additional and reserve parking on a 2.72-acre site. The site contains an existing church and dwelling unit ("old parsonage"). Individual on-lot water and sewerage facilities serve the existing church and dwelling unit.

Location: West side of Township Line Road, approximately 960 feet south of its intersection with Cherry Lane.

Zoning: VC-1 Village Residential District permits use C1 Place of Worship on a minimum lot size of 5 acres.

Present Use: Institutional and residential (parsonage)

COMMENTS

We recommend that the plan be revised to address the following comments:

1. **Parcel configuration**—Note #5 on Sheet #1 of the plan indicates that the boundary and topographic data shown on the plan is based upon a plan of a lot line change for TMPs #6-24-7, 6-24-8, and 6-24-11 dated September 16, 2017 (should be revised to September 16, 2007), last revised June 12, 2008. Our records show no indication that the lot line change plan was

recorded and Buck County tax mapping shows no change in the configuration of TMP #6-24-11. The plan should be revised to include the lot line changes proposed in 2008 or show the proposed improvements on TMP #6-24-11 as a separate lot along with the required zoning data, setback lines, and existing conditions for TMP #6-24-11.

2. **Waivers**—The plan lists numerous requested waivers to sections of the subdivision and land development 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 and the minimum modification necessary. A letter dated November 23, 2015 addressed to the Township Board of Supervisors from the applicant's engineer that accompanied the plan provides brief reasons for the requested waivers. If the waivers are granted, the final plan should include a note to that effect.

3. **Zoning information**—The zoning data table on Sheet #1 of the plan lists a maximum building coverage. It's unclear where this requirement is cited in the Township zoning ordinance. The area and dimensional requirements of Sections 405.C1.B and 2202.B of the zoning ordinance that address use C1 Place of Worship in the VC-1 district, do not include such a requirement.

4. **Required parking**—While the plan indicates that 48 additional parking spaces will be provided, for a total of 67 parking spaces, this figure falls short of the 194 parking spaces required by Section 405.C1.D of the zoning ordinance. Township officials should determine if more parking should be provided as part of this proposed improvement to the existing use.

5. **Required studies**—Township officials should determine if a traffic impact study and a pedestrian circulation study, required by Sections 405.C1.E and 405.C1.F of the zoning ordinance, are necessary since there is no building addition proposed.

6. **Buffer**—The plan shows a "required 50-foot parking buffer" along the side and rear lot lines. We're unaware of any such 50-foot parking buffer requirement in either the Township zoning ordinance or subdivision and land development ordinance. A 50-foot separation buffer (between residential use and institutional use) is required by Section 3104 of the zoning ordinance and Section 9.20 of the subdivision and land development ordinance. In addition, Section 9.20.D.2.d of the subdivision and land development ordinance requires that no driveway or parking areas be permitted in the buffer area. The proposed driveway extension and small portions of two parking spaces are shown within the 50-foot buffer yard.

7. **Subdivision and land development ordinance requirements**—The plan may not meet certain other requirements of the subdivision and land development ordinance. We defer to the Knight Engineering, Inc. preliminary subdivision and land development plan review, and recommend that the applicant meet the applicable comments provided by the township engineer.

This review will be included in the Bucks County Planning Commission materials for the January 6, 2016 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 copies of all municipal decisions sent to this applicant.

TAK:dc

cc: First Baptist of Wycombe Church
Mark G. Hintenlang, P.E.
Knight Engineering

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

December 2, 2015
BCPC #12134

MEMORANDUM

TO: Doylestown Township Board of Supervisors
Doylestown Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Subdivision for 651 N. Shady Retreat Road
TMP #9-9-39
Applicant: 651 N. Shady Retreat Road L.P.
Owner: 651 N. Shady Retreat Road L.P.
Plan Dated: November 11, 2015
Date Received: November 18, 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 3.986-acre parcel into 4 lots for the construction of single-family detached dwellings (26,269; 14,117; 23,395; and 19,671 square feet, respectively). A private cul-de-sac and two open space tracts are to be maintained as part of a homeowners association. The units are intended to be served by public water and sewer facilities.

Location: Southeastern side of Shady Retreat Road approximately 200 feet west of Mahogany Court.

Zoning: R2b Residential District permits single-family detached dwellings on a minimum lot size of 8,000 square feet and a minimum lot width of 70 feet when served by public sewer.

Present Use: Residential/vacant.

COMMENTS

1. **Sidewalk connections**—Sidewalks are proposed on one side of Road A. These walkways provide accessibility in front of each house and down to the Shady Retreat Road intersection. Consideration should be given to providing a crosswalk that would connect these sidewalks, and those that end at Mahogany Court, to the path/trail situated on the other side of Shady Retreat Road which functions as a pedestrian link to the greater Doylestown area.

2. **Historic resource**—Doylestown Township encourages the preservation of historic resources and allows conversion of a historic resource by special exception in the R2b zoning district. An older, deteriorating house exists on the site near Shady Retreat Road. It may have been part of the original Donahue Tract (Star Farm) identified by the PA Historical & Museum Commission's CRGIS site. Although it is not intended to be retained as part of the subdivision, we recommend that prior to demolition the building be examined by the applicant and township officials to determine if there are any merits noteworthy to document regarding its historic status and/or for any potential reuse of the building.

3. **Site design and layout**—Four building lots are proposed and three of the houses are to be placed on the downslope portion of the site where the proposed stormwater management facilities will traverse their rear yards. Relocating two of the homes to the other side of the Road A (Lot 5) farther uphill closer to Mahogany Court may provide more usable yard area and fewer manmade retaining structures. It appears that Road A could be shifted 100 to 200 feet west to adequately accommodate required building envelopes and setbacks, and may possibly result in less overall tree removal. The stormwater management facilities would still collect and drain runoff at the site's western low point, but could be situated on a separate lot, and have a larger area to infiltrate.

4. **Private road**—Given the proposal's low intensity of development and the existing natural resources on the site, township officials should discuss the minimal street improvements necessary (e.g., required lane and turnaround width, anticipated on-street parking, intersection and internal illumination, and walkways) to adequately serve the four dwelling units. Reducing impervious surfaces to the minimum required/needed to accommodate the development will further aid in stormwater infiltration and natural resource protection.

5. **Landscape plan**—In the plant schedule (on Sheet 8) under Replacement Trees, we recommend that the fruitless cultivar, 'Rotundiloba' be specified for *Liquidambar styraciflua* (sweetgum). Also, the plant schedule should clarify which oak species is intended. The botanical name indicated is *Quercus borealis* (red oak), but the common name listed is swamp white oak.

This review will be included in the Bucks County Planning Commission board materials for the January 6, 2016, 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: 651 N. Shady Retreat Road L.P.
Gilmore & Associates, Inc.
Mario Canales, Pickering, Corts & Summerson, Township Engineer
Stephanie J. Mason, Township Manager (via email)

BUCKS COUNTY PLANNING COMMISSION

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R. Tyler Tomlinson

Lynn T. Bush
Executive Director

December 1, 2015
BCPC #12035-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—Silvi – U.S. Gain CNG Station
TMPs #13-28-60-1 and 13-28-61
Applicant: Silvi Concrete Products
Owner: Silvi Concrete Products
Plan Dated: November 4, 2015
Date Received: November 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: Construct a 1,728-square-foot compressed natural gas (CNG) fueling canopy on a portion of a 49.6-acre site used for CNG fueling. The proposed fueling canopy would be on TMP #13-28-60-1. Four CNG fueling posts and nine associated parking spaces are proposed on TMP #13-28-61. The site is served by public water and sewer.

Location: South side of Newbold Road, between Geoffrey Road and My Lane, in the Penn Warner Industrial Park.

Zoning: TMP #13-28-60-1 is zoned FM—Farm and Mining District. This district permits mining, processing and farming uses on a tract of at least ten acres. The maximum impervious surface ratio for parcels over eight acres in size is 80 percent.

TMP #13-28-61 is zoned PIP—Planned Industrial Park District. This permits manufacturing and certain commercial uses on a tract of at least 20 acres with individual lots of at least 0.5 acres. The site is a pre-existing nonconforming lot. The maximum building coverage and impervious surface ratio for parcels of three to eight acres in size is 55 percent and 70 percent, respectively. According to previous plan submissions involving this parcel, the Falls Township Zoning Hearing Board issued a use variance on February 11, 2014, to permit the CNG fueling facility use on TMP # 13-28-61.

Present Use: Industrial (concrete products) and CNG fueling station.

COMMENTS

1. **Variances**—The plan indicates that the applicant will be requesting variances from the following requirements of the zoning ordinance:

TMP #13-28-60-1

Section 209-26.B	permit CNG fueling station as a permitted use.
Section 209-26 Table 5	permit fueling canopy within front and side yard.
Section 209-34(C)	permit accessory structure in side yard.
Section 209-42(D)	relief from providing curbing in parking and loading area.

TMP #13-28-61

Section 209-28(F) Table 5	reduction of a nonconforming lot.
Section 209-28(G)(2)	permit pavement within 30 feet of street line and within 10 feet of lot line.
Section 209-41(D)	relief from providing paved parking and loading areas.
Section 209-42(E)	reduced width for the existing driveway.
Section 209-28(H)(20)(a)	relief from providing paved and curbed parking and loading areas.

TMP #13-28-60-1 and 13-28-61

Section 209-42(B)(1)	permit existing vegetation to satisfy planting requirements between off-street parking areas and property lines and street lines.
Section 209-42(H)(15)	relief from proving parking for the CNG fueling station.
Section 209-42(I)	relief from providing off-street loading for the CNG fueling station.

The issues regarding requested variances should be resolved before action is taken on future plan submissions.

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

Section 191-31(A)	cartway width and provision of sidewalks.
Section 191-31(D)(2)	widening of existing streets.
Section 191-34(D)	sight distances.
Section 191-36(A)	sight distances.
Section 191-37(B)	curbing of parking facilities and distance from property line.
Section 191-37(D)	design of parking spaces to allow movement of other vehicles.
Section 191-39(G)	provision of sidewalks.
Section 191-45(C)	placement of structures within easements.
Section 191-52(1)	disturbance within special floodplain area.
Section 191-61	provision of sidewalks.
Section 191-62(B)	provision of curbs.
Section 191-78(C)(2)	location of site features.

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. **Lot coverage (impervious surface)**—The plan information indicates that the existing lot coverage (impervious) of TMP #13-28-61 is 46 percent. Based on the plan and observation of aerial photographs, the site appears to have a significant amount of disturbance. The township engineer should closely examine the conditions to determine how much of the site would be considered impervious and compare that to the lot coverage listed on the plan.

4. **Lighting**—The plan should depict lighting arrangements in compliance with Section 209-40 of the zoning ordinance.

5. **Trash collection**—The plan should depict screened trash collection stations meeting the requirements of Section 191-51.H of the SALDO, if indoor collection is not provided.

This review will be included in the Bucks County Planning Commission board materials for the January 6, 2016, 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: Silvi Concrete Products
CESO Inc.
Jim Sullivan, T&M Associates, Township Engineer
Tom Beach, Remington, Vernick & Beach
Peter Gray, Township Manager (via email)

BUCKS COUNTY PLANNING COMMISSION

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

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Robert M. Pellegrino
Carol A. Pierce
R. Tyler Tomlinson

Lynn T. Bush
Executive Director

December 1, 2015
BCPC #12024-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—38 Cabot Boulevard
TMP #13-3-8-6
Applicant: 38 Cabot Blvd., LP
Owner: Same
Plan Dated: June 20, 2014
Revised Last: November 10, 2015
Date Received: November 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: Construct additions totaling 17,215 square feet to an existing 159,300-square-foot industrial building on a tract of 7.6659 acres. Phase 1 of the building expansion would consist of 8,470 square feet, Phase 2 would consist of 5,645 square feet, and a third addition would consist of 3,100 square feet. Our agency previously reviewed a plan (BCPC #12024, February 3, 2015) consisting of only Phases 1 and 2. The site is served by public water and sewer.

Location: South side of Cabot Boulevard East, between U.S. Route 1 and the rail tracks.

Zoning: PIP—Planned Industrial Park District permits a variety of industrial and commercial uses on a lot of at least 0.5 acre. The township's zoning hearing board, on June 10, 2014, granted variances from these two provisions of the zoning ordinance:

Section 209-28.F	to allow a reduction in the front yard depth from 50 feet to 20 feet;
Section 209-28.F	to increase the maximum impervious surface ratio to 78 percent.

In addition, the following waivers of the subdivision and land development ordinance (SALDO) were granted on March 17, 2015:

Section 191.36.D	to permit use of curbing materials to match existing conditions;
Section 191-37.B	to permit parking within 35 feet of the building;
Section 191-37.G.1	for exemption from the requirement to install curbed raised beds in the parking area;

Section 191-37.G.2	for exemption from the requirement to plant shade trees in curbed raised beds;
Section 191-37.G.4	for exemption from parking lot tree-planting requirements;
Section 191-48.A	for exemption from the requirement to plant street trees;
Section 191-52.1B.3(b)(1)	to permit 40 percent disturbance of steep slopes in the 15 percent to 25 percent category; and
Section 191-78.C.2	to provide an aerial photo of the site and surrounding area in lieu of a survey of existing features.

Present Use: Industrial.

COMMENTS

1. **Sight distances**—The plan should be revised to show the clear sight triangles and sight distances required by Sections 191-34.D and 191-36.A of the subdivision and land development ordinance.

2. **Trash removal**—The plan should demonstrate compliance with Section 191-51.H of the subdivision and land development ordinance, which requires provision of a screened trash collection, if indoor collection is not provided.

3. **Project description**—Record Plan Note #9 on Sheet 3 of the plan should be revised to indicate the complete description of the proposed project. Currently, it only lists two of the three proposed additions.

4. **Sewage facilities**—Record Plan Note #18 on Sheet 3 of the plan indicates that a planning module is not required since no increase in sewer flow is projected. We recommend that the applicant 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 January 6, 2016, 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: 38 Cabot Blvd., LP
Mark Havers, Pickering, Corts & Summerson
Nate Fox, Begley, Carlin & Mandio
Jim Sullivan, T&M Associates, Township 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

December 3, 2015
BCPC #12131

MEMORANDUM

TO: Hilltown Township Board of Supervisors
Hilltown Township Planning Commission

Perkasie Borough Council
Perkasie Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Subdivision for Bethel Subdivision
TMP #15-11-43
Applicant: Hallmark Building Group
Owner: Bethel College & Seminary Foundation
Plan Dated: October 23, 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: Subdivide a 13.91-acre parcel into 11 single-family detached residential lots. Lots range in size from 10,008 to 23,656 square feet. An existing single-family detached dwelling on Lot 1 would remain. The site would be served by public water and sewerage.

Location: The subject parcel is a land locked parcel along the Hilltown-Perkasie line. It is to be accessed from the proposed Hidden Meadow Drive on the eastern side of South Main Street, opposite Coventry Way in Perkasie Borough.

Zoning: Country Residential I District is intended to accommodate a variety of residential housing types and encourages conservation design with open space areas reserved for natural resource protection and recreation. Use B3 Single-Family Detached Cluster is permitted with a minimum site area of five acres and minimum lot size of 10,000 square feet.

Present Use: Vacant.

COMMENTS

This proposal is Phase III of the 48-lot Hidden Meadow residential subdivision that is within the municipal boundary of Perkasie Borough. We reviewed the Hidden Meadow subdivision on February 24, 2015 (BCPC #5301-A).

1. **Stormwater management easement**—A 20-foot wide drainage easement is depicted for the stormwater trench that is located on Lots 55 through 59. We recommend that a note is placed on the plan, similar to Note 26 on Sheet 4, that would state that these lots are subject to a stormwater management easement and that owners shall not interfere with the intended storm drainage improvements.

2. **Lighting plan**—A lighting plan should be provided in accordance with Section 140-17.I of the subdivision and land development ordinance to demonstrate compliance with the lighting standards of Section 140-48.

3. **Dedication of recreation land**—Section 140-59 of the subdivision and land development ordinance requires all residential subdivisions to provide for public dedication of land suitable for park and/or recreation use unless the applicant agrees to a fee in lieu of, as outlined in Section 140-63. The plan does not indicate how recreation land will be provided. We recommend that the plan be reviewed by the Hilltown Township Park and Recreation Board to provide an assessment of the area's recreational needs and give an opinion as to the suitability of either a land dedication or a fee in lieu for this particular subdivision.

4. **Open space delineation**—Section 140-26.F of the subdivision and land development ordinance requires that the perimeter of common open space areas shall be delineated by fencing tree plantings or other methods approved by the Township. Section 140-26.F further requires that signage shall be installed to alert adjacent property owners of the open space area. The plan should be revised to show compliance with these requirements.

5. **Snow storage area**—Section 140-30.F of the subdivision and land development ordinance requires that a snow storage area shall be provided along the right-of-way of the turnaround of the cul-de-sac. The plan should be revised to show compliance with this requirement.

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

Section 140-39.C	Grading within five feet of a property line
Section 140-37.A.4	Street trees within right-of-way
Section 140-30.D	Landscaping of island area within the cul-de-sac
Section 140-29	Right-of-way and cartway width

   Future plans should indicate the waivers granted by the Board of Supervisors.

7. **Editorial comment**—Notes 26 and 28 refer to Lots 1, 2, 4, and 11. The lot numbers for the proposal begin with 49. These notes should be revised to correspond to the correct lot numbers.

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. 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 January 6, 2016, 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: Giovanna M. Raffaelli, Hallmark Building Group, Inc.
Jon S. Tresslar, P.E., P.L.S., Boucher & James, Inc.
C. Robert Wynn, Township Engineer
Richard C. Schnaedter, Hilltown Township Manager (via email)
Andrea Coaxum, Perkasie Borough Manager (via email)

BUCKS COUNTY PLANNING COMMISSION

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Carol A. Pierce
R. Tyler Tomlinson

Lynn T. Bush
Executive Director

December 18, 2015
BCPC #8658-A

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 Metro Storage
TMP #29-10-41
Applicant: Metro Storage Silver Lake LLC
Owner: Same
Plan Dated: November 13, 2015
Date Received: November 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 a three-story mini storage building, totaling 15,402 square feet, on a 2.43-acre parcel. The site has two existing two-story self-storage buildings (totaling 32,000 square feet) and a two-story building for office use. Public water and sewerage serve the site.

Location: Southern side of Upper Silver Lake Road (formerly known as Newtown-Yardley Road and as L.R. 252), north of the Newtown Bypass.

Zoning: LI Light Industrial District permits mini storage (use G-4) on a minimum lot area of 80,000 square feet (1.8 acres) and a maximum of 65 percent impervious surface.

Present Use: Commercial (mini storage).

COMMENTS

1. **Fencing and entry**—Zoning ordinance Section 803.G-4.1 states that a mini storage use shall be surrounded by a physical barrier at least 6 feet in height. On Sheet 2, Note 3 of the zoning notes refers to that requirement and states that there is an existing 6-foot-high fence. On Sheet 3, the plan indicates that a gate and a portion of the existing metal fence are to be removed, but it is not clear whether new fencing and a gate (with keypad entry or other security) will be provided between the western property line and the existing two-story building to regulate

access to and from the storage buildings. This should be clarified on the plan so that compliance with the fencing requirement can be determined.

2. **Site circulation**—Circulation for the site should be clarified, particularly how access and loading/unloading is intended for the proposed building and how a keypad/security system would be coordinated with vehicles entering and exiting the site. Additionally, the township should be satisfied that the plan complies with Section 511 of the subdivision and land development ordinance regarding access to the building for firefighting vehicles.

3. **Parking**—If access to the storage buildings is to be restricted by a gate near the proposed crosswalk and proposed mini storage building, it is unclear how the three proposed parking spaces near the rain garden would be used for the storage buildings. We note there is no sidewalk connection shown to the office building.

4. **Parking calculations**—The parking calculations on Sheet 2 note a required parking stall size of 10 feet by 20 feet, and state that 75 percent of the required parking spaces may measure 9 feet by 18 feet, as required by zoning ordinance Section 1001.B.3. Although it appears the proposal meets the requirement, the plan should indicate the number and percentage of parking stalls of the two sizes, to verify compliance with the parking design requirements.

5. **Stormwater management**—The proposed building is shown approximately 4 feet from the existing underground stormwater detention facility on the western side of the tract. It should be determined whether this layout is acceptable for maintenance of the system and the building.

This review will be included in the Bucks County Planning Commission board materials for the January 6, 2016, 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: Metro Storage Silver Lake LLC
Bohler 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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David R. Nyman
Robert M. Pellegrino
Carol A. Pierce
R. Tyler Tomlinson

Lynn T. Bush
Executive Director

December 9, 2015
BCPC #9289-B

MEMORANDUM

TO: Nockamixon Township Board of Supervisors
Nockamixon Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Revised Final Plan of Land Development for Turkey Hill-Harrow Station
TMP #30-11-30
Applicant: Turkey Hill Minit Markets
Owner: Harrow Station LLC
Plan Dated: November 4, 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: Subdivide the 13.675-acre tract into three parcels. Leaseholds would be created for the existing CVS (1.740 acres) and for the existing Turkey Hill Minit Market and fuel pumps with canopy (1.858 acres), and the remainder of the parent parcel would be 9.961 acres. On the proposed Turkey Hill Minit Market lot, the plan proposes the installation of new underground fuel tanks, two new gas dispensers, an extended canopy, and the removal of the existing underground fuel tanks. The site is served by existing community water and sewerage systems.

Location: The parcel is located on the western side of the intersection of Route 611 (Easton Road) and Route 412 (Durham Road).

Zoning: The C Commercial District permits various office, retail, and consumer services uses on a minimum lot size of 20,000 square feet. Use H-10 Regulated Storage Tank is permitted as a conditional use.

Present Use: Commercial.

COMMENTS

1. **Conditional use**—The plan proposes the removal of the existing underground gasoline storage tanks and installation of new underground storage tanks. According to zoning ordinance Section 234-44.A.2, Use H-10 Regulated Storage Tank (only in conjunction with E-9 Service Station and permitted G uses) is permitted in the C Commercial District as a conditional use. Conditional use approval must be obtained prior to plan approval.

2. **Dimensional requirements**—The zoning data table on Sheet 1 lists the required minimum setbacks (50 feet for front yard and 25 feet for side and rear yards) per zoning ordinance Section 234-44.B for the C Commercial District, but the proposed plan shows several inconsistencies with the requirements. On the proposed Turkey Hill lot, the proposed underground gasoline storage tanks are to be located within a portion of the existing 50-foot front yard setback and the required 25-foot side yard setback, and the existing well house on the parent parcel is located within approximately 3 feet and 10 feet of proposed lot lines, within the required setbacks. The proposed CVS lot also shows buildings within the required yard setbacks, with the southern corner of the existing CVS building located approximately 17 feet from a proposed lot line and the existing trash enclosure abutting a proposed lot line. We realize the buildings are existing; however, issues with the yard setback requirements should be addressed.

3. **Proposed parcel areas**—Proposed lots areas are not provided for the proposed CVS leased area or for the remainder of the parent parcel. In a telephone conversation, the applicant's engineer has informed us of the proposed lot areas, as indicated in the Proposal paragraph above. For clarity, and to avoid confusion if the site is resubdivided in the future, the proposed lot areas should be added to the plan.

This review will be included in the Bucks County Planning Commission board materials for the January 6, 2016 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: Turkey Hill Minit Markets
Urwiler & Walter, Inc.
C. Robert Wynn Associates, Inc., Township Engineer (via email)
Arlene E. Eichlin, Township Secretary (via email)

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

December 8, 2015
BCPC #8147-E

MEMORANDUM

TO: Plumstead Township Board of Supervisors
Plumstead Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Final Plan of Subdivision for Hostvedt
TMP #34-1-13
Applicant: Erik and Jill Hostvedt
Owner: Same
Plan Dated: November 3, 2011
Last Revised: November 17, 2015
Date Received: December 8, 2015

We have received a request by Kimberly A. Freimuth, attorney for the applicant, to sign the linens for the subject proposal that has already been approved and signed by Plumstead Township Supervisors. However, 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 for review. Moreover, Section 513 of the MPC requires review by the County prior to the recording of the plat. To meet the BCPC obligations, as set forth by the MPC, the following review was prepared by the staff of the BCPC.

GENERAL INFORMATION

Proposal: Subdivide a 72.821 (net) acre parcel into four single-family detached lots. Lots 2 through 4 will be 1.53, 1.51, and 2.0 acres, respectively. Lot 1 will be 67.197 (net) acres and will contain a building envelope of 3.254 acres and the remainder of the lot totaling 59.535 (net) acres, will be included in a conservation easement. All lots will be served by community on-lot water and sewage disposal systems.

Location: Northeast side of Swamp Road (Route 313) and southeast side of Stump Road with access to both.

Zoning: The R-O 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: Vacant.

COMMENTS

After reviewing the subject plan, we find no major issues to address regarding the proposal.

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: Erik and Jill Hostvedt
Kimberly Freimuth, Fox Rothschild LLP
T&M Associates
Timothy A. Fulmer, P.E., C. Robert Wynn Associates, Inc.
Carolyn McCreary, 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

December 21, 2015
BCPC # 12135

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 Lot Line Change for EJF, LLC
TMP #48-12-62 and -62-01
Applicant: EJF, LLC
Owner: EJF, LLC 'Edward Faherty'
Plan Dated: March 26, 2015
Date Received: November 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: Convey a 14,836-square-foot portion of TMP #48-12-62-1 to TMP #48-12-62. The existing shopping center lot (TMP #48-12-62) is 19,745 square feet and contains one large structure with several uses. The dwelling unit lot (TMP #48-12-62-01) is 40,719 square feet and contains a detached single-family dwelling. As a result of the conveyance, the shopping center lot will increase to 34,581 square feet and the dwelling unit lot will decrease to 25,883 square feet. The purpose of the proposal is to relocate the lot line between the two lots so that the existing building and parking area for the shopping center is on the same lot. Both lots are served by public water and sewer. No construction is proposed at this time.

Location: Northeastern side of the Second Street Pike (SR 0232) and Rozel Avenue intersection.

Zoning: The Retail Service District (RS) allows a variety of compatible retail uses for Township residents with reasonable standards to create harmonious and unified development. The minimum lot size is 5 acres and minimum lot width is 200 feet.

Present Use: Shopping center (TMP #48-12-62) containing a mix of uses and single-family residence (TMP #48-12-62-01)

COMMENT:

- **Nonconformities and noncompliances**—There appears to be several nonconforming issues; both existing and proposed that relate to each individual lot as defined in the Zoning Ordinance Article VIII; Nonconformities and noted on the submitted Lot Line Change Plan. There are several nonconforming dimensional requirements on the existing two lots and following the proposed lot line change, several nonconforming dimensional issues will still remain.

  Following the proposed lot line change, the shopping center lot (TMP #48-12-62), the extent of existing nonconformity will decrease for the following: minimum lot area, maximum building coverage, and maximum impervious surface. However, for the single-family residence (TMP #48-12-62-01), the proposed lot line change will increase the extent of nonconformity of the minimum lot area and create a ***noncompliance*** with the minimum lot width at building setback line and minimum lot width at street line.

  In summary, both lots will remain nonconforming with nonconforming structures following the proposed lot line change. However, several of the dimensional requirements on the shopping center lot will be closer to compliance than its current condition. In addition, the reduction of lot size/area on the single-family detached lot does make the lot size more compatible in dimensions with the adjacent residential lots in the R-3 District along Rozel Avenue, but creates noncompliant dimensional requirements. Therefore, township officials should consider these issues prior to taking action on this plan.

This review will be included in the Bucks County Planning Commission board materials for the January 6, 2016 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.

JSI:dc

cc: Edward J. Faherty, EJF, LLC
Donald E. Williams, Esq., Township Solicitor
Joseph W. Golden, Township Manager (via email)
Wayne Kiefer, P.E., Municipal Engineer

BUCKS COUNTY PLANNING COMMISSION

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Robert M. Pellegrino
Carol A. Pierce
R. Tyler Tomlinson

Lynn T. Bush
Executive Director

December 14, 2015
BCPC #5076-F

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—Dacey
TMP #53-2-103
Applicant: Michael and Kathleen Dacey
Owner: Same
Plan Dated: November 15, 2015
Date Received: November 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: Subdivide an 8.6-acre site into three residential lots. An existing two-story, single-family dwelling, a garage, and two outbuildings will remain on Lot 1, which will be 6.31 acres. Lots 2 and 3 will each be 1.19 acres and contain a two-story, single family residential dwelling. Individual on-lot water and sewage facilities will serve the site.

Location: The parcel has access to both Jericho Valley Road and Windy Bush Road, approximately 560 feet from the intersection of these two roads.

Zoning: The parcel is zoned CR-I Country Residential/Low Density District which permits single-family detached dwellings with a minimum lot area of 1 acre.

Present Use: Residential.

COMMENTS

1. **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 sidewalks along Jericho Valley Road and Windy Bush Road in proximity to the subject site, we note that the site is across from the Anchor Crossing shopping center and less than a quarter

of a mile from the commercial and office uses at the intersection of Windy Bush Road and Route 413. Curbs have not been provided along Jericho Valley Road and Windy Bush Road, although drainage swales have been provided for storm drainage.

2. **Clear sight triangles**—Future plan submissions should show the clear sight triangles required by Section 22-524.1.B of the subdivision and land development ordinance.

3. **Park and recreation land**—Future plan submissions should indicate how the park and recreation land requirement of Section 22-531.1.B(1)(a) of the subdivision and land development ordinance will be met.

4. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module 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 January 6, 2016, 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: Michael and Kathleen Dacey
Adam D. Crews, Crews Surveying, LLC
Mario Canales, Pickering, Corts & Summerson, Inc., Township Engineer
Joseph F. Pantano, Manager, Wrightstown Township (via e-mail)

BUCKS COUNTY PLANNING COMMISSION MEETING

Wednesday, February 3, 2016
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 January 6, 2016
4. Executive Director's Report
5. Presentation: Open Space Preservation Program
   David Johnson, Director of GIS/Transportation and Open Space Coordinator
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
January 6, 2016

MEMBERS PRESENT: James J. Dowling; Edward Kisselback, Jr.; David R. Nyman; Robert M. Pellegrino; Carol A. Pierce; Evan J. Stone; R. Tyler Tomlinson

STAFF PRESENT: Lynn T. Bush; Debra Canale; John S. Ives; David P. Johnson; Timothy A Koehler; Charles T. McIlhinney; Michael A. Roedig; David A. Sebastian; Maureen Wheatley

GUESTS: Larry Menkes, Warminster Resident

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1. **CALL TO ORDER**
   Mr. Stone called the meeting to order at 2:05 PM.

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

3. **APPROVAL OF MINUTES FOR THE MEETING OF DECEMBER 2, 2015**
   Upon motion of Mr. Nyman, seconded by Ms. Pierce, with the vote being 7-0 the motion carried to approve the minutes of the December 2, 2015 meeting as presented.

4. **REPORT OF NOMINATING COMMITTEE AND ELECTION OF OFFICERS**
   Mr. Stone requested a report from the nominating committee. On behalf of the nominating committee, Ms. Pierce respectfully recommended nominations for 2016 as follows: Mr. Wydro as Chairman, Mr. Stone as Vice Chairman, and Mr. Kisselback as Secretary.

   Upon motion of Mr. Stone, seconded by Mr. Nyman, the nomination of the slate of officers was approved unanimously by the board. Mr. Stone asked if there were any nominations from the floor. Having no further nominations, Mr. Dowling made a motion, seconded by Pellegrino, to close the nominations.

   Mr. Stone called for a vote for the election of the officers. The board voted unanimously to elect the slate of officers for 2016.

5. **EXECUTIVE DIRECTOR'S REPORT**
   The Executive Director's Report was submitted to the board with the meeting packet prior to the meeting. Ms. Bush, having just come from the Commissioners' meeting, began her report by congratulating Mr. Pellegrino and Mr. Dowling for being appointed for another four-year term on the Bucks County Planning Commission Board.

   Ms. Bush then introduced Mr. John Ives, the Bucks County Planning Commission's new Community Planner. She said that he comes to us with a wealth of experience, having formerly worked at Montgomery County Planning Commission and Carroll Engineering. He is a Bucks County resident. Mr. Ives added that he has experience working for private organizations as well as for the public sector and is looking forward to working with the Board and his co-workers at

the Planning Commission. Ms. Bush mentioned that Mr. Ives designed the bollards that are in the courtyard of the Justice Center. The Board welcomed him.

Ms. Bush highlighted the $5 vehicle registration fee, which was enacted by the County Commissioners under Act 89. The fee will go into effect this April and should yield approximately $2.8 million per year for transportation projects. She added that we are one of the first counties to begin using this option under Act 89. Mr. Dowling asked where the recommendations for the expenditures will come from and if there would be necessity for studies to be completed by the Planning Commission. Ms. Bush replied that the funds will go into a separate fund and will be determined by General Services and the county commissioners. The funds must be used for transportation projects and will be used for primarily for bridge repair but could possibly be used for the trail projects. She stated that the commissioners heard the presentation for the Lower Neshaminy Trail Project, which the board heard in September, 2015.

Ms. Bush also wanted to note that we are at the beginning of the new year and that she will be contacting each of the municipalities and their newly elected officials to let them know what the activities and services that the Planning Commission provides and how we can assist them.

Mr. Stone commented that Ms. Bush came to the Northampton Township Planning Commission (NTPC) meeting in December and gave the Bucks County Planning Commission's Year-End Overview to their commissioners. Mr. Stone recommended that Ms. Bush extend the offer to give her presentation to other municipalities because it was so well received by the NTPC. Mr. Nyman stated that he shared the digital copy of the presentation with many municipalities.

6. **PRESENTATION: RECYCLING, HOUSEHOLD HAZARDOUS WASTE, ELECTRONICS DISPOSAL** – ART FELTES, COORDINATOR OF SOLID WASTE AND RECYCLING

Mr. Feltes began by describing his duties as the Coordinator of Solid Waste and Recycling as defined by Pennsylvania Act 101 passed in 1988. He described the evolution of his duties as it became necessary for someone to organize household hazardous waste (HHW) collections within the county. The passing of the Covered Devise Recycling Act (CDRA) of 2010 made it illegal for anyone to dispose of televisions, computers and computer peripherals in the waste stream, which expanded his duties to include the organization of electronic waste collections in addition to HHW collections.

Mr. Feltes stated, as Recycling Coordinator, he is responsible for encouraging and establishing recycling within the offices of the county. Working with the Bucks County Employee Green Initiative Committee (BEGIN), they ease the shift to employee recycling at the office level. Mr. Feltes also noted that part of his responsibilities is coordinating the recycling of toner cartridges. The recycling of toner cartridges results in a donation made to a charity of the Bucks County's choosing. In lieu of a rebate.

Mr. Feltes helped to establish a recycling program within the new Justice Center and worked with the purchasing department on expanding recycling under the waste collection contract. He referred to a chart showing the volume of recycling within the county has more than doubled since 2002, when recycling within county offices began. Costs have been kept down due to single stream Material Recycling Facility (MRF), which is a recycling facility that will take all recycled materials without being sorted. Growth in recycling can also be attributed to taking the recycling initiative into Bucks County's parks and recreation areas.

Another one of Mr. Feltes duties is to report to the Department of Environmental Protection (DEP) the recycling data for each of the municipalities. Mr. Feltes explained he assists some municipalities in completing their applications for 902 grants, which provides money for the implementation of recycling programs. He shared two examples: Doylestown Township expanding their composting program to Delaware Valley University and Springfield Township establishing a drop-off center.

Mr. Feltes said that in the past year he has given presentations on recycling to three school districts. Mr. Feltes stated that he also assists municipalities with their 904 grant applications. He explained that the 904 grant provides unrestricted funds based on the amount of recycling within the municipality in the previous year. This grant was established in 1988 and was supposed to sunset in 1993, but has been continually extended. This grant also funds half of Mr. Feltes' salary.

Mr. Feltes referred to a chart showing the residential and commercial recycling totals for Bucks County. The chart indicates that Bucks County has met requirements of a mandated county according to Act 101. Act 101 first stated that 15 percent of waste needed to be recycled, then it was increased to 35 percent. There was a large increase in recycled waste in 2012 because of a tropical storm and hurricane and the massive amount of debris collected. Other than that year's increase, Bucks County has been steady at 35 percent since 2008.

Mr. Feltes then reviewed the HHW activities from 2015. He stated that he works with the five regional counties, Montgomery, Chester, Delaware, Philadelphia and Bucks, to secure a contractor to run the HHW events. The contractor secures approval, indemnification and DEP authorization for the HHW events. Through the five county intergovernmental group, they can review and modify the contractors' performance. Among the five counties, they have over 40 years of experience in conducting the collections. He continued stating that he coordinates with Adult Probation to secure "free" staffing to run a professional event. Mr. Feltes also manages all the paperwork involved including contracts, insurances, site registration and correspondence with stakeholders. At the events, staff conducts surveys to find out where the people are coming from and how they heard about the event.

Mr. Feltes then spoke about the electronic recycling events of 2015 and the difficulty in securing a contractor to run the events. He said that he was finally able to contract E-Waste Experts out of Bristol, who agreed to take electronics if the County would provide the labor and the usual paperwork and advertising associated with the running of the events. And then another company from Philadelphia came forward and we used them for the last two events. Mr. Feltes stated that at each of our events we consistently collect close to or over 100,000 pounds of electronic waste.

Mr. Feltes then summarized the collections of HHW in Bucks County. The numbers show that Bucks County has more than doubled the amount of HHW collected since 1998 to 2015 with the 2015total being over 714,000 pounds. He also stated that the cost per pound has gone from 40 cents per pound when we did the collections ourselves, to 22 cents per pound. It is very rare for a program to actually decrease in cost as it expands.

Mr. Feltes concluded his presentation with the issues he will be focusing on in 2016. He said that priority goes to locking down an electronics waste collector to do the collections events. He also stated that this is the final contract year of the HHW collector, so he will be working on developing a proposal request for 2017 to 2020. Mr. Feltes went into detail regarding solutions for the

collection of unique items such as microwaves, compressed gas cylinders, tires and shredding. He also stated that food waste composting is getting more popular and he would like to delve into creating more options for organics food waste. Also, he would like to have a more concrete system in place for the collection of leaves, brush, and storm debris in the event of another natural disaster. Also animal rendering is an issue he would like to address. He will further be addressing the proposed changes to the PA CDRA and the many concerns that will arise from those changes.

Mr. Feltes then discussed the Extended Producer Responsibility Act (EPR), which is a law that requires manufacturers to be responsible for the entire life cycle of the product. The legislature wants to extend this act to include manufacturers of carpets, lawn mowers, aerosol cans and air conditioners. This could cause the same headaches that the CDR Act produced in getting manufacturers to fully cooperate.

Mr. Feltes opened the floor to questions. Mr. Kisselback asked what happens to the accumulated electronics waste and what the advantage is to the companies that do the recycling. Mr. Feltes stated that there are numerous advantages to recyclers. They can strip down a television or computer for almost every component to resell or reuse it. Lap top computers have a recycling value of $10 to $15. Some central processing units (CPUs) have gold tips. Vacuums have copper wiring, which is valuable.

Mr. Sebastian asked about the disposal of microwaves. Mr. Feltes said that all but about two percent of microwaves are completely safe to go in your normal trash, but waste haulers don't want to take them because that two percent of microwaves, which were the old, original microwaves manufactured, contain radioactive material.

Mr. Nyman asked who will pick up a television that you put out to the curb. Mr. Feltes said that some of the smaller company waste haulers will pick them up, or junk haulers that you can find in the yellow pages. He went on further to say that Best Buy will take back televisions 32 inches or less for free, E-Waste Experts and 611 Metals will recycle televisions but they will charge you a certain amount per pound. He stated that the law does not say that waste haulers cannot pick up televisions; it just says that they can't go in a landfill. He said it would be a good plan for the waste haulers to arrange pickups for televisions and electronics like they do for refrigerators and other appliances. Mr. Feltes stated that a non-profit organization is running a program like that in Pittsburgh, where they pick up your television for a small fee of $5 to $10. He believes Bucks County residents would welcome a program like that.

Mr. Menkes asked what local environmental councils could do to help with the disposal or collection of the televisions that are left curbside. Mr. Feltes said that they could work with one of the companies like E-Waste Experts to hold a one-day collection event and that Bucks County may be willing to assist with labor and assistance in running the event.

Mr. Kisselback asked if dishwashers or ovens were an issue to recycle. Mr. Feltes said that waste haulers have special days when they will schedule a bulk trash item to come and pick up and that PECO will come and pick up your old refrigerator and pay you $25.

The board thanked Mr. Feltes for his presentation.

7. **ACT 247 REVIEWS**
   The reviews of January 6, 2016, 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 January 6, 2016, Act 247 reviews.

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

9. **NEW BUSINESS**
   Mr. Stone requested that the board extend an invitation to the Redevelopment Authority for an update on their activities. Mr. Stone also stated that he spoke to Jody Holton, Montgomery County Planning Commission Executive Director, about their trail program and she stated her willingness to assist on the county level as well as the municipal level to promote the trail initiative in Bucks County.

   Ms. Bush stated that she had attended the most recent opening of the Pennypack trail segment in Montgomery County, and one of the officials spoke of initial opposition to the program and how it was turned around. She also stated that to date, our Upper Bucks Rail Trail has two municipalities who are totally supportive, and on the Newtown Rail trail we have one municipality's support. We are working our way through the next leg of that trail. Montgomery County has been working on their trails for about 25 years and we could benefit from their experience.

   Mr. Stone said he was particularly concerned environmentally because rail corridors can be quite unclean. Mr. Stone explained that he learned the trail is owned by SEPTA, and the county would only be leasing the land, it would be SEPTA's responsibility to clean it up.

10. **PUBLIC COMMENT**
    There was no public comment.

11. **ADJOURNMENT**
    Mr. Stone adjourned the meeting at 3:05 PM.

Submitted by:
Debra Canale, Staff Secretary

BUCKS COUNTY PLANNING COMMISSION

Executive Director's Report
January, 2016

Our Monthly BCPC Staff Report – For the staff report for the first month of the year, I used a different format and new name. I thought it would be useful to review in general the tasks we perform and then add the specifics of what we did during January. Let me know what you think.

Pennsylvania Association of Zoning Officials/Bucks County Chapter – I made a presentation to the Zoning Officials at their monthly meeting, talking about comprehensive planning in general and then specifically about the role of the County and the BCPC. The topic which generated the most discussion was the household hazardous waste and elections collection program. They all seemed pleased with the program and were concerned, as we have been, about the electronics issue.

Reappointment as Township Planners – BCPC was reappointed as planners for Buckingham Township and for the Newtown Joint Zoning Council (Upper Makefield, Wrightstown, and Newtown townships) at reorganization meetings.

Letter to Newly Elected Officials – I sent a personal letter to each of the newly elected municipal officials. A copy is attached.

Farm Summit Survey – The County plans to sponsor a Farm Summit for county farmers, and we sent a questionnaire to ask them when it should be held and what topics we can cover with them, from financing to local regulations to marketing, etc.

Statewide Planning Training Sessions – I am giving the training for newly elected township supervisors in three counties. Unfortunately, I am not available to cover Bucks County, but I am doing the training on planning in Montgomery County, Monroe County, and Bradford County, on three Saturdays this winter.

BCPC Activity Report

Community Planning and Municipal Economic Development Initiative

The Planning Commission staff helps townships and boroughs in several ways: we attend local planning commissioner meetings to provide advice and guidance, and we prepare plans and ordinances in cooperation with local representatives. We are entering our fourth year of providing municipal assistance through the Municipal Economic Development Initiative (MEDI), and several of the activities below are in that category and are so noted.

Attended planning commission meetings in Quakertown Area Planning Committee and Newtown Area Joint Zoning Council, where we were reappointed for another year as Planner for the Newtown group, which includes the townships of Newtown, Upper Makefield, and Wrightstown.

Preparing Plans – We developed drafts of land use and economic development analysis of commercial areas for the **Richboro Village Master Plan**. This is much like our study of Holland that we completed for Northampton Township.

The **New Britain Borough Main Street Plan**, (part of our MEDI program) is progressing with the completion of work on land use, economic development conditions, and conceptual plans for the Town Center Shopping Center.

The land use and transportation plan for the **Cross Keys Area** is moving ahead. We received a final transportation report from our traffic consultant, and we have had discussions with the Doylestown Bike and Hike Committee on the importance of accommodating all types of vehicles and pedestrians. We are looking at development options, traffic improvements, and streetscape and mobility improvements. Also a MEDI project, with help from a grant.

We had our second meeting with the **Warminster Township Economic Development Committee** and presented an inventory of vacant parcels and approved land developments, as a first step in defining "opportunity areas" for future development or redevelopment. (MEDI project).

The **Plumsteadville Village Plan** is being developed under the MEDI program and includes a map of possible streetscape improvements and other village improvement features. We will be using some photo simulation techniques to illustrate how these improvements could look.

Morrisville Borough is one of our newer participants in the MEDI program, so we began with some initial fieldwork and inventory of downtown conditions. We are meeting with the Coordinator for the Landmark Towns of Bucks County program, at Delaware and Lehigh National Heritage Corridor, to discuss issues and conditions in Morrisville.

We have a contract with **Plumstead Township** to prepare their **Trails Plan**, which has involved site reconnaissance to determine the best ways to establish new trails and connect to existing trails. We have submitted a proposal to prepare a grant application for park development on their behalf.

In addition to special studies and plans, we are preparing, under contract, more traditional **Comprehensive Plans** for **Northampton Township, Lower Makefield Township, and Hilltown Township. Durham Township** has asked us for a proposal to update their comprehensive plan.

Preparing Ordinances – We are working with **New Britain Borough** on a mixed use ordinance for the area of Butler Avenue between New Britain Road and down to Beulah Road. This ordinance is the result of many meetings with potential developers, New Britain Borough officials, New Britain Borough businesses, and Delaware Valley University.

Providing Planning Information and Coordinating with other Agencies

The planning commission staff provides information and assistance to the many people who call us for help. This includes topics such as demographic and socioeconomic data, development proposals, BCPC reports, local zoning, and municipal regulations. Some of this work results from our mandated functions (reviewing proposed developments and reviewing various permit applications), some from other groups that need information, and some from residents who need guidance.

We worked with the **Bucks County Industrial Development Authority** on an illustrative sketch plan for a lot in the Sellersville Business Campus. The IDA is working on selling the subdivided lots, and they needed help with grading and site planning options.

We researched and prepared lists of residential and nonresidential proposals from 2005 to 2015 for the **Quakertown Community School District**.

The Pennsylvania DEP evaluates stream quality for all Pennsylvania streams. For many years, residents of upper Bucks County have sought to have DEP designate the **lower Tohickon Creek as an Exceptional Value stream**. We looked into their request for a letter of support and reviewed our files on this request.

We keep staff up to date on emerging issues in the county, and this month, this included learning about the **Spotted Lanternfly**, a pest that attacks cultivated grapes, fruit, and hardwoods and poses a significant threat to those agriculture in Pennsylvania .The lanternfly has been found in Milford Township and Trumbauersville Borough. An advisory group regarding containment efforts of this destructive non-native pest that has been formed and we participated in the conference call with the Pennsylvania Department of Agriculture.

Act 247 and 537 Review Activity

13 Subdivision and Land Development Proposal
2 Sketch Plans
11 Municipals
1 Sewage Facility Planning Modules
1 Traffic Impact Studies

Trails & Greenway Planning

We are working on **three trails in Bucks County**, based on the directions we received from the County Commissioners, as well as on **trails feasibility studies**. The three trails in the planning stage are the Upper Bucks Rail Trail, the Newtown Rail Trail, and the Upper Neshaminy Creek Trail. This month progress was made on several fronts, with one engineering contract signed, another one solicited, and more feasibility work being completed.

The County Commissioners adopted the **Lower Neshaminy Creek Trail Feasibility Study** at their first public meeting in January. As part of that presentation, BCPC provided an overview of all the trails work we are doing for the county. We are working toward completion of the **Middle Neshaminy Creek Trail Feasibility Study.** All of the trail feasibility projects have been funded by grants.

Boucher & James, Inc. was selected as the engineering consultant for the design and engineering of the Upper Bucks Rail Trail. We prepared and issue a Request for Proposals for the engineering and design of the Newtown Rail Trail

through Upper Southampton Township. We received a grant for this section and are still working to gain municipal approval for a continuation of the Newtown Rail Trail.

Coming to an agreement with SEPTA for the lease of the rail rights-of-way is an ongoing task for us, as we move forward on two trails. Issues such as the revenue generated from the sale of the metal tracks, insurance, liability, and maintenance still need to be worked out.

BCPC has become a recognized partner in the establishment of trails, through our feasibility work and trails planning, as well as through our participation and engagement with other trails and bike groups. We attended the monthly meeting of Doylestown Community Bike & Hike Committee. We discussed the possibility of partnering with Doylestown on a grant for development of the Upper Neshaminy Creek trail from Central Park to Bridge Point Park in Doylestown Township. We also met with representatives from Bike Bucks County, part of the Bicycle Coalition of Greater Philadelphia, to discuss their priorities.

Recycling and Solid Waste

We are working on setting up the **Household Hazardous Waste collection program** for 2016 by working with our neighboring counties and by finding suitable sites for the collection events this year. We have an intergovernmental agreement with the other counties and will review the RFP for vendors for this program.

One of our BCPC responsibilities is the collection of annual recycling reports from municipalities and key businesses, and this is underway.

Transportation

BCPC Transportation Planning staff is responsible for working with PennDOT, DRVPC, SEPTA, TMA Bucks, and other groups to insure that our transportation and funding needs are addressed. We also keep up with the various PennDOT funding avenues and grant programs. This month, we coordinated with DVRPC regarding Transportation Alternatives Program (TAP), wrote a letter of support for Bensalem's application for a Multimodal Transportation Fund grant for the Interstate 95/US Route 13 ramp project, and discuss potential funding opportunities with Quakertown Borough.

The Philadelphia City Planning Commission is heading up a study of the **Roosevelt Boulevard Corridor.** We are participants in this study because Roosevelt Boulevard/Route 1 goes into Bucks County.

TMA Bucks is our county Transportation Management Agency, and we participate on their Board of Directors and work with them on their annual work program, which is funded in part by PennDOT.

The **Transportation Improvement Program (TIP)** is updated every two years. And we are in the midst of working with our other counties in southeast Pennsylvania to determine how state and federal money should be prioritized for our region. BCPC staff will make a presentation later in the year on the results of months of meetings and work sessions at the regional planning commission on the TIP. One example of a project that could be funded on the TIP update is the Portzer Road Roundabout Project.

Geographic Information Systems (GIS)

GIS has become a central function in Bucks County government, with our GIS staff providing the overall management for a system that involves not only BCPC but also Emergency Communications and 9-1-1, Board of Assessment, Health Departments, and others. We help to keep the county tax map parcel records up to date.

The GIS data is increasingly used by people outside the county, either through our very popular public viewer, or through our GIS Consortium of municipalities.

The recent changes in FEMA's floodplain maps have generated many requests for maps and information on the location of floodplains. Because we have created maps showing current and proposed floodplains, we have been able to field these questions. We compiled an analysis and report of floodplain-affected properties in Bristol Township so that the township could notify residents.

We worked with our insurance agent and prepared floodplain maps of all county-owned properties. Because our GIS information is so valuable, we are able to share in the cost of producing and maintaining it by charging a fee for groups that wish to take advantage of all our data. We recently completed a data sale to Natural Land Trust.

Prepared floodplain maps of county owned properties.

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*
Edward Kisselback, *Secretary*
James J. Dowling
Raymond W. Goodnoe
David R. Nyman
Robert M. Pellegrino
Carol A. Pierce
R. Tyler Tomlinson

Lynn T. Bush
Executive Director

January 20, 2016

Tony Riccio, Vice President of Council
Bristol Borough
250 Pond Street
Bristol, PA 19007

Dear Mr. Riccio:

Congratulations on your new position as an elected official in your community. We know the importance of local government in understanding and tackling local issues.

I wanted to let you know that the Bucks County Planning Commission can be a resource to you as you begin your new position. The Planning Commission has a staff of professional planners, landscape architects, GIS (Geographic Information Systems) technicians, and transportation planners, and we are ready to assist you in a number of ways.

- The Planning Commission has the responsibility under the law to review and comment on all proposed developments throughout the County. As you undertake your review of new developments and subdivisions, you will receive written comments from us. The more communication we have with your planning commission and board, the more helpful we can be to you in emphasizing those issues that are most important to you.
- The Planning Commission offers professional planning services on a contract basis. We have contracts to assist local planning commissioners by attending meetings and contracts for preparing comprehensive plans, ordinances or special studies.
- The Planning Commission administers the Agricultural Land Preservation program, the Bucks County Open Space Program, and the Recycling and Household Hazardous Waste collection program. These programs all affect municipalities, either through grant programs or by complementing your local efforts to preserve open space and comply with mandates for solid waste and recycling.

- Our Municipal Economic Development Initiative is in its fourth year of providing our services free of charge to help communities examine their economic conditions, to assess the vitality of "Main Streets" and business areas, and to develop strategies to create a strong locally-based economy.
- The staff is available to provide data and mapping and to help answer questions you may have on planning, transportation, open space, trails, or other aspects of community development.

I am available to meet with your board or council to provide more information about what we do and how we might assist you.

Sincerely,

Lynn T. Bush
Executive Director

Bucks County Planning Commission
Other Municipal Reviews
February 03, 2016

Municipality	BCPC Number	Applicant	Tax Parcel Number(s)	Proposal
Bedminster Township	1-16-ASA1	Board of Supervisors	(1-6-52-2 & -63)	ASA Extension
Doylestown Borough	8-16-1	Borough Council		Zoning Ordinance Amendment: Table of Use Regulations
Lower Makefield Township	20-16-SD1	Pennsbury School District	(20-34-86, -87, -88 & -89)	Institutional Land Development: 8,300 Square-feet
Middletown Township	22-15-1 (P)	KTMT Stone, LP	(22-5-7)	Zoning Ordinance Amendment: Split Zoned Properties
New Hope Borough	27-16-1 (P)	Playhouse Inn Property, LLC		Zoning Ordinance Amendment: Market Use
Nockamixon Township	30-16-ASA1	David & Roxanne Caccavo	(30-4-32; 30-4-33; 30-1-7-2; 30-1-7-3; 30-1-8-2)	ASA Extension
Richland Township	36-16-ASA1	George & Hope Zavitsanos	(36-29-21)	ASA Extension
Upper Southampton Township	48-15-2R	Board of Supervisors		Zoning Ordinance Amendment: Massage Establishment and Unspecified Use
Warrington Township	50-15-5R	Board of Supervisors		Zoning Ordinance Amendment: Wireless Communication Facilites & Public Notice Provisions
Warrington Township	50-16-1	Board of Supervisors		SALDO Amendment: Abolish the Planning Department
Warrington Township	50-16-2	Board of Supervisors		Zoning Ordinance Amendment: Abolish the Planning Department

BUCKS COUNTY PLANNING COMMISSION

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Robert M. Pellegrino
Carol A. Pierce
R. Tyler Tomlinson

Lynn T. Bush
Executive Director

CONFIDENTIAL—NOT FOR RELEASE

February 3, 2016
BCPC #1-16-ASA1

MEMORANDUM

TO: Bedminster Township Board of Supervisors
Bedminster Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Request for an Addition to the Agricultural Security Area
TMPs #1-6-63 and 1-652-2
Received: January 4, 2016
Hearing Date: February 10, 2016

In accordance with the provisions of Act 43 of 1981, the Agricultural Area Security Law 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 February 3, 2016.

GENERAL INFORMATION

Requested Action: Add two parcels totaling 21.815 acres to the Agricultural Security Area (ASA) of Bedminster Township.

Landowner:	William B. Lynne
Tax Map Parcel:	1-6-63
Location:	West side Elephant Road side of
Size of tract:	11.6 acres
Zoning:	AP Agriculture Preservation District
Comprehensive Plan:	Agricultural Preservation
Soil Classes:	3w, 4w

Landowner:	Joseph and Kelly A. Bues
Tax Map Parcel:	1-6-52-2
Location:	Southwest side of Slotter Road approximately 600 feet north of Center School Road
Size of tract:	10.215 acres
Zoning:	AP Agriculture Preservation District
Comprehensive Plan:	Agricultural Preservation
Soil Classes:	3e, 3w

COMMENTS

The Bucks County Planning Commission recommends that the two parcels be added to the Agricultural Security Area of Bedminster Township since they comply with the requirements of Act 43 and are consistent with applicable comprehensive plans and zoning ordinances.

All or a portion of the parcels appear to be actively farmed and 100 percent of the soils covering both tracts are designated by the Natural Resources Conservation Service's (NRCS) land capability classification as Class I through IV. A goal of the *Bedminster Township Comprehensive Plan* (2008) is to retain its farming heritage and support the agricultural industry by conserving land for farming activities. Both parcels are also within the Agricultural Preservation planning area and zoned AP Agriculture Preservation.

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

CIG:dc

cc: William B. Lynne
Joseph and Kelly A. Bues
Peter Nelson, Grim, Biehn & Thatcher, Township Solicitor
Richard H. Schilling, Township Manager (via email)
Richard B. Harvey, Bucks County Agricultural Preservation Program

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

CONFIDENTIAL — NOT FOR RELEASE

February 3, 2016
BCPC #8-16-1

MEMORANDUM

TO: Doylestown Borough Council
Doylestown Borough Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Table of Use Regulations
Applicant: Borough Council
Received: January 20, 2016
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 February 3, 2016.

GENERAL INFORMATION

Proposed Action: Amend Section VI of Ordinance 2015-2 of the Doylestown Borough Code of Ordinances, which we reviewed on August 5, 2015 (BCPC #8-15-3) and adopted by Borough Council on August 17, 2015. Section VI would be amended by changing the use number cited from 49.1 to 49.2. The Table of Use Regulations of the zoning ordinance would also be amended and clarified to allow Municipal Designated Wireless Telecommunications Facility (Use 49.1) by right in the R-2, CR-H, O, CC, and PI zoning districts and to allow Tower-Based Wireless Communications Facilities (Use 49.2) by special exception in the R-3 and CI zoning districts.

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.

We would appreciate being notified of the 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: Jordan B. Yeager, Esq., Borough Solicitor
John H. Davis, Borough Manager (via email)

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

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February 3, 2016
BCPC #20-16-SD1

MEMORANDUM

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

FROM: Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development—Pennwood Middle School Renovations and Campus Improvements
TMP #20-34-86, -87, -88, -89 or -90
Applicant: Pennsbury School District
Owner: Same
Plan Dated: June 2015
Date Received: January 19, 2016

In accordance with the provisions of Sections 305 and 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, which was endorsed by the Bucks County Planning Commission at its meeting on February 3, 2016.

GENERAL INFORMATION

Proposed Action: Provide various renovations and improvements to the Pennsbury Middle School Campus which consists of 67.49 acres. The school campus contains various athletic fields and facilities; a fenced parking area for buses; bus loading areas; parking lots; internal driveways and walkways; stormwater facilities; and three existing schools (Pennwood Middle School, Charles H. Boehm Middle School, and William Penn Middle School). Two new building additions, totaling approximately 8,300 square feet are proposed to Pennwood Middle School. Other campus site improvements include separating parking and parent drop-off areas from school bus drop-off and circulation routes; providing protected pedestrian routes behind each middle school; eliminating on-street parking stalls along Makefield and Big Oak roads by creating new visitor parking areas at Pennwood and Charles H. Boehm middle schools; and consolidating bus storage areas and relocating the current fueling station out of the floodplain. Public water and sewer facilities currently serve the site.

Location: The Pennsbury Middle School Campus has frontage along Roelofs, Makefield, Big Oak and Derbyshire roads.

Zoning: R-2 Medium Density Residential District permits public or private schools by special exception. Public or private schools are required to have a minimum net lot area of 5 acres and a minimum lot width of 300 feet. According to a notation on the Record Plan (Plan Sheet No. C010), the Lower Makefield Township Zoning Hearing Board granted a variance from Zoning Ordinance Section 1226 to permit a maximum of 40 percent impervious surface on the Pennsbury Middle School Campus complex (Zoning Hearing Board Appeal No. 90-722).

Present Use: Institutional (existing middle school campus).

COMMENTS

1. **Requested variances**—The plan indicates that variances are requested from the following Zoning Ordinance requirements:

200-51.B(1)(b)	100 percent protection for one-hundred year floodplain (in order to modify existing parking areas and driveways which are currently located within the floodplain)
200-51.B(4)(c)	100 percent protection for 50-foot wetlands/watercourses buffer area (in order to modify existing parking lots and driveways which are currently located within a 50-foot wetlands/watercourse buffer area)
200-51.B(5)(c)[1]	50 percent resource protection requirement for Class 1 Steep Slopes-8 percent to less than 15 percent (in order to construct a parking lot within a Class 1 Steep Slope Area. Past site plans indicated that these steep slopes were man-made)
200-78.G(2)	25-foot residential parking setback (in order to construct an improved parking area along Roelofs Road for TMP #20-34-88.)

These variance requests should be resolved prior to the Board of Supervisors taking action on the proposed land development.

2. **Vehicular turn-around space**—A visitor parking lot containing 15 parking spaces is proposed in front of Pennwood Middle School and a 39-space parking lot is proposed off of the western Roelofs Road driveway behind Pennwood Middle School. Since all vehicles utilizing these lots will enter and exit through the same driveway for each parking lot, officials should ensure that adequate turnaround space is provided for vehicles, in the event all parking spaces in the visitor parking lot are filled.

3. **Environmental assessment**—Section 178-20.E.23 of the subdivision and land development ordinance requires the submission of an environmental impact assessment report for all land developments. The required assessment was not provided with the plan submission for our office.

4. **Tree protection**—Regrading is proposed around all buildings on the middle school campus. Assurances should be provided that, where existing trees are to remain, tree protection fencing is installed in accordance with the requirements in Section 178-85 of the subdivision and land development ordinance. A plan for tree protection during construction in accordance with Section 178-20.E(14) of the subdivision and land development ordinance should be provided.

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).

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

LMW:dc

cc: Daniel C. Rodgers, Business Administrator, Pennsbury School District
Owen M. Hyne, P.E., C.E.A., Project Manager, Remington & Vernick Engineers
Boucher & James, Township Engineer
Terry Fedorchak, Lower Makefield Township Manager (via email)
Steve Ware, Lower Makefield Township Planning and Zoning Administrator (via email)

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Executive Director

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February 3, 2016
BCPC # 22-15-01(P)

MEMORANDUM

TO: Middletown Township Board of Supervisors
Middletown Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Private Request for Zoning Ordinance Amendment for Split-Zoned Properties
Applicant: KTMT Stone, LP
Received: December 31, 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 February 3, 2016.

GENERAL INFORMATION

Requested Action: Add to the Zoning Ordinance Section 500-504 for single properties of 100 acres or more, located in more than one zoning district (split zoned properties). The properties must be split zoned between the RA-2 Residence Agricultural District and RA-3 Residence Agricultural District. The ordinance amendment would permit the development of properties using reduced lot sizes and dimensional requirements in exchange for the provision of open space. The reduced lot sizes would be permitted within 1,750 linear feet of the split zoning boundary line.

Proposed Zoning Requirements: Single-family detached dwelling developments would be permitted using the area and dimensional standards indicated below if the property is either zoned RA-3 or is located within 1,750 feet of the RA-3 zoning boundary but which is located in the RA-2 zoning district.

Minimum Lot Area:	15,000 square feet
Minimum Lot Width:	100 feet
Maximum Density:	1.2 dwelling units per acre
Maximum Building Coverage:	20 percent
Maximum Building Height:	35 feet
Minimum Front Yard:	35 feet
Minimum Side Yard:	10 feet/30 feet aggregate
Minimum Rear Yard:	35 feet
Maximum impervious surface:	30 percent

A minimum of 20 percent of the base site area must be provided in open space and a 75-foot-wide buffer yard is required adjacent to the perimeter of areas containing lots.

Existing Zoning Requirements: RA-3 Residence Agricultural District allows single-family detached dwellings on a minimum lot size of 22,500 square feet, a maximum density of 1.4 dwelling units per acre, and the following requirements:

Minimum Lot Width:	125 feet
Maximum Building Coverage:	15 percent
Maximum Building Height:	35 feet
Minimum Front Yard:	50 feet
Minimum Side Yard:	15 feet/40 feet aggregate
Minimum Rear Yard:	50 feet
Maximum impervious surface:	30 percent

RA-2 Residence Agricultural District allows single-family detached dwellings on a minimum lot size of 30,000 square feet and a maximum density of 1.2 dwelling units per acre. The remaining standards are the same as those listed for the RA-3 district.

Neither zoning district specifies a requirement for buffer yards or for open space. However, Section 2505.A requires that a 100-foot buffer be provided on any lot which abuts an OR Open Recreation District measured from the property line or street line.

COMMENTS

The staff of the Bucks County Planning Commission previously reviewed and provided comments on a sketch plan for the Stone farm property (see BCPC# 9708-A dated June 15, 2015). We had recommended that planning elements be incorporated into the development plan to help achieve a sustainable neighborhood in accordance with goals and objectives outlined in county and municipal documents. In this regard, we suggested township officials consider providing some flexibility in the R-2A and R-3A zoning district regulations for large land tracts (i.e., 25 acres or more) through a single-family cluster use or lot averaging option to protect existing natural features, water resources, and open space on the site. The applicant's proposal may be an attempt to draft zoning provisions to address this recommendation.

The following comments are provided for municipal officials to consider in their review of the zoning consideration:

1. **Applicability of provisions**—It appears the proposed amendment will apply only to the Stone property. Much of the split-zoned land in the township is already developed, and this amendment would only apply to sites containing more than 100 acres. George School and St. Mary Medical Center properties have some potential for development/infill, but only George School appears to contain more than the 100 acres. The proposed amendment language allowing smaller lots on properties which are less than 1,750 linear feet from the RA-3 district boundary line is arbitrary, except that it applies to the Stone tract and allows most of the land to the west of the stream to be developed using the proposed new standards.

Because this amendment would only apply to the Stone property, and because the Stone property is highly visible, adjacent to Core Creek Park, and the largest undeveloped property in the township, we encourage the township officials to carefully scrutinize it and take steps to make sure that the resulting development will meet community standards.

2. **Comprehensive Plan policies and guidelines**—The *Middletown Township Comprehensive Plan* (1994) contains a chapter entitled, "A Plan for the Future." The goal for Residential Development (page 54) is to provide land for a variety of housing types in suitable locations throughout the Township. The Future Land Use Plan in the comprehensive plan indicates the Stone farm is in the Rural Residential Area. The Rural Residential Area recommends one-half acre parcels. Guidelines for residential development, and for the Stone property specifically, are contained on pages 58 - 60. The discussion in this plan section centers on conserving open space and environmental amenities, with one recommendation to rezone the front portion (along Route 413) from RA-3 to RA-2, which is inconsistent with this proposed zoning amendment. Municipal officials should determine whether the proposal provides an adequate balance between development and preservation to be consistent with the comprehensive plan. It appears more open space would be provided on the site with the requirement for at least 20 percent open space protection. A higher open space ratio is possible and should be examined. (See comment 3.a below).

3. **Applicability of zoning provisions**—If township officials determine there is merit to allowing a "cluster-type" development in the RA-2 and RA-3 districts on properties of 100 acres or more, we recommend the following comments be considered:

   a. **Development densities/Net density**—The proposed zoning amendment allows for a maximum density of 1.2 dwelling units per acre of base site area and a minimum open space ratio of 20 percent. Since there is a direct correlation between how much open space is protected and the densities that result in the developed portion of a "cluster-type" development, we recommend township officials evaluate their goals for this property. For example, to preserve 75 percent open space on a tract in a one-acre zoning district through the use of clustering, lots of about 10,000 square feet must be allowed on the developed portion. The number of dwellings on the whole site remains unchanged, but the density of the developed area, or "net density," gets larger as the open space increases. The higher the net densities that a municipality is willing to permit, the greater percentage of open space that can be preserved.

      Bucks County Planning Commission staff can provide examples of open space ratios and resulting lot sizes if the Township would benefit from the experiences with other cluster ordinances.

   b. **Required open space**—Township officials should consider the type and amount of land that is considered part of the minimum 20 percent open space and must ensure that Township standards on what constitutes open space are included in any zoning amendment. Middletown Township defines open space in Section 202 of the zoning ordinance as "land which shall be kept open in perpetuity and shall be restricted from future development…To qualify as open space, such land shall be used only for open space uses; recreation, amenity, buffer or resource protection. Open space shall not include land occupied by non-recreational buildings or structures, roads or road rights-

of-way, easements, paving lots…stormwater detention basins or retention basins or the yards or lots of dwelling units." This Section provides safeguards that will ensure that areas such as stormwater basins are not counted as required open space. It is important that this Section 202 standard be referenced as a regulation or included as a regulation so that it applies to any property being developed under new zoning rules. But the Township may want to go beyond the current zoning rules that define what counts as open space. Based on the current ordinance, the required protected natural resources (zoning ordinance Section 2501) and buffer yard areas would count toward meeting the required open space. Therefore, under the ordinance amendment proposed, the potential exists to have most or all of the required open space dedicated to the buffer yard and natural features (floodplains, wetlands, etc.), leaving little or no area of open space for passive or active recreation or for contiguous open space connections.

c. **Buffer yards**—A 75-foot buffer is proposed to be required around lots that are within the 1,750 foot "transition" area. Currently, zoning ordinance Section 2505.A(2) requires a 100-foot buffer between residential uses and the OR Open Recreation district. The amendment should be clarified so that the current 100-foot buffer is retained between the residential lots and the OR district.

d. **Required building envelope**—The current zoning ordinance (Section 2502) requires a minimum building envelope area by zoning district: 5,000 square feet for RA-3 and 6,000 square feet for RA-2. It appears this should apply to the lots under the proposed amendment and should be referenced in the proposed 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.

CIG:dc

cc: KTMT Stone, LP
Erik Garton, P.E., Gilmore & Associates
Robert W. Gundlach, Jr., Esquire, Fox Rothschild, LLP
Joseph Pizzo, Esquire, Municipal Solicitor
Stephanie Teoli-Kuhls, Township Manager (via email)
Patrick Duffy, Township Zoning Officer (via email)

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Executive Director

CONFIDENTIAL — NOT FOR RELEASE

February 3, 2016
BCPC # 27-16-1 (P)

MEMORANDUM

TO: New Hope Borough Council
New Hope Borough Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Private Request to Amend the Zoning Ordinance—Market Use
Applicant: Playhouse Inn Property, L.L.C.
Received: January 22, 2016
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 February 3, 2016.

GENERAL INFORMATION

Requested Action: Amend the zoning ordinance to establish the use "Market" and associated regulations, and allow this new use in the CC-Central Commercial District. In addition, the regulations for Limited Winery Retail shall be revised.

Proposed Zoning Provisions: The proposed Market use may include a retail store, service business, repair service, restaurant (without drive-through facilities), retail food shop, convenience store, and village restaurant. Except for a restaurant (without drive-through facilities), any individual use permitted in a market use shall not exceed 3,000 square feet of floor area (gross), including indoor and outdoor areas, unless a lesser maximum is required elsewhere in the zoning ordinance. A restaurant (without drive-through facilities) shall not exceed forty percent (40%) of the gross floor area of the market use. The Market use also includes specific regulations including those related to adjacency with the Delaware River, outdoor eating and service area location, outdoor display and sales are location, side yard setback for parking, canopy and awning projection, architectural style, use and occupancy permit, and communal seating arrangements.

The new Market use would be permitted in the CC Central Commercial District with the following requirements:

Minimum lot area:	0.5 acres
Minimum floor area of building:	7,500 square feet

Maximum floor area of building:	20,000 square feet
Maximum impervious surface coverage:	70%
Maximum building coverage:	70%
Minimum lot width at street line:	40 feet
Maximum building height:	35 feet
Minimum yards (setbacks):	
Front:	6 feet
Side:	0 feet, aggregate 12 feet.
Rear:	10 feet
Build-to-line (maximum setback):	15 feet

The sign regulations would also be amended to provide limitation on directory signs associated with the new Market use. In addition, the parking regulations would be amended to include the following specific requirement for the new Market use: one space for every 800 square feet of gross floor area, including an area outside a building that is used for sales, seating, display, or other activities associated with the use.

The proposed zoning amendment will also revise the regulations for Retail Store use to include a limited winery with the sale of wine in bottles and limited wine samples at a location approved by the Pennsylvania Liquor Control Board to allow for the sale of wine in bottles, but shall not include the sale of any alcoholic beverages by the glass or food.

Existing Zoning Provisions: The current regulations do not include the use "Market." The Limited Winery Retail regulations do not specify how wine can be sold.

COMMENTS

The Bucks County Planning Commission staff assisted the Borough and the applicant in developing the regulations contained in the proposed zoning ordinance amendment. We recommend that the Borough adopt the proposal if it is consistent with all other borough requirements.

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.

RGB:dc

cc: Playhouse Inn Property, L.L.C., Anne LaFriniere, Petitioner
William Benner, Petitioner Solicitor
Thomas J. Walsh III, Esq., New Hope Borough Solicitor
John Burke, New Hope Borough Manager (via email)

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Lynn T. Bush
Executive Director

CONFIDENTIAL—NOT FOR RELEASE

February 3, 2016
BCPC #30-16-ASA1

MEMORANDUM

TO: Nockamixon Township Board of Supervisors
Nockamixon Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Request for an Addition to the Agricultural Security Area
TMPs #30-4-32; 30-4-33; 30-1-7-2; 30-1-7-3; 30-1-8-2
Received: January 7, 2016
Hearing Date: Not Scheduled

In accordance with the provisions of Act 43 of 1981, the Agricultural Area Security Law 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 February 3, 2016.

GENERAL INFORMATION

Requested Action: Add five (5) parcels totaling 237.15 acres to the Agricultural Security Area (ASA) of Nockamixon Township.

Landowner:	David and Roxanne Caccavo
Tax Map Parcel:	30-1-7-2
Location:	East side of Gallows Hill Road
Size of tract:	11.27 acres
Zoning:	RA Residential - Agricultural
Comprehensive Plan:	Agricultural
Soil Classes:	2e, 3e, 3w, 4e

Landowner:	David and Roxanne Caccavo
Tax Map Parcel:	30-1-7-3
Location:	East side of Gallows Hill Road
Size of tract:	3.44 acres
Zoning:	RA Residential - Agricultural
Comprehensive Plan:	Agricultural
Soil Classes:	2e, 3e, 4e

Landowner:	David and Roxanne Caccavo
Tax Map Parcel:	30-1-8-2
Location:	East side Gallows Hill Road and South side of Durham Nox Road
Size of tract:	63.60 acres
Zoning:	RA Residential - Agricultural
Comprehensive Plan:	Agricultural
Soil Classes:	2e, 3e, 4e

Landowner:	David and Roxanne Caccavo
Tax Map Parcel:	30-4-32
Location:	East side Gallows Hill Road and South side of Durham Nox Road
Size of tract:	36.15 acres
Zoning:	RA Residential - Agricultural
Comprehensive Plan:	Agricultural
Soil Classes:	2e, 3e, 3w, 4e, 7s

Landowner:	David and Roxanne Caccavo
Tax Map Parcel:	30-4-33
Location:	South side of Durham Nox Road and Ealer Hill Road
Size of tract:	122.69 acres
Zoning:	RA Residential - Agricultural
Comprehensive Plan:	Agricultural
Soil Classes:	2e, 3e, 3w, 4e, 7s

COMMENTS

The Bucks County Planning Commission recommends that the five contiguous parcels be added to the Nockamixon Township Agricultural Security Area since they comply with the requirements of Act 43 and appear to be consistent with the applicable township comprehensive plans and zoning ordinances.

Based upon a recent aerial photograph, a significant portion of these five parcels appears to be actively farmed. At least 50 percent of the soils covering the tracts are designated by the Natural Resources Conservation Service's (NRCS) land capability classification as Class I through IV.

A primary goal of the *Nockamixon Township Comprehensive Plan* (2005) is to retain its rural character and assure that farmland and open space remain in perpetuity throughout the township. Another goal is to protect critical natural features and by approving the inclusion of these tracts, significant woodlands, floodplain and riparian area will be protected. According to the Agricultural Soils Map (Map 1-4) in the *Nockamixon Township Comprehensive Plan* (2005), prime farmland and statewide important agricultural soils occupy the subject tracts. In addition, the map shows several adjacent tracts that are in the Agricultural Security District. Agriculture is a permitted use in the RA Residential - Agricultural zoning district. Therefore, the requested action is consistent with Nockamixon's comprehensive plan and zoning ordinance.

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

JSI:dwb

cc: Jordan B. Yeager, Curtin & Heefner, LLP, Township Solicitor
David and Roxanne Caccavo
Richard B. Harvey, Bucks County Agricultural Preservation Program
Keith DeLuca, Township Office Manager/Treasurer (via email)

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Lynn T. Bush
Executive Director

CONFIDENTIAL—NOT FOR RELEASE

February 3, 2016
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 #36-29-21
Received: January 21, 2016
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 February 3, 2016.

GENERAL INFORMATION

Requested Action: Add the following tax parcel to the Agricultural Security Area in Richland Township.

Landowner:	George and Hope Zavitsanos
Tax Map Parcel:	36-29-21
Location:	1225 East Cherry Road
Size of tract:	66.6 acres
Zoning:	Resource Protection
Comprehensive Plan:	Resource Protection
Soil Classes:	3w, 4w

COMMENTS

We recommend that the subject parcel 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, the parcel contains at least 50 percent of land composed of Class 1 through Class 4 soils.[1] Based upon a 2010 aerial photograph, the parcel appears to consist primarily of active farmland.

[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.

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, the subject parcel is in the Resource Protection Area and located outside the Year 2020 primary development area, the area designated to handle development within than time period.

The parcel is zoned RP Resource Protection, a district intended to protect areas consisting largely of sensitive natural features such as woodlands, steep slopes, scenic areas, wetlands, floodplains, and lakes and ponds. Intensities are such as to ensure that these resources are permanently protected. The Township's 2009 *Open Space Plan Update* shows the parcel as potential Agricultural Security Area parcel.

Therefore, the inclusion of the subject parcel 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
George and Hope Zavitsanos
Stephen Sechriest, Township Manager (via email)
Richard B. Harvey, Director, Bucks County Agricultural Land Preservation Program

BUCKS COUNTY PLANNING COMMISSION

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CONFIDENTIAL — NOT FOR RELEASE

February 3, 2016
BCPC #48-15-2R

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: January 21, 2016
Hearing Date: March 1, 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 February 3, 2016.

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 in shopping centers (Use 41) with frontage on Second Street Pike, 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 reviewed a previous version of this proposal at the August 5, 2015 meeting (BCPC #48-15-2). Various sections related to the operation and licensing of a massage establishment have been removed from the latest proposal. It is our understanding that these provisions will become part of the proposed Chapter 125 Public Health of the Upper Southampton Township Code.

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 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)

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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Carol A. Pierce
R. Tyler Tomlinson

Lynn T. Bush
Executive Director

CONFIDENTIAL — NOT FOR RELEASE

February 3, 2016
BCPC #50-15-5R

MEMORANDUM

TO: Warrington Township Board of Supervisors
Warrington Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Wireless Communication Facilities and Public Notice Provisions
Applicant: Board of Supervisors
Received: January 14, 2016
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 January 6, 2015.

GENERAL INFORMATION

Proposed Action: Permit Non-Tower Wireless Communication Facilities (WCF) as conditional use in a number of districts. Provide location and development standards for Tower-Based WCF in the right-of-way. The proposed amendment to the zoning ordinance regarding WCF was reviewed by the BCPC on January 6, 2016, (BCPC #50-15-5). The following material has been added:

- Require applications for WCF, which are not a substantial change to an existing WCF, so that the township may verify that no building or zoning permits are required in accordance with the Wireless Broadband Collocation Act (WBCA). Require notification for replacement or maintenance of WCF that do not meet the definition of substantial change. WCF attached to PennDOT traffic signal structures shall be accompanied by proof of PennDOT approval.

- Amend the hearing notice standards for Zoning Hearing Board and ordinance amendments hearings.

Proposed Zoning Provisions: Permit Non-Tower WCF not subject to the Pennsylvania Wireless Broadband Colocation Act (WBCA). Permit Tower-Based WCF and communication equipment buildings as conditional uses in the RA Residential Agricultural, PRD-M-Planned Residential Development-Mobile Home, R-1 Residential, PI-1 Planned Industrial-1, CBD Central Business, and C-2 Commercial districts.

New standards for WCF in the right-of-way include a maximum height of 35 feet and must be setback 75 feet from areas where utilities are underground. Tower-Based WCF are permitted along certain collector and arterial roads as conditional uses regardless of underlying zoning district, but not within 50 feet of areas with underground utilities. A map of the roads where WCF are permitted is maintained by the Township and adopted annually by the Board of Supervisors.

The existing zoning provision for Non-Tower WCF outside the right-of-way remains unchanged.

Non-Tower WCF shall be located on utility poles and traffic lights when feasible. If placement is not possible, Non-Tower WCF are permitted by conditional use in all zones subject to existing regulations. Timing of approval standards are provided consistent with the WBCA.

An existing prohibition against WCF in residential zones within 500 feet of a residential use or residential district boundary will be deleted.

Replacement of WCF may be performed without obtaining building or zoning permits but an application is required to determine conformance with township ordinances and the WBCA. Provisions requiring PennDot approval for WCF located on traffic signal structures and for notification of replacement and maintenance of WCF on existing facilities.

The times and intervals for public notices for Zoning Hearing Board and ordinance amendments standards are to be revised. Hearing notice for both actions shall be placed in a newspaper stating the time and place and nature of the matter to be discussed and advertised once a week for two successive weeks 30 and 7 days before hearing.

Existing Zoning Provisions: WCF are regulated based on location and type. Tower-Based WCF are prohibited in residential zoning districts and must be setback 500 feet from a lot in residential use or 500 feet from a residential zoning district. Towers may not exceed 150 feet in height and must use stealth technology. All Tower-Based WCFs must allow other service providers to collocate antennae.

Tower-Based WCF inside the right-of-way may not have extensions of existing towers that increase the overall height of the tower by more than 75 feet. Compensation shall be provided for right-of-way use.

Tower-Based WCF outside the right-of-way must be on a minimum lot size meeting the district lot size requirement if they are the sole use on a parcel. They may be combined with another use and must be designed to accommodate additional antennae.

Non-Tower WCF are permitted in all zones but not on historic buildings. Non-Tower WCF outside the right-of-way are not permitted on dwelling units and shall use stealth technology. Non-Tower WCF in the right-of-way shall be collocated on existing poles such as street lights or utility poles. Compensation shall be provided for the right-of-way use.

Zoning Hearing Board hearing notices are required one week before a hearing one time in a local newspaper between 7 and 30 days from the hearing date. Notice of ordinance amendments is required in a local newspaper once per week for two successive weeks not more than 30 days and not less than 14 days prior to the date of said hearings.

COMMENT

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 and 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: Terry W. Clemons, Municipal Solicitor
Tom Zarko, CKS Engineers, Inc., Municipal Engineer
Barry P. Luber, Municipal Manager (via email)

BUCKS COUNTY PLANNING COMMISSION

The Almshouse Neshaminy Manor Center 1260 Almshouse Road
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Carol A. Pierce
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Lynn T. Bush
Executive Director

CONFIDENTIAL — NOT FOR RELEASE

February 3, 2016
BCPC #50-16-1

MEMORANDUM

TO: Warrington Township Board of Supervisors
Warrington Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Subdivision and Land Development Ordinance—Abolish the Planning Department
Applicant: Board of Supervisors
Received: January 19, 2016
Hearing Date: Not indicated

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 February 3, 2016.

GENERAL INFORMATION

Proposed Action: Amend the subdivision and land development ordinance to abolish the planning department by deleting a definition of the term "Planning Department" and deleting references to the term in other sections of the ordinance. The Planning Department and function was established by an ordinance amendment reviewed by this office in January 8, 2014.

Existing Provisions: Section 22-202 of the subdivision and land development ordinance defines the term "Planning Department" as a planning agency consisting of the Chairperson of the Board of Supervisors, a second member of the Board of Supervisors, Chairperson of the Township Planning Commission, the Township Manager, and the Township Zoning Officer. Upon reviewing subdivision and land development applications, the Planning Department has the authority to make recommendations directly to the Board of Supervisors or to refer the subdivision or land development application to the Planning Commission for its review and recommendation to the Board of Supervisors."

The ordinance contains various sections which limit the duties of the Planning Commission and grant more responsibility to the Planning Department. The Planning Department has priority responsibility for plan review which may be shared with the planning commission but is not required.

COMMENT

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 505(b) of the Pennsylvania Municipalities Planning Code.

DCZ:dc

cc: Terry Clemons, Municipal Solicitor
Tom Zarko, P.E., CKS Engineers, Inc., Municipal Engineer
Barry Luber, Municipal Manager (via email)

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

CONFIDENTIAL — NOT FOR RELEASE

February 3, 2016
BCPC #50-16-2

MEMORANDUM

TO: Warrington Township Board of Supervisors
Warrington Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Abolish the Planning Department
Applicant: Board of Supervisors
Received: January 19, 2016
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 February 3, 2016.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to abolish the planning department by deleting the definition of the term "Planning Department," deleting references to the term in several other definitions, and replacing the word Planning Department with Planning Commission in various sections of the ordinance. The planning department and function was established by an ordinance amendment reviewed by this office in January 8, 2014.

Proposed Provisions: Delete the definition of the term "Planning Department" in Section 202, delete the term throughout the ordinance and replace the references to "Planning Department or Planning Commission" with "Planning Commission."

Existing Provisions: Section 27-202 of the zoning ordinance defines the term "Planning Department" as a planning agency consisting of the following members: Chairperson of the Board of Supervisors, a second member of the Board of Supervisors, Chairperson of the Township Planning Commission, Township Manager, and the Warrington Township Zoning Officer.

The ordinance contains various sections which limit the duties of the Planning Commission and grant more responsibility to the Planning Department. The Planning Department has priority responsibility for plan review which may be shared with the planning commission but is not required.

COMMENT

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.

DCZ:dc

cc: Terry Clemons, Municipal Solicitor
Barry Luber, Municipal Manager (via email)

Bucks County Planning Commission
Subdivision and Land Development Reviews

December 28, 2015 to January 22, 2016

Municipality	BCPC Number	Tax Parcel Numbers	Applicant	Submission Level	Proposal
Bristol Township	12140	(5-73-73)	6215 Airport Road	F	2 Industrial Lots
Buckingham Township	11246-A	(6-8-52 & -52-4)	Dinardo	P	Lot Line Change
Chalfont Borough	12136	(7-12-1-1)	Univest Bank & Trust Co.	P	Commercial Land Development: 2,580 Square-feet
Chalfont Borough	11904	(7-6-56)	Belle Chalfont School Property	P	18 Attached Units 4 Multifamily Units
Doylestown Borough	12141	(8-8-284 & -285)	Hamilton Street Properties	P	Lot Line Changes 4 Single-family Lots
Milford Township	6494-N	(23-2-150-2)	Precision Finishing	P	Industrial Land Development: 70,000 Square-feet
New Britain Township	12142	(26-1-103-1)	324 Schoolhouse Road	P	Commercial Land Development: 11,200 Square-feet
New Britain Township	12139	(26-11-27.1, -28 & -28-1)	Blumberg Trust	P	Lot Line Change
New Hope Borough	10436-D	(27-10-142)	Bucks County Playhouse Inn	P	Commercial Land Development: 1,477 Square-feet
Perkasie Borough	5301-A	(33-14-43)	Hidden Meadow	F	48 Single-family Lots
Quakertown Borough	12138	(35-4-198)	Bucks Preservationists	F	5 Attached Units
Solebury Township	12143	(41-22-138-2)	Central Bucks Properties, LP	S	Commercial Land Development: 2,700 Square-feet
Warminster Township	12137	(49-3-47)	Dentistry by Design	S	Commercial Land Development: 752 Square-feet

Bucks County Planning Commission
Subdivision and Land Development Reviews

December 28, 2015 to January 22, 2016

Municipality	BCPC Number	Tax Parcel Numbers	Applicant	Submission Level	Proposal
Warminster Township	12038-A	(49-24-41-3)	Tall Oaks	P	74 Attached Units
West Rockhill Township	12115	(52-17-72)	A&T Subaru	P	Commercial Land Development: 6,790 Square-feet

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R. Tyler Tomlinson

Lynn T. Bush
Executive Director

January 14, 2016
BCPC #12140

MEMORANDUM

TO: Bristol Township Council
Bristol Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Final Plan of Subdivision—6215 Airport Road (Hodges)
TMP #5-73-73
Applicant: Kevin Hodges
Owner: Alfred R. Zwiebel
Plan Dated: October 29, 2015
Date Received: December 16, 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 1.3-acre site into two industrial lots consisting of 11,250 and 46,877 square feet. Proposed Lot 1 (11,250 square feet) contains an existing building and stone area and will also contain a trailer that is proposed to be relocated onto that lot. Proposed Lot 2 (46,877 square feet) contains an existing building and paved/stone areas. Public water and sewer facilities currently serve the site.

Location: The southern corner of the intersection of Airport Road and Hardy Street. The site also has frontage on Hanford Street.

Zoning: M-2 Heavy Manufacturing District permits a variety of manufacturing, research, and warehousing uses on a minimum lot area of 10,000 square feet with a minimum lot width of 100 feet. Permitted maximum building area and impervious surface coverage in this district are 35 and 65 percent, respectively.

Present Use: Industrial.

COMMENTS

1. **Requested variance**—According to a notation on the plan, the applicant is requesting a variance from Zoning Ordinance Section 205-61.B to permit Lot 1 to have a lot width of 75

feet instead of the required 100 feet. This issue should be resolved prior to Council taking action on the proposed subdivision.

2. **Requested waivers**—According to information listed on the plan, the applicant is requesting waivers from the following subdivision and land development ordinance (SALDO) sections:

177-35.A, -66, -67	To not require sidewalks and curbs along any of the street frontages. To allow the existing cartway widths to remain.
177-47.D	To not require Lot 2 to be deed restricted to limit access only to the lower order street
177-51.A.(1)(a)	To not require street trees to be planted along street frontages.
177-93.A.(1)	To permit the plan to be drawn at a scale of 1 inch equals 20 feet instead of the required scales of 1 inch equals 50 feet or 1 inch equals 100 feet.
177-93.C.(3)	The location, names, and widths of streets: the location and names of railroads, the location of sanitary sewers, storm drains, water mains, culverts, petroleum or petroleum product lines, gas lines, electric and telephone lines, fire hydrants, and all other utilities or significant man-made features on or within 200 feet of any part of the tract.
177-93.C.(5)	All underground utility lines shall be shown on the plan.

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 requested waivers from showing existing utility lines, we recommend that the Township officials require this information to be shown on the plan to ensure there will not be any issues with possible existing lines relative to the location of the proposed lot line. It is noted that General Note #3 on the plan states, "Location of underground utilities and information shown obtained by field locations and the Pennsylvania One Call System. Locations are only approximate."

Furthermore, in regard to the relief requested from the street tree requirement, we recommend that the Township officials not waive Section 177-51.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.

3. **Non-conformity**—The amount of existing impervious surface on the site exceeds the maximum permitted impervious surface ratio of 65 percent in the M-2 District (the existing impervious surface ratio for the site is 94.2 percent.) The proposed subdivision would result in proposed Lot 1 and Lot 2 having impervious surface ratios of 100 percent and 92.81 percent, respectively. Compliance with the provisions in Article XXVIII of the zoning ordinance, which contains regulations for extensions and alterations of nonconforming lots, should be assured.

4. **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.

5. **Parking and access on the site**—Both proposed lots contain existing buildings and paved and/or stone areas. In order to determine compliance with current parking requirements, the plan should be revised to indicate the existing uses and the amount and location of off-street parking spaces on each proposed lot. Section 205-120.A of the zoning ordinance contains parking requirements according to use. Compliance with the parking requirements should be assured for each proposed lot.

   In addition, compliance with the requirements for driveway and street access in Section 177-40 of the township's subdivision and land development ordinance should also be verified to ensure that each proposed lot will meet the ordinance requirements.

6. **Plan requirements**—The plan should be revised to provide the following required information for minor subdivisions in accordance with Section 177-93 of the SALDO:

   177-93.B.(5) a brief description of the proposal
   177-93.C.(7) location of existing buildings and/or structures, the use of each building/structure, existing wells, on-lot sewage disposal system, driveways, parking and other existing paved areas

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 subdivision.

This review will be included in the Bucks County Planning Commission board materials for the February 3, 2016, 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: Kevin Hodges
Dumack Engineering
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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David R. Nyman
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R. Tyler Tomlinson

Lynn T. Bush
Executive Director

January 22, 2016
BCPC # 11246-A

MEMORANDUM

TO: Buckingham Township Board of Supervisors
Buckingham Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary/Final Plan of Lot Line Change for DiNardo
TMP #6-8-52 and #6-8-52-4
Applicant: Salvatore and Jody DiNardo
Owner: Same
Plan Dated: December 10, 2015
Date Received: January 8, 2016

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

GENERAL INFORMATION

Proposal: Convey a 38,594.16 square-foot portion of TMP #6-8-52-4 (Lot 2) to TMP #6-8-52 (Lot 1). Lot 1 will have a net area of 7.785 acres, an increase of 0.886 acres. Lot 2 will have a net area of 5.582 acres, a decrease of 0.866 acres from 6.468 acres. The proposed lot line change will create a 15-foot-wide utility easement on Lot 1 for the benefit of Lot 2.

On January 10, 2012, the Preliminary/Final Minor Subdivision Plan and Record Plan were recorded in the Bucks County Recorder of Deeds. The recorded plan has TMP #6-8-52 (Lot 1) with a net area of 300,529 square-feet (6.899 acres) and TMP #6-8-52-4 (Lot 2) with a net area of 281,762 square-feet (6.468 acres). Individual on-lot water and sewerage facilities will serve the lots.

Location: The lots are located on the southwestern corner of the intersection of Swamp Road and Forest Grove Road.

Zoning: AG-1 Agricultural 1 District permits the use B-1 single-family dwelling on a minimum lot size of 5 acres where the tract size is greater than 10 acres.

Present Use: Single-family residential/vacant.

COMMENTS

1. **Landscape buffer easement**—The existing driveway on TMP #6-8-52 (Lot 1) slightly crosses a small portion of a designated Landscape Buffer Easement 1-4. The township should review the easement language and determine if that is permitted.

2. **Subdivision and land development ordinance requirements**—We defer to Knight Engineering, Inc. for any issues regarding compliance and conformance with the subdivision and land development ordinance, and recommend that the applicant meet the applicable comments provided by the township engineer.

This review will be included in the Bucks County Planning Commission board materials for the February 3, 2016, 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.

JSI:dc

cc: Salvatore and Jody DiNardo
Annetta Frey
James W. Major, P.E., R.L. Showalter & Associates, Inc.
Dana S. Cozza, Esquire, Township Manager (via email)
Knight Engineering

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Lynn T. Bush
Executive Director

December 31, 2015
BCPC #12136

TO: Chalfont Borough Council
Chalfont Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for Univest Bank
TMP #7-012-1-1
Applicant: Univest Bank & Trust Co.
Owner: Same
Plan Dated: November 30, 2015
Date Received: December 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: Construct a 2,580-square-foot commercial bank building on a 0.499-acre parcel. An existing 1,638-square-foot bank will be removed. The site is served by public water and sewer.

Location: Northern side of Butler Avenue opposite its intersection with Moyer Road.

Zoning: CC Corridor Commercial District permits financial establishments on lots of 18,500 square feet or more. The plan notes that a number of variances were granted by the Zoning Hearing Board on November 4, 2015.

Present Use: Vacant institutional

COMMENTS

1. **Variances**—A copy of the Zoning Hearing Board decision that was submitted with the plan indicates that four variances were granted. However, on Sheet 2, the plan lists ten variances granted on November 4, 2015. This discrepancy should be addressed.

2. **Waivers requested**—The plan indicates that waivers will be requested from the following requirements of the subdivision and land development ordinance:

Sections 704.11, 704.12, and 704.13	Arterial street right-of-way
Sections 705.4.B.2 and 704-33	Parking areas access separation point
Section 704-35	Deceleration lane standards
Section 705.1.A.2	Driveway and parking area curbing

Section 705.1.E	Curb reveal
Section 705-1.G	Curb radius
Section 710	Erosion control approval
Section 714	Recreational facilities
Sections 712.1, and 712 .2	Replacement trees
Section 712.4	Parking area plantings
Section 712.7.C	Interior Landscaping

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. **Contextual design**—County property records indicate the existing building was built in 1882. The building has an architectural character that contributes to the character of the Butler Avenue corridor. Although the site is not within the borough's historic district and is not subject to design regulations the proposed building should be sensitive to the character in mass, height, and architectural features. We recommend that the borough ensure that the proposed building fits within the context of the corridor and that existing building be documented with photos, sketches, and other information for future purposes.

4. **Corridor gateway character**—The site lies across Butler Avenue from a site zoned Butler Avenue Gateway Commercial Overlay District Corridor, (zoning ordinance Section 27-1008), which has specific design requirements to enhance its function and appearance as a gateway. The corridor gateway site is to be developed as a whole with overall design standards. While these standards are not officially applicable to the subject site, it would be practical to apply some of the standards to ensure design consistency along the corridor. We recommend that the borough and applicant discuss the following design standards and requirements of the Overlay District:

   Section 27-1008.7A. All areas of the overlay district shall be provided with an interconnected parking area. (We note that providing driveway access to the adjacent parcels may not be feasible due to parking spaces on these parcels, but pedestrian access, and perhaps emergency access, is warranted).

   Section 27-1008.11. Sidewalk and pedestrian access-All roadways that border the overlay district shall be provided with sidewalks.

   Section 27-1008.12. Site amenities-Bike racks, benches, trash receptacles shall be provided.

   Section 27-1008.13. Signage standards-Ground signs are specified.

   Section 27-1008.14. Architectural Development Guidelines—Architectural drawings indicating concepts for facades, roof design, and material for buildings shall be provided to the Borough Council. Structures shall maintain a village character.

   We recommend that the site and building reflect the character intended for the gateway.

5. **Sidewalks**—The plan shows a sidewalk along the street that does not extend to the curbs of the entrance driveways and to the property boundaries on either side. The sidewalk should be completed to provide for pedestrians and to continue the sidewalk system being constructed for the Safe Routes to Schools program.

6. **Interconnected parking area**—There may be an opportunity for the site to be connected with adjacent parcels to the east and west, as discussed above related to the Overlay Corridor District. Connecting the parcels for vehicular access may be possible to the east (TMP #7-12-2) at the north end of the parking lot on that parcel. Access to the bank parcel to the west (TMP #7-12-1) possibly could be taken where the subject plan shows a proposed dumpster pad, which would have to be relocated.

7. **Parking spaces**—The plan shows five parking spaces adjacent to the proposed building and 14 parking spaces in the rear. To ensure the maximum availability of parking for bank patrons, we recommend that the bank require employees to park in the westernmost parking spaces to the rear of the building.

8. **Drive-through lane canopy**—The plan does not clearly show if the drive-through lanes will be covered with a canopy. A variance was granted to maintain the existing nonconforming drive-through, however the drive-through is proposed to be expanded from one to two lanes. If a canopy is intended over the proposed outside lane, a portion will lie within the required side yard setback.

9. **Dimensional requirements**—The CC Corridor Commercial District permits a maximum permitted building height of 35 feet. The plan states the proposed building "does not exceed 35 feet". We recommend that the plan specify the height of the proposed building.

8. **Invasive plant**—The plant list on Sheet 11 proposes the use of *Euonymus alatus* (burning bush). This shrub is not on the borough's approved species list in the landscaping performance standards of subdivision and land development ordinance Section 712.8.B.4. In addition, this nonnative species has been classified as an invasive plant in Pennsylvania by the Department of Conservation and Natural Resources (DCNR) **www.dcnr.state.pa.us/forestry/plants/invasiveplants/index.htm**. Therefore, the plan should be revised to provide an appropriate shrub substitution from the borough's approved species list.

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 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 February 3, 2016, 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: Univest Bank & Trust Co.
Urwiler & Walter, Inc.
Sandra Zadell, Borough Manager
Pat DiGangi, CKS Engineers, Municipal Engineer

BUCKS COUNTY PLANNING COMMISSION

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Carol A. Pierce
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Lynn T. Bush
Executive Director

January 6, 2016
BCPC #11904

MEMORANDUM

TO: Chalfont Borough Council
Chalfont Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for Belle Chalfont School Property
TMP #7-6-56
Applicant: The Moser Group
Owner: John & Elizabeth Belle
Plan Dated: November 24, 2015
Date Received: December 7, 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 total of 22 dwelling units on a 2.2-acre parcel: 18 single-family attached (multiplex) units would be constructed and an existing school building will be renovated to contain 4 dwelling units. Public water and sewer serve the lot.

Location: Eastern side of North Main Street between Church and Hamilton streets.

Zoning: R-2 Village Residential District permits a maximum density of 4.8 dwelling units per acre and maximum impervious surface of 45 percent. Multiplex units are permitted on lots of 8,000 square feet or more per building with a minimum lot area of 2,500 square feet per dwelling unit. A residential conversion is permitted by special exception on a minimum lot size of 9,000 square feet.

The plan indicates that variances were granted from the zoning ordinance by the Zoning Hearing as follows:

Section 27-402.2.H(1)(a)	To permit a density of 10.027 dwelling units per acre
Section 511.A	To allow site capacity calculation to be measured from existing rather than ultimate right-of-way
Section 514 407.2H(8)	Regarding buffer yards
Section 533.6	To allow parking stall size of 9 x 18 feet instead of 10 x 20 feet
Section 407.2E(1)(2)	To allow parking within 10-foot setback

In addition, a special exception was granted in accordance with Section 706.A to permit use B-8 Residential Conversion with the R-2 Village Residential District.

Present Use: Vacant elementary school building.

COMMENTS

1. **Waivers requested**—The plan indicates that waivers will be requested from the following requirements of the subdivision and land development ordinance:

Section 22-505	Preliminary plan required before a final plan is submitted.
Section 22-601.A.6	Plan information required for existing sanitary, storm and water facilities
Section 22-704.11	Widening of North Main, Church, and Hamilton streets required
Section 22-705.G	4-foot wide grass strip between sidewalk and back of curb required
Section 22-708	Concrete monuments required
Section 22-711	Traffic impact study required
Section 22-712.1	Replacement trees required
Section 22-712.3	Required street tree location
Section 22-712.5	Required parking area plantings
Section 22-712.7	Interior landscaping (requires two street trees per unit)

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.

A waiver is also requested from Section 26-325.3.c(5)(a) of the stormwater management ordinance to allow for a smaller storm sewer pipe diameter than required.

We have comments addressing some of the requested waivers as noted below.

2. **Plan stage**— As noted in Comment 1, the applicant is seeking a waiver of Section 22-505 of the subdivision and land development ordinance which requires that a preliminary plan be approved before a final plan is submitted. The plan, titled Amended Preliminary/Final plan, is a significant change since the last submission. The plan will require significant review by the planning commission and borough engineer. We recommend that the plan be reviewed as a preliminary plan.

3. **Landscaping issues**—The applicant is seeking waivers to four separate ordinance requirements for landscaping, and street and replacement trees. At least a dozen existing trees will be removed, including a number of large trees such as a 30-inch caliper ash tree and 36-inch caliper maple tree. The proposed development brings a 40 percent higher density to the site than that which exists in the surrounding R-2 zoning district. The increased intensity should be mitigated so that the development fits in with adjacent development and the character of the Historic District. A practical means of mitigating some of the impacts of density such as noise and light spillover is the provision of landscaping. We recommend that the borough consider the need for trees to replace those to be removed, to fill the gaps in street trees and buffer yards, to provide plantings around the proposed parking areas, and to tie landscaping into the adjacent park.

4. **Fence**—A variance to zoning ordinance Section 407.2E(1)(e)(2) Parking in setback was granted conditioned upon provision of a Type A Buffer with a fence along the Historic District boundary adjacent to TMP #7-6-55. The plan shows an existing post/rail fence which provides little buffering. New plantings are shown along a portion of the boundary but gaps may remain. The borough should determine if the fence and plantings are sufficient to comply with the variance conditions.

5. **Minimum lot/yard area**—Section 27-407.2.E(1) of the zoning ordinance requires a minimum lot area of 8,000 square feet for each multiplex building and 2,500 square feet per multiplex unit. Section 27-407.2.H(2) requires a minimum yard area of 9,000 square feet per building for residential conversions, and 2,000 square feet for residential conversion unit. The plan does not show lot area for each multiplex building or unit, or yard requirements for the residential conversion. The units appear to be shown with one common lot area (e.g., condominium arrangement), however, the plan should state specifically how the lot and yard area requirements would be met.

6. **Parking issues**

    a. **Garage parking**—The plan shows 44 parking spaces are required and 96 spaces are provided. The 96 spaces are more than double the required amount and should be more than adequate to provide for spillover parking. Some of the excess parking spaces could be eliminated to reduce the intensity of the site and minimize construction cost, maintenance, and impervious surface.

    b. **Handicapped parking spaces**—The plan provides no parking for handicapped residents or visitors. In accordance with the Americans with Disabilities Act the plan should be revised to show at least one parking space for the converted school building and at least 3 other handicapped spaces for the rest of the site.

7. **Tree protection**—Section 22-202 of the subdivision and land development ordinance defines tree protection zone (TPZ) as the area measured 20 feet from the trunk or two feet beyond the drip line of the tree to be saved, in which no construction activity shall occur. Section 22-712.10, Tree Protection Standards, requires that the area within the TPZ not be built upon or any material be stored upon it, and grade changes and excavations shall not encroach on the TPZ.

    Grading is shown within several tree driplines, in particular a 24-inch caliper maple tree located at the westernmost corner of the existing building. A fence is shown on the existing features plan for the 24-inch maple in the vacated North Street but the landscaping plan shows grading within the dripline. The plan should be revised to show no grading within the tree protection zone of the trees to be saved. The plan should also be revised to be consistent between different plan sheets.

    We note that the plan indicates existing macadam beneath several large trees around the existing building. The removal of the paving precludes installation of a tree protection fence, but measures may be taken to enhance the preservation of the trees. The applicant should be careful to avoid compacting the soil beneath the trees, use hand tools, and install a tree protection fence after the paving is removed.

8. **Unit size**—Section 27-407.2.H.9 of the zoning ordinance requires that residential conversion units have a minimum unit size of 700 square feet. The plan should be revised to show the units and unit sizes within the building that is to be converted, in compliance with this requirement.

9. **Multiplex height**—The plan does not indicate the height of the multiplex building or the number of stories. The plan should be revised to indicate the proposed number of stories and height for compliance with the maximum height of 35 feet permitted in the R-2 District.

10. **Deck area**—The applicant's engineer provided photographs of a similar project which includes decks over the parking spaces in the rear of the units. The plan does not indicate whether decks are planned. There are several issues related to this area that should be clarified related to common vs. private area. If decks are built will this deck area be considered the responsibility of the homeowners association? If a deck is not provided by the developer, may a homeowner build one after original unit construction? The applicant should address these issues.

11. **Design issues**—The site lies within the borough Historic District but there are no standards for new development. We recommend that the applicant work with the borough to determine appropriate rooflines, elevations, materials and facades which complement the existing Oscar Martin designed school building and adjacent residences.

12. **Sidewalk**—The plan shows two parallel sidewalks in the front of units 5-13. The double sidewalk is unnecessary impervious surface that is unlikely to be used often, and the space between the sidewalks is only the width of a parking space with a swale between. We recommend that a single sidewalk be provided or that the area between the sidewalks be used as a rain garden or other landscaping or stormwater management feature.

13. **Trail width** —The plan shows a five-foot-wide walking trail along the northeastern site boundary and southeastern corner of the site. The path will likely be used by both pedestrians and bicyclists and serve as a multipurpose facility. We recommend that the trail be widened to 10 feet to accommodate all users.

This review will be included in the Bucks County Planning Commission board materials for the February 3, 2016, 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: The Moser Group
Showalter & Associates, Inc.
Pat DiGangi, CKS Engineers Inc., Borough Engineer
Sandra B. Zadell, Borough Manager (via email)

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

January 15, 2016
BCPC #12141

MEMORANDUM

TO: Doylestown Borough Council
Doylestown Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Subdivision for Hamilton Street Properties
TMP #8-8-284 and 8-8-285
Applicant: Chapman Lane Investors, LP
Owner: Robert C. Grater & the Robert C. Grater Land Trust
Plan Dated: December 10, 2015
Date Received: December 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: Vacate a portion of Arabella Alley and transfer the vacated right-of-way as follows: 551.64 square feet to TMP #8-8-285; 418.64 square feet to TMP #8-8-276-1; 184.07 square feet to TMP #8-8-284; and 317.03 square feet to TMP #8-8-284. Lot line changes are also proposed to convey 2,270.38 square feet from TMP #8-8-285 to TMP #8-8-276-1; 276.38 square feet from TMP #8-8-276-1 to TMP #8-8-284; 16.22 square feet from TMP #8-8-284 to TMP #8-8-276-1; and 4.72 square feet from TMP #8-8-277 to TMP #8-8-276-1. The resultant lot sizes would be 10,802.77 square feet for TMP #8-8-284; 1,946.86 square feet for TMP #8-8-285; 6,092.59 square feet for TMP #8-8-276-1; and 4,786.28 square feet for TMP #8-8-277.

TMP #8-8-284 and 8-8-285 would then be subdivided into four lots for the development of single-family attached dwellings with attached one-car garages. The lot sizes would range from 3,035 square feet to 3,317 square feet. The existing two-story brick building would be removed.

Location: On the east side of South Hamilton Street approximately 150 feet south of West Oakland Avenue.

Zoning: CC-Central Commercial District permits a variety of retail and office oriented uses. Single-family attached dwellings are not a permitted use within the district.
According to notes included on Sheet 5 of the plan, the applicant has been granted the following special exception and zoning variances by the borough Zoning Hearing Board (ZHB) on November 18, 2015:

a) Special exception pursuant to Section 27-906.1 to change a nonconforming use (warehouse) to another nonconforming use (single-family attached dwelling).

b) Variances to Sections 27-502 for lot area and width, 27-504 for minimum lot area, 27-505 for minimum lot width, 27-514 for minimum side yard setback, 27-514.1 for driveway and parking setback from side lot line, 27-517 for minimum rear yard setback, and 27-517.1 driveway and parking setback from lot line.

Present Use: Warehousing and contractor's office and storage.

COMMENTS

1. **Zoning hearing board decision**—As noted above the applicant has been granted a special exception and variances from the borough zoning ordinance by the borough's zoning hearing board. Borough officials should ensure that this proposal meets the conditions set forth in the zoning hearing board's written decision.

2. **Driveway width**—The applicant has requested a waiver from Section 510(e) of the subdivision and land development ordinance to allow for an eight-foot-wide driveway as an alternative to the required 12-foot driveway. We recommend that the applicant and borough consider whether this width is adequate given the limited space between the driveways and dwellings. We are also concerned that this width may be too narrow to drive or park on, or open vehicle doors comfortably.

3. **Street trees**—The applicant has proposed two street trees along the 167 feet of frontage along South Hamilton Street. We recommend that the applicant and borough consider whether additional street trees could be planted while still meeting the requirement of Section 510(d)(2)a) of the subdivision and land development ordinance which requires trees to be planted no closer than 30 feet on center.

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 February 3, 2016 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: Robert C. Grater
Robert C. Grater Real Estate Trust
Kristin Holmes, PE, Holmes Cunningham Engineering
Robert W. Gundlach, Jr., Esq.
Robert Solarz, Gilmore & Associates, Borough Engineer
John Davis, Borough Manager (via email)
Kelli Scarlett, Borough Zoning Officer (via email)

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

January 12, 2016
BCPC #6494-N

MEMORANDUM

TO: Milford Township Board of Supervisors
Milford Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for Precision Finishing, Inc.
TMP #23-2-150-4
Applicant: Gorski Engineering, Inc. Attn: John Riebow
Owner: Precision Finishing, Inc.
Plan Dated: November 12, 2015
Date Received: December 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: Construct a 40,000-square-foot manufacturing facility and a future addition of 30,000 square feet (70,000 square feet total), located on a 7.3051-acre site (gross). A portion of the site totaling 1.9599 acres will be included in a conservation easement. 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: The PI—Planned Industrial District permits warehousing with a minimum lot area of 1 acre and a maximum impervious surface of 0.60.

On March 4, 2008, a conditional use was granted for Section 504.D of the zoning ordinance to allow a total of 33.21 percent disturbance of woodlands for the entire subdivision.

Present Use: Vacant

COMMENTS

1. **Site capacity calculations**—Sheet SP-2 (Existing Features Plan) identifies a small area of existing wetlands along the southern property boundary that continues onto the day care facility parcel. However, the site capacity calculations shows that there are 0 acres of wetland

resources on the site. This discrepancy should be eliminated. If a wetlands survey has been conducted, a notation should be provided on the plan identifying the source of wetlands mapping. If a wetland survey has not been conducted for the site, see Comment 2 below.

2. **Hydric soils**—According to Sheet SP-2 (Existing Features Plan), the southeastern corner of the site contains Croton Silt Loam. Section 504.i(1) of the zoning ordinance states when the National Wetlands Inventory (NWI) maps indicate there are wetlands on a site or when a site contains hydric soils or an area with predominance of wetland vegetation, an onsite investigation shall be conducted to determine if wetlands are present on the site.

   The definition of hydric soils found in Section 237 of the zoning ordinance classifies these soils based upon the Department of Agriculture, Soil Conservation Service's 1975 report. Croton is not included in the list of hydric soils. However, according to the 2013 Department of Agriculture, Natural Resources Conservation Service (NRCS), Croton Silt Loam soils (CwA and CwB) are included on the hydric soil list for Bucks County. Since hydric soils are an indicator that wetlands may be present on a site, Township officials should determine if an onsite investigation is necessary for the proposed plan, if applicable. (If a wetland survey has been conducted, disregard this comment).

   Township officials may wish to amend Section 237 to provide an updated definition of hydric soils based upon the current NRCS definition and include the phrase, 'as amended' to this definition to address future definition modifications.

3. **Conservation easement and conditional use**—Sheet SP-2 (Existing Features Plan) identifies the boundary of the existing conservation easement located along the eastern/southeastern portion of the site. However, Sheet SP-1 (Site Plan/Record Plan) identifies proposed modified boundaries of the conservation easement. The township should determine if the proposed boundary modification and easement terms are satisfactory.

   Note 19 on the Cover Sheet indicates that a conditional use was granted for Section 504.D of the zoning ordinance to allow a total of 33.21 percent disturbance of woodlands for the entire subdivision, and states, "All woodlands outside the conservation easement shall be considered removed." Sheet SP-7 (Phase I Erosion and Sedimentation Control Plan) shows that the Limit of Disturbance line is located within the proposed conservation easement boundary and wooded areas are to be removed within this area. Based upon the terms of the conditional use, it should be determined if the 33.21 percent maximum woodland disturbance threshold will be met and if woodlands within the proposed conservation easement are allowed to be removed.

4. **Required parking**—For the proposed Use G1 (Manufacturing), Section 404 of the zoning ordinance requires 1 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.

The plan proposes a total of 116 parking spaces—66 parking spaces for the proposed 40,000-square-foot building and 50 spaces to accommodate the 30,000-square-foot future addition. In order to demonstrate there is sufficient area to accommodate use or tenancy changes, a total of 140 parking space would be required for the ultimate build-out of 70,000 square feet based upon a rate of 1 space for every 500 square feet of gross floor area.

Additionally, on the Cover Sheet, Note 24 states that if the use of the property should ever change and additional parking is required, the additional parking shall be either stacked or placed within the building. Township officials should determine if this is an acceptable parking arrangement for satisfying the parking illustration requirements.

5. **Traffic impact study**—In accordance with Section 701.h.17 of the subdivision and land development ordinance (SALDO), a traffic impact study (TIS) is required for land developments that could result in traffic generation of 100 or more trips per day. If applicable, a TIS should be submitted.

6. **Clear sight triangle**—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. The plan should be revised to provide the requisite clear sight triangles at driveway entrances.

7. **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.

8. **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 and a Class C (100-foot) buffer yard adjacent to existing/adjacent institutional and recreational uses, which includes Use C10 Day Care Center. The plan identifies the Class A buffer and planting which is intended to be provided in Phase II, when the future addition is constructed, and a Class C (100-foot) buffer yard along the property line adjacent to the existing day care facility.

   Section 520.c.6(c) of the subdivision and land development ordinance states that no structure, stormwater detention/retention basins are permitted in the buffer yard. Therefore, the plan should be revised to relocate the proposed infiltration basin outside the boundary of this buffer yard. Also, due to the location of the proposed infiltration basin within the buffer yard, the proposed buffer yard planting does not appear to satisfy the prescribed Class C planting options found in Table 2.

9. **Plant substitution**—The Phase II, Landscape Planting Schedule on Sheet SP-6 of the plan submission proposes eight *Fraxinus pennsylvanica* (green ash) trees within the Class A buffer yard. Due to the discovery of the emerald ash borer (EAB) in Bucks County, the proposed green ash trees should be replaced with another buffer yard tree species from the township's tree list. The EAB is very destructive and once ash trees are infested, they will die without insecticide treatment. Additionally, 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.

10. **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.

11. **Editorial comments**
    - Sheet SP-2, the Soils Log table, identifies Croton Silt Loam as soil symbol CwA but the mapping symbol on the site plan is identified as CwB.
    - Sheet SP-7—The Limit of Disturbance line is located over the Orange Safety Fence symbol, making it hard to distinguish the latter.
    - Sheet SP-5—Certain tree codes are located under tree symbols making them hard to identify on the site plan.
    - Sheets SP-7 and SP-8—Certain plan symbols on the site plan are not identified in the legend (e.g., line with squares, line with x).

12. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module 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 February 3, 2016 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)
Quakertown Area Planning Committee

BUCKS COUNTY PLANNING COMMISSION

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R. Tyler Tomlinson

Lynn T. Bush
Executive Director

January 21, 2016
BCPC #12142

MEMORANDUM

TO: New Britain Township Board of Supervisors
New Britain Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary/Final Plan of 324 Schoolhouse Road Land Development
TMP #26-1-103-1
Applicant: Holy Properties, LLC
Owner: James P. Croasdale
Plan Dated: December 23, 2015
Date Received: December 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 an 11,200-square-foot pole barn on a 6.12-acre site with a new fenced in parking/storage area. An existing single-family dwelling and two barns will remain. Three existing sewage disposal areas and a well will remain and service the site.

Location: South side of Schoolhouse Road, about 1,473 feet west of the intersection with Railroad Avenue.

Zoning: IO Industrial Office District permits Use K5 - Contracting, on a lot of at least 3 acres with a maximum site impervious surface ratio of 65 percent.

Present Use: A1 – General Farming: Residential with associated out-buildings.

COMMENTS

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

Section 22-706.1.A	Curb installation along proposed street in a land development
Section 22-706.2.A	Sidewalk installation along proposed street in a land development

Since there is no proposed street in the land development, it appears the waivers requested should be for the following:

Section 22-706.1.B	Curb installation along existing street (Schoolhouse Road)
Section 22-706.2.B	Sidewalk installation along existing street (Schoolhouse Road)

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 record plan should indicate the correct section for the intended waiver requests.

In addition, we note that sidewalks presently exist both east and west of the site along Schoolhouse and Trewingtown Roads as well as along New Britain Boulevard. Even though there are large trees along the site's frontage, it appears that there is space to accommodate a sidewalk.

A waiver (partial relief) is also requested from Section 26-214 of the Neshaminy Creek Watershed, Act 167 Stormwater Management Ordinance to allow relief from providing the full stormwater volume reduction.

2. **Existing Features and Natural Resources Plan (EFNRP)—**Subdivision and land development ordinance (SALDO), Section 22-502.D.(7) and (8)(a) and (b) require the EFNRP (Sheet 03 of 08) to show existing trees, woodland/forest area, and trees to be removed. We recommend the plan be revised to show all existing features (trees and wooded/forest area) since it may impact the site capacity calculations and potential tree replacement requirements of Section 27-2400.f.2 of the zoning ordinance.

3. **IO Industrial/Office District use regulations—**The plans indicate that the proposed use is K5 Contracting and that several of the existing buildings will be retained. K5 Contracting permits contractor offices and shops such as building, electrical, heating, masonry, painting and roofing contractors. The existing farmhouse is labeled 'existing dwelling to remain' and it is unclear if it will be converted to offices, shops or be a residential unit. The applicant should provide clarification on the use/function of the buildings on the tract or the requirements of Section 27-1803.a of the zoning ordinance may be triggered if more than one use is proposed.

4. **Parking data—**Besides the proposed 11,200-square-foot pole barn, there are several existing outbuildings to remain on the property: an existing dwelling and two existing barns. The Record Plan (Sheet 04 of 08) breaks down the required parking for the proposed use and it is unclear how the 3,042-square-foot total floor space is derived. The Township may wish to seek clarification on the total floor space whether for human occupancy, the conduct of business or use, or the storage of vehicles or materials in order to make sure the correct amount of parking is proposed for the use. Zoning ordinance Section 27-201, Definitions defines both gross and net floor area.

5. **Front yard setback line—**It appears on the drawings that the 50-foot front yard setback line is measured from the tract boundary line that is located within the Schoolhouse Road cartway. According to zoning ordinance Section 27-201, the front yard should be measured from the

street line, which is the same as the legal right-of-way; therefore, the plans should be corrected to reflect the proper front yard setback line.

6. **Fence—**The fence and gate details on Site Details (Sheet 08 of 08) display a six-foot-high proposed fence and gate. The fence and gate enclose the proposed pole barn, several parking spaces, one existing barn and the rear gravel area. A portion of the six-foot-high fence that encloses the eight parking spaces along the northern property line encroaches into the 25-foot side yard.

   Section 27-2105 Yard Requirements and Driveways states that 'no portion of a building or structure shall be built within the minimum depths of front, side, or rear yards…' Zoning ordinance Section 27-2109 notes that the provisions of Section 27-2105 shall not apply to fences, hedges or walls <u>less</u> than six-feet-high. Therefore, it appears the fence encroachment into the side yard is not permitted.

7. **Buffer yard requirements—**The tract is surrounded by the IO District on all sides, however zoning ordinance Section 27-2800.b. notes that 'specific uses described in this Chapter require buffer yards for the use regardless of adjacent development…in the case of conflict, the more restrictive requirement shall apply.' The K5 Contracting regulations (Section 27-305.K.5.b.1.) notes that 'the buffer requirements of this Chapter shall be met and (Section 27-305.K.5.b.2.) that all materials and vehicles shall be stored within a building or an enclosed area which is properly screened.' The Township should determine the proper buffering required based upon the proposed use and adjacent development.

8. **Parking/On-lot sewage disposal area—**It appears that the existing sewage disposal area north of the existing large barn and in front of the proposed pole barn will be covered with a gravel surface and within vehicular and potential truck travel ways. Zoning ordinance Section 27-2904.a.4 states that 'no parking or other paved area shall be located within 10 feet of a septic system absorption area'.

   In addition, the Pennsylvania Code, Title 25, Chapter 73 requires a minimum horizontal isolation distance of 10 feet between the absorption area and occupied buildings and driveways. The proposed pole barn is located approximately 7 feet from the existing sewage disposal area.

9. **Planting—**The applicant should verify the graphic leaders and plant locations for the rain garden and retention basin areas on the Landscape Plan (Sheet 06 of 08). It appears a grouping of shrubs block the proposed double gate into the gravel surfaced storage area.

10. **Curbs—**SALDO Section 22-706.1.C requires curbs for all parking areas, including access drives and services drives, with a capacity of four or more vehicles.

11. **Landscape screen—**SALDO Section 22-713.5.B(4) requires outdoor storage areas to be screened by a minimum six-foot wooden shadow box fence or approved equal on at least three sides with evergreen trees planted every 10 feet along the fence perimeter. A six-foot chain link fence is depicted on the plans and surrounds the gravel surface storage area. The Township should determine if the proposed fence and nearby retention basin plantings

adequately screen the storage area or if a wooden shadow box fence and additional plantings should be provided.

12. **Lighting**—SALDO Section 22-714.2 requires lighting for parking areas, loading facilities, access drives, and nonresidential buildings. The Township should determine if outdoor lighting is required for public health, safety and welfare as well as for safe vehicular and pedestrian movement.

13. **Park and recreation land**—SALDO Section 22-715.2.C.(2) requires nonresidential land development to dedicate park and recreation area to the Township (2,500 square feet per 4,000 square feet of building area) or meet alternatives such as fee-in-lieu or others as outlined in Section 22-715.G. The Township officials should determine if this section is applicable.

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 land development.

This review will be included in the Bucks County Planning Commission board materials for the February 3, 2016, 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.

JSI:dc

cc: Steve Clauser, Holy Properties, LLC
James P. Croasdale
Kris J. Reiss, P.E., Boucher & James, Inc.
Eileen Bradley, Manager, New Britain Township (via e-mail)
Craig D. Kennard, P.E., Gilmore & Associates, Inc., Township Engineer

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

January 4, 2016
BCPC #12139

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 Lot Line Change for Blumberg
TMP #26-11-27.1 and 26-11-28
Applicant: Patricia Blumberg and Norman H. Blumberg Trust
Owner: Same
Plan Dated: November 2, 2015
Date Received: December 10, 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 1.861 acres of TMP #26-11-27.1 to TMP #26-11-28. As a result of the lot line changes, the lot areas of TMP #26-11-27.1 and 26-11-28 would be 8.575 acres and 2.202 acres, respectively. An existing single-family dwelling is located on TMP #26-11-28. Individual on-site water and sewerage facilities will continue to serve the dwelling. No development is proposed at this time.

Location: West side of Old Iron Hill Road, about 850 feet north of Ferry Road.

Zoning: The WS Watershed District permits Use B1, single-family detached housing, on a lot of at least 80,000 square feet (1.834 acres) with a maximum site impervious surface ratio of 8 percent (applying to the property owner).

Use: Residential and vacant.

COMMENTS

1. **Zoning data**—The zoning data table on Sheet 1 of the plan lists only the maximum impervious surface required for the overall site. The table should be revised to also list the maximum impervious surface per lot permitted by applicant (6 percent) and maximum

impervious surface permitted by property owner inclusive of that permitted by the applicant (8 percent) as required by Sections 27-502.b.1.(h)(1) and 27-502.b.1.(h)(2).

In addition, the zoning data table indicates that the side and rear yard setbacks are non-conforming for both the existing and proposed configurations of TMP #26-11-28 (Lot 2). Yet, it appears that these two setbacks are being met for Lot 2. Therefore, the table should be revised, accordingly.

2. **Conservation easement**—Section 27-502.3 of the zoning ordinance requires designated resource protection land on each lot in the WS District to be protected by a conservation easement. Township officials should determine whether protective easements would be necessary on both parcels.

3. **Site capacity calculations**—Sheet 1 of the plan contains site capacity calculations for the two separate lots. Township officials should determine if a lot line change proposal should show one site capacity calculation for the site comprised of the two involved parcels or the calculations for each parcel (after the conveyance).

   Township officials should also determine if the base site portion of the calculation should be set up consistent with the format of Section 27-503 even if some of the required information is not applicable to the subject site.

4. **Natural resource restriction**—The site capacity calculations shown on the plan include the figures for land with resource restrictions in accordance with Section 27-2402 of the zoning ordinance, which do not include prime agricultural soils. However, Section 27-505 of the zoning ordinance, which addresses environmentally sensitive land standards for the Watershed District, requires 50 percent protection of prime agricultural soils. The plan should be revised to indicate whether or not the site contains prime agricultural in accordance with Section 27-505.

5. **Sidewalk/trail**—The plan shows no sidewalks along Old Iron Hill Road 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 sidewalks exists along Old Iron Hill Road, south of its intersection with Ferry Road.

   The *Tri-Municipal Master Trail and Greenway Plan* recommends a trail parallel to Old Iron Hill Road. 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.

6. **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 street trees should be provided along the frontage of the site.

7. **Recreation land**—Township officials should determine if the plan should be revised to meet the recreation land requirements of Section 22-715 of the subdivision and land development ordinance.

8. **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.

9. **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 February 3, 2016, 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: Patricia Blumberg
Trust under the Will of Norman H. Blumberg
Robert Showalter, P.E, R. L. Showalter & Associates, Inc.
Eileen Bradley, Manager, New Britain Township (via e-mail)

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

January 20, 2016
BCPC #10436-D

MEMORANDUM

TO: New Hope Borough Council
New Hope Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary/Final Plan of Land Development for Playhouse Inn
TMP #27-10-142
Applicant: Playhouse Inn Property, LCC
Owner: Same
Plan Dated: August 28, 2015
Plan Last Revised: January 4, 2016
Date Received: January 4, 2016

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

We note that the applicant has provided a response letter to our September 24, 2015 review letter (BCPC #10436-D). The applicant's letter indicates that the applicant is in discussion with the borough regarding an easement for the existing stairs and walkway located on borough property along Ferry Street. The borough should not act upon the land development until the easement negotiations have been completed.

This review will be included in the Bucks County Planning Commission board materials for the February 3, 2016, 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
John Burke, Borough Manager (via email)
Craig Kennard, Gilmore Associates, Borough Engineer

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

January 13, 2016
BCPC #5301-A

MEMORANDUM

TO: Perkasie Borough Council
Perkasie Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Final Plan of Subdivision for Hidden Meadow (aka Kratz)
TMP #33-14-43
Applicant: Hallmark Homes Group, Inc.
Owner: Same
Plan Dated: January 19, 2015
Last Revised: November 12, 2015
Date Received: January 13, 2016

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 28.92-acre (net) parcel into 48 single-family detached lots and 9.71 net acres (10.94 gross acres) of open space. The final plan identifies two phases. Phase 1 would include 26 lots, Open Space 1, and an unspecified amount of Open Space 2 including the proposed emergency access. Phase 2 would include 22 lots not to be recorded at this time and an unspecified amount of Open Space 2. Public water and sewerage facilities are intended.

We note that the proposed Connor Way is intended to be extended into adjacent TMP #15-11-43 in Hilltown Township, to provide the sole access for a proposed 11-lot subdivision on that landlocked parcel (BCPC review #12131, dated December 3, 2015).

Location: Eastern side of South Main Street, opposite Coventry Way.

Zoning: The R-1A Residential District permits an open space preservation performance subdivision II on a minimum site area of 10.01 acres, minimum lot area of 11,500 square feet, maximum density of 5.5 dwelling units per acre, minimum open space ratio of 30 percent, maximum impervious surface ratio of 35 percent, and maximum lot coverage of 35 percent, with an additional 5 percent lot coverage permitted per lot for future improvements.

Present Use: Agricultural.

COMMENTS

The Hidden Meadow final plan submission was received by the Bucks County Planning Commission on January 13, 2016. We understand that the final plan is on the Perkasie Borough Planning Commission meeting agenda for January 13, 2016. The final plan submission includes the conditions of preliminary plan approval, dated October 5, 2015. The borough should ensure that the final plan meets all conditions of preliminary plan approval. We recommend that the plan address any previous recommendations of the Perkasie Borough Planning Commission to the extent that they are consistent with the conditions of preliminary plan approval.

A condition of preliminary plan approval is compliance with the Bucks County Planning Commission letter dated February 14, 2015, to the extent consistent with the Plans. We understand that to mean if other conditions of approval would exempt the BCPC comments. We again note the following comments from the BCPC review letter cited in the preliminary plan conditions.

1. **Environmental protection standards**—We continue to believe the calculation method used for required natural resource protection is invalid. The environmental performance standards of zoning ordinance Section 186-57 specify the maximum percentage of each existing resource that is permitted to be altered, regraded, cleared, or built upon, with the remaining resource area to permanently remain undisturbed in existing natural cover as permanent open space. On Sheet 3 of the plan, the site capacity calculations indicate the amount of each existing resource on the site that is required to be protected, with a total of 8.40 (the amount as revised on final plan) acres of natural resources required to be undisturbed and permanently protected. The plan also should specify the amount of each existing resource that is proposed to be protected, so that compliance with Section 186-57 can be determined. According to the grading plan, a substantial amount of open space land with existing natural resources is to be regraded for proposed stormwater facilities and a proposed lane to the adjacent Stonycrest development.

   We note that the zoning ordinance recently was amended to add Section 186-58 Open space, which permits development of required open space for stormwater management facilities in an Open Space Preservation Performance Subdivision I or II development. "Naturalized stormwater management facilities" shall be permitted in the required open space, and additional stormwater management facilities, including retention basins, shall be limited to 20 percent of the required open space area on a site, at the discretion of the Borough Engineer. However, that section does not supersede the environmental performance standards of zoning ordinance Section 186-57. Therefore, the total 8.40 (amount as revised on final plan) acres of natural resource land required to be protected, per Section 186-57, must remain undisturbed in existing natural cover.

2. **Open space**—Regarding open space calculations, the plan should use consistent terminology and define the terms that are used. The Open Space Provided chart on Sheet 3 includes a column titled "Non-natural cover" and columns with gross and net areas. The term, "non-natural cover," is not defined on the plan or in the zoning ordinance, but in the chart it appears to mean the area of conventional detention basins. The Site Data table states that the open space ratio includes "non-structural stormwater management facilities," a term which also is undefined. We question if this is the same as non-natural cover, and if so, we recommend that one term be used and defined on the plan, so that compliance with the open space

requirements can be determined. As noted above, zoning ordinance Section 168-58 permits a maximum 20 percent of the required open space to be used for additional stormwater management facilities, including retention basins.

Additionally, the plan proposes numerous rain gardens and other graded areas in the required open space. As noted previously, Section 168-58 permits required open space to include "naturalized stormwater management facilities" (another term not defined in the ordinance or in the PaDEP Best Management Practices Manual). However, the portion of the required open space that is resource protection land (8.40 acres, as revised on final plan) must be free of disturbance, including any altering, regrading, or clearing for any type of stormwater management facilities.

3. **Street connection**—We continue to recommend a permanent street connection to Souder Lane in the adjacent Stonycrest development, instead of an emergency access. This would disperse the expected trips from the 48 proposed dwellings in Perkasie and the 11 proposed dwellings in Hilltown Township, and provide a second access for emergency vehicles. The fact that the Souder Lane cul-de-sac bulb abuts the common property line indicates that the street was designed with the intention of being extended into the subject site. Additionally, instead of tying into Connor Lane approximately 32 feet from the intersection with Hidden Meadow Drive, we recommend realigning the road to tie into Hidden Meadow Drive at a 90-degree angle, west of Connor Lane. This would improve traffic flow and safety through the development.

   Additionally, it is still unclear on the final plan as to whether the proposed emergency access is accounted for in the natural resource protection calculations. The 14-foot-wide emergency access lane crosses natural resource protection land, including a small area of wetlands. The plan should indicate that any disturbance of natural resources due to construction of the lane, is in compliance with the environmental performance standards of zoning ordinance Section 186-57.

4. **Class C buffer**—It appears that a Class C buffer is required around the entire site of an Open Space Preservation Performance Subdivision II use in the R-1A District, according to zoning ordinance Section 186-20.A(5). The landscape plan does not show the required Class C buffer along the southern site boundary (along proposed Lots 11, 12, 13, and 14, and Open Space 2), and along Hidden Meadow Drive to the west of Lot 1. The plan should be revised to provide the required buffer.

This review will be included in the Bucks County Planning Commission board materials for the February 3, 2016 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:dwb

cc: Hallmark Homes Group, Inc.
Jon S. Tresslar, P.E., P.L.S., Boucher & James, Inc.
Nate Fox, Begley, Carlin & Mandio, Borough Solicitor
Erik Garton, Gilmore & Associates, Borough Engineer
Andrea Coaxum, Borough Manager (via email)
Brandy Mckeever, Code Enforcement Administrator (via email)
Hilltown Township (Adjacent Municipality)

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

January 12, 2016
BCPC # 12138

MEMORANDUM

TO: Quakertown Borough Council
Quakertown Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Final Plan of Subdivision—Bucks Preservationists
TMP #35-4-198
Applicant: Bucks Preservationists
Owner: Same
Plan Dated: April 15, 2015
Last Revised: September 8, 2015
Date Received: January 12, 2016

We understand that the subject plan has received final plan approval from the Quakertown Borough Council. 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. In addition, 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.

GENERAL INFORMATION

Proposal: To subdivide a 13,284 square-foot parcel into 5 residential lots with the following proposed lot areas (in square feet): Lot 1—2,350; Lot 2—2,070; Lot 3—2,070; Lot 4—2,070; and Lot 5—2,809. An existing office building on the site is planned to be removed. Each of the proposed residential lots will be developed with a townhouse dwelling unit. Water and sewer facilities currently serve the site.

Location: At the northwestern corner of the intersection of Juniper and South Tenth streets.

Zoning: HR High Density Residential District permits townhouse units by special exception approval. Plan Sheet 1 of 10 indicates that on September 11, 2015, the Quakertown Borough Zoning Hearing Board granted a special exception to allow townhouse uses in the HR District for the subject property conditioned upon the applicant constructing a fence on the property lines abutting parcels to the north and west. In addition, the Zoning Hearing Board granted the following variances: to allow for 2,070 to 2,809 square feet per dwelling unit instead of 4,000 square feet; to allow for 59 percent impervious coverage instead of the 45 percent permitted; to allow for building coverage of 45.1 percent instead of the 35 percent permitted; to allow reduced

front, side and rear yard setbacks; to allow a maximum density in excess of 8 dwelling units per acre.

Notes on Plan Sheet 1 of 10 indicate that the Quakertown Borough Council granted waivers from the following subdivision and land development ordinance requirements: Section 506.1.A, to permit the cartway of South Tenth Street to remain less than 36 feet wide (currently 32 feet wide); and Section 508.1, to permit easements less than 15 feet in width.

Present Use: Office building.

COMMENTS

The Borough should be satisfied that the plan meets the conditions of final plan approval. We note the following point regarding the submission:

- Sewage facilities—If not already submitted, 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 subdivision.

This review will be included in the Bucks County Planning Commission board materials for the February 3, 2016, 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: Bucks Preservationists
Kevin J. Wolf, PLS, Andersen Engineering Associates, Inc.
Cowan Associates, Inc., Municipal Engineer
Scott McElree, Borough Manager (via email)
Doug Wilhelm, Borough Zoning Officer (via email)

BUCKS COUNTY PLANNING COMMISSION

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Carol A. Pierce
R. Tyler Tomlinson

Lynn T. Bush
Executive Director

January 20, 2016
BCPC #12143

MEMORANDUM

TO: Solebury Township Board of Supervisors
Solebury Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Sketch Plan of Land Development for Central Bucks Properties, LP
TMP #41-22-138-2
Applicant: Central Bucks Properties, LP
Owner: Martin and Claire Hovsepian
Plan Dated: December 10, 2015
Date Received: December 28, 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: Remove the existing building on the 1.73-acre site and construct a 2,700-square-foot bank with drive-through facilities and 17 parking spaces. Public sewer and on-lot water facilities are indicated for the parcel.

Location: Southern side of Lower York Road (U.S. Route 202) west of Shire Drive adjacent to the Village of Logan Square Shopping Center.

Zoning: TNC Traditional Neighborhood Commercial District permits bank, office and various commercial uses on a minimum lot size of 1 acre and a minimum lot width of 100 feet. All buildings in the district shall be designed and constructed in accordance with the architecture styles indicated in the Traditional Neighborhood Commercial District Design Guidelines.

Drive-through facilities for permitted primary uses are allowed only by conditional use.

Present Use: Commercial; car showroom/lot.

COMMENTS

We have several concerns regarding the sketch plan proposal related to zoning compliance and circulation arrangement:

1. **Drive-through issues**—Section 1001.C of the zoning ordinance requires conditional use approval for drive-through facilities in the TNC District. In addition, Section 1004.E.9.1 of the zoning ordinance requires 8 stacking spaces for the first drive-up window and 6 stacking spaces for each additional window. If an ATM is proposed, 3 stacking spaces for each is required. Sections 1004.E.1 through 9 provide additional provisions for drive-through circulation including size, location, and assurance that traffic movements will not be impeded by proposed stacking spaces. Future plan submissions should indicate compliance with these zoning regulations. We note that as proposed, it appears the drive-through window will need to be relocated to the rear of the building to meet the zoning requirements if the drive-through window is allowed by conditional use.

2. **Parking requirements**—The proposal for 17 parking spaces for the bank exceeds the maximum number of spaces permitted by zoning ordinance Section 1003.A.13. Therefore, six parking spaces should be eliminated. Removing several spaces at the end of the parking lot would provide a longer interior stem and, hence, a safer and more convenient parking arrangement for bank patrons.

3. **Access management**—Section 1004.B of the zoning ordinance requires that coordinated access management and shared parking be provided to enhance pedestrian/motor vehicle safety. The plan indicates two, 28-foot-wide accessways onto Route 202 along the sides of the site's frontage, including the utilization of a portion of the adjacent existing stone driveway. Although the proposed channelized access plan is an improvement to the existing access arrangement on the site, we note that the stone driveway is offset from Shire Drive and the signalized intersection, and it is located in front of the striping for the stop bar. This arrangement, together with the increase in traffic volume generated by the use, has the potential to exacerbate motorists' confusion at the intersection as to where and when to stop, increasing conflicts at the awkward intersection.

   It is recommended that at this early plan stage, PennDOT and/or a traffic engineer evaluate alternative access concepts which would create a safe and convenient traffic arrangement near the intersection. This is important given the proposal to add traffic volume onto the driveway in proximity to the signal. Future plan submissions should provide documentation that ingress/egress is permitted and acceptable on the adjacent driveway, as well as clearly indicate proposed roadway improvements and permissible turning movements at the intersection.

   Shared access alternatives should also be explored between the proposed bank and the adjacent Eagle Diner site to provide more separation distance between the two individual accessways. Section 1807.A of the zoning ordinance allows for two accessways to any one street for each 300 feet of highway frontage. Since the parcel has a lot frontage of 209 feet, it does not meet the criteria for two accessways.

4. **Architecture style**—Section 1004.A of the zoning ordinance requires new buildings to be designed and constructed in accordance with the architecture styles indicated in the Traditional Neighborhood Commercial District Design Guidelines. Therefore, future submissions should include architectural plans compatible with the traditional styles present along the Route 202 Corridor and throughout the township as indicated in the *Traditional Neighborhood Commercial District Design Guidelines*, dated April 9, 2007. The proposed sign location and design should also be indicated on future plan submissions (zoning ordinance Section 1004.C).

This review will be included in the Bucks County Planning Commission board materials for its February 3, 2016 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: Central Bucks Properties, LP
Estate of Claire Hovsepian, c/o Richard Torpey, Esq.
Gilmore and Associates, Inc.
C. Robert Wynn, P.E., C. Robert Wynn Associates, Inc., Township Engineer
Dennis H. Carney, 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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Charles H. Martin, *Vice Chairman*
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David R. Nyman
Robert M. Pellegrino
Carol A. Pierce
R. Tyler Tomlinson

Lynn T. Bush
Executive Director

January 6, 2016
BCPC #12137

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 Dentistry by Design
TMP #49-3-47
Applicant: Bhavash and Kiran Satashia
Owner: Same
Plan Dated: November 23, 2015
Date Received: December 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 751.77-square-foot addition to an existing 1,367-square-foot medical office building on a 15,074-square-foot parcel. The building is served by public water and sewer.

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

Zoning: C-1 Commercial District permits medical or dental offices on lots of 15,000 square feet or more.

Present Use: Commercial–medical office.

COMMENTS

1. **Building addition in setbacks**—The plan shows the proposed building addition located 19 feet from the right-of-way, which does not comply with the front yard and rear yard and special setback requirements of the zoning ordinance. Section 1101 requires a minimum front yard and rear yard setback of 35 feet in the C-1 Commercial District. Section 2019 requires special setbacks for all uses with lot frontage on Street Road and York Road, with all buildings and structures required to be set back a minimum of 100 feet from the street line, and parking to be set back a minimum of 50 feet, provided appropriate landscaping and screening is provided in accordance with the subdivision and land development ordinance.

We note that the existing structure and parking area lie within the required front and rear yards and the special setbacks, and, therefore, are nonconforming. Section 2401 of the zoning ordinance permits alteration or enlargement of a nonconforming structure if such activity does not increase the extent of the nonconformity; however, the proposed addition to the existing building would increase the aforementioned setback nonconformities.

2. **Impervious surface**—Section 1101.H of the zoning ordinance permits a maximum impervious surface ratio of 50 percent. The plan proposes to increase the impervious surface from 40.98 to 72.9 percent, which exceeds the permitted amount.

3. **Buffer yards**—Along any zoning district boundary line or use, Section 1101.F of the zoning ordinance requires that a buffer yard shall be provided which shall be not less than 25 feet in width measured from such boundary line. Such buffer yards may be coterminous with any required yard. The plan does not show the required buffer yards.

4. **Buffer planting**—Section 2006 of the zoning ordinance requires that a completely planted visual barrier or landscape screen shall be provided and maintained between any nonresidential district and any residential district or use. The site is zoned C-1 Commercial District and the adjacent parcel to the southeast is zoned R-2 Residence District. The plan shows a row of 13 proposed parking spaces along the southeastern property boundary. The edge of the parking lot will be 3 feet from the adjacent parcel. The plan does not show the required buffer yard between the two zoning districts or provide the required planted barrier or visual screen.

5. **Street sign**—A "Welcome to Warminster Township" sign is located on the subject site's Street Road frontage. The plan should show the existing sign.

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 February 3, 2016, 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: Bhavash and Kiran Satashia
Rodriguez Consulting
Steven Weisner, Municipal Manager (via email)
Craig D. Kennard, P.E., Gilmore & Associates, Municipal Engineer
Warrington Township (Adjacent Municipality)

BUCKS COUNTY PLANNING COMMISSION

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Robert M. Pellegrino
Carol A. Pierce
R. Tyler Tomlinson

Lynn T. Bush
Executive Director

December 31, 2015
BCPC #12038-A

MEMORANDUM

TO: Warminster Township Board of Supervisors
Warminster Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Subdivision for Tall Oaks Development
TMP #49-24-41-3 (portion)
Applicant: County Builders, Inc.
Owner: Centennial School District
Plan Dated: November 25, 2015
Date Received: December 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: Subdivide an 11.12-acre portion of a 24.3656-acre parcel (TMP 49-24-41-3) into 74 single-family attached (townhouse) lots and 0.94 acres (40,946 square feet) of open space. The site will be served by public water and sewer. This office is not aware of a recorded plan for a minor subdivision of TMP 49-24-41-3. The subject plan is one part of the subdivided parcel.

Location: Eastern side of Newtown Road opposite its intersection with Luff Lane and approximately 1,100 feet southwest of Street Road.

Zoning: R-4 Residential District permits single-family attached townhouses on a minimum site area of 5 acres. The maximum permitted density is 5 dwelling units per acre.

The applicant received variances from the township Zoning Hearing Board on September 25, 2015 from the following zoning ordinance requirements:

Section 702.A.3.b	To permit a density of 6.75 dwelling units per acre (instead of the permitted 5 units per acre)
Section 702.A.3.d.i	To permit internal road setback of 18 feet
Section 702.A.3.d.ii	To permit rear yard setback of 7 feet measured from decks
Section 702.A.3.d.iii and Section 2015	To permit minimum side yard setback of 5 feet

Section 702.B	To permit maximum building coverage of 60 percent
Section 702.C	To permit impervious surface ratio not to exceed 50 percent
Section 706	To permit identical front yard setbacks for adjoining dwelling units
Section 707.A	To permit minimum open space of 5 percent
Section 2019.A	To permit setback measured from the property line rather than from protected natural resources
Section 2606.1	Regarding expiration of variances

Present Use: Recreation – athletic fields.

COMMENTS

1. **Parcel minor subdivision**—The plan shows a subdivision of TMP #49-24-41-3 (24.3656 acres) into two lots: Lot A (11.124 acres) and Lot B (13.241 acres). Lot A contains an existing gravel running track and Lot B contains a baseball field and a 1.04-acre leasehold containing a Warminster Fire Company substation. The original subdivision plan was dated June 6, 2015. Our records indicate that the minor subdivision plan was never recorded. The plan should note that a subdivision of TMP #49-24-41-3 is pending.

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

Section 404.3.B	To not provide existing features within 400 feet
Section 506.1.B.3	To permit a centerline radius less than 150 feet
Section 523.4	To not provide all required street trees
Section 523.5.C	To not provide required plant material in 100-foot wide Class 3 buffer
Section 523.6	To not provide required plant material in parking area buffers
Section 523.7.C	To not provide required plant material for basin landscaping
Section 602.3.c	To permit woodland disturbance greater than 30 percent
Section 603.1	To permit open space areas less than 75 feet wide.

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. **Woodland protection**— The plan shows removal of 95 percent of the existing woodlands on the site. A note on the Natural Resources Table on Sheet 2 states that a variance has been granted to allow 100 percent of the forest to be disturbed, however, the Zoning Hearing Board Decision information on Sheet 5 does not include a variance regarding forest disturbance. This discrepancy should be addressed.

The applicant is seeking a waiver of Section 602.3.C of the subdivision and land development ordinance, which permits no more than 30 percent of forested area to be removed. If a waiver is granted, relief is also granted from woodland protection standards in zoning ordinance

Section 2103.C, which permits no more than 30 percent of forested area to be removed. The landscaping plan proposes significant new planting that will replace the existing mature trees along the southern property line. We recommend that as many of the mature existing trees be retained as possible.

4. **Parking**—The plan shows 72 parking spaces in perpendicular bays along the street and an off-street parking court, but there is no information provided about on-lot parking for the individual dwelling units. Section 2200.A.3 of the zoning ordinance requires that Use 5, Townhouses be provided with two spaces per dwelling unit. Garage spaces do not count as required parking spaces. It appears that there are two driveway spaces provided per dwelling, however the plan should note the number of on-lot parking and off-street spaces provided, in order to show compliance with the parking requirements.

   We also note that Section 404.4.D of the subdivision and land development ordinance requires that applicable zoning requirements be provided on the plan.

5. **Street trees** —The applicant is requesting a waiver to subdivision and land development ordinance Section 523.4, Required Street Trees, from providing all required street trees along the interior roadway. We note that the applicant has received numerous variances to permit a greater number of units on the site than the ordinance allows. In addition, the proposed rows of townhouses with double-wide driveways allow limited space for street tree planting, which presents a bleak streetscape along portions of the roadway. Street trees can help to soften the appearance of the streetscape in a higher intensity development where driveways are the predominant feature. 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 could provide some visual relief along the street.

6. **Open Space Issues**

   a. **Open space parcels**—The applicant received a variance from zoning ordinance Section 707.A, Open Space, to provide 5 percent of the site area as open space rather than the 40 percent required. The plan identifies Open Space A and Open Space B (Basin 2). The applicant's engineer explained in an email (received December 4, 2015) that Basin 1 (0.53 acre) and Open Space A (0.41 acre) are the only land to be designated open space, for a total of 0.94 acre. The plan should be revised to clarify the correct parcels to serve as open space. The plan also should specify the proposed area of each open space parcel and a calculation indicating that the total open space area meets the required minimum 5 percent of the site area.

   b. **Purpose of open space**—Zoning ordinance Section 707.A also states that the required open space area shall not include required public improvements, required yards or building setbacks, required buffer areas, or streets. As noted in Comment 6.a above, proposed Open Space B is a detention basin which, as a required public improvement, is not permitted to be counted as required open space. This issue should be addressed.

   c. **Open space dimensions**—The applicant is requesting a waiver of subdivision and land development ordinance Section 603.1.A, Open Space, which requires that areas

of open space shall have a minimum dimension of 75 feet in any direction, in order to be considered as part of the minimum open space requirement. Proposed Open Space Area A is L-shaped and is approximately 20 feet at its most narrow point. This space does not allow for ball games or other active use, and is likely to function as an extension of the adjacent back yards rather than as community open space. The site abuts athletic fields which are close for older children, but there should be internal open space related to the development for use by parents with small children or others who cannot or do not wish to walk far for everyday recreation. We do not support the waiver request and recommend that the open space be redesigned to be wider to allow for a greater variety of recreational pursuits as intended by the ordinance.

d. **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. We recommend that all open space be demarcated from private space. 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.

7. **Tree protection fence**—The plan shows existing woodlands in the southern corner of the site and a line of large oak trees along the northeastern parcel boundary that are to be preserved. The erosion and sediment control plans show grading, a portion of the proposed walking trail, proposed tree protection fencing, and the limit of disturbance line within the dripline of several of the oak trees. No tree protection fence is shown along the woodlands to be preserved in the southern corner of the site.

   We note that 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. We recommend that the plan be revised to show the tree protection fence on the landscape plan and grading plan, and indicate that there is no proposed disturbance within the required tree protection area of all trees intended to be saved, as required by the ordinance.

8. **Additional access**—The plan proposes 74 dwelling units which access a thoroughfare at one point. An emergency access drive is provided to Newtown Road. Due to the number of units proposed and the amount of vehicular trips expected, we recommend that a second permanent access point be provided to the driveway serving Centennial Station, in case the Newtown Road or the single access is ever blocked, and to provide for convenient access for the residents. The Centennial Station roadway accesses Centennial Road, which is signalized at Street Road.

9. **Trail width** —The plan shows a five-foot-wide walking trail along the northern boundary and southeastern corner of the site extending between Newtown and Centennial roads. The path will likely be used by both pedestrians and bicyclists and serve as a multipurpose facility. We recommend that the trail be widened to 10 feet to accommodate all users.

10. **Mail delivery**—The plan does not provide any information about mail delivery. Group mailboxes promote community and are more efficient for mail delivery. Individual mailboxes at the curb are not attractive along a street with closely spaced units and may create problems for any on-street parking. If community mail boxes are intended, parking and pedestrian access should be shown.

This review will be included in the Bucks County Planning Commission board materials for the February 3, 2016 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: County Builders, Inc.
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
Tracy Tackett, Interim Township Planner

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

January 19, 2016
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: Preliminary Plan of Land Development for A&T Subaru
TMPs: #52-017-072
Applicant: AF Partnership
Owner: Same
Plan Dated: December 14, 2015
Date Received: December 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: To construct a new automotive repair and detailing building with a proposed square footage of 6,790 square feet, plus a total of 49 parking spaces on a 1.449-acre site. The acreage within West Rockhill Township, where the proposed building and approximately 35 of the parking spaces are to be constructed, is 0.9871 acre (gross). The acreage within Hilltown Township, where approximately 14 of the parking spaces are to be constructed, is 0.4623 acre (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. **Minimum site area**—We note that the portion of the site in Hilltown Township does not comply with Section 160-26 of the Hilltown Township municipal zoning ordinance requiring a 2-acre minimum site area within the LI (Light Industrial) District. The plan does not indicate if the applicant has requested and/or received a variance from this requirement. This issue should be resolved prior to the planning commission taking action on the plan.

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 townships should determine if sidewalks should be provided as specified in the subdivision and land development ordinances.

3. **Plan information**

    a. The Hilltown Township Natural Resource Tabulation table on DWG. No. SP-2 indicates an allowable disturbance to Woodlands of 60 percent. Section 160-28 of the Hilltown Township municipal zoning ordinance indicates that no more than 20 percent of any forest may be cleared or developed or that 80 percent shall be permanently protected and undeveloped.

    b. The West Rockhill Township Site Capacity table on DWG. No. SP-2 should be adjusted as the Open Space Ratio requirements are incorrectly showing in the Acres of Land in Resources column.

4. **Impervious coverage**—The zoning compliance chart on DWG. No. SP-1 for West Rockhill Township indicates impervious coverage of 24,593 square feet (0.5645 acre) or 58.78 percent of the lot area of 0.9605 acre. However, the West Rockhill Township Site Capacity table on DWG. No. SP-2 indicates a total impervious coverage of 0.5763 acre.

5. **Buffer yards plant schedule**—Section 160-33D.(1)(e) of the Hilltown Township zoning ordinance specifies that a 1 small deciduous tree per 50 feet of buffer length be provided. Based on a buffer length of 174 feet, a total of 3 small deciduous trees should be provided. The plan as submitted shows only 2 small deciduous trees being provided. Additionally, the Buffer Yard Plant Schedule (Hilltown Township) includes the use of Pinxterbloom azalea (*Rhododendron periclymenoides)*. This species of shrub is not included in the list of approved plant materials contained in Section 140-37 of the Hilltown Township subdivision and land development ordinance, although it appears to be an appropriate native shrub.

6. **Parking area landscaping**—Section 515.2.I of the West Rockhill Township zoning ordinance specifies that the perimeter of all parking facilities shall be landscaped with one 18-inch to 24-inch tall shrub per 3 feet of perimeter in order to visually screen the vehicles. Although the Parking Lot Tree Schedule table on DWG. No. SP-4 of the plan includes a tree planting schedule for the parking lot area, it is unclear as to how the quantities of deciduous trees in the planting schedule were determined, as Section 515.2 of the zoning ordinance does not have ordinance requirements for trees other than those associated with parking facilities shading.

DWG. No. SP-4 provides a drawing and references to parking lot landscape requirements for Hilltown Township. However, the plan as submitted does not address the parking area shading requirements contained in Section 515.2 of the West Rockhill Township subdivision and land development ordinance.

Additionally, although it appears that the applicant has provided 84 plants required to comply with West Rockhill Township's afforestation requirements, Section 515.8 of the subdivision and land development ordinance, the table indicates that these are being provided by shrubs, which is not in compliance with the ordinance which specifies that afforestation shall be accomplished with trees.

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 February 3, 2016 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: AF Partnership
Scott Peter McMackin, Cowan Associates, Applicant's Engineer
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
February 03, 2016

Municipality	Development	BCPC Number	Tax Parcel Number	PaDEP Code Number	Plan Review Number
Northampton Township	Holland Middle School	31-15-SD1	31-35-5	1-09937-413-3J	0201-60001

BUCKS COUNTY PLANNING COMMISSION

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Carol A. Pierce
R. Tyler Tomlinson

Lynn T. Bush
Executive Director

January 15, 2016

Terry P. DeGroot, Project Manager
Terraform Engineering, LLC
One East Broad Street
Suite 330
Bethlehem, PA 18018

RE: Holland Middle School
PaDEP Code # 1-09937-413-3J
BCPC #31-15-SD1
Northampton Township, Bucks County

Dear Mr. DeGroot:

We have received a copy of the planning module[1] concerning the proposal to construct building additions totaling 40,596 square feet to the existing Holland Middle School. Wastewater flows (an additional 50 EDUs equaling 15,050 gallons per day) will flow by public sewerage through the Northampton, Bucks County, Municipal Authority's (NBCMA) collection system, through the Bucks County Water and Sewer Authority (BCWSA) system, and to the Philadelphia Water Department's (PWD) Northeast Philadelphia Water Pollution Control Plant via the Neshaminy Interceptor.

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.

The NBCMA certifies that it has sanitary sewer collection capacity. The project is included in the BCWSA Neshaminy Interceptor Corrective Action Plan and Connection Management Plan with flow release in 2016. The PWD certifies there is adequate capacity within the City of Philadelphia's conveyance and treatment facilities to receive and treat the sewage flows. The addtional waste load will not create a hydraulic or organic overload or a five-year protected overload.

We note that the submission has multiple copies of Component 3, including an additional subsection J. Chapter 94 Consistency Determination, which shows a project flow of 12,500 gpd. In addition, documentation confirming compliance with the state historic preservation act and the Pennsylvania Natural Diversity Inventory Project Environmental Review Receipt, while indicated to be attached in

[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 packet, are not included in the copy of 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.

Should you have any questions, please contact me.

Sincerely,

Michael A. Roedig
Senior Planner

MAR:dwb

Attachment

cc: Eric Ponert, Philadelphia Water Department
Genevie Kostick, BCDH
CKS Engineers, Inc.
Michael Solomon, Northampton Township Director of Planning and Zoning
Elizabeth Mahoney, PaDEP
Act 537 file

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

DEP Code #	1-09937-413-3J
BCPC #	31-15-SD1

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
Holland Middle School

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

1. Date plan received by county planning agency. January 5, 2016
2. Date plan received by planning agency with areawide jurisdiction _____

   Agency name _____
3. Date review completed by agency January 14, 2016

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: Michael Roedig Title: Senior Community Planner Signature: _____ Date: January 14, 2016 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, March 2, 2016
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 February 3, 2016
4. Executive Director's Report
5. Presentation: 2015 Annual Report of Review Activity
   Michael Roedig, Senior Planner
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
February 3, 2016

MEMBERS PRESENT: Raymond (Skip) 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; David P. Johnson; Timothy A. Koehler; Charles T. McIlhinney; Michael A. Roedig

GUESTS: Larry Menkes, Warminster Resident

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1. **CALL TO ORDER**
   Mr. Wydro called the meeting to order at 2:05 PM.

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

3. **APPROVAL OF MINUTES FOR THE MEETING OF JANUARY 6, 2016**
   Upon motion of Ms. Pierce, seconded by Mr. Nyman, with the vote being 8-0 the motion carried to approve the minutes of the January 6, 2016 meeting as presented.

4. **EXECUTIVE DIRECTOR'S REPORT**
   The Executive Director's Report was submitted to the board with the meeting packet prior to the meeting. Ms. Bush highlighted the Bucks County Planning Commission's reappointment as planners for Buckingham and for the Newtown Joint Zoning Council at their respective reorganization meetings.

   Ms. Bush mentioned the letter addressed to each of the newly elected municipal officials introducing the planning commission. Mr. Nyman and Mr. Wydro thought the letter was very impressive.

   Ms. Bush updated the Board on the survey that was mailed out to each of the farms in Bucks County. The survey questions the farmers on the idea of a Farm Summit and topics that interest them. The results will be reported to the Commissioners.

   Ms. Bush also spoke about the statewide planning training sessions she will be holding for Montgomery, Monroe and Bradford counties.

5. **PRESENTATION: OPEN SPACE PRESERVATION PROGRAM** – DAVID P. JOHNSON, DIRECTOR OF TRANSPORTATION PLANNING/GIS AND OPEN SPACE COORDINATOR
   Mr. Johnson began a PowerPoint presentation by citing the 1997 Open Space Program and the second open space program approved in 2007. This 2007 program supported five open space areas: $25 million for farmland preservation; $26 million for municipal open space; $18 million for county parks; $11 million for natural areas; and $7 million for the Delaware Riverfront. Mr.

Johnson stated that, as Open Space Coordinator, he is responsible for the Municipal Open Space, Natural Areas, and Delaware Riverfront programs.

Municipal Open Space Program

Mr. Johnson gave a breakdown of the allocation of the $26 million to municipalities for open space projects, stating that each municipality is allocated a base amount of $200,000 and then further allocated funding according to land area and population. All Bucks County municipalities are required to prepare and update an open space plan and are eligible to make application to the Municipal Open Space Program for financial assistance for open space planning, acquisition, and improvements. Acquisition projects include easements or fee-simple interests in natural areas, parks and farmland. Mr. Johnson explained conservation easements, stating that it is a legal agreement between the donor (land owner) and the holder (which in the case of open space, would be the municipality and co-holder would be the county). The easement is recorded along with the deed as a permanent protection of the land and limits the use of such land from future development. The landowner maintains ownership and is able to sell the property.

Mr. Johnson said funding for municipal open space improvement projects is determined on a case by case basis by the Open Space Review Board. He said that improvement projects are limited to municipalities that are unable to preserve additional land and can be used to enhance public access and utilization of open space and the valuable natural resources associated with the land. He provided an overview of funding requirements and gave examples of open space improvement projects. To date, 58 percent of the funds were allocated. An additional $11 million for municipal projects remains. The program will end in 2017, and there is a possibility that the allocated funds will not have been spent.

Natural Areas Program

Mr. Johnson explained that the Natural Areas Program provides assistance to municipalities and land trusts to protect natural resources throughout the County. The *Natural Areas Inventory of Bucks County* (2011) serves as a guide to identify and prioritize areas of importance, identifying 13 conservation landscapes that represent the County's biological diversity. Funding available through the program may be used to acquire conservation easements on privately owned land as well as fee simple purchases that ensure perpetual natural resource protection. To date, 46 projects have been approved and nearly $9 million in funds allocated. Funding requires a 50 percent match from either the land trust or the municipality.

Delaware Riverfront Program

Mr. Johnson reported that 17 Bucks County municipalities bordering the Delaware River are eligible to participate in the Delaware Riverfront Program. Funds under this program, may be used to acquire land or easements for conservation purposes. Approximately $2 million has been allocated for two projects, the Bristol docks and an extension from Street Road in Bensalem Township. Mr. Johnson said the program has not had many applicants. One project was completed in Yardley Borough along the river.

Mr. Johnson said that municipalities had played a big role in making the overall open space program a success and that at least a third of the open space projects would not have been completed were it not for municipal contributions. Completed to date are 49 locally-supported projects in 21 municipalities that total $266 million.

Mr. Stone questioned the reasons for the money not being spent. Mr. Johnson said that it was a variety of reasons that projects get held up, one of them being finding a willing land owner. Mr. Stone also asked if it was possible to spend the money on existing parks. Mr. Johnson said that it was possible to spend the money on an existing park to enhance public access. The county's preference and focus has always been to preserve open space, not to construct improvements.

Mr. Pellegrino agreed that finding a willing landowner is most likely the most prominent issue in preserving open space, believing that the recent recession and trying to find the matching funds is difficult.

Mr. Kisselback questioned how we determine the assessment of the property. Mr. Johnson stated that there are two appraisals obtained for the property; the average of the appraisals determines property value. Mr. Kisselback also wanted to know if it was possible for the landowner to sell the property once it has received the easement funding. Mr. Johnson stated that it is allowed and that preserved property has retained its value. Discussion ensued on this topic among the board members.

Mr. Nyman commended Mr. Johnson on how well he does his job in educating the property owners and seeing the project through.

Mr. Pellegrino suggested making this presentation to local officials.

Mr. Wydro asked about the total amount of money contributed by the municipalities. Mr. Johnson did not know the exact amount and said he would look it up. A number of municipalities were then named as having significant projects and amounts being matched.

Ms. Bush added that Bucks County is different from our neighbors in that our municipal funding comes from bonds and not the open space earned income tax.

Mr. Stone questioned what will happen to the funds if they are not all used. Mr. Johnson replied that discussions will have to be had as to the many possibilities. Ms. Bush added that not all of the funds have been borrowed yet.

Mr. Wydro stated that the Bucks County Open Space program has been a resounding success.

The board thanked Mr. Johnson for his presentation.

6. **ACT 247 REVIEWS**

The reviews of February 3, 2016, were mailed to the board for their review prior to the meeting. Upon motion of Mr. Nyman, seconded by Mr. Goodnoe, the motion carried to approve the February 3, 2016, Act 247 reviews.

Ms. Bush wanted to make note of the second review on the proposed development of the Stone Farm in Middletown Township.

7. **OLD BUSINESS**

There was no old business.

8. **NEW BUSINESS**
   Ms. Pierce made note that Mr. Wydro was presented with a very prestigious award from the FCC in Washington, DC. The board congratulated him.

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

10. **ADJOURNMENT**
    Mr. Wydro adjourned the meeting at 3:05 PM.

Submitted by:

Debra Canale, Staff Secretary

BUCKS COUNTY PLANNING COMMISSION

Executive Director's Report
February, 2016

Farm Summit – Our meeting for Bucks County farmers is set for March 30 at Upper Bucks Campus, BCCC. We received surveys back from many of the farmers. Their main interests are succession planning and loan/financing information, so we will assemble speakers who can address those issues. We envision several simultaneous sessions, then a light dinner and open discussion.

County Planning Directors – I met with my counterparts from across the state in State College at the beginning of the month. One of the main topics was water resources planning, the rules that are imposed on us by DEP, and the connections between stormwater management, water supplies, and wastewater. The state budget has eliminated funding for stormwater management and for sewage facilities plans, even before the budget crisis of 2015-2016. Yet we are all facing more stringent rules on stormwater management.

State Legislators Mensch and Staats – Meeting on Route 663

We met with Senator Mensch and Rep. Staats who wish to get money to widen Route 663 in Milford and Richland to four lanes. Some widening has been done, as the result of development, but not all of it. There are some bottleneck areas. We cannot propose this for TIP funding without a better idea of the costs and conditions. We agreed to determine how much an engineering study would cost so that they can propose state funding for the engineering study. We had to explain to them how the Transportation Improvement Program works.

Pennsylvania State Association of Township Supervisors (PSATS) Training

I have completed training sessions for newly elected township supervisors in the Bradford County area and in King of Prussia, which included supervisors from Bucks, Montgomery, Chester, and Delaware counties. Some of the hot topics included the proper role of the zoning hearing board and recovery houses.

Cross Keys Area Business Survey

As part of our Cross Keys Area study, we sent a survey to area businesses about their business and their thoughts about the area. There is a lot going on at Cross Keys (Intersection of Route 611 and Route 313 in Buckingham, Plumstead, Doylestown Borough and Doylestown Township), with several proposals for development and several projects under construction. We are tabulating the results and still receiving surveys.

Office Organization

We have completed some shuffling of staff to assign each planner to a senior planner and, more importantly, reassigned offices. Eleven people have changed offices, placing them close to the people they work with on a regular basis. This means that there has been a lot of cleaning up as well. The staff has been extremely cooperative. Donna Byers has been a first-rate logistics coordinator, and it is going smoothly.

BCPC Activity Report

Community Planning and Municipal Economic Development Initiative

The Planning Commission staff helps townships and boroughs in several ways: we attend local planning commissioner meetings to provide advice and guidance, and we prepare plans and ordinances in cooperation with local representatives. We are entering our fourth year of providing municipal assistance through the Municipal Economic Development Initiative (MEDI), and several of the activities below are in that category and are so noted.

Attended the **Hilltown Township** planning commission meeting and the **Buckingham Township** planning commission**.**

Preparing Plans – We are developing the transportation analysis of commercial areas for the **Richboro Village Master Plan**.

The **New Britain Borough Main Street Plan**, (part of our MEDI program) is progressing with the completion of work on streetscape concepts. We attended the bi-monthly meeting of the Steering Committee and presented the streetscape concepts and illustrations. The next meeting of the Steering Committee will take place on May 12.

The land use and transportation plan for the **Cross Keys Area** is moving ahead. We are looking at development options, traffic improvements, and streetscape and mobility improvements. Nearly 300 surveys were sent out to businesses within the study area to get their views and opinions on how to shape the future vision of Cross Keys.

We had our third meeting with the **Warminster Township Economic Development Committee** and presented an inventory and mapping of vacant commercial, office and industrial spaces as well as ESRI market data. (MEDI project).

The Morrisville Borough MEDI project is moving ahead with additional fieldwork and inventorying of downtown conditions. We met with the Coordinator for the Landmark Towns of Bucks County program, at Delaware and Lehigh National Heritage Corridor, to discuss issues and conditions in Morrisville. We also met to discuss potential directions for Morrisville, including a new town center zoning district and enhancements to the canal, park, and business district.

We provided **Plumstead Township** with an initial cost estimate to implement their **Trails Plan based on the** site reconnaissance conducted to date. We have received authorization to prepare a grant application for park development on their behalf.

In addition to special studies and plans, we are preparing, under contract, more traditional **Comprehensive Plans** for **Northampton Township, Lower Makefield Township, and Hilltown Township. A proposal to assist in updating Durham's comprehensive plan was submitted to the township. Warrington Township** has asked us for a proposal to update their comprehensive plan.

Preparing Ordinances – We are working with **New Britain Borough** on a mixed use ordinance for the area of Butler Avenue between New Britain Road and down to Beulah Road. Revisions have be made to the ordinance as a result of many meetings with potential developers, New Britain Borough officials, New Britain Borough businesses, and Delaware Valley University.

We have been in contact with the Quakertown Community School District regarding the possibility that the District may rejoin the **Quakertown Area Planning Committee**. After dropping out a few years ago, we sent a letter highlighting the reasons for cooperative planning among the school district and the municipalities in that district. The School superintended sent a letter asking to be reinstated and stating their willingness to pay their share of the costs.

Providing Planning Information and Coordinating with other Agencies

The planning commission staff provides information and assistance to the many people who call us for help. This includes topics such as demographic and socioeconomic data, development proposals, BCPC reports, local zoning, and municipal regulations. Some of this work results from our mandated functions (reviewing proposed developments and reviewing various permit applications), some from other groups that need information, and some from residents who need guidance.

We worked with the **Bucks County Industrial Development Authority** on an illustrative sketch plan for a lot in the Sellersville Business Campus. The IDA is working on selling the subdivided lots, and they needed help with grading and site planning options.

We prepared the **2015 Annual Report of Review Activity** that summarizes the subdivision, land development, and municipal proposals received by the BCPC for review and comment as authorized MPC. The information in this report provides an indication of what areas in the county might undergo development in the future.

Act 247 and 537 Review Activity

- 11 Subdivision and Land Development Proposa
- 4 Sketch Plans
- 8 Municipals
- 5 Sewage Facility Planning Modules
- 2 Traffic Impact Studies

Transportation

BCPC Transportation Planning staff is responsible for working with PennDOT, DVRPC, SEPTA, TMA Bucks, and other groups to ensure that our transportation and funding needs are addressed. We also keep up with the various PennDOT funding avenues and grant programs. This month, we participated in the project selection process with DVRPC regarding Transportation Alternatives Program (TAP), attended a meeting to discuss the Transportation Community and Development Initiative (TCDI) and Congestion Mitigation and Air Quality (CMAQ) grant funding program.

The Philadelphia City Planning Commission is heading up a study of the **Roosevelt Boulevard Corridor.** We are participants in this study because Roosevelt Boulevard/Route 1 goes into Bucks County. This month we attended a project status meeting.

TMA Bucks is our county Transportation Management Agency, and we participate on their Board of Directors and work with them on their annual work program, which is funded in part by PennDOT. We wrote a letter of support for TMA Bucks' PennDOT application for their work program funding request from PennDOT.

The **Transportation Improvement Program (TIP)** is updated every two years. And we are in the midst of working with our other counties in southeast Pennsylvania to determine how state and federal money should be prioritized for our region. BCPC staff will make a presentation later in the year on the results of months of meetings and work sessions at the regional planning commission on the TIP. We attended a meeting with PennDOT recently appointed District Engineer, Ken McClain, and discussed a potential corridor study of Route 663 with Senator Mensch.

Geographic Information Systems (GIS)

GIS has become a central function in Bucks County government, with our GIS staff providing the overall management for a system that involves not only BCPC but also Emergency Communications and 9-1-1, Board of Assessment, Health Departments, and others. We help to keep the county tax map parcel records up to date.

The GIS data is increasingly used by people outside the county, either through our very popular public viewer, or through our GIS Consortium of municipalities.

Updates of GIS data to our Consortium members were provided to several members this month including Bedminster and Warminster townships.

Bucks County is an active participant in The Southeastern Pennsylvania Shared Services GIS project. The group meets monthly and is developing a cloud hosted infrastructure to support a centralized and shared regional GIS database. Once created this database will be utilized by all active 9-1-1 centers in the SEPA region.

DVRPC released the 2015 aerial images to the 9-county partners in the region. The imagery is being by reviewed by GIS staff.

Cultural Resources GIS is a map-based inventory of the historic and archaeological sites and surveys throughout Pennsylvania. Updates of the data were received and posted internally on our GIS viewer.

Bucks County Bike Task Force Annual Report 2015

The Bike Task Force (BTF) met in January, February, April and June 2015.

In February 2015 Chairman Ken Boyle resigned from the BTF and stated he was starting Bike Bucks County, a Bucks County affiliate of the Bicycle Coalition of Greater Philadelphia (BCGP). Ken felt he could better promote bicycling as part of BCGP. Steve Nelson also resigned and agreed that working from outside county government may be more effective. Ken assumed control of the Bike Bucks County website. Andy Hamilton, Vice Chair, assumed leadership of the BTF.

Andrew Lawlor of BCCC has attended meetings through 2015 and was recommended to commissioners as new member but has since left Bucks County.

ROUTE 202 FACILITY

The Bike Master Plan and DVRPC Circuit map show Route 202 between New Hope and Doylestown as a bike route. An engineering estimate from McCormick Taylor showed a cost of $ 3.5 million to provide on-road facilities. This cost includes replacing two "box culverts" and some additional right of way for on-road bike lane. Transportation planner Rich Brahler stated road improvements along Route 202 would be developed as a TIP project if Bucks County supports the idea.

Parallel routes along northern and southern parts of corridor were evaluated. Strava.com personal athlete data heat maps show heavy use of southern parallel route. These routes would use shared roadways with signage designating the route.

A third option using PECO right-of-way from the Neshaminy Creek to Street Road through Buckingham was also discussed. A work-around using Stoney Hill Road into New Hope may be necessary with this option. Planner Paul Gordon had studied this route and determined it would cost about $1 million per mile to construct.

BYLAWS REVISION

In response to the establishment of the Bike Bucks County coalition the BTF bylaws were reviewed to redefine the role of the group. The role of the BTF was redefined to focus more on policy and advising county government.

ARTICLE I. PURPOSE

The Task Force purpose is to recommend to policy makers ways to make Bucks County ~~a~~ more bicycle - friendly. This is accomplished by assisting county departments in implementing the BC Bicycle Master Plan.

1. Increase awareness of the benefits of bicycle transportation.
2. Advise the county commissioners on other bicycle or pedestrian issues as deemed appropriate.

This is to be accomplished by the Task Force in cooperation with appropriate municipal, county and state agencies and planning organizations. The Task Force will use the skills, knowledge and experience of its members and the organizations they represent to assist and advise Bucks County and its municipalities with respect to the purposes of this Task Force.

BIKE SHARE

The City of Philadelphia and Montgomery County now have successful bike share programs. A teleconference was held with Zagster Bike Share Company of Boston in spring 2015 to determine feasibility of program in county. Bike share is not appropriate for county trails or parks at this time. Zagster may be good for Doylestown Borough.

BIKE SUMMIT

A Bike Summit was discussed at every meeting starting in January 2015. An agenda was developed and submitted to BCPC Director Lynn Bush and subsequently was revised to fit the format used for the Farm Summit and resubmitted. The summit is proposed for March 2016 if agenda approved by county commissioners.

EAST COAST GREENWAY SUMMIT

Three members of BTF attended East Coast Greenway Summit and learned about trails along East Coast and progress of trails in Bucks County. County commissioner Diane Marseglia spoke about planning in the region.

Bucks County Planning Commission
Other Municipal Reviews
March 02, 2016

Municipality	BCPC Number	Applicant	Tax Parcel Number(s)	Proposal
Bristol Township	5-16-WS1	Township Council		Act 537 Update
New Britain Borough	25-16-1	Borough Council		Zoning Ordinance Amendment: Mixed Use Overlay District
New Britain Borough	25-16-WS1	Borough Council		Act 537 Update
New Hope Borough	27-15-SD1	New Hope/Solebury School District	(27-6-65-1)	Institutional Land Development: 33,750 Square-feet
Perkasie Borough	33-16-1 (P)	Pennridge Development Enterprise	(33-3-20, -3-21, -7-4, -7-4-1, -7-5 & -7-1)	Zoning Map Change: R1 to I1
Upper Makefield Township	47-16-WS1	Board of Supervisors		Act 537 Update
Upper Southampton Township	48-15-2 R1	Board of Supervisors		Zoning Ordinance Amendment: Massage Establishment & Unspecified Use
Warwick Township	51-16-CR1	Board of Supervisors	(51-3-89-4)	Institutional Land Development: 1,650 Square-feet

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*
Edward Kisselback, *Secretary*
James J. Dowling
Raymond W. Goodnoe
David R. Nyman
Robert M. Pellegrino
Carol A. Pierce
R. Tyler Tomlinson

Lynn T. Bush
Executive Director

CONFIDENTIAL—NOT FOR RELEASE

March 2, 2016
BCPC #5-16-WS1

MEMORANDUM

TO: Bristol Township Executive and Council
Bristol Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Update Act 537 Sewage Facilities Plan for Bristol Township
Applicant: Bristol Township
Received: February 16, 2016
Hearing Date: Unknown

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 March 2, 2016.

GENERAL INFORMATION

Proposed Actions: On behalf of Bristol Township, Pennoni Associates, Inc. has prepared the *Update Revision to Bristol Township's Sewage Facilities Management (Act 537) Plan* for approval by the Pennsylvania Department of Environmental Protection (PaDEP). The proposed Plan indicates that municipal officials have found it necessary to update the plan because it is out-of-date, not implementable, inconsistent with other municipal planning, does not provide adequate solutions to resolve existing sewage problems or does not provide for growth. The Plan addresses current and future wastewater management needs. The study area includes only the area tributary to the Bristol Township Wastewater Treatment Plant (WWTP) and is evaluated for the purpose of accommodating existing and future flow resulting from new development to the Township wastewater treatment plant.

Section 3.3 of the Plan regarding wastewater management needs indicates the following:

- Recent DEP Chapter 94 reports have documented hydraulic overloads at the Bristol Township WWTP. The 2011 Chapter 94 report indicated the average annual and 3-month maximum flow rates exceeded the permitted. The 2011 report listed various causes of the increased flow, including atypical infiltration and inflow (I/I) problems. In 2012, an aggressive I/I program was initiated. The 2014 Chapter 94 Report indicated continued hydraulic overloads with the average annual flow rate exceeding the permitted capacity 2.25 MGD by 0.68 MGD; and the 3-month maximum flow rate of 3.0 MGD was exceeded by 0.76 MGD. Overloads prompted a connection ban on the portion of the collection system tributary to the Bristol Township WWTP in early

2007, which remains in effect. In addition, Chapter 94 Reports indicate that the WWTP is not in compliance with its NPDES permit with regards to the discharged average organic loads.

- It has been determined that improvements and upgrades to the Bristol Township WWTP are necessary to eliminate the hydraulic and organic overload and thus bring the Township into compliance with its NPDES permit as well as accommodate future connections to the system.

- An aggressive inflow/infiltration (I/I) program continues to be implemented. Current projections indicate that the I/I program may eventually decrease the annual average flow to the 3-month average maximum of 3.0 MGD. The I/I program combined with conveyance of flow to Bristol Borough, via the existing Silver Lake pump station/split force main diversion, could eventually bring the Bristol Township WWTP into hydraulic compliance, but the organic overloading and potential for future connections requires an expansion of the WWTP.

- Bristol Township has an agreement with Bristol Borough Water and Sewer Authority to treat, process, and dispose of a peak average daily flow of up to 500,000 gallons from Bristol Township (no minimum flow rate is specified in the agreement). Bristol Township and Bristol Borough intend to continue this agreement; however, as future connections to the system are made, reductions in flow due to I/I abatement are realized and improvements to the Bristol Township WWTP are completed, the flow may be conveyed from the Township to the Borough from a different source which may require a revised Agreement. Bristol Borough has indicated that approximately 1 MGD of capacity is available at the Borough WWTP.

Section 4 regarding future growth and land development in the study area discusses existing land use, zoning, and direction given by the *Bristol Township Comprehensive Plan* on future growth areas; and indicates that there will be approximately 1,000 to 1,500 new connections generating 0.25 to 0.35 MGD of wastewater in the next 10 to 15 years.

Section 5 discusses the alternatives analysis in the Plan which considered: 1) financial aspects; 2) property available for treatment plant expansion; and 3) projected flow potential. The following alternatives were considered:

a) Upgrade and expand the Bristol Township WWTP;

b) Modify and upgrade the Dow Chemical Treatment Plant to accept flows from the Township's collection and conveyance system;

c) Divert additional flows to Bristol Borough;

d) Divert flows to Bristol Borough, expand the Bristol Township WWTP, and remove I/I from the collection system; and

e) Evaluate existing collection system (continue the I/I program).

Section 8 indicates that, as a result of the cost analysis, it was determined that diversion of flows to the Bristol Borough WWTP was an immediate short-term recommendation while upgrade of the existing Bristol Township WWTP and continued I/I removal was the most desirable and financially feasible plan for long-term capacity additions. The upgrade could be designed to handle

up to a maximum monthly flow rate of 4.7 MGD, which includes the hydraulic capacity to eliminate hydraulic overloads, divert flow currently conveyed to other treatment facilities and accommodate future development in the Township. The minimum design recommendation is expansion of the Township WWTP to accommodate 4.15 MGD maximum monthly flow rate. The projected project cost of the selected alternative is an additional annual flow treatment cost of $20,000 for the continued diversion and $4.2 million of plant upgrade construction.

COMMENTS

We recognize the economic impact the Consent Decree has had on the Township and that the Plan recommendation to expand the Bristol Township WWTP, divert flows to the Bristol Borough WWTP, and continued I/I abatement will enable the Township to allow new development and redevelopment. These new connections to the system will result in collection of tapping fees and rate payments from these new connections. The continued use of public sewer service in the study area is consistent with the Township's existing Act 537 Plan and generally consistent with the Township's Comprehensive Plan. However, we offer the following comments for the Township's and the PaDEP's consideration:

1. **Coordinated planning**—Appendix H of the Plan contains the 2007 agreement between Bristol Borough and Bristol Township for the Township to continue to connect to the Borough sewer system through a force main constructed from the Silver Lake Pump Station and send up to 500,000 gpd of flow to the Borough WWTP. The agreement indicates that it shall be in effect for a 10-year period and that it can automatically be renewed for successive 1-year periods unless notice to terminate is given by either party. Since the initial 10-year agreement period will be ending by the time initial construction of the Bristol Township WWTP upgrade is scheduled to begin (2017), we believe that the Plan should provide additional coordinated planning with the Borough to provide assurances that diversion of flows will be still be available during the project's duration (10 to 15 years). Moreover, coordinated planning may address concerns we have with unstable fiscal position the Borough is placed in since there is no assurance that a certain amount of flow would continue to be divert to the Bristol Borough WWTP.

2. **District 1**—The sewer map in Appendix J shows a portion of Bristol Borough north of SEPTA railroad tracks and west of Bath Road in District 1, which is identified as an area with all wastewater flows going to Bristol Township WWTP. We suggest that the narrative in Section 2.2.1 regarding the study area include a discussion on how this portion of Bristol Borough is served by the Bristol Township WWTP.

3. **Potential future development**—Section 4 of the Plan addresses future growth and land development and estimates the amount of new connections and concomitant wastewater flow in the next 10 to 15 years. The section mentions future growth areas in the study areas as identified in the Bristol Township Comprehensive Plan, and estimates the amount of new connections and concomitant wastewater flow in the next 10 to 15 years; however, it does not give specific detail how the number of new connections and wastewater flow were calculated. We recommend that the Plan provide information on the available amount of land for new development and redevelopment and the density (e.g., dwelling units per acre) and intensity (e.g. floor area ratios for commercial and industrial use) that could be applied to this land to determine the number of new connections, and rate assumptions that would be used to calculate flow from those connections.

4. **Consistent figures**—There are several places in the Plan where the figures used in one section are inconsistent with the same type of figures used in another section; these include:

   - The first table on Page 14 indicates that the 2014 annual average flow and 3-month maximum are 2.93 and 3.76, respectively; however, Table 1 on Page 3 of the 2014 Chapter 94 Report shows these numbers as 2.88 and 3.58, respectively. Yet, Table 2 on Page 4 of the 2014 Chapter 94 Report shows these numbers as 2.93 and 3.76, respectively.

   - The Future Flow Projection table on Page 17 lists a future development average annual flow rate of 0.25 while the future development average annual flow in the Future Flow Projections on Page 20 lists 0.30. Also, it's not clear why both tables don't use the 15-year projection (0.35 MGD) noted in the last sentence of Section 4.2.

   - The flow figures in the Anticipated Effluent Criteria table on Page 18 are listed as 3.3 (average flow), 4.7 (3-mnth flow), and 5.00 for (max month flow), yet the same figures shown in Future Flow Projection table on Page 17 are 3.31, 4.6, and 4.77, respectively. The 2nd last line of the last paragraph on Page 17 also states the maximum month flow of 5 MGD.

   - The second line of the last paragraph on Page 15 indicates that an average of 0.332 MGD was conveyed to the Bristol Borough WWTP through the Silver Lake Pump Station during the period July 22, 2013 through April 30, 2014. The 14th line of Section 5.2.3 on Page 19 indicates that the average flow during that same period was 0.325 GPD. The Future Flow Projections table on Page 20 indicates the average annual flow for the same period (as indicated in the table footnote - Note: footnoted date is wrong, it states July 2014 –April 2014) is 0.32 MGD.

   - The current estimated maximum month flow in the Future Flow Projections table on Page 20 is listed as 4.08 while the same figure in the Future Flow Projections table on Page 17 is listed as 4.13.

   - The 1st line of the second paragraph on page 20 refers to the projected maximum monthly flow from Alternative 5.2.1 as 4.83 MGD; however, the Future Flow Projections table in the Alternative 5.2.1 discussion on Page 17 lists the estimated maximum month as 4.77.

   These inconsistencies should be rectified to ensure that any resulting flow rates and associated facilities designs are accurate.

5. **Editorial**—Section 2.2.2 Physical Characteristics refers to a portion of the study area draining to Little Neshaminy Creek. The reference is incorrect. That portion of the Township drains to the mainstem of the Neshaminy Creek. Also, Figure 2.2 (Hydrological Resources) labels that area as "Little Neshaminy." That should be changed to "Neshaminy." The Hydrological Resources map included in the Plan was produced by our agency as a draft map for the Township comprehensive plan. The final adopted comprehensive plan contains a revised map with the correct reference to the Neshaminy.

After the Act 537 plan update is approved by DEP, we request that the municipality send a final copy to our office for our files.

TAK:dc

cc: Elizabeth Mahoney, Sewage Planning Supervisor, Watershed Management, PaDEP
William J. Roth, Bureau Director, Environmental Health, Bucks County Department of Health
Russell P. Sacco, LLC, Sewer Solicitor
Pennoni Associates
Ben Jones, Executive Director, Bucks County Water and Sewer Authority
Kurt Schroeder, P.E., Gilmore Associates, Borough and Township Engineer
William J. McCauley, III, Township Manager (via email)
Scott Swichar, Deputy Township Solicitor
Colleen Costello, Bristol Township Department of Licenses & Inspection
Randall C. Flager, Flager & Associates, P.C., Township Solicitor
James Dillon, Bristol Borough Manager (via email)

BUCKS COUNTY PLANNING COMMISSION

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Carol A. Pierce
R. Tyler Tomlinson

Lynn T. Bush
Executive Director

CONFIDENTIAL — NOT FOR RELEASE

March 2, 2016
BCPC #25-16-1

MEMORANDUM

TO: New Britain Borough Council
New Britain Borough Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—MUO-Mixed Use Overlay District
Applicant: New Britain Borough Council
Received: February 17, 2016
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 March 2, 2016.

GENERAL INFORMATION

Proposed Action: Add proposed Section 450-29A MUO-Mixed Use Overlay District to the New Britain Borough zoning ordinance. Amend Section 450-14 to add the new uses Bed and Breakfast, Cultural Facility, and Personal Service Business. Amend Section 450-39.B.1.a by adding "MUO" to the list of zoning requiring buffers. Amend Section 450-42 by adding parking requirements for Bed and Breakfast, Cultural Facility, and Personal Service Business.

Proposed Zoning Provisions: The proposed MUO-Mixed Use Overlay District is intended to encourage development and revitalization along Butler Avenue that would contribute to the "Main Street" character envisioned in the Borough's Comprehensive Plan. The provisions of the overlay district would allow for a Mixed-Use Development, with a combination of two or more uses, on lots greater than 1.0 acres. A minimum of 1,000 square feet of nonresidential use for every 10 residential units would be required. Single use development would be permitted on lots less than 1.0 acre. Nonresidential uses permitted include banks, bed and breakfast, commercial recreational and sports facility, convenience store, day care center, cultural facility, office, motel or hotel, nonresidential accessory structure, personal service business, public recreation facility, research, retail trade and services, eating place, and state liquor store. Residential uses include single-family detached dwelling, townhouse dwelling, and multifamily dwelling.

Requirements to encourage the desired "Main Street" character include parking along Butler Avenue to the rear of the principal buildings, streetscape improvements, limited vehicular access points, and public space (i.e., plazas, seating areas, outdoor eating areas, and wide sidewalks) visible from Butler Avenue. An architectural design review by the Borough would be required for any new structure or improvement to any land within the District.

COMMENTS

The staff of the Bucks County Planning Commission have worked closely with Borough officials to craft the proposed MUO-Mixed Use Overlay District and associated amendments to the zoning ordinance. We commend the Borough for undertaking the creation of the MUO-Mixed Use Overlay District and implementing its vision for the Butler Avenue corridor set forth in the Borough's Comprehensive Plan and in the ongoing development of the *Butler Avenue Main Street Study*. 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.

We would appreciate being notified of the 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, Eastburn and Gray, PC, Borough Solicitor
Sam Bryant, Borough Manager (via email)

BUCKS COUNTY PLANNING COMMISSION

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R. Tyler Tomlinson

Lynn T. Bush
Executive Director

CONFIDENTIAL — NOT FOR RELEASE

March 2, 2016
BCPC #25-16-WS1

MEMORANDUM

TO: New Britain Borough Council
New Britain 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: February 12, 2016
Hearing Date: Not indicated

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 March 2, 2016.

GENERAL INFORMATION

Proposed Action: Update the Borough's Act 537 Plan, which is included in the *Neshaminy Basin Sub-Region II, 201 Plan* (1982), by preparing an Interim Act 537 Plan Update.

Proposed Provisions: The purpose of this Interim Act 537 Plan Update is to address the 5-year projected needs of the Borough to assure there is sufficient conveyance and treatment capacity to meet the Borough's needs in the short-term. Further planning activities will be necessary to address the Borough's 10 year and ultimate projected sewer and treatment capacity needs. A total of 218 EDUs are projected to connect to the sewer system in the next 5 years. The existing collection and system and conveyance systems have adequate capacity to convey future flows. Projected flows from these connections will be conveyed via the Cooks Run Diversion Pump Station to the Harvey Avenue Wastewater Water Treatment Plant expansion. A request has been sent by the Borough to Bucks County Water and Sewer Authority requesting confirmation of available unallocated capacity to treat these future flows.

COMMENTS

We commend the Borough officials for undertaking this interim update of the Borough's official sewage facilities plan. We note that the update of the Borough's Act 537 Sewage Facilities Plan is consistent with policies outlined in the *New Britain Borough Comprehensive Plan* (2007), the *Bucks County Comprehensive Plan* (2011), the Borough's official Act 537 Plan—The *Neshaminy Basin Sub-Region II, 201 Plan* (1982).

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 in accordance with Section 306(b) of the Pennsylvania Municipalities Planning Code.

MMW:dc

cc: Mark Hintenlang, Borough Engineer
Michael Savona, Eastburn and Gray, PC, Borough Solicitor
Sam Bryant, Borough Manager (via email)
Genevie Kostick, BCHD
Elizabeth Mahoney, PaDEP

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Lynn T. Bush
Executive Director

CONFIDENTIAL — NOT FOR RELEASE

March 2, 2016
BCPC #27-15-SD1

MEMORANDUM

TO: New Hope Borough Council
New Hope Borough Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Revised Preliminary Plan of Land Development for New Hope/Solebury High School Improvements
TMP #27-6-65-1
Applicant: New Hope/Solebury School District
Owner: New Hope/Solebury School District
Plan Dated: June 15, 2015
Date Last Revised: January 28, 2016
Date Received: February 8, 2016

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 March 2, 2016.

GENERAL INFORMATION

Proposal: Expand an existing 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: The RC—Multifamily Residential District 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: School.

COMMENTS

1. **Plan submission level**—According to the application, the applicant has submitted this plan as a final plan. However, according to information obtained from New Hope Borough, the plans have not received preliminary plan approval. Therefore, this review will be handled as a revised preliminary plan submission.

2. **Landscaping**

   a. **Tree placement**—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.

   b. **Seedless cultivar**—The plan proposes 14 *Liquidambar styraciflua* (sweet gum) along the existing soccer field and proposed drip irrigation field, along Hardy Bush Way. Due to the increased maintenance associated with the seed pods, we recommend the seedless cultivar 'Rotundiloba' be substituted.

3. **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. Sheet SP-27 provides a tree protection fence detail that states that the fencing is to be 15 feet outside of the dripline. However, there are numerous trees on the Landscape Plan (SP-15) that are located within this tree protection zone. Therefore, the plan should be revised to identify a tree protection area (as specified) for those trees to remain or identify these trees to be removed.

4. **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.

5. **Proposed driveway**—According to the plans, a new driveway is proposed. In order to ensure safe pedestrian passage, we recommend that the proposed driveway include a separate path for pedestrians along the entire length of the driveway.

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.

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.
Craig Kennard, P.E., Gilmore & Associates, Borough Engineer
John Burke, Borough Manager (via email)

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

CONFIDENTIAL — NOT FOR RELEASE

March 2, 2016
BCPC #33-16-1(P)

MEMORANDUM

TO: Perkasie Borough Council
Perkasie Borough Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Private Request for Zoning Map Change and Zoning Ordinance Amendment
TMPs #33-3-20, 33-3-21, 33-7-1, 33-7-4, 33-7-4-1, 33-7-5, and 12-9-149 (p/o)
Owner: Pennridge Development Enterprises, Inc.
Applicant: Branch Valley Fish, Game & Forestry Association (#33-7-1); and Pennridge Development Enterprises, Inc. (all other parcels)
Received: February 10, 2016
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 March 2, 2016.

GENERAL INFORMATION

Requested Action: Rezone several parcels from I-1 Planned Industrial or R-1A or R-1B Single-family Residential Districts to I-2 Light Industrial District and amend the zoning ordinance text regarding the I-2 District regulations. A sketch plan was submitted for reference purposes, proposing a total of 206,900 square feet of nonresidential development consisting of four warehouse/manufacturing buildings and three office buildings on the subject site which totals approximately 32.15 acres.

The request is to rezone the following parcels to I-2 Light Industrial District: TMP #33-3-21 is currently zoned I-1 Planned Industrial District; TMP #33-3-20 is currently zoned R-1B Residential District; TMPs #33-7-1, 33-7-4, 33-7-4-1, and 33-7-5 are currently zoned R-1A Residential District and the portion of TMP #12-9-149 that is located in Perkasie Borough that does not have a zoning designation on the current zoning map.

Location of Tract: Northern side of Ridge Road and along the municipal boundary with East Rockhill Township and the Pennridge Airport.

Requested Zoning Provisions:

A. Requested Zoning District—I-2 Light Industrial District permits all principal and accessory uses permitted by right in the I-1 Planned Industrial District, plus planned commercial development, business or professional offices, medical offices, veterinary office, bank, motor vehicle gas station, repair garage, and motor vehicle sales or rental, retail shop, service business, lumber yard, motor freight terminal, and entertainment and recreational facilities (outdoor, nongovernmental); a library and an accessory drive-through by conditional approval; and all uses permitted in I-1 by special exception except hotel or motel. Minimum lot size is 2 acres for a planned commercial development, 13,500 square feet per dwelling unit, and 20,000 square feet for any other principal structure or use.

B. Requested Zoning Ordinance Text Amendment—The I-2 District regulations are requested to be amended to add the following uses by right: Brewery in combination with a Restaurant (a new use to be created), day care, eating place without a drive-through, recreational facility (nongovernmental), entertainment and recreational facilities (indoor, nongovernmental), and motel or hotel. The I-2 District Table of Dimensional Requirements would be amended for any principal structure or use except Planned Commercial Development as follows: increase maximum building height from 40 feet to 60 feet; for multiple parcels in a "unified commercial/industrial development project" Borough Council may reduce and/or eliminate wetlands buffer and woodland protection requirements, and calculate base site area by including non-contiguous parcels.

Existing Zoning Provisions:

A. Existing Zoning Districts—I-1 Planned Industrial District (TMP #33-3-21) permits by right nonresidential principal uses such as manufacturing, contractor offices and shops, printing, publishing and binding, researching, warehousing and distribution, recycling facility, resource recovery facility, and recreational facility (governmental), among others, and permits by special exception motel or hotel, residential conversion, golf course, or telecommunications. Minimum lot area is 1 acre and maximum building height is 30 feet.

   R-1A Single-family Residential District permits by right single-family detached dwelling, single-family cluster, open space preservation performance subdivision I and II, and nonresidential uses such as community center, recreational facility (governmental), religious place of worship; by conditional approval housing for elderly; and by special exception residential conversion, day care center, and school, among others. Minimum lot area is 13,500 square feet per dwelling unit for single-family detached dwelling and maximum building height is 30 feet for all uses except open space preservation performance subdivision I and II, which has a 35-foot maximum height.

   R-1B Single-family Residential District permits all uses permitted in R-1A, plus two-family, twin dwelling and performance standard subdivision. Minimum lot area is 13,500 square feet per dwelling unit for single-family detached dwelling, with the same maximum building height standards as R-1A.

B. Existing Zoning Ordinance—A wetlands buffer of 100 feet shall be maintained with 80 percent of the buffer area preserved in existing natural cover and the remaining 20 percent may be disturbed. No more than 20 percent of woodlands associated with another environmentally sensitive resource (e.g., floodplain, floodplain soils, steep slopes 15 percent and greater, wetlands, and wetland buffers) shall be disturbed with the remaining 80 percent permanently remaining in existing natural cover, and no more than 50 percent of woodland area not associated with another environmentally sensitive resource shall be disturbed, with the remaining 50 percent permanently preserved. The base site area is the area of a tract of land remaining after subtracting land which is not contiguous, land previously subdivided, and utility rights-of-way.

COMMENTS

The requested amendment seeks to rezone a number of parcels, along Ridge Road just south of the East Rockhill Township boundary and the Pennridge Airport, from the I-1 Planned Industrial and R-1A and R-1B Residential Districts to I-2 Light Industrial District, and amend the I-2 regulations, to develop an office and industrial park. Both Perkasie Borough and East Rockhill Township have established a vision for this area to coordinate with each other in facilitating the development of a high-quality airport business park in the industrial districts of both municipalities. We believe the requested zoning petition will not achieve that vision, and that a more effective approach would be for Perkasie to coordinate with East Rockhill to create regulations that both municipalities would adopt. We offer the following comments as to how Perkasie could achieve its desired outcome for this area.

A. Zoning Map Change

1. **Comprehensive Plan intent for I-1 Industrial District**—In the *Borough of Perkasie Comprehensive Plan Update* (2014) the Future Land Use Map designations are consistent with the existing zoning, because it designates the I-1 Planned Industrial District-zoned portion of the subject site as Planned Industrial and the R-1A and R-1B Single-family Residential District-zoned parcels of the site as Low Density Residential.

   The Comprehensive Plan text does not recommend zoning district changes (expansion or contraction) for the Low Density Residential-designated areas of the Borough, except for an R-1B District boundary adjustment to eliminate split-zoning on the Constitution Square parcel on East Market Street.

   The Plan does not specifically recommend rezoning the I-1 Industrial District north of Ridge Road, but recommends that the Borough take two actions for that area:

   a. Coordinate with East Rockhill Township during the development of the Pennridge Development Enterprises property surrounding the Pennridge Airport, and

   b. Consider allowing Uses D(1) Office, Business or Professional; D(2) Office or Clinic, Medical within the I-1 Planned Industrial District and other changes that may be necessary to facilitate the development of a proposed business park at the Pennridge Development Enterprises property.

We note that East Rockhill Township has similar objectives for this area, as indicated in their *Economic Development Initiave* (May, 2014). A priority issue specified in that report is, "If possible, coordinate with Perkasie Borough to promote and market a multimunicipal, high-quality business park within the industrial zoned areas of both municipalities (currently owned by Pennridge Development Enterprises, Inc.)."

If this shared vision for the airport area is to be realized, it cannot be achieved by rezoning only in Perkasie. We recommend that any rezoning of the existing I-1 District be coordinated with East Rockhill Township to create comprehensive zoning standards, and a joint master plan of the airport area, possibly as an overlay district, that will result in a well-planned business park that spans both municipalities and maximizes the economic benefits of the airport for the region. East Rockhill has use regulations for office park and industrial park that could be a starting point for developing business park standards for this area.

2. **Comprehensive Plan's intent for economic development**—In addition to the zoning recommendations specific to the existing I-1 District, the Comprehensive Plan addresses a vision for economic development in the Borough. The Town Center is a key to that vision. The intent for the Town Center is to facilitate the growth of commerce and economic development while preserving the historic character and integrity of the downtown. The Borough also seeks to promote and improve the existing C-2 General Commercial District areas and the Commercial Centers (Perkasie Square Shopping Center and a portion of Glenwood Shopping Center). The intent is to provide for a wide variety of retail and personal service business uses while complementing, not competing with, businesses in the Town Center.

   The I-2 District permits numerous individual retail uses, as well as a planned commercial development, that will create competition for the borough's retail core. In addition, uses such as motor vehicle gas station, repair garage, and motor vehicle sales or rental, and others would be inappropriate from an access standpoint, and would likely create conflicts with adjacent residential uses. If rezoned to I-2, the entire site could be developed as a shopping center or as any of the many individual retail, service, and other uses permitted in that district. The proposed sketch plan shows a series of buildings surrounded by parking lots, with one access point, with no public spaces or amenities and not integrated with the adjacent industrial-zoned land in East Rockhill, or with any effective connectivity to airport facilities.

   Instead of rezoning to I-2, which includes many undesireable uses for this site, we believe a more effective approach would be to follow the recommendation of the Comprehensive Plan and revise the I-1 District regulations to add office and other appropriate uses, and other regulations that would help assure a well-planned and well-designed airport business park. This would be done in coordination with East Rockhill Township to develop standards that both would adopt to enable implementation of the shared vision. It would create a distinctive district that serves a unique purpose for the region and does not compete with existing commercial areas of both municipalities.

3. **Land use and zoning**—To the north of the site are East Rockhill Township and the Pennridge Airport. East Rockhill Township's I-1 and I-2 Industrial Districts border the site. Both districts permit a range of office and industrial uses, including airport and heliport and landing strip, with I-2 also permitting office park and industrial park uses. Zoning east of the

site is R-1A Residential and single-family detached houses in Perkasie, zoning to the south is R-1A and R-1B Residential and single-family detached land use, and zoning to the west is the remainder of Perkasie's I-1 Planned Industrial District and an industrial use and R-1B zoned land. Based on the adjacent zoning and land use, maintaining industrial zoning is appropriate. Rezoning the residentially-zoned parcels to industrial permits a greater intensity of development that could be in conflict with the existing residential properties. However, if zoned and developed as a well-planned, high-quality business park that meets prescribed standards for siting buildings with generous setbacks and buffers, and landscaping to reduce the intensity and impact of the development on adjacent residences, the site could serve as a transition between the residential areas and the airport and associated nonresidential uses.

4. **Remaining I-1 District area**—The subject site is part of the only area in the Borough zoned I-1 Planned Industrial. Another I-1 area, the former site of Perkasie Industries on Constitution Avenue, recently was rezoned to R-3 Residential. Rezoning the site's I-1 parcels to I-2 would leave a small area of four parcels west of the site as the only I-1 District in the Borough, resulting in few options for development under the I-1 permitted uses and regulations, which require a minimum lot area of one acre and 200-foot minimum lot width.

B. **Zoning Ordinance Amendment**

1. **Table of Dimensional Requirements**—The request would amend the Table of Dimensional Requirements for the I-2 District (zoning ordinance Section 186-20.I(3) for any principal structure or use, except for a Planned Commercial Development, as follows:

   a. **Increase building height**—The maximum building height would be increased from 40 feet to 60 feet. Currently, the maximum building height permitted is 30 feet or 35 feet in all borough zoning districts, except the I-2 District which permits a 40-foot maximum height. The borough should consider whether this substantial increase to 60 feet (which may result in a 5- to 6-story structure) is appropriate and consistent with the character of the Borough, given the wide range of nonresidential uses permitted in I-2. The greater intensity of development that would result should be balanced with the increased amount of parking that must be accommodated, and the need for site amenities for all users, stormwater management facilities, and protection of natural resources. Increased building height on the subject site, if rezoned to I-2, would be subject to the Airport Hazard Regulations (zoning ordinance Section 186-130) intended to prevent obstructions that are a hazard to air navigation.

      We do not feel the substantial building height increase is appropriate on the subject site considering the site's position on the ridge and its proximity to residential development, and given the requested elimination of woodland protection and wetland buffer on the site. The effect of the increased building height could be lessened by stepping the buildings back and providing buffering and landscaping, but no design requirements are proposed and the sketch plan does not indicate those types of elements.

   b. **Unified commercial/industrial development projects**—A line item would be added to Section 186-20.I(3) pertaining to, "sites located in the I-2 Zoning District that are comprised of multiple parcels, with a total combined area of at least 15 acres,

and that are proposed for development as part of one unified commercial/industrial development project," with added provisions for reduction/elimination of wetlands buffer and woodland protection, and for calculating base site area as noted in Subpoints c and d below.

The term "unified commercial/industrial development project" is ambiguous and should be defined, possibly as a unified, harmonious grouping of buildings, service and parking areas, and landscaped open space planned and designed as an integrated unit. A conceptual masterplan showing the relationships between the various components should be required with the submission. Otherwise, any project could claim to be such a development and be subject to reduced or eliminated zoning requirements as noted below.

c. **Reduce/eliminate wetlands buffer and woodland protection**—The requested amendment states that in a "unified commercial/industrial development project" Borough Council may, at its sole discretion, authorize a reduction or elimination of the required wetlands buffer and/or the woodland protection ratio. We do not support the reduction or elimination of the resource protection standards with no justification required and no requirement to mitigate the environmental impacts, on one particular site in the borough.

   In regard to natural resource protection and development, the Comprehensive Plan recommends that the Borough continue to provide enforcement of existing regulations providing natural resources protection, and encourage conservation design standards which offer flexible and innovative approaches to site development, which enhance environmental features of the site and minimize impacts on natural resources.

   We believe that any reduction in natural resource protection standards should be thoughtfully considered by the Borough planning commission and council, in a comprehensive manner, not on a site-by-site basis in response to individual development proposals. There may be merit in reducing some of the borough's resource protection standards. For instance, some municipalities, particularly boroughs, permit a lower ratio of the woodland protection standard in industrial or other nonresidential districts, due to the more intensive nature of such districts. Any potential impacts of such reductions must be carefully considered, and the regulations should be balanced with sound design standards and responsible mitigation techniques.

d. **Calculation of base site area**—The requested amendment states that in a "unified commercial/industrial development project" Borough Council may, at its sole discretion, allow the calculation of base site area to include non-contiguous parcels of ground which are proposed to be included as part of the overall development. It is unclear what is meant by "non-contiguous parcels." Does it mean parcels in East Rockhill Township? Parcels in East Rockhill Township cannot be counted as part of the base site area in Perkasie. How far away can "non-contiguous parcels" be from each other to be calculated in the base site area? In the case of the subject site, all of the parcels listed as part of the site are contiguous. Clarity is needed for this term.

2. **New use: Brewery in combination with a restaurant**

a. **Regulations for the use**—The requested text amendment would add a new Subsection (19) to the use regulations in zoning ordinance Section 186-18. E as follows: "Brewery in Combination with a Restaurant—A facility for the production, packaging of malt beverages of alcoholic content for retail sale, along with a restaurant component serving prepared food and beverages to customers for consumption on or off the premises."

No regulations are included with the use description. Subsection (19) should specify a parking standard as well as other requirements for the use, such as hours of operation for the brewery and the restaurant, whether eating and drinking would be permitted outside the building, whether ancillary activities (e.g., tours) are permitted that might affect the parking requirement, etc. The use would be subject to the buffering requirements of Section 186-54 for Retail and Consumer Service uses, but the use regulations should address potential impacts on nearby uses, such as noise and traffic circulation.

b. **Districts where permitted**—If the Borough wishes to establish a Brewery in Combination with a Restaurant use, it should consider the appropriateness of all I-2 Districts for the use, with or without the rezoning of the subject site to I-2, and if the use should be allowed in any other district(s).

We do not feel it is appropriate to permit a Brewery in Combination with a Restaurant use on the subject site because such a retail-oriented use along Ridge Road would detract from the Town Center and create competition for the Town Center, C-2 General Commercial District, and Commercial Center areas. As stated previously in Comment A.1, we do not recommend rezoning the subject site to I-2 because it conflicts with the intent of the Comprehensive Plan for the Town Center: to facilitate the growth of commerce and economic development while preserving the historic character and integrity downtown, and to promote and improve the existing Commercial Centers (Perkasie Square Shopping Center and a portion of Glenwood Shopping Center). The I-2 District permits numerous retail uses that will create competition for the borough's retail core, would be inappropriate from an access standpoint, and would likely create conflicts with adjacent residential uses.

There are two areas currently zoned I-2 Industrial, one roughly between Ninth Street, Park Avenue, and the railroad tracks and partially within the TC Town Center Overlay District, and the other at the site of Perkasie Square Shopping Center along Constitution Avenue. The Brewery in Combination with a Restaurant use appears to be an appropriate use in the I-2 District in the Town Center area, because it would be consistent with the intent of the TC District, as stated in the Comprehensive Plan, to provide dining and entertainment options in the walkable Town Center area.

We note that the Comprehensive Plan recommends assessing the need to rezone the I-2 District on Constitution Avenue (TMP #33-9-1) to C-1 Business Professional District. If this area remains I-2, the Borough should consider whether a Brewery in Combination with a Restaurant would be appropriate in this part of the Borough.

3. **Added uses**—Five existing uses are requested to be added to the I-2 District as uses permitted by right in addition to the new brewery use: day care, eating place without drive-through, motel or hotel, recreational facility (nongovernmental), and entertainment or recreational facilities (indoor, nongovernmental). It appears these uses would be appropriate if integrated into a well-planned and designed business campus.

C. **Sketch Plan**

Although the sketch plan has been submitted for illustrative purposes only, we have the following comments that relate to the requested rezoning and zoning ordinance text changes.

1. **Site area**—It appears that area in East Rockhill Township is included as part of the sketch plan site area, although it is unclear which parcels are included, and what the total site area is in Perkasie. The plan shows portions of the proposed parking, roadways, and stormwater management facilities located on parcels in East Rockhill, but no zoning data or area calculations are provided for East Rockhill. The parcels in East Rockhill have different zoning than those in Perkasie and cannot be included in the site area for Perkasie's site capacity calculations. Future plan submissions should indicate how the proposed development complies with the zoning ordinance requirements in the respective municipalities.

2. **Layout**—The proposed layout does not reflect that of a high-quality business campus, as is the intent for this area near the Pennridge Airport, as expressed in both Perkasie's *Comprehensive Plan Update* (2014) and East Rockhill Township's *Economic Development Initiave* (May, 2014).

Proposed buildings are lined up, surrounded by parking lots, with no amenities, outdoor gathering spaces, green space, or buffering of adjacent residences, and no sidewalks or trails within the site or connecting to the airport or the surrounding area. The applicant is requesting ordinance amendments to allow a maximum building height of 60 feet, to reduce or eliminate wetland buffer and woodlands protection requirements, and to calculate base site area in a way that would allow greater development intensity to be concentrated on the subject site, as shown on the plan. The intensity of development is too great and is located too close to Ridge Road and existing residential development.

It also is unclear where requested uses such as the brewery/restaurant, motel, or day care (which requires outdoor recreation space) would be incorporated on the site, or if outdoor dining and seating areas, which likely would be an important element for such a development, would be provided.

Portions of the development are proposed in East Rockhill, but there is no indication of an overall airport business campus plan that includes East Rockhill. What would the East Rockhill portion of an airport business park look like and would it be an expansion of the proposed buildings and circulation system?

We recommend that future plans provide a master plan concept for an airport business campus, including land in both municipalities, that shows an integrated circulation system and building layout that is consistent with the vision of Perkasie and East Rockhill Township for this area.

3. **Access**—Access to the site should be discussed. One access point is proposed on Ridge Road for the development of over 200,000 square feet in seven buildings, and the internal circulation design does not seem to provide convenient and efficient access. The proposed access driveway is slightly offset from West Blooming Glen Road, which creates an awkward, potentially unsafe intersection, and is a short distance west of the existing entrance road to the airport. We recommend that the proposed driveway be aligned with Blooming Glen Road or that the existing driveway for the Pennridge Airport be used as a shared driveway entrance with landscape and signage improvements.

   The driveway entrance to the business park is inconspicuous, located between office buildings positioned close to Ridge Road with parking lots in front, extending to, or over, the lot line. This leaves no space for landscaping, buffering, and signage along the frontage that could create a distinctive presence for the business park. We note that zoning ordinance Section 186-33 requires off-street parking in front yards to be a minimum of five feet from any lot line, although we recommend a greater setback, or ideally no parking along the frontage, to create an attractive image of the development from the road.

   The proposed access driveway extends through TMP #12-9-149 in East Rockhill, intersecting with a narrow access lane (along an existing airport building) that connects to the existing airport entrance. For patrons, employees, and service and delivery vehicles that are driving to the four proposed manufacturing/warehouse buildings, after entering the access driveway they must make a left turn, drive through a parking lot (for the 37,500-square-foot office building), then travel the length of the site to reach their destination, and return the same way. We recommend removing or relocating all parking spaces along this segment of the primary access driveway. The plan shows what appears to be an emergency access lane on the western end of the site, through TMP #33-3-20 to Ridge Road. The feasibility of creating a permanent access in this area should be evaluated, considering sight distances and other factors.

   We note that future preliminary plan submissions will be required to provide a transportation impact study, per subdivision and land development ordinance Section 164.41.2, to assess the impact of the traffic generated by the development on the roadway system and determine improvements that should be made to the transportation system. We also recommend that a circulation master plan be designed for the proposed business park that incorporates convenient and safe access and an integrated internal vehicular (including trucks) and pedestrian circulation design that connects all existing and future components (buildings, parking, loading, green spaces, etc.) on the entire airport site in both municipalities, so the site can develop in a way that meets the vision of Perkasie ad East Rockhill for a high-quality airport business campus.

4. **Buffering**—The plan does not comply with the buffering requirements of zoning ordinance Section 186-54. A 50-foot-wide, Class D buffer yard is required between a proposed industrial use and existing residential uses. The roadway for the manufacturing/warehouse buildings is set back significantly less than the requirement. The office building layout proposes too much intensity too close to Ridge Road, with no space for landscaping or berming to lessen the impact on nearby residences. A Class A buffer is required between an office use and a primary road, but parking lots are proposed up to and beyond the property line along Ridge Road.

Buffering and landscaping are particularly important for this site, given the intensity of development being proposed close to the road and existing residential development, and considering the effect of requested ordinance amendments that would allow a maximum building height of 60 feet and permit removal of all existing woodlands and wetland buffers. For any future development, we strongly recommend the preservation (versus removal and replanting) of the mature woodlands along the property boundary and Class D buffer yard areas.

D. **Comprehensive Plan Amendment**

If Borough officials determine that the proposed zoning map change is appropriate for the subject site, the Comprehensive Plan should be amended when the zoning map is amended.

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: Nate Fox, Begley, Carlin & Mandio, Borough Solicitor
Erik Garton, Gilmore & Associates, Borough Engineer
Andrea Coaxum, Borough Manager (via email)
Brandy McKeever, Code Enforcement Administrator (via email)
Tracy Tackett, Borough Planning Consultant
East Rockhill Township (Adjacent Municipality)

PERTINENT INFORMATION

Site Characteristics, Natural Features: Natural features on the subject site include woodlands with steep slopes. A stream and pond are located just north of the site in East Rockhill Township.

Existing Land Use: The parcels comprising the site are vacant, except for the gun club, with single-family residential lots between several of the site's parcels along Ridge Road, and single-family detached lots across Ridge Road to the south of the site. The Pennridge Airport runway and associated hangars and other buildings are located just north of the site in East Rockhill.

Surrounding Land Use:

North:	Industrial (Pennridge Airport)
East:	Residential
South:	Residential
West:	Residential

Surrounding Zoning:

North:	I-1 and I-2 Industrial Districts (East Rockhill Township)
East:	R-1A Residential District
South:	R-1A and R-1B Residential Districts
West:	R-1B Residential District and I-1 Industrial District

County Comprehensive Plan: *The Bucks County Comprehensive Plan* (2011) designates the site as in a Town Center, which has unique history, character, and a sense of place and are typified by high-density land uses and mixed-use building types. Town Centers are pedestrian-oriented and may include SEPTA regional rail service and public services including hospitals, schools, and social services. The residential areas are traditional neighborhoods and the primary commercial areas are typical of "Main Street."

Municipal Comprehensive Plan: The *Borough of Perkasie Comprehensive Plan Update* (2014) designates future land use as Planned Industrial for the portion of the site zoned I-1 Planned Industrial and Low Density Residential for the portion zoned R-1A and R-1B Single-family Residential.

As stated in the Plan, the purpose of the Planned Industrial area is to provide for the requirements of modern industrial development that are appropriate in select areas. Future development of the Planned Industrial areas should consist of high-quality, well-planned, well-landscaped industrial/business park campus character while minimizing impacts on surrounding areas. Future development/redevelopment of the Planned Industrial area should strive to satisfy regional market preferences.

Municipal Sewage Facilities Plan: The *Perkasie Borough 537 Plan* (1999) specifies that connection to the public sewer system will continue to be the preferred method of wastewater treatment and disposal for future development.

BUCKS COUNTY PLANNING COMMISSION

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Diane M. Ellis-Marseglia, LCSW

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Lynn T. Bush
Executive Director

CONFIDENTIAL — NOT FOR RELEASE

March 2, 2016
BCPC #47-16-WS1

MEMORANDUM

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

FROM: Bucks County Planning Commission

SUBJECT: Proposal for an Update to the Official Act 537 Sewage Facilities Plan—OLDS Ordinance Amendment
Applicant: Board of Supervisors
Received: February 16, 2016
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 March 2, 2016.

GENERAL INFORMATION

Proposed Action: Amend the Upper Makefield Township OLDS Ordinance (Upper Makefield Township Code Chapter 18) regulating the management and maintenance of individual and community on-lot sanitary sewage disposal systems. The OLDS Ordinance was Appendix D in the draft Act 537 Plan Update reviewed by the BCPC on December 3, 2014.

COMMENT

We commend the Township officials for undertaking this update of the Township's OLDS Ordinance, which is a component of the official sewage facilities plan. The proposed amendment addresses recommendations previously provided by the BCPC in our review (dated December 3, 2014) of the Township's draft Act 537 Plan Update. The amendment also incorporates additional provisions pertaining to the Dolington and Taylorsville areas of the Township, which could potentially improve the functioning/performance of the OLDS in these areas in the short term, consistent with the provisions of the recently approved Upper Makefield Township Act 537 Sewage Facilities Plan Update. We have no further comments on the ordinance.

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 in accordance with Section 306(b) of the Pennsylvania Municipalities Planning Code.

MW:dc

cc: James Pascale, Township Manager (via email)
Larry Young, P.E., Tri-State Engineering, Township Engineer
Mary Eberle, Esq., Grim, Biehn & Thatcher, Township Solicitor
Genevie Kostick, BCHD
Elizabeth Mahoney, PaDEP
Act 537 File

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

CONFIDENTIAL — NOT FOR RELEASE

March 2, 2016
BCPC #48-15-2R1

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 and Alternate Therapy Establishments and Unspecified Use
Applicant: Board of Supervisors
Received: February 25, 2016
Hearing Date: April 5, 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 March 2, 2016.

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 in shopping centers (Use 41) with frontage on Second Street Pike, 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 reviewed a previous versions of this proposal at the August 5, 2015 meeting (BCPC #48-15-2) and the February 3, 2016 meeting (BCPC #48-15-2R). Various sections related to the definitions of massage and alternative therapy and massage and alternative therapy establishments have been added to the latest proposal, as well as, revisions to the parking requirement for these uses.

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 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)

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

CONFIDENTIAL — NOT FOR RELEASE

March 2, 2016
BCPC #51-16-CR1

MEMORANDUM

TO: Warwick Township Board of Supervisors
Warwick Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal for the Construction of an Emergency Management Services (EMS) Building
TMP #51-3-89-4
Applicant: Warwick Township
Owner: Same
Received: February 12, 2016

In accordance with the provisions of Sections 304 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 March 2, 2016.

GENERAL INFORMATION

Proposed Action: Construct a 1,650-square-foot emergency management services (EMS) building located on a 2.620 acre parcel. The site is intended to be served by public water and sewerage facilities.

Location: Southside of Meyer Way, between its intersections with York and Meetinghouse roads.

Zoning: The VC-2 Village Center District permits a mix of commercial, municipal, and recreational uses with a minimum lot area and lot width of 30,000 square feet and 85 feet, respectively.

Present Use: Vacant

COMMENTS

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

Section 157-16.B(7)(n)	requiring basin side slope to be 4:1
Section 157-16.B(7)(s)	requiring 1-foot of free board related to the top of the berm and the 100 water surface elevation
Section 163.33.I	requiring sidewalks along Meyer Way, York Road, and a portion of Meetinghouse Road
Section 163.51	required street trees along existing streets

Section 163.51-3	requiring development plans to be in accordance with design requirements in the Corridor Overlay District

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. **Jamison Village**—The *Warwick Township Comprehensive Plan Update* (2007) identifies the village of Jamison as the primary commercial core area in the township. The subject site is at the gateway of the village for motorist heading north on York Road. Given its context, the site can play a significant role in the enhancement of the village character. The *Comprehensive Plan* describes common design concepts for Jamison including: smaller buildings set close to the roadway; human and walking scale; open areas provided between cluster of buildings, and uses that provide entertainment, retail goods, and retail services.

   The proposed EMS building and associated parking area constitutes only about one-third of the site. There is potential to provide additional improvements and development in the spirit of the aforementioned common design concepts that may enhance the village character on this underutilized Township-owned site. Unless this has already been initiated, we recommend Township officials consider a concept plan for the remainder of the site. For instance, a village gateway feature and a passive recreational park with parking can be a community asset and the site is within walking distance of several residential developments.

3. **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 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.

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: Michele Fountain, P.E., CKS Engineers, Inc., Township Engineer (via email)
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)

Bucks County Planning Commission
Subdivision and Land Development Reviews

January 25, 2016 to February 19, 2016

Municipality	BCPC Number	Tax Parcel Numbers	Applicant	Submission Level	Proposal
Bedminster Township	4616-A	(1-19-38-1 & -38-3)	Bauer / Nurney	F	Lot Line Change
Bedminster Township	12148	(1-2-26)	St. Matthew's Lutheran Church	S	Institutional Land Development: 1,894 Square-feet
Falls Township	12145	(13-24-1 & 13-20-306)	St. Joseph's Court	P	76 Attached Units 48 Multifamily Units
Hulmeville Borough	12110	(16-5-52)	KKL Property	RP	Industrial Land Development: 6,000 Square-feet
Middletown Township	8438-A	(22-31-15)	Pyramid Healthcare Inc.	P	Institutional Land Development: 16,926 Square-feet
Middletown Township	10415-C	(22-57-46)	Chick-fil-A	P	Commercial Land Development: 548 Square-feet
Morrisville Borough	12133	(24-6-281, -282)	209 Woodland Avenue	F	3 Single-family Lots
New Hope Borough	10577-A	(27-3-7)	The Overlook at Aquetong Creek	S	6 Semi-detached Units
Newtown Township	10053-C	(29-10-76)	Villas of Newtown	F	6 Attached Units
Plumstead Township	7230-A	(34-3-110)	Rite Aid	P	Commercial Land Development: 11,085 Square-feet
Solebury Township	12144	(41-19-4)	MWH Properties, LLC	S	Commercial Land Development: 1727.17 Square-feet
Tullytown Borough	9519-A	(46-13-7)	Milner	F	2 Single-family Lots
Tullytown Borough	4527-C	(46-2-6-2)	Pirolli	F	2 Single-family Lots

Bucks County Planning Commission
Subdivision and Land Development Reviews

January 25, 2016 to February 19, 2016

Municipality	BCPC Number	Tax Parcel Numbers	Applicant	Submission Level	Proposal
Warwick Township	8216-A	(51-2-1-1)	DeGroot	S	2 Single-family Lots
Yardley Borough	4765-A	(54-3-148, -148-3 & -148-4)	White/Malia	P	Lot Line Changes

BUCKS COUNTY PLANNING COMMISSION

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Robert M. Pellegrino
Carol A. Pierce
R. Tyler Tomlinson

Lynn T. Bush
Executive Director

February 9, 2016
BCPC #4616-A

MEMORANDUM

TO: Bedminster Township Board of Supervisors
Bedminster Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Final Plan of Lot Line Change for Bauer/Nurney
TMP #1-19-38-1 and -38-3
Applicant: TLC Surveying, Inc.
Owner: John C. Jr. & Dawn F. Nurney
Plan Dated: January 28, 2016
Date Received: January 29, 2016

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 1.03 acres from TMP #1-19-38-1 (9.663 net acres) to adjoining TMP #1-19-38-3 (7.11 net acres) to create two parcels of 8.63 acres and 8.413 acres, respectively. Each parcel is served by individual on-lot water and sewerage facilities.

Location: West side of Durham Road (Route 413) approximately 1,200 feet south of Dark Hollow Road and Pipersville.

Zoning: The AP Agriculture Preservation District permits a variety of agricultural uses and various options for single-family residential uses. Lot line changes are permitted where no new building lot is created and each lot complies with the area and dimensional requirements (80,000 square feet for parcels containing less than 5 acres of preserved farmland soils).

Present Use: Residential/Agriculture.

COMMENT

- **Conservation easement**—The plan notes that a farmland easement exists on the subject parcel. The easement conditions should be reviewed to determine if the 1.03-acre, triangularly-shaped land area, can be transferred as proposed. We note that the conservation easement (dated, June 25, 2004) prohibits legal or de facto subdivision under Section 3 Prohibited Uses.

In addition, subdivision and land development ordinance Section 103.1.B. prohibits subdivision of any lot which has been restricted from further subdivision by a note or restriction on a plan or deed recorded at the Office of the Bucks County Recorder of Deeds. It is recommended that no action be taken on the plan submission until the easement issue is resolved.

This review will be included in the Bucks County Planning Commission board materials for the March 2, 2016, 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: TLC Surveying, Inc.
John C. Jr. & Dawn F. Nurney
Barbara Bauer
Thomas J. Fountain, P.E., Keystone Municipal Engineering, Township Engineer
Richard H. Schilling, Township Manager (via email)

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

February 17, 2016
BCPC #12148

MEMORANDUM

TO: Bedminster Township Board of Supervisors
Bedminster Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Sketch Plan of Land Development Plan for St. Matthew's Lutheran Church
TMP #1-2-26
Applicant: St. Matthew's Lutheran Church
Owner of Record: Same
Plan Dated: January 14, 2016
Date Received: February 8, 2016

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

GENERAL INFORMATION

Proposal: Construct an addition consisting of 1,894 square feet between the existing church and the education building. The site is served by on lot water and sewerage facilities.

Location: Northwest corner of the intersection of Ridge and Kellers Church roads.

Zoning: AP Agriculture Preservation District permits Place of Worship on a minimum lot area of 3 acres and minimum lot width of 200 feet. Cemetery is permitted as an accessory use.

Present Use: Institutional; church/school/cemetery.

COMMENTS

1. **Historic resources**—The Historic Resources Inventory prepared by Heritage Conservancy and included in the township Comprehensive Plan ranks the subject site as 1-Most Historically Significant. The historic church with its unique architecture, surrounding cemetery, and wooded backdrop of Nockamixion State Park (including Haycock Mountain) provides an idyllic setting from both directions on Ridge Road. The addition is proposed to extend from the apse, between the church and the educational building, where the tree in the courtyard currently exists (see picture on the following page).

Section 1403 of the zoning ordinance provides standards for additions and alterations to Class I through III historic resources. An architectural plan has been submitted for the addition and it appears an attempt was made to incorporate some design elements with the unique architecture of the church. However, to mitigate any potential adverse effects the proposed addition may have on the existing church features, we recommend that the township officials consult with a historic preservationist. Features that should be further assessed are the proposed building line from the apse, window treatments, and roof line.

We note that the building extension is proposed to enclose approximately one-third of the church apse to accommodate the welcome center/coffee counter area. To retain the exterior integrity of this church feature, we recommend that the addition's setback be assessed. Consideration should be given to extending the addition from the juncture of the apse with the church wall, or possibly providing a larger addition to the rear of the building. These alternatives would affect the proposed floor plan somewhat. In addition, adequate outdoor space around the apse would be needed to ensure the proper exterior aesthetics are maintained (adequate sunlight to reduce accumulation of runoff, moisture or other issues from weather impacts).

Although we do not recommend duplicating the arched window design on the church, we suggest that the nine panel feature of the arched windows be considered for the front façade of the addition as a contemporary way to integrate the styles.

The angled roof features proposed (including the gable) are recommended to be assessed in favor of a flat roof. It appears the addition of these prominent roof features will block portions of the historic attributes on the existing church. We note that it may be possible to integrate the religious symbol proposed on the new roof at the entrance in a recessed manner, allowing light in the vestibule, yet less intrusive on the historic resource.

2. **Site capacity calculations**—Zoning ordinance Section 408(2)(a) requires all proposed land developments in the AP District to complete a site analysis as specified by Section 602.A. Future plan submissions should, therefore, provide the site capacity calculations as required by the zoning ordinance.

3. **Parking**—Although it appears that adequate parking is provided on the site for the use, compliance with the parking standards should be indicated on future plan submissions in according with Section 405D1(e) of the zoning ordinance.

4. **Signage**—A new sign is proposed on the grass strip near the existing driveway entrance. Future submissions should provide the sign details (i.e., size, setback, height, etc.) to ensure compliance with the sign regulations contained in Article VIII. We note that zoning ordinance Section 802.3.b permits only one sign along each street frontage.

5. **TMP# notation**—The plan incorrectly denotes the parcel numbers as beginning with #26. These parcel numbers should be revised to start with #01 to indicate Bedminster Township.

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 its March 2, 2016, 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 Buck 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: St. Matthew's Lutheran Church
R. L. Showalter & Associates
Thomas J. Fountain, P.E., Keystone Municipal Engineering, Township Engineer
Richard H. Schilling, Township Manager (via email)
Patricia S. McVaugh, Township Administrative Assistant (via email)

BUCKS COUNTY PLANNING COMMISSION

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E-mail: bcpc@buckscounty.org

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

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

Lynn T. Bush
Executive Director

February 18, 2016
BCPC #12145

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—St. Joseph's Court
TMP #13-24-1 and 13-20-306
Applicant: New Falls Road, LLC
Owner: ardinal John J. O'Hara, Church and Frank J. and Maureen E. Walsh
Plan Dated: January 15, 2016
Date Received: January 27, 2016

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 elderly housing development consisting of 76 attached units and 48 multifamily units for a total of 124 dwelling units on 18.17 acres (gross). The proposed land development shows 76 attached residential units arranged in 14 buildings, each containing between 4 and 6 units, and two 2-story apartment buildings, each containing 24 residential units. In addition, a clubhouse is proposed on the site (square footage of which is not provided.) The development is proposed as a condominium arrangement with no specific individual lots. The site is served by public water and sewer.

Location: South side of New Falls Road, approximately 120 feet west of the intersection with Fallsington-Tullytown Road.

Zoning: IN—Institutional District permits elderly housing (either subsidized or unsubsidized) as a conditional use on a lot of at least 40,000 square feet. Elderly housing must be specifically designed and built for occupancy by elderly persons in substantially similar fashion to standard multifamily dwellings but may not provide the same services as congregate housing. (Note: elderly person is not further defined in the zoning ordinance.)

Present Use: Institutional.

COMMENTS

1. **Conditional use**—Elderly housing developments are permitted in the IN District by conditional use, according to Section 209-20.1.H(2) of the zoning ordinance. The applicant must obtain conditional use approval from the Board of Supervisors prior to plan approval.

2. **Requested waivers**—The plan lists requested waiver of provisions of the subdivision and land development ordinance, as follows:

Section 191.31.A,	to permit 24-foot cartways and sidewalks on only one side of all streets;
Section 191.32.A.2,	to permit 22-foot street centerline radius;
Section 191.34.C	to permit secondary streets to intersect on same side of a major highway at intervals less than 800 feet;
Section 191.36.B	to permit driveways within 40 feet of nearest intersection corner;
Section 191-37.B	to permit parking less than 15 feet from a building;
Section 191-37.C	to permit a 24-foot driveway;
Section 191-39.G	to permit sidewalks on only a portion of the property frontage and sidewalks on only one side of all streets;
Section 191-52.1B.4(b)(2)	to permit 96 percent disturbance of other woodland areas;
Section 191-52.1B.7(a)	to permit disturbance of a watercourse
Section 191-52.1B.4(b)(2)	to permit 67 percent disturbance of wetland margin; and
Section 191-61.A	to permit sidewalks on only a portion of the property frontage and sidewalks on only one side of all streets.

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.

Regarding the requested waivers, we recommend that the township officials not waive requirements for sidewalks along roadways. Safe pedestrian access through the development and along adjoining streets should be an important consideration for any residential development. Sidewalks provide pedestrians with a safe route separate from roadways with moving vehicles. For this particular development, many of the future residents will be active adults who may enjoy walking through the neighborhood and to the proposed clubhouse on site. To safely accommodate pedestrians, we recommend that sidewalks be provided along the site's entire frontage on New Falls Road and along both sides of all roadways.

3. **Dwelling unit type**—The proposed development includes dwellings that appear to fit the definition of townhouse which is separately defined in Section 209.5 of the zoning ordinance. However, Section 209-20.1.H(2) of the zoning ordinance states that elderly housing must be specifically designed and built for occupancy by elderly persons in substantially similar fashion to standard multifamily dwellings. Section 209.5 separately defines a multifamily dwelling as a dwelling occupied by three or more families under one roof, including individual apartment buildings. Thus, it appears that the development, as proposed, is not consistent with the type of dwellings permitted by Section 209-20.1.H(2) for an elderly housing development.

4. **Area/dimensional requirements**—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 IN District that are listed on Plan Sheet 2 and required by zoning ordinance Section 209-20.1.E.

   Even without fee simple lot lines being shown, it is evident that the proposed dwellings would not meet many of the area and dimensional requirements of Section 209-20.1.E., which references the area and yard requirements for the HC Highway Commercial District in Table 4 of the zoning ordinance. In particular, the minimum 40,000-square-foot lot area will not be met by the individual attached dwellings.

   We note that the area and dimensional requirements listed for the HC District are not in line with the area and dimensional standards typically required for multifamily development. The area and dimensional requirements of the HR High-Density Residential District would be more in line with the design and layout of the proposed elderly housing development.

5. **Building height**—The heights of the proposed buildings are not indicated on the plan. Therefore, the plan should be revised to indicate compliance with the 50-foot height requirement as listed in Table 4 (per Section 200-20.1.D) of the zoning ordinance.

6. **Buffer**—Section 209-38.1.F(3) of the zoning ordinance requires a minimum 20-foot buffer for multifamily residential developments against all other districts and uses. Also, within the area and dimensional requirements, Table 4 (as referenced through Section 209.20.1.E) of the zoning ordinance requires a 25-foot buffer yard where side and rear yards abut a residential use or district. The plan should be revised to indicate compliance with the buffer requirements.

7. **Traffic impact study**—Section 191-30.I of the subdivision and land development ordinance requires the submission of a traffic impact study for residential developments consisting of 100 or more dwelling units. Since the proposal involves 124 dwelling units, a traffic impact study should be submitted in compliance with this ordinance requirement.

8. **Site Access and Circulation**

   a. **Access points**—The plan shows three proposed access points onto New Falls Road, which is classified as a principal arterial highway by the Pennsylvania Department of Transportation's (PaDOT) Federal Functional Classification System. Section 209-42.E of the zoning ordinance requires that access points from any one lot, crossing the street line, shall be limited to a maximum of two along the frontage of any single street. It is noted that the site currently has more than two driveways onto New Falls Road. Since the site is proposed for redevelopment, the required Traffic Impact Study should investigate whether the development could be adequately served by two driveways instead of the proposed three in order to minimize curb cuts along New Falls Road (see Comment #7 above).

   b. **Off-set intersection**—As shown on the plan, the southern-most driveway access onto New Falls Road will be located approximately 100 feet south of an existing driveway for Pennsbury Woods apartment complex located across the road from the site. Off-set intersections create a confusing situation for motorists approaching the

intersection which results in a greater potential for accidents. As part of the required Traffic Impact Study, traffic movements between both intersections should be carefully analyzed to ensure there are no conflicting movements between the intersections (see Comment #7 above).

c. **Driveway width**—The portion of the driveway leading to perpendicular parking for the apartment buildings is shown as only 18 feet wide. Section 209.42.G of the zoning ordinance requires that driveways providing access to perpendicular parking spaces shall have a minimum width of 25 feet. The plan should be revised accordingly.

d. **Sight distances/clear sight triangles**—The plan should be revised to show sight distances and clear sight triangles as required by Sections 191-34.D and 191-36.A of the subdivision and land development ordinance.

e. **Private streets**—Notation #17 on Plan Sheet 2 of 22 indicates that proposed internal roads will be owned and maintained by the Homeowners Association. In accordance with Section 191-30.H of the subdivision and land development ordinance, whenever an applicant proposes to establish a street which is not offered for dedication, the applicant shall enter into an agreement with the Township. This issue should be addressed prior to the Township Board of Supervisors taking action on the plan.

9. **Parking**

a. **Required off-street parking**—The plan should be revised to indicate how the proposed development meets the minimum off-street parking requirements of Section 209.42.H of the zoning ordinance, which bases off-street parking for attached residential units on the number of bedrooms and square-footage of recreation building (e.g., clubhouse).

b. **Parking setback**—The plan shows a portion of the proposed parking for the apartment buildings approximately 5 feet from the ultimate right-of-way of New Falls Road. Section 209.22.F(2) of the zoning ordinance (as referenced by Section 209-20.1.I of the zoning ordinance) requires that at least the first 20 feet adjacent to any street line (defined as the ultimate right-of-way in the zoning ordinance) shall not be used for parking. The plan should be revised accordingly.

c. **Perpendicular parking along roadways**—We recommend that the perpendicular parking along proposed Road C be eliminated or designed as court parking, similar to that near the terminus of proposed Road B, to increase motorist safety. Parking spaces directly perpendicular to the street increases the potential for conflicts between vehicles backing out of the spaces and vehicles traveling along the street.

d. **Landscaping of parking area**—The plan should be revised to provide a clustered planting of dense plant material not less than four feet in height between the off-street parking areas of the proposed apartment buildings and New Falls Road in accordance with Section 209.42.B(1) of the zoning ordinance.

In addition, the plan should be revised to provide ground cover, trees or shrubs in each off-street parking area equivalent to a minimum of one parking space for every 30 parking spaces in accordance with Section 209.42.B(3) of the zoning ordinance. Such spaces shall be distributed throughout the parking area in order to break the view of long rows of parked cars in a manner not impairing visibility.

e. **Parking space dimensions**—Section 191-37.C of the subdivision and land development ordinance requires 90-degree parking spaces to measure 10 feet wide by 20 feet deep. The plan shows 9-foot wide by 18-foot deep parking stalls along 24-foot wide moving aisles near the proposed apartment buildings. The plan should be revised to comply with the required minimum dimensions for 90-degree parking spaces.

f. **Overflow parking**—The plan shows two separate areas, one along Road A and one along Road B, where two parallel parking spaces are indicated. Other than these designated areas, the plan does not indicate whether on-street parallel parking would be permitted. We note that the layout of driveways 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.

10. **Lighting plan**—Lighting details are shown on Plan Sheet 18, but there is no plan sheet that shows the proposed location of these lights (Plan Sheet 10 of 22 includes a symbol for street light, but does not indicate the proposed locations of street lights). The plan should be revised to show proposed street and parking lot lighting in accordance with Sections 209-40 and 209-42.C of the zoning ordinance.

11. **Required right-of-way**—Section 191-31.A of the subdivision and land development ordinance requires a 50-foot right-of-way for secondary streets. Since, by definition, a street includes both public and private ways intended for vehicular traffic, the plan should be revised to provide the required rights-of-way for each proposed street.

12. **Street trees and other plantings**—There are only a few groups of street trees proposed along Roads A, B, and C. If water and sewer lines were grouped closer together there would be greater opportunity to plant more street trees along the proposed streets with attached units fronting on them. There are several stretches of roadway, in particular between proposed units #50 and #61 along Road A and between proposed units #18 and #20 along Road C, where there are no proposed plantings. Section 191-48.B of the subdivision and land development ordinance requires that street trees be planted at least 40 feet apart, or an equivalent number shall be planted in an informal arrangement acceptable to the Board of Supervisors.

    In addition, we encourage the placement of plantings around the residential units to provide privacy, shade, and interest. In particular, we recommend plantings behind the rows of units that back up to each other between Roads A and B, and behind proposed units #35 through 38. The plan provides nothing to define the space behind those dwellings or to provide privacy.

13. **Invasive plant**—The plant list on Plan Sheet 11 proposes the use of *Pyrus calleryana* 'Aristocrat' (Aristocrat callery pear). *Pyrus calleryana* is included on the township's list of approved trees for street planting found in Section 191-48.H of the subdivision and land development ordinance. This species has been classified as an invasive 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 tree substitution from the township's plant list.

    Township officials may wish to review the existing plant lists in the ordinances to eliminate any identified invasive plants and provide alternative species if necessary.

14. **Useable open space and passive recreation**—While there are no required open space or recreation requirements for an elderly housing development in the IN District, we would encourage that the development be designed to include useable open space with an integrated walkway system. This would be similar to that required for developments permitted in the AQ Age Qualified District. We recognize that a clubhouse is being proposed, but a safe and convenient walking path would enhance the quality of life of the future residents of this community. Today's elderly population is very active and health conscious.

15. **Trash removal**—The plan should demonstrate compliance with Sections 209-20.1.I and 209-22.F.(4) of the zoning ordinance and Section 191-51.H of the subdivision and land development ordinance, which require provision of screened trash collection stations, if indoor collection is not provided.

16. **Water capacity for fire-fighting ability**—Section 191-64.B of the subdivision and land development ordinance requires that the water system be designed with adequate capacity and appropriately spaced fire hydrants for fire-fighting purposes. Compliance of this requirement should be verified.

17. **Private ownership of facilities**—Notes #9 and #17 on Plan Sheet 2 of 22 indicate that the detention basins and proposed internal roadways will be owned and maintained by the Homeowners Association. Maintenance is extremely important to the proper functioning of stormwater facilities as well as for the upkeep and condition of roadways. Therefore, we recommend that if the Township agrees to private ownership of the facilities, the applicant should supply the township with assurances and guarantees regarding maintenance of these facilities.

18. **Required information**—The plan should be revised to provide the following information as required by Section 191-78 of the subdivision and land development ordinance:

191-78.B.(4)	the zoning classification of all adjoining properties
191-78.D.(6)	for multifamily developments, the density and bedroom ratio; for land developments, the total area being developed, the building coverages in square feet and percentages, the required and proposed parking spaces and the method used to calculate the required off-street parking spaces
191-78.D.(8)	the location of street lights (see Comment #10 above)
191-78.D.(17)	a traffic impact study (see Comment #7 above)

19. **Sewage facilities**—We recommend that the applicant 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 March 2, 2016, 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: New Falls Road, LLC
Cardinal John J. O'Hara, Church
Mark Havers, Pickering, Corts & Summerson
Thomas R. Hecker, Begley, Carlin & Mandio
Jim Sullivan, T&M Associates, Township Engineer
Peter Gray, Township Manager (via e-mail)

BUCKS COUNTY PLANNING COMMISSION

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R. Tyler Tomlinson

Lynn T. Bush
Executive Director

February 9, 2016
BCPC #12110

MEMORANDUM

TO: Hulmeville Borough Council
Hulmeville Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Revised 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: January 20, 2016
Date Received: February 1, 2016

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 lot size of 3 acres with a maximum impervious surface coverage of 25 percent.

The plan notes that the 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**—Sheet S-1 of the plan indicates that waivers are requested from the subdivision and land development ordinance provisions regarding showing existing features within 400 feet of

the site, curbs and sidewalk improvements, and from parking setbacks and dimensional requirements. In accordance with the requirements of Section 512.1(b) of the Pennsylvania Municipalities Code, borough officials should determine whether waivers should be allowed in whole or in part.

2. **Rear yard setback**—The dumpster is proposed within the required rear yard setback. Compliance with zoning ordinance Sections 27-614 and 27-717.12 regarding setback and screening requirements should be assured and/or revised accordingly if determined to be necessary.

3. **Buffer yard and planting plan**—Zoning ordinance 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.

This review will be included in the Bucks County Planning Commission board materials for its March 2, 2016, 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
Robert DeBias, Esq., Wood & Floge, Municipal Solicitor
Thomas E. Wheeler, Council President (via email)
Middletown Township (adjacent municipality)

BUCKS COUNTY PLANNING COMMISSION

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Carol A. Pierce
R. Tyler Tomlinson

Lynn T. Bush
Executive Director

February 19, 2016
BCPC# 8438-A

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 Pyramid Health Care, AKA Today, Inc.
TMP #22-31-15
Applicant: Pyramid Healthcare Inc.
Owner of Record: County of Bucks
Plan Dated: January 29, 2016
Date Received: January 29, 2016

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 following review was prepared by the professional staff.

GENERAL INFORMATION

Proposal: Add three modular buildings (totaling 16,926 square feet) to a treatment facility for patient housing. Each building comprises approximately 5,642 square feet and houses up to 24 patients. The 25-acre tract is served by public water supply and public sewerage facilities.

Location: Eastern side of Woodbourne Road, across from Ellis Road and north of Lake Luxembourg.

Zoning: OR Open Recreational permits recreation, agricultural, and emergency services uses, and public and private educational institutions. A maximum density of one dwelling unit per 50 acres is allowed, and no detached building or structure may be located closer than 50 feet to any other building or structure.

Present Use: Institutional; treatment facility/patient housing.

COMMENTS

1. **Zoning issues**—The plan should not be approved as submitted until all zoning issues are resolved:

a. **Expansion of use**—The expansion of the rehabilitation and treatment facility with additional patient housing does not appear to comply with the OR zoning district use or density regulations. The zoning officer should determine if variances will be needed.

b. **Building spacing**—The three buildings are proposed to be closer to one another than the required minimum 50 feet (zoning ordinance Section 704.C). The plan should be revised accordingly.

c. **Parking**—Plan Sheet 2 of 7 indicates that a reduction of 12 parking spaces is requested pursuant to zoning ordinance Section 2705, with 12 spaces held in reserve. However, the plan denotes an area with only 11 potential additional parking spaces. Township officials should ensure the plan is satisfactory and complies with the parking requirements.

In addition, we note that Section 421.5 of the subdivision and land development ordinance requires planted islands in parking lots. It appears that plant material could be added to green and better define the parking spaces and lots.

2. **Waivers**—Sheet 2 of the plan notes that modifications (or waivers) are requested from the subdivision and land development ordinance provisions. These include providing a complete survey of the property (Section 330.D.3 a) and submission and approval of preliminary/final land development (Sections 303 and 304). In accordance with Section 512.1(b) of the Pennsylvania Municipalities Planning Code, township officials should determine if the waivers should be approved in part, or in whole.

3. **Access drive**—The Traffic Narrative submitted with the plan indicates that a total of 169 average daily trips (ADT) is anticipated by the development. This includes an increase of 72 vehicles per day with the highest peak hour of 27 vehicles. The existing driveway to the facilities is 16 feet ± wide. This is somewhat narrow for two-way traffic especially given the potential increase in ADT on the site. Section 415.2 of the subdivision and land development ordinance requires that entrance drives expected to carry less than 200 average daily trips (ADT) should conform to the access standards for a local access street, or a minimum of 20 feet, according to Table 2. Therefore, township officials should determine if access improvements should be provided given the proposed increase in traffic using the driveway.

4. **Bald eagle nest**—We received a planning module with the submission for the subject land development. The PNDI Environmental Review Receipt contained in the planning module indicates the proposed development is in proximity of a bald eagle's nest. According to the U.S. Fish and Wildlife and Service, the sensitivity of bald eagles to human disturbance can be generally described within each nesting phase (i.e., courtship, nest building, egg laying, etc.). Bald eagles are not as sensitive to human disturbance during migration (late October and November) and the winter period as they are during the nesting period. However, both temporary and permanent habitat disturbance activities within 660 feet of a nest, such as, visibility of the activity, its duration and noise level, extent of the area affected by the activity, the eagle pair's prior experiences with humans, and tolerance of the individual nesting pair, can affect eagles especially during the nesting cycle. (FMI, visit http://www.fws.gov/midwest/eagle/conservation/baea_nhstry_snstvty.html).

Given these habitat sensitivities, we recommend that the following issues be considered regarding the proposal:

a. **Stormwater basins**—Three separate shallow basins (1.1 feet deep) are proposed to be constructed to capture new run-off from the buildings. Sheet 2 of the plan shows that approximately one-half of basins #1 and #3 will require removal of existing woodlands. Additionally, the landscape plan (sheet 6) indicates that regrading is proposed within the dripline of several large trees intended to remain around basins #1 and #2.

   Retaining the existing tree cover is not only beneficial for bird and wildlife habitat, but also for stormwater management purposes. We recommend that the woodland's edge be preserved and the proposed basins be redesigned to avoid encroachment of existing trees. Alternative stormwater arrangements and BMPs (e.g., rain gardens, planted swales or terraces, naturalized basin(s)) should be considered to help capture and filter run-off before entering a drainage facility, especially given their proximity to the floodplain and lake.

b. **Proposed buildings**—The three buildings proposed for patient housing are located just beyond the 660 foot guideline recommended for the perimeter from eagle nesting. Since various factors play a role in the nesting phase, we recommend that alternative siting for the buildings be evaluated, especially since there appears to be open land on the 25 acre property.

Furthermore, we note that restricting excavation and construction activities to the off season (winter migration period), and mitigating noise associated with such development, may be beneficial to help ensure the eagles do not abandon the nest. County staff is available to meet with the applicant to discuss plan alternatives if desired.

This review will be included in the Bucks County Planning Commission board materials for its March 2, 2016, 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 Buck 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

Enclosures

cc: Pyramid Healthcare Inc.
Larry Young, P.E., TriState Engineers, Township Engineer
Stephanie Teoli Kuhls, Township Manager (via email)
Patrick Duffy, Township Zoning Officer (via email)
Michael Klimpl, Solicitor
Brian Hessenthaler, COO, County of Bucks

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

January 29, 2016
BCPC# 10415-C

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 Chick-fil-A
TMPs #22-57-46
Applicant: Chick-fil-A
Owner of Record: Simon Property Group
Plan Dated: November 3, 2015
Date Received: January 26, 2016

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 following review was prepared by the professional staff.

GENERAL INFORMATION

Proposal: Construct a 548-square-foot addition to an existing fast food restaurant that includes minor paving adjustments for the drive-through lane. The site is served by public water supply and public sewerage.

Location: The building is located on the northeast corner of the tract, at the intersection of Oxford Valley Road and South Buckstown Drive (South Access Road), near the intersection of U.S. 1 Business (Lincoln Highway) and Oxford Valley Road.

Zoning: The site is located in the GB General Business District. A minimum site area of 50 acres is required, with a minimum lot size of 5 acres for each principal use, with the exception that up to nine lots on the site may have a lot area of 1 acre. Restaurants are a permitted use in this district. A maximum impervious surface ratio of 65 percent is permitted.

A drive-in is not permitted. However, according to our records a variance was granted by the zoning hearing board on July 9, 2003, to allow a drive-through, as well as a reduction in parking and from the maximum required impervious surface ratio.

Present Use: Commercial; a Chick-fil-A fast-food restaurant.

COMMENTS

Impervious surface considerations—Plan Sheet C3 notes that 374 square feet of new impervious surfaces are proposed. We note that six additional trees will be planted on the site to mitigate the stormwater impact. The trees will also enhance the site's aesthetics. However, township officials should determine if the added paving to the site complies with the variance granted from the impervious surface ratio requirements, dated July 9, 2003. Although limited, there is some area on the site to provide open space. If additional pervious surface is determined to be needed, we suggest that the curb extensions at the drive-through facility's exit lanes be tapered into one exit lane, and designed with a bulbout for encouraging right-turn movements. A bulbout (see attached illustration) could be provided to accomplish the following:

- Define intended traffic movements;
- Reduce pedestrian crossing distance and exposure to vehicles;
- Provide more greenspace.

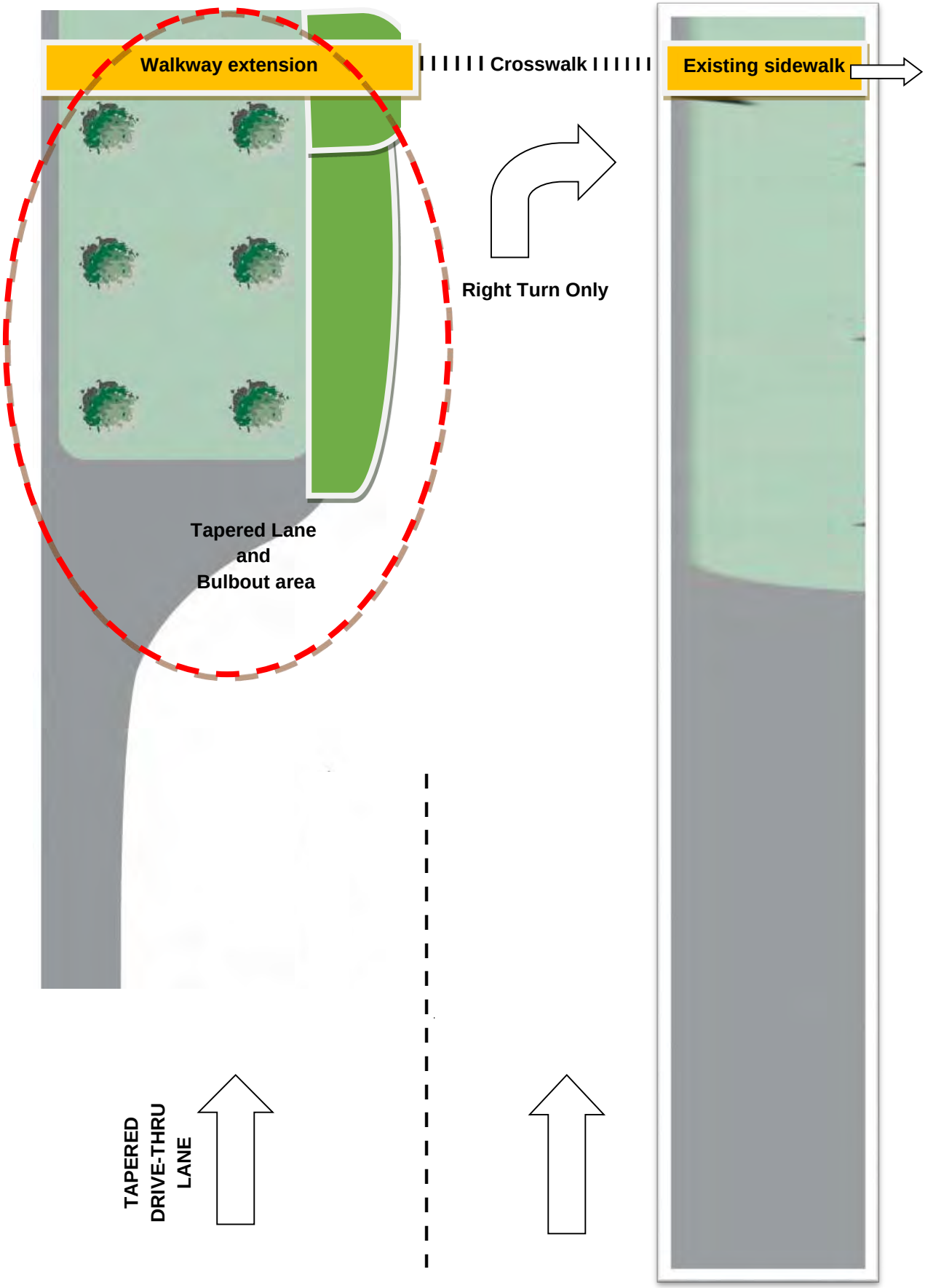
Another alternative would be to consider whether pervious paving would be beneficial for portions of the site, especially where lane reconstruction is being proposed.

This review will be included in the Bucks County Planning Commission board materials for its March 2, 2016 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 Buck 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: Rex Powell, Chick-fil-A
Debra Hufford-Nee, Maser Consulting, PA
Larry Young, P.E., TriState Engineers, Township Engineer
Stephanie Teoli-Kuhls, Township Manager (via email)


Walkway extension
Crosswalk
Existing sidewalk
Right Turn Only
Tapered Lane
and
Bulbout area
TAPERED
DRIVE-THRU
LANE

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

February 3, 2016
BCPC #12133

MEMORANDUM

TO: Morrisville Borough Council
Morrisville Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Final Plan of Subdivision for 209 Woodland Avenue
TMP #24-6-281, -282
Applicant: Clifton Homes, Inc.
Owner: Same
Plan Dated: October 19, 2015
Date Last Revised: January 27, 2016
Date Received: February 1, 2016

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 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

We recognize that this submission has merit and is consistent with applicable comprehensive plans, major ordinance requirements, and sound planning practices. 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.

This review will be included in the Bucks County Planning Commission board materials for the March 2, 2016, 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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Lynn T. Bush
Executive Director

February 11, 2016
BCPC #10577-A

MEMORANDUM

TO: New Hope Borough Council
New Hope Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Sketch Plan of Subdivision for The Overlook at Aquetong Creek
TMP #27-3-7
Applicant: 170 Old York Road, L.L.C.
Owner: Winter May Melson
Plan Dated: January 27, 2016
Date Received: January 28, 2016

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 subdivide a 60,289.42-square-foot (1.384-acre) site into 3 two-family dwelling units. The site will be served by public water and sewer. The existing commercial/residential buildings on the site will be demolished.

Location: The southern portion of Old York Road, approximately 490 feet east of its intersection with Route 179.

Zoning: RB—Borough Residential District requires a minimum lot area of 6,500 square feet for two-family dwelling units. A minimum lot width of 60 feet, minimum front yard of 25 feet, minimum rear yard of 40 feet and minimum side yards of 10 feet are also required.

Present Use: Vacant Commercial/Attached Dwelling Unit

COMMENT

Waivers requested—The applicant has requested a total of four waivers from the subdivision and land development ordinance. In accordance with the requirement of Section 512.1(b) of the Pennsylvania Municipalities Planning Code (MPC), the applicant has provided reasons for the requested waivers. The borough should determine if the reasons provided meet the facts of unreasonableness or hardship requirements of the MPC before granting the requested waivers.

This review will be included in the Bucks County Planning Commission board materials for the March 2, 2016, 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: 170 Old York Road, L.L.C.
Evan Sowers, P.E., The H&K Group, Inc., Engineering & Environmental Services Division
Craig Kennard, Gilmore & Associates, Borough Engineer
John Burke, Borough Manager (via email)

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

February 18, 2016
BCPC #10053-C

MEMORANDUM

TO: Newtown Township Board of Supervisors
Newtown Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Revised Final Plan of Land Development for The Villas of Newtown
TMP #29-10-76
Applicant: McGrath Homes
Owner: Villas Newtown, Ent.
Plan Dated: September 12, 2006
Last Revised: November 3, 2015
Date Received: January 19, 2016

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 six units in three buildings (two dwelling units per building) and rebuild the existing single-family detached dwelling in place. The plan also proposes to extinguish the existing lot line for Lot 173 (the lot containing the existing single-family detached dwelling). Public water and sewerage facilities are intended.

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.

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 three proposed buildings and existing house 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 (age-qualified multiplex units and club house).

COMMENTS

1. **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 179 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 Upper Silver Lake Road was to be used for emergency purposes only.

2. **Sewage facilities**—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 (172 EDUs were included in the CMP). This issue should be addressed.

3. **Landscape plan**—The portion of the landscape plan near the proposed units should be revised to eliminate conflicts between the proposed tree locations and features such as utilities and the retaining wall. A white oak (*Quercus alba*) is shown on a proposed DIP water line between units 178 and 179, and many proposed trees are located on the retaining wall shown along the southern side of Road A and the closed portion of Upper Silver Lake Road.

This review will be included in the Bucks County Planning Commission board materials for the March 2, 2016, 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)
Micah Lewis, Assistant 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

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Lynn T. Bush
Executive Director

February 18, 2016
BCPC #7230-A

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 Rite Aid
TMP #34-3-110
Applicant: East Ridge Development, LLC
Owner: Dominic DeBlasio
Plan Dated: December 11, 2015
Date Received: February 10, 2016

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 11,085-square-foot pharmacy with a drive-through facility located on a 3.44-acre site. The site will be served by individual on-lot water supply and public sewerage facility.

Location: Eastern side of Easton Road (S.R. 611) and western side of Old Easton Road, approximately 400 feet south of the intersection of Easton and Old Easton roads.

Zoning: The C-1 Neighborhood Commercial District permits a variety of retail, office, and service businesses with a minimum lot area and lot width of 20,000 square feet and 100 feet, respectively. The maximum impervious surface is 60 percent and minimum front, side, and rear yard setbacks are 35, 25, and 30 feet, respectively.

On September 5, 2015, the zoning hearing board granted variances to permit a retail store floor area greater than 10,000 square feet; to permit forest disturbance in excess of 50 percent; and to provide relief from the 50 percent of parking located in the side and rear yards.

On December 8, 2015, the Board of Supervisors granted conditional use approval for a drive-through use.

On February 3, 2016, the zoning hearing board approved dimensional variances and a use variance for drive-through.

Present Use: Commercial (used auto sales).

COMMENTS

1. **Auxiliary turn lane**—Table 12 of the Traffic Impact Assessment accompanying the plan submission discusses the provision of a proposed 125-foot long auxiliary turn lane for motorist heading southbound on Easton Road wishing to turn into the site; however, this lane is not shown on the plan. Future plan submissions should be revised to include the respective left hand turn lane.

2. **Driveway entrance**—The proposed entrance to the Rite Aid off Easton Road is located along the southern property boundary. The proposed drop-off and pickup drive-through lanes are proposed directly adjacent to this entrance. Section 27-304.98 (I4 Accessory Drive-Through Facility) states that the drive-through facility shall be designed so as not to impede or impair vehicular and pedestrian traffic movement or exacerbate the potential for pedestrian/vehicular conflicts. Due to the location of the drive-through entrance opposite the driveway entrance to the site, motorists may be confused when entering the site when there are multiple cars stacking in the drive-through lanes.

   An alternative is to relocate the driveway entrance to the north to align with the proposed access drive to Old Easton Road. For motor vehicles heading southbound on Easton Road entering the relocated driveway entrance, the approximate stacking distance for the left hand auxiliary turn lane is greater than the required 125 feet minimum length as stated in Table 12 of the Traffic Impact Assessment study. However, the source of the 125-foot minimum distance is not identified in this study. Therefore, if the Township and applicant are amenable to relocating the driveway to the alternative location, we recommend that the Township's traffic engineer determine whether the approximate 190-foot turning lane/stacking distance for the relocated driveway entrance is feasible.

   Due to the existing signalized intersection to the north (on the north side of Huntingdon Valley Bank), the potential for cut-through traffic on the site between Easton and Old Easton roads appears unlikely. Additionally, relocating the entrance from Easton Road farther north may facilitate the provision of a village gateway feature as discussed below.

3. **Gateway feature**
   a. **Location**—In addition to improving onsite vehicular circulation, an added benefit for relocating the driveway entrance is to provide an adequate area for providing a village gateway feature. Based upon recommendations of a draft village planning study currently being conducted for Plumsteadville, the provision of gateway features at the entrance of the village can signal to motorists that they are entering a special place and need to reduce their speed. The Township and applicant should discuss the feasibility of providing a gateway feature on the subject site. Providing a gateway feature on the subject site may provide appeal and distinction to this business. At a minimum, we recommend that an easement be reserved at this location for the future construction of the gateway feature when the township is prepared to move forward.

      Based upon conversations with township officials, the preferred gateway location for motorists entering Plumsteadville from the south on Easton Road is on the south boundary of the subject site, adjacent to the right-of-way. The proposed entrance to the site from Easton Road coincides with the preferred southern gateway location. It

may be possible to locate the gateway feature elsewhere along the existing right-of-way, between the proposed driveway entrance and the Huntingdon Valley Bank property boundary to the north. However, the southernmost location may be more effective, since this location more accurately reflects the village entrance and would potentially lessen the visual competition between the gateway feature and proposed signage associated with Rite Aid.

b. **Materials and design**—We commend the applicant for incorporating stone into the façade of the proposed building as shown in the architectural elevations. Discussions with Township officials revealed that stone is an intrinsic material that embodies the characteristic of Plumsteadville Village, through its use in area buildings and walls. We recommend that the township and applicant discuss the feasibility of integrating the stone theme into the gateway feature on this site. For example, this could be achieved through the construction of a stone wall with village signage and appropriate naturalized landscape materials.

4. **Truck turning diagram**—The plan proposes a loading area at the rear of the building adjacent to Old Easton Road. We recommend that a truck turning diagram be provided to ensure onsite circulation is adequate for loading vehicles.

5. **Sidewalks**—Section 22-918 .1 of the subdivision and land development ordinance requires that curbs and sidewalks be provided along all existing and proposed streets along all perimeter roads with the frontage of the site. The plan proposes curbs and sidewalks only along Easton Road. Therefore, the plan should be revised to provide curbs and sidewalks along Old Easton Road. Furthermore, we recommend sidewalk connections be provided to the entrance(s) of the building. This would provide a pedestrian connection to Plumstead Christian School.

6. **Period lighting**—The plan proposes onsite luminaire light fixtures. However, for new construction, we recommend the applicant provide the Township's standard period lighting fixtures along the sidewalk and road frontages.

7. **Plan notations**—Sheet 1 of the plan submission indicates three separate variances have been granted, but the list does not include the variances named in the attorney for the applicant's letter that discusses use and dimensional variances for drive-throughs and does not include requested variances on in the Parking Information table on Sheet C-101 regarding stacking lane length and maximum number of cars for the proposed drive-through facility. If approved, future plan submissions should include a list of all variances on Sheet 1 and the parking information table.

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 March 2, 2016 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: East Ridge Development, LLC
BL Companies
Nathan Fox, Esq., Begley, Carlin & Mandio, LLP (via email)
Timothy A. Fulmer, P.E., C. Robert Wynn Associates, Inc., Township Engineer
Carolyn McCreary, Township Manager (via email)

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

January 28, 2016
BCPC #12144

MEMORANDUM

TO: Solebury Township Board of Supervisors
Solebury Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Sketch Plan of Land Development for MWH Properties, LLC
TMP #41-19-4
Applicant: MWH Properties, LLC
Owner: Mark Worth
Plan Dated: December 15, 2015
Date Received: December 28, 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: Demolish a stone building located in the Center Bridge National Historic District that has fallen into disrepair and use the building materials to reconstruct a new 1,727.17-square-foot structure for office and apartment dwelling purposes. Ten parking spaces are indicated for the office use and three spaces for residential parking. On lot sewer and water facilities are proposed to serve the development.

Location: The tract is located between Upper York Road (Route 263) and River Road (Route 32) in the Village of Center Bridge.

Zoning: VC Village Commercial District permits single family detached dwellings, village retail, village service, tavern and restaurant uses on a minimum lot area of one half acre. Twin dwelling, cultural, religious or charitable use, office, bank, and bed and breakfast inn are permitted by conditional use approval.

Present Use: Vacant building.

COMMENTS

1. **Zoning considerations**

   a. **Proposed uses**—According to the VC District regulations (zoning ordinance Section 801.C.4) conditional use approval will be needed for the office use. No decision on this application for land development should be made until the conditional use issue is resolved.

   Also it appears that an apartment is permitted as an accessory use to an office under the zoning ordinance definition of dwelling in combination (Section 201). However, we recommend that the zoning officer be consulted regarding the allowance of the additional residential unit. We note that general planning practices tend to support a mixed-use or adaptive reuse for historic buildings to aid in their preservation.

   b. **Nonconformities**—The existing nonconformities regarding building, parking, and driveway setbacks are proposed to be reduced. However, these features will still encroach within the required yard areas due to the size of the parcel and limited building envelope. The zoning officer should determine compliance with zoning ordinance Section 1809 regarding nonconformities.

2. **Historic resource considerations**—The subject site is within the Center Bridge Historic District located along River Road bounded by Ely and Laurel roads near the Delaware River and D&L Trail in the township. According to the National Register of Historic Places, the district includes 59 contributing buildings, 2 contributing sites, and 3 contributing structures in the Village of Center Bridge. Notable buildings are the William Mitchell/Edward R. Redfield House (1815, 1930s) and a unique row of two-family workers' dwellings. Also located in the district is the separately listed Isaiah Paxson Farm.

National Register of Historic Places listings in Bucks County, Pennsylvania

The *Comprehensive Plan of Solebury Township* (2014) provides a vision statement which reads in part, "…we will…protect and revere our historic heritage." The Plan further states that the historical and architecture characteristics of each village **are unique, irreplaceable, and worthy of preservation** (page 92) and also recognizes (page 96) that preservation of historic areas, buildings, and sites does not mean they must remain unchanged and the setting static, but rather that on-going care is necessary and various approaches may be taken to encourage protection efforts. The land use policies and strategies developed in the Plan (pages 189-190) and other ordinances are intended to help accomplish this goal. Therefore, given the local and national recognition of the historic attributes of the village, we are providing the following comments not only for the subject sketch plan proposal (subdivision and land development ordinance Section 4.02), but also for the broader village crossroads.

a. **Historic structure**—The existing building is historic and an important attribute to the village of Center Bridge. It appears to have been deteriorating over the years due to weather conditions and neglect. The plan indicates that the structure is to be reconstructed on a somewhat altered footprint using the materials from the original building. Appropriate architecture drawings should be submitted to the township for review to assure that the scale, treatments, and materials proposed can be ascertained in the historic context of the village. The comprehensive plan (page 174) indicates that while conversion from historical uses may be required to be economically viable, they should be conditioned upon preservation of historic character, including consideration of the impacts of access, setbacks and parking (see Comment d. below).

b. **Landscaping**—Another important element to consider in the enhancement of the building attributes is through landscaping. Section 804.A of the zoning ordinance requires a special buffer planting strip (of at least 10 feet) in the VC District. Appropriate placement and mixture of native trees, shrubs, and flowers could greatly compliment the building, site, and village. Future submissions should include a landscaping plan as required by the zoning and subdivision and land development ordinance provisions.

c. **Historic village**—This proposal provides an opportunity for public officials (township, Delaware River Joint Toll Bridge Commission, Penn Dot) property owners and others (HARB and Historic Society) to partner together to discuss the unique crossroads of Center Bridge and determine if any short or long term improvements could be implemented to provide a more cohesive village setting along River and Upper York roads. This could include strategies for parking, access, road alignment, landscaping, open spaces, historic markers, signage and other village enhancements. For example, the existing road pattern could be evaluated in light of available open land and rights-of-way in the center of the village crossroads to determine if a village square setting, or a traffic circle that provides a focal point to slow and calm motorists, could be created among other pedestrian scale and environmental benefits.

Center Bridge Historic District

In addition, it appears the subject site is within ¼ mile with the Delaware River Wild and Scenic Area. The plan should clarify the parcel's distance to the river in accordance with subdivision and land development ordinance Section 4.01.B (23) and if it is within ¼ mile, address the six goals of the Wild and Scenic Area (subdivision and land development ordinance Section 5.32).

d. **Parking and access considerations**—The plan notes that 15 parking spaces are needed for the proposed office and apartment unit, whereas only 13 are proposed, and therefore a variance will most likely be needed from the parking standards. We note that Section 1603 of the zoning ordinance allows for the conditional reduction of off-street parking areas based on specific criteria. Permitting a reduction in the number of parking spaces required for village-scaled use(s) also is a planning tool suggested in the comprehensive plan. We recommend that municipal officials discuss the merits of such reduction.

In addition, although the number of driveways to the site will be reduced and somewhat better defined, we suggest evaluating the benefits for relocating the driveway on Upper York Road rather than on the short road segment in front of the structure. Safety conditions such as sight distance would need to be fully examined, but an alternate ingress/egress drive could provide an enhanced layout, connecting better to the village attributes. Added amenities such as plants and other features or materials, such as stone or wood, could enhance the historic lot by providing an aesthetically pleasing and inviting entrance.

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 its March 2, 2016, 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: MWH Properties, LLC
Mark Worth
K & C Engineering
C. Robert Wynn, P.E., C. Robert Wynn Associates, Inc., Township Engineer
Dennis H. Carney, Township Manager (via email)

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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Robert M. Pellegrino
Carol A. Pierce
R. Tyler Tomlinson

Lynn T. Bush
Executive Director

February 3, 2016
BCPC #9519-A
Borough Project #06

MEMORANDUM

TO: Tullytown Borough Council
Tullytown Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary/Final Plan of Subdivision—Milner
TMP #46-13-7
Applicant: Robert Milner, Sr.
Owner: Robert, Sr. and Eleanor Milner
Plan Dated: December 22, 2015
Date Received: January 4, 2016

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 5-acre parcel into two separate lots. Proposed Lot 1 (3.89 acres) is currently wooded and proposed Lot 2 (1.11 acres) contains two separate 2-story dwelling structures and a gravel parking lot. The plan does not indicate the proposed use or further development of the lots. However, area and dimensional requirements for Use A2 Single-family semi-detached dwelling units are provided in the zoning information chart on the plan. It is further noted that a previous plan submission for the site, submitted in 1999, indicated that the two existing residential structures (shown on Lot 2 of the current plan) contained 4 dwelling units each for a total of 8 dwelling units on the lot. Public water and sewer facilities serve the existing residential structures located on proposed Lot 2.

Location: Along the northwestern side of Main Street at its intersection with Bordentown Road. Martin's Creek flows through the site.

Zoning: BC Borough Center District permits a variety of residential and nonresidential uses. Single-family semi-detached dwellings are permitted by right on a minimum site area of 7,200 square feet. The required minimum lot area per dwelling unit ranges from 3,200 to 4,500 square feet, depending on the number of bedrooms in each unit. For semi-detached units containing 4 bedrooms, the minimum lot area and average lot area is 4,200 and 4,700 square feet per dwelling unit, respectively, and the minimum lot width is 45 feet (measured at the building setback line). Single-family attached dwelling units are permitted on a minimum site area of 4,800 square feet.

The required minimum lot area per attached dwelling unit ranges from 1,500 to 2,200 square feet per dwelling unit, depending on the number of bedrooms in each unit.

Present Use: Residential.

COMMENTS

1. **Landlocked area and required street frontage**—Section 153-601.A of the subdivision and land development ordinance states that landlocked areas shall not be created. Section 153-610.B of the subdivision and land development ordinance states that all lots shall front on a street, existing or proposed. The proposed subdivision plan does not meet these ordinance requirements since Lot 1, as proposed, does not have frontage on a street and would be landlocked.

   Additionally, the plan is identified as a "Minor Subdivision Plan" and the application indicates that the proposal is being submitted as a final plan. However, since proposed Lot 1 does not have frontage on an improved street or streets, the proposal does not meet the definition of minor subdivision in Section 153-301 of the subdivision and land development ordinance. The plan should be revised to address these issues.

2. **Environmental Resource Protection information**—As indicated on the plan, the site contains a substantial amount of resource protection land including woodlands, a section of Martin's Creek, and area within the 100-year floodplain. Any future development on the site would have to comply with the environmental protection standards listed in Article VI of the zoning ordinance. Section 185-40 of the zoning ordinance requires that subdivision or land development plans indicate the proposed use on the site, all encroachments and disturbances necessary to establish the proposed use on the site, and calculations which indicate the area of the site with natural resources and the area of natural resources that would be disturbed or encroached upon. The plan should be revised to provide this required information.

3. **Required right-of-way**—The plan indicates that Main Street is 60 feet wide; however, it appears that dimension may be referring to the right-of-way. Section 153-604.A of the subdivision and land development ordinance requires a minimum right-of-way of 60 feet for primary roadways in the Borough. The plan should be revised to indicate the future right-of-way width, as determined by the Pennsylvania Department of Transportation. If the location of the future right-of-way changes from that shown on the current subdivision plan, the location of the building setback line may need to be revised since the required minimum front yard is measured from the right-of-way line per Section 153-400 of the subdivision and land development ordinance.

4. **Zoning information**—The zoning requirements for the BC District, as shown in the Zoning Information chart on the plan, pertain to Use A2 Single-family semi-detached dwellings, except for the maximum impervious surface ratio of 35 percent, which would be applicable to Use A1 Single-family detached dwellings. Also, it is noted that information in the chart indicates a proposed impervious surface ratio for Lot 1 that is greater than the listed permitted maximum of 35 percent. However, the plan does not indicate any proposed development on Lot 1. The plan should be revised to clearly indicate what specific uses exist on the site, what

additional uses may be intended to be constructed on the site, and compliance with the applicable area and dimensional requirements for proposed uses in the BC District.

5. **Sidewalks and curbing**—The plan does not indicate sidewalks or curbing along the site's frontage on Main Street. Sections 153-611.B(1) and 153-611.A(1) of the subdivision and land development ordinance require that sidewalks and curbs be provided along all existing and proposed streets. The plan should be revised to comply with these ordinance requirements.

6. **Street trees**—Section 153-615.A.(1)(a) of the subdivision and land development ordinance requires that within any subdivision, street trees be planted except where Borough officials agree that suitable existing street trees are already in place. Depending upon the size of the trees, tree spacing may be either 25 feet (for small trees), 40 feet (for medium trees), or 50 feet (for large trees). The plan should be revised to indicate street trees along the site's boundary with Main Street in compliance with ordinance requirements.

7. **Drainage easement**—Section 153-608.D of the subdivision and land development ordinance requires that where a subdivision or land development is traversed by a watercourse, there shall be a drainage easement or right-of-way conforming substantially with the line of such watercourse and of such width as will be adequate to preserve natural drainage, but not less than 20 feet. The plan should be revised to indicate the required drainage easement or right-of-way.

8. **Plan information**—The following are minor subdivision plan requirements per Section 153-505 of the subdivision and land development ordinance that should be addressed in the revised plan.

153-505.B(5)	a brief description of the proposal
153-505.B(6)	total acreage of the tract to the nearest tenth of an acre
153-505.C(3)	the right-of-way and cartway widths of streets, the location of sanitary sewers, storm sewers, storm drains, water mains, culverts, petroleum or petroleum project lines, gas lines, electric and telephone lines, fire hydrants
153-505.C(5)	location, size and ownership of all underground utilities, and any rights-of-way or easements within the property
153-505.D(2)	the total area
153-505.D(3)	building setback lines, with distances from the proposed right-of-way lines
153-505.D(4)	the location of any proposed driveways
153-505.D(8)	the location of required plantings in accordance with Section 153-615 of the subdivision and land development ordinance (see Comment #6 above)
153-505.D(10)	certification of water and sewer facilities from the serving authority

9. **Tax parcel number**—According to Bucks County Board of Assessment information, the tax parcel number for the subject site is TMP #46-13-7. The plan should be revised to reference the correct parcel number in the plan title block.

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 March 2, 2016, 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: Robert Milner
Shaheed A. Smith, Shaheed A. Smith Geospatial, LLC
Kurt M. Schroeder, P.E., Gilmore & Associates, Inc., Borough Engineer
Alison Smith, Borough Coordinator (via email)
Sally Bellaspica, Zoning Officer (via email)
Nancy Conner, Borough Secretary (via email)

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Lynn T. Bush
Executive Director

January 28, 2016
BCPC #4527-C

MEMORANDUM

TO: Tullytown Borough Council
Tullytown Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Final Plan of Subdivision—Pirolli
TMP #46-2-6-2
Applicant: Mark Pirolli
Owner: Same
Plan Dated: December 11, 2015
Date Received: December 31, 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 94,316-square-foot parcel into two single-family detached lots consisting of 20,235 and 74,081 square feet. A proposed single-family detached dwelling is shown on Lot 1 (20,235 square feet). The plan indicates that an existing trailer located on Lot 1 is proposed to be relocated. Proposed Lot 2 (74,081 square feet) is currently vacant of structures except for an awning. Public water and sewer facilities are proposed to serve the site.

Location: Along the northern side of Bordentown Road, approximately 435 feet east of the intersection of Bordentown Road and Main Street. The northern-most tip of the property touches Main Street.

Zoning: LI Light Industrial District permits a variety of light industrial uses. Residential uses are not permitted in the LI District. Most permitted uses within the LI District are subject to a 20,000-square-foot site area requirement and a minimum lot width of 100 feet.

Present Use: Vacant, except for a few accessory structures (awning, trailer, and two sheds).

COMMENTS

- **Requested variance**—A notation on the plan indicates that the applicant is requesting a variance from Table 185-19 of the Zoning Ordinance to permit a single-family detached

dwelling on the site. Residential uses, which include single-family detached dwellings, are not permitted within the LI Light Industrial District. The Borough Planning Commission should not make a recommendation to the Borough Council until the resolution of the request for the variance is received from the Zoning Hearing Board. Future plans should note variances granted and any conditions imposed by the Zoning Hearing Board.

If the above issue is resolved, we have the following additional comments:

1. **Area and dimensional requirements**—Zoning information provided on the plan is based on area and dimensional requirements for "Other permitted uses" in the LI District. If the requested variance is approved (see bulleted item above), Borough officials should consider requiring compliance with area and dimensional requirements that may be more appropriate for a single-family detached use. For instance, the maximum impervious surface permitted for "Other permitted uses" in the LI District is 70 percent, while the maximum permitted for single-family detached dwellings in residential districts falls between 30 and 35 percent.

2. **Required right-of-way**—Section 153-604.A of the subdivision and land development ordinance requires a minimum right-of-way of 80 feet for collector roadways in the Borough, or as determined by Council, with the advice of the Borough Engineer, or the Pennsylvania Department of Transportation where state roads are involved. According to the *Tullytown Borough Comprehensive Plan* (2010), Bordentown Road is a collector road. The plan should be revised to indicate the future right-of-way width, as determined by the Pennsylvania Department of Transportation. If the location of the future right-of-way changes from that shown on the current subdivision plan, the location of the building setback line may need to be revised since the required minimum front yard is measured from the right-of-way line per Section 153-400 of the subdivision and land development ordinance.

3. **Driveway**—Section 153-612 of the subdivision and land development ordinance requires that where a driveway takes access from an arterial or collector street, adequate driveway turnaround space shall be provided on the lot so that no vehicle need back onto a street in order to leave the lot. Since Bordentown Road is identified as a collector road in the *Tullytown Borough Comprehensive Plan* (2010), the plan should be revised to comply with this ordinance requirement.

4. **Sidewalks**—Section 153-611.B(1) of the subdivision and land development ordinance requires that sidewalks be provided along all existing and proposed streets. Also, Section 153-611.B(2) of the subdivision and land development ordinance requires that on-lot sidewalks are required for convenience and access to all dwelling units from streets, driveways, parking areas or garages. The plan should be revised to comply with these ordinance requirements.

5. **Buffer yard**—Table 185-54 of the zoning ordinance requires a Class B buffer yard when single-family residential uses are proposed adjacent to industrial uses or vacant LI zoned property. Section 185-54.D(2) provides planting options for each buffer class. The plan should be revised to indicate the required buffer plantings.

6. **Street trees**—Section 153-615.A.(1)(a) of the subdivision and land development ordinance requires that within any subdivision, street trees be planted except where Borough officials agree that suitable existing street trees are already in place. Depending upon the size of the

trees, tree spacing may be either 25 feet (for small trees), 40 feet (for medium trees), or 50 feet (for large trees). The plan should be revised to indicate proposed street trees in compliance with ordinance requirements.

7. **Tree protection**—Many large trees exist on both proposed Lots 1 and 2. If existing trees to remain are not properly protected, construction activity can compromise the health of the trees. Section 153-505.D(11) of the subdivision and land development ordinance requires minor subdivision plans to identify the location of all trees to be saved and the location of proposed protection fencing. Section 153-616 of the subdivision and land development ordinance contains tree protection requirements. The plan should be revised to provide the required tree protection information in accordance with Sections 153-505.D(11) and 153-616 of the ordinance.

8. **Plan information**—The plan should be revised to provide the following required information per Section 153-505 of the subdivision and land development ordinance:

153-505.B(8)	north point
153-505.C(5)	location, size and ownership of all underground utilities
153-505.C(10)	certification of water and sewer facilities from the serving authority
153-505.D(8)	the location of required plantings (see Comment #6 above)
153-505.D(11)	tree protection zone (see Comment #7 above)

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. 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 March 2, 2016, 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.

LMW:dc

cc: Mark Pirolli
Dumack Engineering
Kurt Schroeder, P.E., Gilmore & Associates, Inc., Borough Engineer
Alison Smith, Borough Coordinator (via email)
Sally Bellaspica, Zoning Officer (via email)
Nancy Conner, Borough Secretary (via email)

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R. Tyler Tomlinson

Lynn T. Bush
Executive Director

February 12, 2016
BCPC #8216-A

MEMORANDUM

TO: Warwick Township Board of Supervisors
Warwick Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Sketch Plan of Subdivision for DeGroot
TMP #51-2-1-1
Applicant: Barry DeGroot
Owner: Phyllis and Luke DeGroot
Plan Dated: January 28, 2016
Date Received: January 29, 2016

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 15.02-acre (net) parcel into two single-family residential lots. Lots 1 and 2 will be 12.25 and 2.77 acres, respectively. There is an existing dwelling unit, cottage, garage, and pool located on Lot 1. The site is intended to be served by individual on-lot water and sewerage facilities.

Location: Northwestern side of Valley Road, approximately 425 feet southeast of its intersection with Woodland Avenue.

Zoning: The RA Residential-Agricultural District permits single-family detached dwellings with a minimum lot area and lot width of 2 acres and 200 feet, respectively.

Present Use: Residential/vacant

COMMENTS

1. **Street trees**—Within any land development or subdivision, Section 163-51.A(1) of the subdivision and land development ordinance requires street trees to be planted immediately outside the right-of-way lines where suitable street trees do not exist.

2. **Plan information**—The plan identifies existing and proposed on-lot sewerage facilities for Lots 1 and 2. Note 10 states, "It is anticipated that the site will be served by public water and sewer." Since there are no public sewer lines in the vicinity of the site, Comment #10 should be remove for future plan submissions.

3. **Well locations**—Future plan submissions should include the location of the existing well on 1 and the proposed well on Lot 2 to ensure that existing/proposed on-lot sewerage absorption areas are not located within the minimum 100-foot radius horizontal isolation distance as required by Title 25 PA Code Chapter 73, Section 73.13.

4. **Sensitive species**—Note 11 states that a PNDI search was conducted and a potential impact to sensitive species may be present. The note indicates that further review will be conducted, so the applicant should provide the results to the township and applicable agencies.

5. **Wetlands mapping**—The plan includes the existing limit of wetlands and Note 9 indicates that freshwater forested/shrub wetlands are present on the site. Future plan submissions should provide a notation as to the source of the wetlands mapping.

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 March 2, 2016 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: Barry DeGroot
Samuel D. Costanzo, P.E., Van Cleef Engineering Associates
Michele Fountain, P.E., CKS Engineers, Inc., Township Engineer (via email)
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)
William M. Mitchell, Executive Director, Buck County Parks & Recreation
Michael A. Klimpl, Bucks County Solicitor
Kevin S. Spencer, Bucks County Director of General Services

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Lynn T. Bush
Executive Director

February 12, 2016
BCPC #4765-A

MEMORANDUM

TO: Yardley Borough Council
Yardley Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Subdivision and Lot Line Changes for White/Malia Properties
TMP #54-3-148, -48-3, -48-4
Applicant: Robert S. White; Michael J. and Madeline Malia
Owner: Same
Plan Dated: January 13, 2016
Date Received: February 5, 2016

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 61,997-square-foot parcel (TMP #54-3-148) into two lots of 27,967 square feet (Lot 1) and 36,030 square feet (Lot 2). Lot 1 is proposed to be conveyed to adjoining TMP #54-3-148-4. A lot line adjustment between TMP #54-3-148-4 and TMP #54-3-148-3 is also proposed. Parcel A is to be incorporated into TMP #54-3-148-4 to form a total tract area of 64,139 square feet, and Parcel B is to be incorporated into adjoining TMP #54-3-148-3 forming a 28,062-square-foot parcel (a net loss of 38 square feet). No new development or improvements are proposed to the properties at this time.

Location: Eastern side of North Main Street and bordered by the Delaware Canal, approximately 300 feet north of Afton Avenue.

Zoning: R-1 Low-Density Residential District permits a minimum lot area of 17,500 square feet per dwelling unit and a minimum lot width of 100 feet at the building setback line. A maximum impervious surface ratio of 20 percent and a density of 2 dwelling units per acre are allowed.

Present Use: Vacant and Residential.

COMMENTS

1. **Floodplain boundary**—It appears the subject site is within the 100 year floodplain and Buck Creek traverses the subject parcels. The plan should reflect this information in accordance with subdivision and land development ordinance Sections 703(c)(7) and 704(c).

   Proposed Lot 2 (remaining portion of TMP #54-3-148) is indicated as a potential building lot. Chapter 125 (Floodplain Ordinance No. 458) does not permit new construction of buildings in the Floodplain Conservation District. Elevation and floodproofing requirements for residential structures are indicated in Section 7.02 of the floodplain ordinance, and only in cases where a variance is granted. We recommend that these restrictions be clearly noted on the plan to alert prospective buyers in the future.

2. **TMP# notation**—Plan notes 2 through 5 denote the TMP #s incorrectly as #53. This should be corrected to #54 for each TMP.

3. **Building setback delineation**—Sections 122-14.A.4, 6 and 7 of the zoning ordinance require a minimum front yard of 45 feet, an aggregate side yard of 30 feet, and a 35-foot rear yard, respectively. The zoning table and building envelope for Lot 2 should be revised accordingly.

   Additionally, the plan should be revised to indicate the minimum setbacks and buffer requirements required for the Delaware Canal (zoning ordinance Section 122-97.6). At a minimum we recommend that the special provisions related to the Delaware Canal Enhancement District be noted on the plan.

4. **Side lot line**—The new side lot line between Lots 1 and 2 is proposed to on the centerline of the 20-foot-wide access easement which primarily follows the existing driveway. This creates an irregularly shaped side yard. Subdivision ordinance section 513(e) states that side lot lines shall be substantially at right angles or radial to street lines. Since no waiver has been requested from this subdivision ordinance provision, the plan should be revised accordingly.

5. **Required improvements**—Subdivision ordinance Section 506(a) requires curbs and sidewalks to be installed when required by the municipality. Given the proximity of the site to the town center, borough officials should determine whether a walkway should be provided along the site's frontage. We note that the recently adopted municipal comprehensive plan (Figure 4) indicates that sidewalks are planned along North Main Street.

6. **Deed of consolidation, easements and restrictions**—Borough officials should request a copy of the new deeds incorporating Lot 1 and Parcel A into adjoining TMP #54-3-148-4, and Parcel B into adjoining TMP #54-3-148-3, as a condition of plan approval to ensure that separate, substandard lots are not created.

   Notes 2 and 5 on the plan state that Lot 1, Parcel A, and TMP #53-3-148-4 shall be one unsubdivided lot or parcel that may not later be subdivided to create a new building lot. In addition, the access easement and proposed driveway arrangements will need to be revised in the new deeds (including maintenance responsibilities). It appears that an access easement also should be created (or revised if one exists) for the garage on TMP #54-3-148-5 that connects to the driveway on TMP #54-3-148-4. Therefore, these easements and the proposed deed restriction should also be carefully reviewed by borough officials and recorded with the plot plan, if approved.

This review will be included in the Bucks County Planning Commission board materials for the March 2, 2016, 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: Robert S. White
Michael J. and Madeline Malia
Robert Cunningham, P.E., Holmes Cunningham Engineering
William E. Benner, Esq., Benner and Wild
James Majewski, P.E., Remington Vernick & Beach Engineers, Municipal Engineer
John Boyle, Borough Manager (via email)

Bucks County Planning Commission
Planning Module Reviews
March 02, 2016

Municipality	Development	BCPC Number	Tax Parcel Number	PaDEP Code Number	Plan Review Number
Warminster Township	620 Jacksonville Associates	12005	49-9-80-1-2, -1-2A & -1-2B	1-09007-210-3J	0201-60002
Warminster Township	Hart School Redevelopment	12116	49-37-283	1-09007-206-3J	0201-60004
Warminster Township	Tall Oaks	12038-A	49-24-41-3	1-9007-207-3J	0201-60003
Buckingham Township	Feeney Tract	10057-A	6-10-66	1-09917-555-3KLM	0201-60005
Middletown Township	Pyramid Healthcare, Inc.	8438-A	22-31-15	1-09003-378-3J	0201-60006

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Lynn T. Bush
Executive Director

January 27, 2016

Jamie Sundermeier
Del Val Soil & Environmental Consultants
Sky Run II Suite A1
4050 Skyron Drive
Doylestown, PA 18902

RE: 620 Jacksonville Associates Planning Module
PaDEP Code #1-09007-210-3J
BCPC #12005
TMP #49-9-80-1-2, -1-2A, and portion of -1-2B
Warminster Township, Bucks County, PA

Dear Ms. Sundermeier:

We have received a copy of the subject planning module[1] regarding the construction of sewage conveyance and collection facilities to three retail commercial buildings of 4,815, 10,125, and 39,679 square feet. The site contains 4.26 acres and is located at the eastern side of Street Road at its intersection with Jacksonville Road. The plan proposes 19 EDUs which will flow into the existing collection system and the Street Road interceptor to the Warminster Municipal Authority Log College 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 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 Municipal Authority 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 (Component 4b; 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, PaDEP
Steven Weisner, Township Manager
Act 537 file

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

DEP Code #	1-90007-210-3J
BCPC #	12005

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
620 Jacksonville Road

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

1. Date plan received by county planning agency. January 8, 2016
2. Date plan received by planning agency with areawide jurisdiction _____

   Agency name _____
3. Date review completed by agency January 27, 2016

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 Title: Community Planner Signature: _____ Date: January 27, 2016 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:

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

Lynn T. Bush
Executive Director

January 28, 2016

Robert Cunningham, P.E.
Holmes Cunningham Engineering
350 East Butler Avenue Suite 106
New Britain, PA 18901

RE: Hart School Redevelopment Planning Module
PaDEP Code #1-09007-206-3J
BCPC #12116
TMP #49-37-283
Warminster Township, Bucks County, PA

Dear Mr. Cunningham:

We have received a copy of the subject planning module[1] regarding the extension of sewage conveyance and collection facilities to serve 35 single-family detached dwellings. The 15.71-acre site is located southeast of Little Lane approximately 360 feet south of its intersection with Barness Drive. The plan proposes 35 EDUs which will flow into an existing collection system and be treated at the Warminster Municipal Authority Log College 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 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 Municipal Authority Log College treatment plant.

We note that the return receipt for submission to the Pennsylvania Historical and Museum Commission and the PHMC review letter were not included in the planning module application submitted to our office for review. This information should be included with the planning module application.

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

David C. Zipf, AICP
Community Planner

DCZ:dc

Attachment

cc: Genevie Kostick, BCDH
Elizabeth Mahoney, PaDEP
Steven Weisner, Township Manager
Act 537 file

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

DEP Code #	1-09007-206-3J
BCPC #	12116

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
Hart School Redevelopment

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

1. Date plan received by county planning agency. January 11, 2016
2. Date plan received by planning agency with areawide jurisdiction _____

   Agency name _____
3. Date review completed by agency January 28, 2016

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: David C. Zipf

Title: Community Planner Signature: David C. Zipf

Date: January 28, 2016

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

Lynn T. Bush
Executive Director

January 28, 2016

Robert Cunningham, P.E.
Holmes Cunningham Engineering
350 East Butler Avenue Suite 106
New Britain, PA 18901

RE: Tall Oaks Planning Module
PaDEP Code #1-09007-207-3J
BCPC #12038-A
TMP #49-24-41-3 (portion of)
Warminster Township, Bucks County, PA

Dear Mr. Cunningham:

We have received a copy of the subject planning module[1] regarding the extension of sewage conveyance and collection facilities to serve 74 single-family attached residential dwellings. The 11.12-acre site is part of a larger 24.4-acre parcel and is located on the eastern side of Newtown Road opposite its intersection with Luff Lane, and approximately 1,100 feet southwest of Street Road. The plan proposes 74 EDUs which will flow into the Street Road interceptor and will be treated at the Warminster Municipal Authority Log College 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 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 Municipal Authority Log College Treatment Plant.

We note that the return receipt for submission to the Pennsylvania Historical and Museum Commission and the PHMC review letter were not included in the planning module application submitted to our office for review. This information should be included with the planning module application.

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

David C. Zipf, AICP
Community Planner

DCZ:dc

Attachment

cc: Genevie Kostick, BCDH
Elizabeth Mahoney, PaDEP
Steven Weisner, Township Manager
Act 537 file

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

DEP Code #	1-09007-207-3J
BCPC #	12038-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
Tall Oaks

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

1. Date plan received by county planning agency. January 11, 2016
2. Date plan received by planning agency with areawide jurisdiction _____

   Agency name _____
3. Date review completed by agency January 28, 2016

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: David C. Zipf

Title: Community Planner Signature: David C. Zipf

Date: January 28, 2016

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

Lynn T. Bush
Executive Director

January 28, 2016

Jamie Sundermier
Soil Scientist
Del Val Soil & Environmental Consultants, Inc.
Sky Run II, Suite A1
4050 Skyron Drive
Doylestown, PA 18902

RE: Feeney Property Planning Module
PaDEP Code #1-09917-555-3KLM
BCPC #10057-A
TMP #6-10-66
Buckingham Township, Bucks County, PA

Dear Ms. Sundermier:

We have received a copy of the subject-planning module[1] regarding the proposal for an existing farmstead, 36 single-family dwellings, 22 semidetached units (twins), and 15 attached units (townhouses) to be served by a community sewerage system. The sewerage system will involve a sewage collection system consisting of gravity sewers that will serve the entire development and convey the collected wastewater to the wastewater treatment system. The wastewater treatment system will consist of a series of lagoons followed by spray irrigation of the treated effluent. The system was approved June 10, 2014 by the Pennsylvania Department of Environmental Protection (PaDEP) and the letter is included with the subject-planning module.

The only change to this submittal is the addition of two areas totaling 2.0 acres in the wooded area of the site adjacent to the previously proposed spray fields. The new total spray field area will be 6.6 acres. The applicant states there will be no changes to the proposed number of lots/units, overall layout, sewage flow, collection system, or treatment facility. Also, there are no plans to connect any additional lots/homes to the system. The added 2.0 acres to the disposal field will be used only to improve long-term functioning of the system and improve protection to the regional groundwater system.

The Buckingham Township Wastewater Facilities Plan dated July 10, 1991, as amended, is the official Act 537 Plan for this portion of Buckingham Township. The plan recommends the use of community wastewater systems to serve cluster subdivisions. The selected community system should be based on

[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 Buckingham 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.

an evaluation of preferred wastewater alternatives. The most preferred community facilities would include those using some form of land application. The system must be designed to be operated economically so that the Township may operate and maintain it without burden to other Township residents. Thus, if the information cited in the project narrative concerning unit flow allowance, alternative analysis (particularly soil suitability and municipal dedication), and adding additional area is appropriate, it would appear that the proposed facility is a reasonable alternative, and generally consistent with the intent and requirements of the township's Act 537 plan.

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, 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,

John S. Ives
Community Planner

JSI:dc

Attachment

cc: Dana S. Cozza, Township Manager
Genevie A. Kostick, BCDH
Elizabeth Mahoney, PaDEP
Act 537 file

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

DEP Code #	1-09917-555-3KLM
BCPC #	10057-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
Feeney Tract

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

1. Date plan received by county planning agency. January 19, 2016
2. Date plan received by planning agency with areawide jurisdiction N/A

   Agency name _____
3. Date review completed by agency January 28, 2016

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: John Ives

Title: Community Planner Signature: [signature]

Date: January 28, 2016

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

Lynn T. Bush
Executive Director

February 17, 2016

Mr. Todd Holmes
Reilly Associates
P.O. Box 667
Stroudsburg, PA 18360

RE: Additional Housing Facilities for Pyramid Healthcare, Inc. aka Today, Inc. Planning Module
PaDEP Code #1-09003-378-3J
BCPC #8438-A
TMP #22-31-15
Middletown, Bucks County, PA

Dear Mr. Holmes:

We have received a copy of the subject planning module[1] regarding the proposal to connect patient housing (66 additional beds) for a treatment and rehabilitation facility into the existing public sewer system on the property. The anticipated sewer flow from the project is a maximum of 7,500 gallons per day (gpd) and an average flow 4,700 gpd (18.8 EDU utilizing 250 gpd/EDU for public systems). Portions of each existing building sewer will be rerouted outside the footprint of the proposed buildings and connect into the rerouted building sewer. The sewer flows will be conveyed by the Bucks County Water & Sewer Authority to the Neshaminy Interceptor, and ultimately treated at Philadelphia's Northeast water control plant.

The *Bucks County, Pennsylvania Sewerage Facilities Plan* (1970) is the official Act 537 Plan for Middletown Township according to our records. It is noted that the township recently submitted a proposed update to our office for the Act 537 Plan. The plan indicates public sewer facilities for the subject site, and therefore, the proposal to connect to public sewers is consistent with the official Act 537 Plan and update.

We note a response to Section G.7 of the planning module regarding protection of rare, endangered or threatened species has not been provided. However, the PNDI indicates a bald eagle nest exists within approximately 575 feet of the closest proposed feature (stormwater facility). It appears that the Bald Eagle Project Screening has been submitted to the U.S. Fish and Wildlife Service which determined that the proposal may disturb bald eagles, and suggested you contact the Northeast Regional Bald and Golden Eagle Coordinator for further assistance. We also note the potential impact on the bald eagle in our Component 4B review (Section C. questions 8 and 17).

[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 Middletown Township Sewage Facilities Plan. 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 County Planning Agency Review, Component 4B, is attached for inclusion with the planning module application to DEP. If the municipality approves the planning module and thereby revises the official sewage facilities plan, the completed (signed) resolution and required supporting data (Component 4; transmittal letter; plans; narrative; etc.) should be sent to Elizabeth Mahoney, Sewage Planning Supervisor, Wastewater Management, Pennsylvania Department of Environmental Protection Southeast Regional Office, 2 East Main Street, Norristown, PA 19401.

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

Sincerely,

Cathy Gauthier

Cathy Gauthier
Planner

CIG:dc

Attachment

cc: Larry Young, P.E., TriState Engineers, Township Engineer
Stephanie Teoli Kuhls, Township Manager (via email)
Patrick Duffy, Township Zoning Officer (via email)
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 #	1-09003-378-3J
BCPC #	8438-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
Additional Housing Facilities for Pyrmaid Healthcare, Inc. aka Today, Inc.

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

1. Date plan received by county planning agency. January 29, 2016
2. Date plan received by planning agency with areawide jurisdiction _____
   Agency name Bucks County Planning Commission
3. Date review completed by agency 2/17/16

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 None known
☒	☐	8.	Will any known endangered or threatened species of plant or animal be impacted by the development project? Bald Eagle nest has been identified by Lake Luxembourg - recommend further evaluation of proposal to mitigate potential impacts such as noise associated with excavation and development.
☐	☒	9.	Is there a county or areawide zoning ordinance?
☐	☐	10.	Does this proposal meet the zoning requirements of the ordinance? Determined by local municipality If no, describe inconsistencies _____

Yes	No	SECTION C. AGENCY REVIEW (continued)
☐	☐	11. Have all applicable zoning approvals been obtained? Determined by local municipality
☐	☒	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 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. 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? These facilities are proposed within 660 feet of a Bald Eagle's nest.

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

Name: Cathy Gauthier

Title: Planner Signature: Cathy Gauthier

Date: 2/17/16

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, April 6, 2016
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 March 2, 2016
4. Executive Director's Report
5. Presentation: Morrisville Borough – Planning Process
   Michael Roedig, Senior Planner
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
March 2, 2016

MEMBERS PRESENT: James Dowling; Edward Kisselback, Jr.; Robert M. Pellegrino; Carol A. Pierce; R. Tyler Tomlinson; Walter S. Wydro

STAFF PRESENT: Richard G. Brahler, Jr.; Lynn T. Bush; Debra Canale; Catherine H. Gauthier, David P. Johnson; Timothy A Koehler; Charles T. McIlhinney; Michael A. Roedig; David A. Sebastian; Maureen Wheatley

GUESTS: Jim Boyle, County Reporter, *The Intelligencer*

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1. **CALL TO ORDER**
   Mr. Wydro called the meeting to order at 2:05 PM.

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

3. **APPROVAL OF MINUTES FOR THE MEETING OF FEBRUARY 3, 2016**
   Upon motion of Mr. Pellegrino, seconded by Ms. Pierce, with the vote being 5-0-1 the motion carried to approve the minutes of the February 3, 2016 meeting as presented. Mr. Dowling abstained because he was not in attendance for the meeting.

4. **EXECUTIVE DIRECTOR'S REPORT**
   The Executive Director's Report was submitted to the board with the meeting packet prior to the meeting. Ms. Bush highlighted the Farm Summit set for March 30 at Upper Bucks Campus of Bucks County Community College. According to the survey responses the concerns of Bucks County farmers are succession planning, loan acquisition and financing information. Speakers who can address those issues will be acquired, a light dinner and an open discussion session are to be part of the evening. She added that this summit is part of the economic development the County has been working towards for the last five years and she said BCPC board members are welcome to attend.

   Ms. Bush spoke about meeting with County Planning Directors from across the state. She said that the main concern was water resources planning, the rules imposed by the DEP, and the connections between stormwater management, water supplies, and wastewater. The state budget has eliminated funding for stormwater management and sewage facilities plans, yet there are more stringent rules on stormwater management.

   Ms. Bush stated that, along with Mr. Brahler, she met with Senator Mensch and Representative Staats who wish to acquire funds to widen Route 663 in Milford and Richland townships to four lanes. It was agreed that the BCPC would determine how much an engineering study would cost so that they can propose state funding for that portion of the project.

   Ms. Bush said that she gave training sessions on planning and zoning to newly elected township supervisors in Bradford County and in King of Prussia, where representatives from five counties

were in attendance, including a couple from Bucks County. She said that they were two very different presentations. The topics most concerning to the officials were the roles of a zoning board and zoning for recovery houses.

Mr. Dowling inquired as to why it would be necessary for a group home to have different zoning. Ms. Bush responded that Bristol Township has approximately 70 group homes and they believe some kind of regulation is necessary. For the time being, they have deferred to the Township solicitors to develop zoning regulations.

Ms. Bush noted the Cross Keys study that the BCPC has been working on and will present very soon. She said that a survey went out to all the businesses in the area and the results are being compiled.

Ms. Bush informed the board that we have done some in-house office reassignments for easier access of planners to their senior planners. Ms. Byers has been the logistics coordinator on this project and reports a very smooth move.

Ms. Bush wanted to make sure that the board knew that although the BCPC does not have a role in the happenings surrounding the ELCON Wastewater Facility proposed for Falls Township, that she and the BCPC have been keeping a watchful eye on the situation as it unfolds.

Ms. Bush also added to her report a letter addressed to AECOM regarding the proposed Penn East Pipeline. Mr. Koehler presented the Bucks County Commissioners' and Planning Commission's concerns.

Mr. Koehler stated the BCPC received notice informing Bucks County of AECOM's application for Erosion and Sedimentation Permit, and Water Obstruction and Encroachment Permit. Mr. Koehler explained that the 114 mile pipeline crosses through a 1.7 mile stretch in the northeastern part of Durham Township and Riegelsville Borough, affecting a total of ten parcels within Bucks County.

Mr. Koehler expounded that of the ten parcels the proposed route crosses seven parcels with active farms, four of which are preferentially assessed under Act 319 and the remaining three farming parcels are in the Township's Agricultural Security Area, with two of those farms under permanent preservation easements. One of the ten parcels contains the Delaware Canal and Delaware Canal State Park and another is owned by the Pennsylvania Fish and Boat Commission. Also, three of the ten parcels are located in the wellhead protection zone #3, depicted in the Source Water Protection Plan for the Riegelsville Borough Water Company.

Mr. Koehler stated that our concerns with the path of the pipeline are that it is not consistent with the *Bucks County Comprehensive Plan* (2011). He added that the permitting process should take a closer look at all the resources in the area. Protection of the County's resources, including farmland, woodlands, exceptional value streams and their respective watersheds, limestone/carbonate geology, historic sites, scenic vista, and public water supplies, is embedded in our history, in our land use policies, and in our spending priorities. The proposed pipeline route crosses a farm preserved in perpetuity using public dollars, and we want to ensure that the pipeline does not diminish the farming value that our tax payers paid to preserve.

Mr. Koehler emphasized that the Delaware River and Cooks Creeks are important natural, scenic, and historic resources for Bucks County, and we need assurance that crossing the river and its riparian area and crossing a portion of the Cooks Creek watershed can and will be accomplished with careful planning and execution.

Mr. Koehler concluded by quoting the final paragraph of the letter, "Any construction activities associated with the pipeline should be done in the most environmentally sound way possible. Sufficient testing, assessment, and evaluation of sensitive resources must be part of the determination of whether to approve any requested permits."

Mr. Wydro, asked if it would be a temporary disturbance or permanent encroachment in farmed areas. Mr. Koehler stated that he knows where farming has continued over pipelines before. But for this pipeline there is to be a buffer area due to it being a natural gas pipeline. Discussion began on other issues that could arise from the pipeline going forward in this particular area.

Mr. Koehler and Ms. Bush both reiterated that Bucks County is not against pipelines, their concern is that in this small proposed area, there are so many issues of great concern.

Ms. Bush then requested a motion to move forward with the letter. Mr. Wydro made the motion and was seconded by Mr. Kisselback, with the vote being 6-0 the motion carried to approve the letter to be sent to AECOM.

Mr. Wydro and the board thanked Mr. Koehler for his presentation.

5. **PRESENTATION: 2015 ANNUAL REPORT** – MICHAEL ROEDIG, SENIOR PLANNER
Mr. Roedig gave a PowerPoint presentation and overview on the 2015 Annual Report of Review Activity. The report is based on reviews completed by BCPC staff in 2015. Mr. Roedig highlighted development trends and proposals and discussed comparative results with previous years' development in Bucks County.

In 2015, the BCPC reviewed a total of 296 proposals submitted for subdivision, land development, and municipal actions. This was a 7 percent decline from last year's total of 317 reviews. A breakdown of reviews into four categories reveals that in 2015, sketch proposals increased 33 percent. The number of major, minor and municipal proposals reviewed decreased by 3 percent, 16 percent, and 13 percent respectively.

Although the total number of plans submitted for review declined between 2014 and 2015, the actual amount of both residential and nonresidential developed increased due to larger developments being proposed. Land potentially impacted by development was 1,088 acres, although 557 more acres than the amount recorded in 2014, it is the seventh lowest amount since recording such data. And, if all the proposals were developed, over 303 acres (28 percent) would be preserved as open space, park and recreation land, and/or conservation easements.

The 2015 number of proposed residential units (1,669) is an increase of over 114 percent from last year's 780 units. It should be noted that there were an additional 185 units that were reviewed in 2015 that were initially proposed between 2005 and 2008. The number of nonresidential land developments reviewed in 2015 totaled 71, 14 less than the total for 2014. The amount of proposed nonresidential area (nearly 1.3 million square feet) is a slight increase of 10 percent from

the amount reviewed in 2014. The majority of the proposed commercial development (52 percent) was located in central Bucks, followed by lower Bucks with 37 percent. The remaining 11 percent was located in upper Bucks.

The largest percentage of industrial development (64 percent) proposed in 2015 was located in upper Bucks and most of this was associated with a warehousing facility in Milford Township; 24 percent was located in lower Bucks and another 12 percent was located in central Bucks.

The board thanked Mr. Roedig for his good report.

6. **ACT 247 REVIEWS**
The reviews of March 2, 2016, were mailed to the board for their review prior to the meeting. Three walk-in municipal reviews were included in the packet at the meeting:

- BCPC Municipal Review #5-16-WS1 - Bristol Township - Act 537 Sewage Facilities Plan
- BCPC Municipal Review #33-16-1(P) - Perkasie Borough - Zoning Map Change and ZO Amendment
- BCPC Municipal Review #48-15-2R1 - Upper Southampton - ZO-Massage and Alternate Therapy Establishments and Unspecified Use

Upon motion of Mr. Dowling, seconded by Ms. Pierce, the motion carried to approve the March 2, 2016, Act 247 reviews.

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

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

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

10. **ADJOURNMENT**
Mr. Wydro adjourned the meeting at 3:00 PM.

Submitted by:

Debra Canale, Staff Secretary

BUCKS COUNTY PLANNING COMMISSION

Executive Director's Report
March, 2016

Consortium Meeting at New Britain Township – Rich Brahler and I presented information to the Bucks County Consortium of municipal managers on the PennDOT Transportation Improvement Program and how PennDOT money is allocated to transportation projects and public transit.

ELCON Proposal for Hazardous Waste Disposal – We are following the discussions about the Elcon proposal in Falls Township for a disposal plant for hazardous liquids. We met with DEP representatives who explained that they are at least 18 months away from any DEP permits being issued. The plant would be located at the USX property.

Warrington Township Comprehensive Plan Update Proposal – We met twice with Warrington Township – once with the planning Commission and once with the Supervisors – and presented our proposal to update their comprehensive plan. They voted to hire us to do this work.

New $5 vehicle registration fee – You recall that the Commissioners adopted a new $5 vehicle registration fee at the end of December, to be used on the bridges in Bucks County that need repairs. We are already working on new contracts to repair four bridges. Here is the public statement used by the Commissioners to explain this fee:

> **Bucks County's Enactment of the $5 Vehicle Registration Fee**
> When Bucks County residents speak up about issues affecting their neighborhoods and communities, traffic and transportation usually top the list of concerns. Traffic congestion, unsafe conditions, and detours caused by deteriorating and closed bridges are frequently mentioned.
>
> When the Pennsylvania state Legislature voted in 2013 to allocate tax dollars to roads, bridges, transit systems, and transportation systems, they gave counties the option of focusing on their own road and bridge needs by allowing counties to add $5 to the vehicle registration fee, to go directly to make improvements for our own local transportation systems.
>
> Bucks County owns 115 County bridges, many of which are aging, in need of repair, and vulnerable to inconvenient closures if repairs are not made. The $5 fee will enable the county to keep up with needed bridge repairs to ensure the safety and convenience of residents. These repairs need to be made. The alternative to this $5 fee would be for the County to borrow money to fix bridges. This would add to the amount county taxpayers pay, by adding interest and other fees that come with borrowing money.
>
> The fee can also be used to match other grants or leverage funds from other sources to make improvements to intersections and roadways that will improve traffic movement and travel safety.

> Taking care of the Bucks County's infrastructure is a basic responsibility of County government. By collecting this $5 fee locally, we can assure Bucks County taxpayers that their money is spent here, not elsewhere in Pennsylvania, and that we will benefit locally, here in Bucks County, from the dollars paid for vehicle registration.

Farm Summit – The Farm Summit will be held this Wednesday, March 30, from 3 – 7 pm at the BCCC Upper Bucks Camps. We have 92 people registered, and all the arrangements for the rooms, speakers, handouts, and food have been made.

Funding for the Upper Neshaminy Trail Greenway Link approved – DVRPC approved $1.6 million in funding for a section of trail, to be built and maintained by the New Britain Township (not the County) that will connect to existing trails segments along the general route of the Neshaminy Creek. The project will be built on township-owned land and has received a lot of support. But there are some residents whose homes abut the township land who are opposed and who continue to send comments to DVRPC. The motion, made by Commissioner Marseglia, to approve the project passed unanimously at DVRPC.

Penndel Meeting – I met with Penndel Borough Council, and we decided on a path for providing them assistance under the Municipal Economic Development Initiative.

Electronics Recycling – A letter to all Bucks County legislators was approved by the three commissioners regarding the difficult situation with the electronics recycling. Attached is the letter we wrote on their behalf.

BCPC Activity Report

Community Planning and Municipal Economic Development Initiative

The Planning Commission staff helps townships and boroughs in several ways: we attend local planning commissioner meetings to provide advice and guidance, and we prepare plans and ordinances in cooperation with local representatives. We are entering our fourth year of providing municipal assistance through the Municipal Economic Development Initiative (MEDI), and several of the activities below are in that category and are so noted.

Attended the **Hilltown Township** planning commission meeting and the **Buckingham Township** planning commission**.**

Preparing Plans – We are developing the transportation analysis of commercial areas for the **Richboro Village Master Plan**.

The **New Britain Borough Main Street Plan**, (part of our MEDI program) is progressing with the completion of work on the transportation chapter. The next meeting of the Steering Committee will take place on May 12.

The land use and transportation plan for the **Cross Keys Area** is moving ahead. We are preparing for an upcoming Steering Committee Workshop in mid-April. We hope to get their feedback on various topics, including suggested streetscape and corridor improvements and conceptual design alternatives. Business surveys have been returned and the results have been summarized. Out of 293 surveys mailed out, 40 surveys were returned resulting in a respectable response rate of over 13 percent. Survey results will be distributed to steering committee members.

We had our fourth meeting with the **Warminster Township Economic Development Committee** and presented a business survey for review.

Planning staff met for an in-house charrette to discuss possible directions for the **Morrisville Borough** MEDI project. Ideas generated include a "rails and trails" project, finding space for a community theatre and senior center, enhancing Williamson Park, bike sharing, adult learning centers, community gardens and farmers markets, and exploring alternative mixed-use projects. As a next step, we will be reaching out to the borough manager and EDC.

We held the pre-proposal meeting for the design and engineering of the Upper Southampton Township of the Newtown Rail Trail. A total of 50 engineering firms attended the meeting. Proposals are due on April 19.

We met with representatives from PennDOT to address stormwater runoff and drainage issues off of Route 309 as related to the ongoing design and engineering of the Upper Bucks Rail Trail.

We met with the Dublin Borough planning commission to discuss draft amendments to their zoning and subdivision and land development ordinances which will implement recommendations of the borough Revitalization and Visioning Plan (2013).

In addition to special studies and plans, we are preparing, under contract, more traditional **Comprehensive Plans** for **Northampton Township, Lower Makefield Township, and Hilltown Township.**

We presented a proposal to the **Warrington Township** Planning Commission to update their comprehensive plan and discussed the proposal with the township board of supervisors in late March. Supervisors voted to have BCPC staff prepare a new plan.

Preparing Ordinances – We've completed work with **New Britain Borough** on a mixed use ordinance for the area of Butler Avenue between New Britain Road and down to Beulah Road. The Borough Planning Commission recommended approval to the Borough Council which will review the ordinance at their April 12 meeting.

With the Quakertown Community School District (QCSD) rejoining the Quakertown Area Planning Committee (QAPC), we revised resolutions to include the QCSD and update the expense allocation. The revised resolutions were sent to all Quakertown Area municipalities and the QCSD for their adoption.

We prepared a courtesy review of the Perkasie Borough Stormwater Management Ordinance, at the borough's request.

Providing Planning Information and Coordinating with other Agencies

The planning commission staff provides information and assistance to the many people who call us for help. This includes topics such as demographic and socioeconomic data, development proposals, BCPC reports, local zoning, and municipal regulations. Some of this work results from our mandated functions (reviewing proposed developments and reviewing various permit applications), some from other groups that need information, and some from residents who need guidance.

We coordinated with the Lower Makefield Township EAC chairman to assess and correct an issue with the Township's stormwater management ordinance.

Act 247 and 537 Review Activity

20 Subdivision and Land Development Proposal
2 Sketch Plans
8 Municipals
2 Sewage Facility Planning Modules
2 Traffic Impact Studies

Transportation

BCPC Transportation Planning staff is responsible for working with PennDOT, DVRPC, SEPTA, TMA Bucks, and other groups to ensure that our transportation and funding needs are addressed. We also keep up with the various PennDOT funding avenues and grant programs. This month, we participated with DVRPC regarding the Transportation Community and Development Initiative (TCDI) and Congestion Mitigation and Air Quality (CMAQ) grant funding program.

The **Transportation Improvement Program (TIP)** is updated every two years. We are in the midst of working with our other counties in southeast Pennsylvania to determine how state and federal money should be prioritized for our region. BCPC staff will make a presentation later in the year on the results of months of meetings and work sessions at the regional planning commission on the TIP. This month, we participated in the update of the public transit portion of the TIP.

The County is currently pursuing two trail development initiatives. The **Upper Bucks Rail Trail** will connect the Lehigh Valley's Saucon Rail Trail with the borough of Quakertown by converting a currently unused portion of SEPTA rail line to a trail through Springfield and Richland townships. Staff provided assistance to the project consultant and PA DEP, as well as working through leasing issues with SEPTA. Staff is also in the process of hiring a consultant to design the **Newtown Rail Trail**. The current project will construct the portion of the Newtown Rail Trail in Upper Southampton Township that will connect

with the Pennypack Trail in Montgomery County. Both of these trails are part of the **Circuit**, which is envisioned as a 750-mile regional trail network.

Geographic Information Systems (GIS)

GIS has become a central function in Bucks County government, with our GIS staff providing the overall management for a system that involves not only BCPC but also Emergency Communications and 9-1-1, Board of Assessment, Health Departments, and others. We help to keep the county tax map parcel records up to date.

The GIS data is increasingly used by people outside the county, either through our very popular public viewer, or through our GIS Consortium of municipalities.

Updates of GIS data to our Consortium members were provided to several members this month including Hilltown and New Britain townships.

Bucks County is an active participant in The Southeastern Pennsylvania Shared Services GIS project. The group meets monthly and is developing a cloud hosted infrastructure to support a centralized and shared regional GIS database. Our March meeting has been rescheduled to next month at Berks County EMA.

DVRPC released the 2015 aerial images to the 9-county partners in the region. The imagery is being by reviewed by GIS staff. In addition staff attended an ESRI sponsored Imagery webinar series to learn the latest best-practice techniques for managing and sharing imagery.

County of Bucks

OFFICE OF THE COMMISSIONERS
Bucks County Courthouse Administration Building
5th Floor, 55 East Court Street, Doylestown, PA 18901
Phone: 215-348-6464 Fax: 215-340-8206

County Commissioners
ROBERT G. LOUGHERY, *Chairman*
CHARLES H. MARTIN, *Vice Chairman*
DIANE M. ELLIS-MARSEGLIA, LCSW

March 28, 2016

Senator Robert M. Tomlinson
654 Woodbourne Road
Langhorne, PA 19047

Re: Covered Devices Recycling Act of 2010

Dear Senator Tomlinson:

By now you are aware of the situation with the Covered Devices Recycling Act of 2010 and the failure of the system that was established to dispose of electronic waste.

Bucks County has collected electronic waste, as part of our recycling and household hazardous waste programs, for the past 13 years. Last year, we struggled to keep a vendor who would take the hundreds of thousands of pounds of computers and TVs at no cost to the residents. This year, no vendor will participate in electronics waste collections, despite our offers of assistance with manpower and advertising.

When Best Buy stopped accepting CRTs (computers and televisions) this January, the situation became more volatile and more critical. Our County employees take dozens of phone calls daily from distressed residents who are unhappy about their inability to take their old electronics back to the manufacturers. The County's inability to offer collections this year leaves residents with only one option: paying to dispose of their old TVs or computers. Some have resorted to leaving these devices in our parks.

We have done our best to work with e-waste vendors; we have talked with solid waste management directors at the Pennsylvania Department of Environmental Protection; and we attended the hearing this week in Harrisburg that Representative Chris Ross held.

We are not happy with the approach put forth by Representative Ross, which puts counties squarely between the manufacturers and the consumers, even though the original law is based on the concept of manufacturers taking cradle-to-grave responsibility for the electronics they sell. Rep. Ross' approach of partially subsidizing drop-off

locations in each county would place a huge burden on us and other county governments, forcing us to establish locations and devote manpower to drop-off sites.

Our one-day collection events are hugely successful and efficient, with as much as 250,000 pounds collected in a six-hour period. A staffed drop-off center could not match the efficiency or cost-effectiveness of our collection events.

We suggest that you go back to the CDRA and support changes that will correct the current problems. If the legislature's goal is to make manufacturers responsible, then the rules in the law have to change to make them take full, not partial, responsibility for disposal options and for educating consumers about those disposal options.

We know that this is a problem in the initial legislation, and we are asking that you share with us your position on this situation. We have much experience with this topic and can have our county experts meet with you if we can help.

Sincerely,

Bucks County Commissioners

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

Bucks County Planning Commission
Other Municipal Reviews
April 06, 2016

Municipality	BCPC Number	Applicant	Tax Parcel Number(s)	Proposal
Bensalem Township	2-15-6 (P)R	Chaman Popli	(2-36-238)	Private Zoning Map Change: BP to GC
Bensalem Township	2-16-1	Township Council		Zoning Ordinance Amendment: Definition of Family, Community Living Facility, & Sober Living Environment
Bristol Township	5-16-1	Township Council		Zoning Ordinance Amendment: Definition of Family, Group Home
New Britain Borough	25-16-2	Borough Council		SALDO Amendment: Public Water Supply
Penndel Borough	32-16-WS1	Borough Council		Act 537 Plan Update
Perkasie Borough	33-16-2	Borough Council	(Various)	Zoning Map Change: Unclassified to I-1, R-1A, & R-1B
Warminster Township	49-16-WS1	Township Supervisors		Act 537 Plan Update: NAWC Treatment Plant Flow Diversion
Yardley Borough	54-16-1	Borough Council		Zoning Ordinance Amendment: Transit Oriented Development Overlay District

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*
Edward Kisselback, *Secretary*
James J. Dowling
Raymond W. Goodnoe
David R. Nyman
Robert M. Pellegrino
Carol A. Pierce
R. Tyler Tomlinson

Lynn T. Bush
Executive Director

CONFIDENTIAL—NOT FOR RELEASE

April 6, 2016
BCPC #2-15-6(P)R

MEMORANDUM

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

FROM: Bucks County Planning Commission

SUBJECT: Private Request for Zoning Map Change from BP Business and Professional District to G-C General Commercial District
TMP # 2-36-238
Applicant: Chaman Popli
Owner: Ijaz Chaudhry
Received: March 1, 2016
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 April 6, 2016.

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. While this proposal is a new application for a zoning map amendment, the rezoning appears to be the same as previously proposed by the applicant (see our comments in BCPC #2-15-6(P), dated December 2, 2015).

Location and Size of Parcel: The 10,125-square-foot parcel is located along the northwest side of Knights Road, 400 feet northeast of its intersection with Dunksferry Road.

Proposed Zoning: 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: 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.

3. **Summary comment**— 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.

   The township engineer's March 1, 2016, memorandum notes that the proposal is substantially the same as that presented to and denied by Township Council on January 22, 2016. We recommend the township consider whether the merits of the zoning map amendment has changed since Council's decision and determine whether the uses permitted in the proposed district are compatible with 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: William Cmorey, Township Manager (via email)
Barbara Merlie, Rudolph, Clarke, LLC, Municipal Solicitor
Ron Gans, Municipal Engineer, O'Donnell & Naccarato

[1] The surrounding land use and zoning are 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 provides direct connections between residential neighborhoods and the commercial and industrial centers of Bensalem.

BUCKS COUNTY PLANNING COMMISSION

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Carol A. Pierce
R. Tyler Tomlinson

Lynn T. Bush
Executive Director

CONFIDENTIAL — NOT FOR RELEASE

April 6, 2016
BCPC #2-16-1

MEMORANDUM

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

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Definition of Family, Community Living Facility, and Sober Living Environment
Applicant: Township Council
Received: February 29, 2016
Hearing Date: March 28, 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 April 6, 2016.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to revise the definition of Family and add definitions for "Community Living Facility" and "Sober Living Environment." Uses "Community Living Facility" and "Sober Living Environment" will be permitted in the R-A Rural District and R-A-1 Residential District.

Proposed Zoning Ordinance Provisions: Section 232-6 Definitions will be amended to revise the definition of Family as follows:

> Family - Any number of individuals living together on a non-transient basis as a single housekeeping unit with single cooking facilities, when said individuals are related by blood, marriage or adoption and, in addition, any domestic servants, foster children or gratuitous guests thereof, or a group of not more than five persons who need not be so related and, in addition, domestic servants or gratuitous guests thereof who are living together in a single dwelling and maintaining a common household with single cooking facilities, including occupants that are mentally or physically handicapped persons, as defined in Title VII of the Civil rights Act of 1968, as amended by the Fair Housing Amendments of Act 1988. A roomer, boarder or lodger shall not be considered a member of the 'Family', nor shall the definition of 'Family' apply to the occupants of a club, fraternity house, lodge or residential club.

Section 232-6 Definitions will be further revised to include new definitions for Community Living Facility and Sober Living Environment as follows:

> Community Living Facility – A residential facility used as living quarters by any number of unrelated persons requiring special care, and any attendant adult supervisors, specifically designed to create a non-transient residential setting for the mentally and physically handicapped. Any number of handicapped persons, as that term is defined in Title VII of the Civil rights Act of 1968, as amended by the Fair Housing Amendments of Act 1988, have the right to occupy a dwelling unit in the same manner and to the same extent as any Family unit, subject to the "Mental Health Procedures Act," 50 P.S. §§7101-7503, and shall be eligible for such facility.
>
> Sober Living Environment – Residential facilities where six (6) or more individuals reside together either voluntarily or by court order in order to recover from drug, alcohol and/or substance abuse, which serve as interim environment between rehabilitation facilities and reintegration into their future lives. This definition shall include Recovery Houses and Halfway Houses.

Section 232-110 will be revised to include a new use for Community Living Facility as follows:

(11) Community Living Facility, provided that the minimum off-street parking required in §232-586 is provided, plus:

(a) One (1) additional space for each non-resident staff person; and
(b) One (1) additional space for every additional two (2) residents over the initial five (5) residents, unless satisfactory proof is submitted to the Township that such individuals are incapable or not permitted to operate a motor vehicle during the period of residency at the facility.

Section 232-110 will be revised to include a new use for Sober Living Environment as follows:

(12) Sober Living Environments, provided that the minimum off-street parking required in §232-586 is provided, plus:

(a) One (1) additional space for each non-resident staff person; and
(b) One (1) additional space for every additional two (2) residents over the initial five (5) residents, unless satisfactory proof is submitted to the Township that such individuals are incapable or not permitted to operate a motor vehicle during the period of residency at the facility.

Section 232-124 will be revised to include a new use for Community Living Facility as follows:

(7) Community Living Facility, provided that the minimum off-street parking required in §232-586 is provided, plus:

(a) One (1) additional space for each non-resident staff person; and
(b) One (1) additional space for every additional two (2) residents over the initial five (5) residents, unless satisfactory proof is submitted to the Township that such individuals are incapable or not permitted to operate a motor vehicle during the period of residency at the facility.

Section 232-124 will be revised to include a new use for Sober Living Environment as follows:

(8) Sober Living Environments, provided that the minimum off-street parking required in §232-586 is provided, plus:

(a) One (1) additional space for each non-resident staff person; and
(b) One (1) additional space for every additional two (2) residents over the initial five (5) residents, unless satisfactory proof is submitted to the Township that such individuals are incapable or not permitted to operate a motor vehicle during the period of residency at the facility.

Existing Zoning Ordinance Provisions: The existing definition of Family in Section 232-6 is as follows:

Any number of persons living and cooking together as a single housekeeping unit.

There are no definitions or use regulations currently in the Zoning Ordinance for Community Living Facility and Sober Living Environment.

COMMENTS

Bensalem Township officials are working to provide for living arrangements for people with disabilities or other special needs. Because many of the zoning provisions suggested must comply with the Fair Housing laws and Americans with Disabilities Act as well as with the Municipalities Planning Code, and we are relying on the Township to ensure that the regulations are consistent with these laws and other applicable laws.

We note that the Township is making a distinction between the standard Community Living Facility for people with disabilities and a facility designed for people recovering from drug, alcohol or substance abuse and addiction. There has been a need expressed in the County for regulations associated with recovery houses.

1. **Community Living Facility**—The Bucks County Planning Commission generally recommends that a community not regulate "group homes" for people with disabilities any differently than they regulate any other housing. This stems from our understanding and concerns about imposing more strict regulations on the protected classes defined by the Fair Housing Act. The Township solicitors have drafted the proposed regulations in a way that they feel is defensible and that recognizes the development patterns of the Township.

2. **Sober Living Environment**—We are unsure why the proposed definition of Sober Living Environment has a threshold of 6 or more individuals. This threshold may be based on the proposed definition of family retaining the limitation of "… a group of not more than five persons …." It is possible that fewer than six people could reside in a sober living environment.

   To clarify what is intended by the term, Sober Living Environment, and prevent misinterpretation, we recommend that the following reference to the Fair Housing Act be added to the end of the definition:

> "… This term does not include roomers, boarders, lodgers, members of a family [except those protected as suffering from a "handicap" under the provisions of Sections 3602(h) and 3604 of the Fair Housing Act] or any use otherwise defined, described or regulated in this Ordinance."

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

MAR:dc

cc: Lauren Gallagher, Esquire, Rudolph Clarke LLC (via email)
William Cmorey, Manager (via email)
Ron Gans, P.E., O'Donnell & Naccarato, Municipal Engineer

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

CONFIDENTIAL — NOT FOR RELEASE

April 6, 2016
BCPC #5-16-1

MEMORANDUM

TO: Bristol Township Board of Supervisors
Bristol Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Definition of Family, Group Home
Applicant: Board of Supervisors
Received: March 18, 2016
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 April 6, 2016.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to revise the definition of Family; add a new use "Group Home" that will be permitted in the R-1 Residence District, C-1 Commercial District, and CN- Neighborhood Commercial District; and add new off-street parking requirements for the new Group Home use.

Proposed Zoning Ordinance Provisions: Section 205-11 Definitions will be amended to revise the definition of Family as follows:

> "FAMILY" A group of individuals related by blood, marriage, adoption or guardianship living together as a single housekeeping unit with single cooking facilities; or a group of not more than six persons who need not be so related who are living together in a single dwelling and maintaining a common household with single cooking facilities, including occupants that are mentally or physically handicapped persons, as defined in Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988. These uses shall be distinguished from a group of individuals occupying a boardinghouse, club, fraternity, motel or inn.

Section 205-16 will be revised to include requirements for a new Group Home Use as follows:

A(9) Group Home. A residential dwelling unit used as living quarters by six or more unrelated persons specifically designed to create a residential setting for the mentally and physically handicapped, as that term is defined in Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988. The following criteria shall be met:

(a) The applicable regulations of the United States of America, Commonwealth of Pennsylvania and/or the County of Bucks governing this specific use shall be met.

(b) All certifications and/or licenses issued by the United States of America, Commonwealth of Pennsylvania and/or the County of Bucks for this specific use shall be obtained prior to the granting of a permit by the Zoning Officer.

(c) The minimum space and occupancy requirements of Chapter 120-6, Space and Occupancy, of the Code of the Township of Bristol shall be met.

(d) Recovery Houses – A recovery house is a group home where six or more individuals reside together either by Court Order or voluntarily in order to recover from drug, alcohol and/or substance abuse which serve as a transitional environment between rehabilitation facilities and reintegration into their future lives. This definition shall also include Sober Houses, or Sober Living Environments. Prior to the issuance of any permit or Certificate of Occupancy, all recovery house operators must provide proof in a form acceptable to the Township that they are a member in good standing and in compliance with all the rules and/or regulations of a County wide or State wide Association of Recovery Houses. Annually thereafter, each operator must provide similar proof that they remain a member in good standing and in compliance with all the rules and/or regulations of a County wide or State wide Association of Recovery Houses.

(e) The Township shall conduct inspections to insure compliance with all subsections of this use.

(f) A request for a reasonable accommodation for this use as required under the Federal Fair Housing Act, as amended, by providing an exception to the maximum number of unrelated persons living in a dwelling unit and/or restriction to R-1 district only, shall automatically be granted if the following standards and conditions are met. Nothing in this provision shall limit the Township from granting other reasonable accommodations for this use:

1. All requirements under Section 205-16(A)(9)(a) through (d)

2. in R-2 through R-4 districts, group homes shall have ten (10) or fewer residents

3. a property containing a group home shall be a minimum distance of 300 feet from any other property containing a group home

Sections 205-22.A.(21), 205-36.A.(27), and 205-41.A.(12) will be amended to add Group Home as a new use in the R-1 Residence District, C-1 Commercial District, and CN- Neighborhood Commercial District, respectively.

Section 205-120.A.(64) will be added to include off-street parking requirements for Group Home as follows:

(a) A.(64) Use A9 Group Home: one off-street parking space for each non-resident staff person, plus one off-street parking space for every two residents, unless satisfactory proof is submitted to the Township that such individuals are incapable or not permitted to operate a motor vehicle during the period of residency at the facility.

Existing Zoning Ordinance Provisions: The existing definition of Family in Section 205-11 is as follows:

FAMILY — A group of individuals not necessarily related by blood, marriage, adoption, or guardianship living together in a dwelling unit as a single housekeeping unit under a common housekeeping management plan based on an intentionally structured relationship providing organization and stability. These uses shall be distinguished from a group occupying a boardinghouse, personal care home, club, fraternity or hotel, motel, or inn.

There are no use or off-street parking regulations currently in the Zoning Ordinance for Group Home.

COMMENTS

Bristol Township officials understand and recognize that group homes serve a legitimate purpose and they do not intend on limiting these uses in any way that would prevent them from locating in the Township. The proposed regulations are intended as reasonable restrictions on group homes so that these reasonable restrictions serve the best interests of the health, safety, and welfare of all residents of the Township, including those living in group homes.

Because many of the zoning provisions suggested must comply with the Fair Housing laws and Americans with Disabilities Act as well as with the Municipalities Planning Code, and we are relying on the Township to ensure that the regulations are consistent with these laws and other applicable laws.

We note that the Township is making a distinction between the standard group home for people with disabilities and a facility designed for people recovering from drug, alcohol or substance abuse and addiction. There has been a need expressed in the County for regulations associated with recovery houses.

1. **Group Home**—The Bucks County Planning Commission generally recommends that a community not regulate "group homes" for people with disabilities any differently than they regulate any other housing. This stems from our understanding and concerns about imposing more strict regulations on the protected classes defined by the Fair Housing Act. The Township solicitor appears to have drafted the proposed regulations in a way that he feels is defensible and that recognizes the development patterns of the Township.

2. **Recovery House**—We are unsure why Recovery House, which is included as a subset of group home, has a threshold of 6 or more individuals. This threshold may be based on the proposed definition of family retaining the limitation of "… a group of not more than six persons …." It is possible that fewer than six people could reside in a recovery house.

   To clarify what is intended by the term, recovery house, and prevent misinterpretation, we recommend that the following reference to the Fair Housing Act be added to the end of the definition:

   > "… This term does not include roomers, boarders, lodgers, members of a family [except those protected as suffering from a "handicap" under the provisions of Sections 3602(h) and 3604 of the Fair Housing Act] or any use otherwise defined, described or regulated in this Ordinance."

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

TAK:dc

cc: Randall C. Flager, Esq., Flager & Associates, Municipal Solicitor (via email)
William J. McCauley, III, Manager (via email)
Tom Scott, Director of Building, Planning & Zoning (via email)
Kurt Schroeder, P.E., Gilmore & Associates, Municipal Engineer

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Lynn T. Bush
Executive Director

CONFIDENTIAL — NOT FOR RELEASE

April 6, 2016
BCPC #25-16-2

MEMORANDUM

TO: New Britain Borough Council
New Britain Borough Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Subdivision and Land Development Ordinance—Public Water Supply
Applicant: New Britain Borough Council
Received: February 29, 2016
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 April 6, 2016.

GENERAL INFORMATION

Proposed Action: Amend the subdivision and land development ordinance by deleting Section 385-35 and replacing it with new requirements related to the use of public water supply.

Proposed Subdivision and Land Development Ordinance Provisions: The new language of Section 385-35 is comprised of the following:

A. These regulations are promulgated in an effort to ensure that each dwelling unit, commercial, industrial, educational, institutional or office building, hereafter constructed within the Borough, will have an adequate supply of potable water. A hydrogeological study for all potential public water systems shall be submitted with all applications for subdivision or land development.

B. Connection to the public water system shall be required for the following uses:
   (1) Five or more single-family detached dwellings
   (2) All multifamily developments
   (3) Mobile or manufactured home parks
   (4) Industrial uses
   (5) Commercial uses
   (6) Office uses
   (7) Educational/institutional uses, including hospitals, schools, and nursing home or personal care facilities

C. The developer shall construct water mains in such a manner as to make adequate water service available to each lot or dwelling unit within the subdivision or land development and shall extend the water mains to the perimeter of the property at a public street and shall terminate the water main in an accessible gate valve. The water supply must comply with the regulations and standards of the Pennsylvania Department of Environmental Protection, with the construction standards of the authority managing or maintaining the public water system, and with the regulations of the Borough.

D. The public water system shall be designed with adequate capacity, storage facility, and appropriately spaced fire hydrants, for fire-fighting purposes. All public water systems shall be approved by the Borough Engineer, applicable water authority, and the Borough Fire Marshal.

E. All public water systems shall be offered for dedication to the applicable water authority. The water authority shall be under no obligation to accept dedication.

F. Applicants for subdivision and land development shall present evidence to Borough Council that the subdivision or land development is to be supplied by a certified public utility, or a municipal corporation, authority or utility. A copy of a certificate of public convenience from the Pennsylvania Public Utility Commission, or an application for such certification, or a commitment or agreement to serve the property in question, whichever is appropriate, shall be acceptable evidence.

Existing Subdivision and Land Development Ordinance: Current Section 385-35 states the following:

A. The applicant shall enter into an agreement with the applicable water company with jurisdiction to construct water mains in such a manner as to make adequate water service available to each lot or building within the subdivision or land development. A minimum pressure at the street of 25 pounds per square inch shall be provided at each house or other building to be connected to the water supply main. The water supply must comply with the regulations and standards of the Pennsylvania Department of Environmental Protection.

B. The system shall be designed with adequate capacity and appropriately spaced fire hydrants for firefighting purposes. Review and approval by the fire marshal or fire company serving the areas shall be required in order to ensure that adequate fire protection is provided.

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.

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

MMW:dc

cc: Michael Savona, Eastburn and Gray, PC, Borough Solicitor
Sam Bryant, Borough Manager (via email)

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

CONFIDENTIAL — NOT FOR RELEASE

April 6, 2016
BCPC #32-16-WS1

MEMORANDUM

TO: Penndel Borough Council
Penndel Borough Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal for an Update to the Official Act 537 Sewage Facilities Plan
Applicant: Borough of Penndel
Received: November 30, 2016

In accordance with the provisions of Pennsylvania Sewage Facilities Planning Act (Act 537) and Section 304 of the Pennsylvania Municipalities Planning Code (Act 247), 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 April 6, 2016.

GENERAL INFORMATION

Proposed Action: Update the Borough's sewage facilities plan 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) complete updates to Act 537 Plans, prepare a sewer system needs analysis for their community, and complete a comprehensive inflow and infiltration (I/I) evaluation for their sanitary sewer systems.

Plan Provisions: Penndel Borough owns and maintains the sanitary sewer collection system that has 1,611 connections and two municipal pump stations. The Neshaminy Interceptor agreement allows a maximum flow of 354,480 gallons per day, and according to data from the Bucks County Water and Sewer Authority (BCWSA), the peak flow day in 2014 was measured at 807,000 gallons. The plan update provides a description and measures that will be undertaken to address I & I issues, along with associated costs and potential funding. Selected measures include continuing the program for specific activities such as smoke testing, video inspection, manhole lining, line repairs as appropriate, as well as developing ordinances to support lateral inspections and repairs. The program will be continually evaluated to determine what strategies are yielding the most wet weather flow reductions, and priorities and measures will be adjusted based on findings.

In addition, the plan evaluates, potential future land uses based on planning documents prepared between 2003 and 2010 and examines the capacity of collection system components. It is projected that there may be a need for equipment upgrades to Pump Station #1 to address future capacity needs. Pump Station #2 appears to have adequate projected capacity, but may need equipment replacement within 10 years.

An increase in the sewer rate with some money set aside in a capital improvement fund, as well as pursuing grant and funding sources, are intended to pay for inspections and improvements.

COMMENTS

The proposal appears to be consistent with the planning policies regarding sewage facilities in the *Bucks County Comprehensive Plan* (2011) and generally with the current official Act 537 Plan—*The Bucks County, Pennsylvania Sewerage Facilities Plan* (1970). We recommend that the following comment be addressed by municipal officials prior to adoption of the proposed Act 537 Plan update.

- Editorial—In the final plan document, officials should ensure associated referenced exhibits are clearly marked and correctly correspond to the listing in the plan's table of content.

After the Act 537 plan update is approved by the DEP, we request that the municipality send a final copy to our office for our files.

CIG:dc

cc: Carol Schuehler, P.E., Urwiler & Walter, Inc., Borough Engineer
David Truelove, Esq., Hill Wallack, LLP, Municipal Solicitor
Marie Serota, Borough Secretary (via email)
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

CONFIDENTIAL — NOT FOR RELEASE

April 6, 2016
BCPC #33-16-2

MEMORANDUM

TO: Perkasie Borough Council
Perkasie Borough Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Map
TMPs #12-8-115-2, 12-9-149, 12-9-200-1, 15-11-48-2, 15-11-105, 15-11-24-9 , 39-8-426, 39-9-15, 39-9-25, 39-9-9, 39-6-27, and 39-5-285
Owner: Various
Applicant: Borough Council
Received: March 11, 2016
Hearing Date: April 18, 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 April 6, 2016.

GENERAL INFORMATION

Proposed Action: Twelve parcels that currently do not have a zoning classification on the Perkasie Borough Zoning Map (dated April 1, 2015) would be zoned and classified as follows:

Tax Map Parcel Number	Proposed Zoning District
12-8-115-2	I-1 Planned Industrial
12-9-149	R-1A Single-family Residential
12-9-200-1	R-1B Single-family Residential
15-11-48-2	R-1A Single-family Residential
15-11-105	R-1A Single-family Residential
15-11-24-9	R-1A Single-family Residential
39-8-426	R-1B Single-family Residential
39-9-15	R-1B Single-family Residential
39-9-25	R-1B Single-family Residential
39-9-9	R-1B Single-family Residential
39-6-27	R-1B Single-family Residential
39-5-285	R-1B Single-family Residential

Location & Size of Tract: The relatively small parcels are located along the Borough's boundary with East Rockhill, Hilltown, and West Rockhill townships.

COMMENT

We recommend that the Borough adopt the amendment as proposed because it appears to be consistent with the ordinance requirements as presented by the Pennsylvania Municipalities Planning Code.

The Borough's zoning map does not show a zoning classification for any of the 12 subject parcels. Each of the subject parcels is a small portion of a larger parent parcel located in an adjacent municipality (either East Rockhill, Hilltown, or West Rockhill township), and each has been assigned the tax map parcel number of the parent parcel. The Borough is proposing to assign the zoning classification of the Perkasie zoning district that is adjacent to each of the subject parcels. This will correct the apparently inadvertent omission of a zoning classification being assigned to the parcels.

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: Nate Fox, Begley, Carlin & Mandio, Borough Solicitor
Erik Garton, Gilmore & Associates, Borough Engineer
Andrea Coaxum, Borough Manager (via email)
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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Carol A. Pierce
R. Tyler Tomlinson

Lynn T. Bush
Executive Director

CONFIDENTIAL — NOT FOR RELEASE

April 6, 2016
BCPC #49-16-WS1

MEMORANDUM

TO: Warminster Township Board of Supervisors
Warminster Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal for Update to the Act 537 Sewage Facilities Plan Special Study—NAWC Treatment Plant Flow Diversion
Applicant: Board of Supervisors
Received: March 9, 2016
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 April 6, 2016.

GENERAL INFORMATION

Proposed Action: Amend the official Act 537 sewage facilities plan for Warminster Township to reverse the sewage flows to the NAWC Treatment Plant and redirect them to the Log College Treatment Plant. The Township has submitted the 537 Plan Special Study NAWC Flow Diversion (November 2015) which proposes to temporarily shut down the NAWC sewage treatment facility due to insufficient flows and divert sewage flows to the Log College facility which has excess capacity.

COMMENTS

We commend the Township officials for undertaking this update to the township's official Act 537 Plan Update. The plan is comprehensive and consistent with the Township's comprehensive plan and sewage facilities plans as discussed below.

1. **Comprehensive Plan**—An objective of the *Warminster Township Comprehensive Plan* (2006), which pertains to public services such as sewage treatment is to "Provide and maintain efficient public services and facilities." The plan addressed redevelopment of the Naval Air Warfare Center (NAWC) that contained its own sewage treatment plant which has since been rebuilt. Sewage flows from development at the NAWC site as well as development between Barbara Lane and Madison Avenue west of Street Road have been treated at the NAWC sewage treatment plant.

The Act 537 Plan Special Study states present flows to the NAWC treatment plant are only 10 percent of its present capacity and are not sufficient for efficient operation. The plant is to be closed for an initial time period of 5 years and flows redirected to the Warminster Municipal Authority Log College treatment plant which has sufficient capacity for the additional flows. If flows increase before that time, the plant will be reinstated.

Further redevelopment at the NAWC site and near the Warminster train station on Jacksonville Road will generate additional flows within the next 5-year period. The proposed action to temporarily close the NAWC plant and redirect sewage flows are consistent with an objective of the comprehensive plan to provide and maintain efficient public services and facilities.

2. **Sewage Facilities Plan**—The *Final Environmental Impact Statement Horsham-Warminster-Warrington, Pennsylvania Wastewater treatment Facilities 1980* is the official Act 537 Plan for the majority of Warminster Township. This area is served by the Warminster Municipal Authority Log College Treatment Plant.

   A second Act 537 plan The *Act 537 Sewage Facility Plan Update for the Former NAWC WWTP Service area* is the official Act 537 Plan for a portion of Warminster Township formerly occupied by the U.S. Navy Naval Air Warfare Center. This area and the parcels between Madison Avenue and Barbara Lane west of Street Road is served by the NAWC Wastewater Treatment Plant.

   The 537 Plan Special Study NAWC Flow Diversion (November 2015) indicates present flows to the NAWC treatment plan are insufficient for efficient plant operation and the Log College treatment plant has sufficient additional capacity for diverted flows. The NAWC plant will be closed for five years or until sewage flows have increased. Therefore, it appears that the proposed flow diversion is a reasonable wastewater treatment alternative.

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: Michael Savona, Esq., Eastburn and Gray, PC, Municipal Solicitor
Steven Weisner, Municipal Manager (via email)
Tim Hagey, Warminster Municipal Authority Manager
Genevie Kostick, BCDH
Elizabeth Mahoney, PaDEP
Act 537 File

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

CONFIDENTIAL — NOT FOR RELEASE

April 6, 2016
BCPC #54-16-1

MEMORANDUM

TO: Yardley Borough Council
Yardley Borough Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposed Zoning Ordinance Amendment—TOD Overlay District
Applicant: Borough Council
Received: March 7, 2016
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 April 6, 2016.

GENERAL INFORMATION

Proposed Action: Create a Transit Oriented Development (TOD) overlay district which will include portions of the R-2 and R-3 Residential underlying zoning districts. In addition, certain single-family detached cluster requirements and performance standards of the R-R Residential/Recreational District will be amended along with the use and performance standards or the I-1 Industrial District.

Location & Size of Tract: Numerous parcels ranging in size and located in and around the Yardley SEPTA train station in the southern portion of the Borough adjacent to Lower Makefield Township will be included in the proposed TOD Overlay District.

Proposed Zoning Provisions:

TOD Overlay District

A new Part 14 would be added to the zoning ordinance which would cross reference existing chapters 8 and 11 that address floodplain performance standards and the historic district. Part 14 would also include new requirements related to a TOD Overlay District.

In addition to those uses permitted in the R-2 and R-3 districts, the TOD overlay district would allow passenger rail station and supporting or adjunct facilities, including surface or structured parking areas, taxi stand, bus shelter, bicycle racks and lockers, and similar uses. Attached dwelling units, in any configuration, not to exceed four (4) units in a row, and Multifamily dwellings, not to exceed three (3) stories in height, are also permitted. Day care facilities, post office, information

centers and similar facilities and uses, commercial, office and personal and professional service uses, financial institution, medical/dental office and educational institution, and telecommuting center and similar computer or communications technology facility, excluding transmission tower and relay stations, would be permitted. Active or passive recreation areas, including bicycle or hiking trail, and accessory uses located on the same tract with and customarily incidental to any permitted or conditional use, are permitted.

Housing for the elderly, retirement community, or assisted living arrangement; mixed-use development or shopping center, including the uses permitted in this District; and any other use which does not qualify as a permitted use, but which can be demonstrated to further the overall Declaration of Intent of the TOD-District, would be permitted as conditional uses.

Highway-business uses (gas stations, auto body repair shops and similar uses) and free-standing indoor recreation uses and entertainment centers are prohibited.

The maximum density of 15 dwelling units per acre would be permitted; the building coverage would be 40 percent of the tract area (45 percent for nonresidential or mixed use development); and the maximum impervious coverage would be 60 percent. A minimum tract size of ¾ acre (32,670 square feet), frontage of 100 feet along a street, building setback of 15 feet from the ultimate right-of-way line and side property line, and 10 feet from rear property line are also required.

Specific requirements for parking, storm drainage, lighting, pedestrian ways, signage, landscaping, and development incentives are included for the TOD district.

<u>R-R Residential/Recreational District</u>
Section 27-213.B would be amended to adjust the single-family detached cluster requirements by decreasing the maximum gross density from 1.25 dwelling units per acre to 0.5, decreasing the minimum lot size from 20,000 square feet to 14,000, increasing the minimum open space from 23 percent to 45 percent, and adding minimum off-street parking. Section 213.F would also be revised to add specific standards for minimum watercourse buffers and the excavation slope ratio.

<u>I-1 Industrial District</u>
Section 27-412.1 would be amended to add several new uses including retail stores, personal services, professional and private offices, medical offices and facilities, financial institutions, eating places (without drive-in services), and mixed industrial-commercial uses. Section 413.D would also be revised to add specific standards for minimum watercourse buffers and the excavation slope ratio.

COMMENTS

We commend Borough officials for the foresight in developing a Transit Oriented Development (TOD) overlay district that would further promote public transit, economic and residential development, and the general welfare of Borough residents. We offer the following comments to help Borough officials make minor refinements to the proposed ordinance revisions prior to adoption of the proposed zoning amendment.

1. **Comprehensive plan and studies**—Successful TODs contain intensified development around a transit facility that is compact, mixed-use, and pedestrian-friendly, and which is intended to encourage transit ridership. It is most often moderate to high density, and can be

either new construction or redevelopment. Buildings are designed and oriented to facilitate transit usage. While the automobile is accommodated, bicycle and pedestrian access is given equal importance to encourage multimodal access. Both the Borough and County comprehensive plans discuss opportunities for transit-oriented development (TOD) on underutilized or vacant land around a train station.

The Borough's comprehensive plan shows a ¼ mile radius around the train station, about a 5 to 10 minute walk, as the potential area for permitting TOD. There are some vacant and underutilized properties within this area, but most of the land is developed (townhouse complexes, single-family residential, transit, parking, and a mix of various residential and nonresidential uses along Main Street).

Although the proposed amendment refines the area for the TOD to those adjacent to the SEPTA train station property (extending approximately 500 to 1,000 feet from the station), we recommend that the parcels for inclusion be further evaluated in terms of potential density and nonresidential impacts, especially on established residential neighborhoods and individual homes. It appears from our cursory review of the area that a residential property (3/4 acre or greater) could be redeveloped with a high intensity use immediately adjacent to an established residence in several instances. In addition, land suitability for infill development or redevelopment should also be further considered including environmental constraints (slopes, significant trees and vegetation) and infrastructure (sewer facilities, sidewalks, and road improvements). Also, since much of the land proposed to be in the TOD overlay district is developed, the potential for land use conflicts in proximity of established residential uses will increase given the likelihood for infill development with higher intensities. Incompatible land uses tend to negatively affect existing residential neighborhoods and, therefore, we recommend that adequate screening and protection is provided for new uses to minimize impacts (i.e., noise, odors, fumes, lighting, etc.). Parcels proposed within the TOD overlay district that are adjacent to, or in the vicinity of, existing homes should be carefully evaluated for these potential impacts.

The staff of the BCPC can assist the borough with more detailed land use data if desired.

2. **Connection with Historic Town Center**—The concept for a TOD overlay district in the Comprehensive Plan is to allow a concentration of desirable mixed commercial uses to help connect the town center and the train station. Therefore, rather than having the TOD overlay district radiate out from the station into predominately residential areas, concentrating the TOD overlay along Main Street may be more beneficial from an economic standpoint. We suggest the additional properties located along Main Street (north to Letchworth Avenue) be evaluated for possible inclusion in the TOD overlay district. It is noted that several of these properties already contain commercial and multifamily uses.

3. **TOD overlay district provisions**—We recommend that the following issues regarding the proposed ordinance be considered or clarified:

    a. **Waiver procedure**—Section 27-1405: Development Plan Modifications and Flexibility provides a multistep procedure should waivers or modifications from the strict interpretation of the area, bulk and dimensional requirements of this Article and/or those of the underlying zoning district(s) be necessary or desirable to achieve the intent of the TOD-District. Although this provision does not prohibit an applicant from applying for a variance, we do not recommend that a waiver/modification

procedure be created in the zoning ordinance for area, bulk and dimensional regulations relief, which the Municipalities Planning Code defines as a Zoning Hearing Board matter. The municipal solicitor should review this proposed procedure.

b. **Woodland and tree protection**—The amendment (Section 27-1407.2.r) proposes to exclude the woodland protection standards in the TOD overlay district. It does not appear that significant woodlands exist in the majority of the area proposed for rezoning to TOD. However, according to the Open Space/Preservation Plan (Figure 3) in the Borough's comprehensive plan, significant woodlands tend to exist along waterways and steeply sloping areas, including the area proposed to be rezoned along Reading Avenue and Silver Creek. The comprehensive plan discusses the importance of woodlands and trees in Chapter 6: Natural Features (pages 54 and 55) and states that, "The Borough seeks to protect wetlands, floodplains and woodlands through enforcing found in the Yardley Zoning Code." Chapter 13: Implementation & Action Plan (page 134) also recommends preserving sites that contain natural features like wetlands, floodplains, woodlands, steep slopes and riparian buffers.

   It is not clear why the woodland protection standards should not apply to potential development/redevelopment in the TOD overlay district given their environmental and aesthetic benefits. If some leeway in tree preservation is determined appropriate to provide an incentive for desired improvements, such as those listed in Section 27-1407.3, we suggest that potential percentages of reduction be considered in coordination with Section 27-749.B of the zoning ordinance that contains woodland removal standards for matures trees and when wooded areas are greater than ½ acre.

c. **Parcel listing**—According to Bucks County tax mapping the following parcels should be listed in proposed Section 27-1404: Defining TOD District Boundaries since they are included within the proposed TOD District boundary shown on a map provided to us by a Borough representative:

   Part of TMP# 54-007-001 (small portion of Yardley golf course)
   TMP# 54-007-017-002
   TMP# 54-007-017-003
   TMP# 54-007-017-004
   TMP# 54-007-017-005
   TMP# 54-007-020
   TMP# 54-007-114 (part of Delaware Canal)
   TMP# 54-007-039-005
   TMP# 54-007-039-005-029
   TMP# 54-007-039-005-030
   TMP# 54-007-039-005-031
   TMP# 54-010-001-0101
   TMP# 54-010-001-1914

   Also, we note that the map shows a portion of TMP# 20-038-122 within the proposed TOD District boundary. This parcel is not included in the overlay district listing; thus, it should not be shown on the proposed zoning map.

d. **Density**—Section 27-1407.2.a(1) permits a maximum density of 15 dwelling units per acre. The high density development in the Borough, including the existing townhouse development, does not exceed 8 dwelling units per acre. The potential for increased density should be evaluated to ensure the TOD can accommodate it as well as to ensure compatibility with other existing development in the vicinity.

e. **Tract size**—Section 27-1407.2.b(1) states that "the minimum tract size for a single use in Rail Station, Bus Stop TOD or shall be three quarters of an acre." It appears verbiage was dropped after the word "or" and the regulation should be clarified. Additionally, the reference to Rail Station and Bus Stop TOD is confusing in this provision.

We note that ¾ acres, or 32,670 square feet, is relatively large for a single commercial use in the borough. Not many of the existing parcels in the proposed TOD overlay meet this requirement. Therefore, parcels will need to be combined to create any meaningful area for development/redevelopment.

4. **Single-family detached cluster height requirement**—The amendment proposes to revise Section 27-213.B(9) to require a **minimum** building height of 35 feet for a single-family detached cluster in the RR Residential/Recreational District. This typographical error should be corrected to read **maximum** height.

5. **I-1 Industrial District revisions**—A new use "Mixed Industrial-Commercial Uses" is proposed to be added as Section 27-412.1.P. for the I-1 Industrial District. Since this use is not defined or regulated currently in the zoning ordinance, we recommend that an appropriate description and any necessary associated requirements be provided for the use.

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.

CIG:dc

cc: Jordon Yeager, Esq., Curtin and Heefner, Municipal Solicitor
John Boyle, Borough Manager (via email)
Lower Makefield Township (adjacent municipality)

Bucks County Planning Commission
Subdivision and Land Development Reviews

February 22, 2016 to March 24, 2016

Municipality	BCPC Number	Tax Parcel Numbers	Applicant	Submission Level	Proposal
Bensalem Township	11697-A	(2-33-96)	Livengrin Foundation	F	Institutional Land Development: 60,108 Square-feet
Bensalem Township	11428-B	(2-30-9)	Home Depot Plaza, The Learning Experience	P	Commercial Land Development: 9,650 Square-feet
Bristol Borough	12151	(4-28-259)	Wagner	S	3 Single-family Lots
Bristol Borough	7092-K	(4-4-1-4)	Lenape Valley Foundation	P	Institutional Land Development: 16,155 Square-feet
Buckingham Township	12146	(6-6-39)	Trycieki Tract	P	2 Single-family Lots
Doylestown Borough	12149	(8-6-85)	Urgent Care	P	Commercial Land Development: 5,065 Square-feet
Doylestown Borough	9993-A	(8-8-276-1)	Doylestown Historical Society	P	Institutional Land Development: 1,682 Square-feet
Falls Township	10791-A	(13-18-1-1)	Burger King Redevelopment	P	Commercial Land Development: 5,700 Square-feet
Falls Township	6253-PP	(13-51-1, Lot # 18)	Salt Storage Facility	P	1 Industrial Lot
Hilltown Township	12012-A	(15-1-98-2)	Alloy & Stainless Fasteners	P	Industrial Land Development: 30,000 Square-feet
Lower Makefield Township	11229-C	(20-32-6)	Matrix Lower Makefield Residential, LP	RF	62 Attached Units
Middletown Township	12157	(22-13-205)	962 Old Lincoln Highway	P	2 Single-family Lots
Milford Township	11919-A	(23-7-35 & -35-4)	Libor	P	4 Single-family Lots

Bucks County Planning Commission
Subdivision and Land Development Reviews

February 22, 2016 to March 24, 2016

Municipality	BCPC Number	Tax Parcel Numbers	Applicant	Submission Level	Proposal
Morrisville Borough	12133	(24-6-281, -282)	209 Woodland Avenue	RF	3 Single-family Lots
New Britain Township	11112-E	(26-5-2)	Quad Graphics	P	2 Commercial Lots
New Britain Township	12154	(26-3-114)	Eagond	P	4 Single-family Lots
New Britain Township	4605-A	(26-1-38, -39 & -40-2)	Barclay Road Subdivision	RF	29 Single-family Lots
Northampton Township	12147	(31-23-45)	444 Saint Leonards Road	S	9 Single-family Lots
Plumstead Township	12153	(34-6-50-2)	Menhardt	P	2 Single-family Lots
Plumstead Township	12155	(34-15-68)	Long Tract	P	2 Single-family Lots
Warrington Township	12150	(50-31-28-2)	TCL Holdings, L. P.	P	3 Industrial Lots
West Rockhill Township	12152	(52-9-32-3 & -4)	Hufnagle	P	Lot Line Change

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Lynn T. Bush
Executive Director

March 1, 2016
BCPC #11697-A

MEMORANDUM

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

FROM: Bucks County Planning Commission

SUBJECT: Final Plan of Land Development for Livengrin Foundation (Phase I)
TMP #2-33-96
Applicant: Livengrin Foundation
Owner: Same
Plan Dated: August 1, 2012
Last Revised: February 2, 2016
Date Received: February 10, 2016

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 60,108 square feet of building space on a 40.29-acre site. Proposed Phase I improvements include:

- Detox accommodations/counseling "I", 16,600 square feet (the January 25, 2013, preliminary plan submission listed this building as "Kitchen/Dining Area, 7,000 square feet" and "Detox Center, 3,600 square feet").
- First responders treatment building "E", 3,936 square feet (the January 25, 2013, preliminary plan submission listed this building as "Administrative office building, 10,000 square feet").

Other proposed buildings include:

- Reconfigured building entrance, 2,500 square feet.
- Clinical services building, "D", 6,000 square feet.
- 3 Short term residential units "A", "B", and "C", 6,000 square feet.
- Clinical services building "G", 8,000 square feet.
- Family services, "H", 8,000 square feet.
- DUI building, "F", 8,460 square feet (reconstructed).

Public water and sewerage serve the site.

Location: East corner of Hollandale Drive and Hulmeville Road.

Zoning: IN Institutional District permits hospitals, sanatoriums, medical or health centers, convalescent homes, nursing homes, or other similar uses, operated by private and parochial interests, by Special Exception, on a minimum lot area of 4 acres and minimum lot width of 300 feet. Dormitories and ballfields are permitted as accessory uses to the permitted primary use.

Present Use: Institutional.

COMMENTS

The final plan submission includes a letter from the township solicitor, dated April 3, 2013, indicating that the Bensalem Township Council granted preliminary plan approval on March 18, 2013, subject to certain conditions. The township should ensure that the final plan meets all terms and conditions of preliminary plan approval, and that the applicant address the items identified in the Township Engineer's memorandum of February 17, 2016.

We have the following comments on the final plan with regard to the conditions of preliminary plan approval:

1. **Walking path easement**—The plan does not appear to show a 50-foot wide easement for public use as a walking path at a location on the property along Mill Creek, as required as a condition of preliminary plan approval. Sheet 1 of the plan does show an unidentified improvement that could be interpreted as a walking path on the north side of Mill Creek on the adjacent property (TMP #2-46-37). The plan should show the easement for the walking path and clearly indicate the purpose of the proposed improvement. If the improvement is intended as a walking path, the township should determine whether this would satisfy the conditions of approval and whether use of the adjacent property for this purpose has been properly secured.

2. **Tree species**— A condition of preliminary plan approval is that the applicant must plant trees of a species which are acceptable to both the Township Engineer and the Bucks County Planning Commission. We note that the Landscaping Plan for Phase I (on Sheet 8) includes a Rain Garden Planting Schedule that lists *Fraxinus pennsylvanica* (green ash) as a rain garden tree. Although the plan states that no rain garden planting is proposed in Phase I, we recommend that the plan be revised to delete *Fraxinus pennsylvanica* from the Rain Garden Planting Schedule and replace it with another type of tree from the township's tree list. The emerald ash borer (EAB), which attacks *Fraxinus* trees, has been discovered in Bucks County (Warrington Township). The EAB is very destructive and once ash trees are infested, they will die without insecticide treatment.

   Additionally, we recommend township officials remove the *Fraxinus* species from municipal tree lists and consider developing a strategy for ash trees located in municipal parks and other public property.

This review will be included in the Bucks County Planning Commission board materials for the April 6, 2016, 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.

MAR:dc

cc: Livengrin Foundation
Irick, Eberhardt, & Mientus
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

March 30, 2016
BCPC #11428-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 Home Depot Plaza: The Learning Experience
TMP #2-30-9
Applicant: Paramount Realty Services, Inc., c/o Maurice Zekaria
Owner: Same
Plan Dated: March 2, 2016
Date Received: March 10, 2016

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: Renovate 9,650 square feet of the first floor of an existing 2-story, 25,678-square-foot building for a day care use. The renovation includes the removal of parking area for the construction of a 5,000-square-foot outdoor play area. The site is served by public water and sewerage.

Location: West of the intersection of Woodhaven Road (PA 63) and Bristol Pike (U.S. Route 13).

Zoning: 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.

Present use: Office.

COMMENTS

1. **Variance requested**—The applicant is requesting a variances from Section 232-586(c)(3) of the zoning ordinance, to permit 1,414 total parking spaces for a major shopping center where 1,604 parking spaces are required.

The township planning commission should not make a recommendation to the township council until the resolution of the requested variance is received from the zoning hearing board. The final plan should indicate whether the variance is granted.

2. **Parking**

   a. **Planting strip**—The plan does not show the required planting strips. Section 201-112(d) of the subdivision and land development ordinance requires a planting strip with an average width of ten feet and a minimum width of seven feet to be provided between the edge of the parking area and the outside wall of the nearest building. Parking areas include parking spaces, aisles, and driveways.

   b. **Striped areas**—The plan shows three striped areas along the one-way driveway on the east side of the building. We recommend that these areas be used as planting areas to reduce the site's imperviousness and provide additional landscaping.

   c. **One-way driveway**—The plan shows a two-way access into a small number of parking spaces at the north corner of the site. We are concerned that since the one-way driveway exits out into this area, drivers may be confused as to whether this parking area may be accessed from the north portion of the site.

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 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 April 6, 2016, 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: Paramount Realty Services, c/o Maurice Zekaria
Brian Conlon, Langan Engineering & Environmental Services
Thomas R. Hecker, Esq., Begley, Carlin & Mandio, LLP
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

March 15, 2016
BCPC #12151

MEMORANDUM

TO: Bristol Borough Council
Bristol Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Sketch Plan of Subdivision—Christian Wagner
TMP #4-28-259
Applicant: Christian Wagner
Owner: Same
Plan Dated: February 15, 2016
Date Received: March 3, 2016

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 0.327-acre (14,244.12 square feet) parcel into three lots. Lots 1, 2, and 3 will be 6,502 square feet, 5,368 square feet, and 5,318 square feet, respectively. All three lots will contain a single-family detached dwelling. The site will served by public water and sewer.

Location: Southwest corner of the intersection of Farragut Avenue and Cleveland Street.

Zoning: R-1A Residential District permits moderate density residential areas which are protected from incompatible uses, so as to maintain these areas as attractive living environments and promote the orderly development of the Borough. The minimum lot area is 4,500 square feet for single-family detached dwellings.

Present Use: Vacant, undeveloped.

COMMENTS

1. **Site area**—The sketch plan indicates that the total tract area is 17,188 square feet. The combined total of the proposed lots is also equal to 17,188 square feet. Yet, the application accompanying the plan indicates that the site area is 0.327 acres or 14,244.12 square feet. We note that Bucks County tax map records indicate that the site is 0.328 acre or 14,287.68 square feet. Future plan submissions should rectify these inconsistencies.

2. **Cartway width**—Based on the dimensions shown on the sketch plan, the existing cartway of Cleveland Street is approximately 24 feet wide. Section 22-505.C of the subdivision and land development ordinance classifies Cleveland Street as a local access street requiring a cartway width of at least 26 feet. In accordance with Section 22-505.B, Borough Council should determine if the existing cartway should be widened. Any future plan submission should reflect this decision.

3. **Sidewalks and curbing**—Aerial photographs show that the site contains existing sidewalks and curbs. Borough officials should determine if these features will need to be improved to meet the requirements of Sections 22-513 and 22-515 of the subdivision and land development ordinance. Any future plan submission should reflect this decision.

4. **Existing large tree**—The sketch plan shows an existing large tree positioned on proposed Lot 3. It's unclear whether this tree is intended to remain on the site. If the tree is healthy and in good condition, we recommend that future plans be designed to retain and protect this tree. This tree could be taken into account when determining the necessary street trees that should be incorporated into future plans to meet the requirements of Section 22-523.D of the subdivision and land development ordinance.

5. **Stormwater management**—Future plans should indicate how stormwater will be managed for the proposed development in accordance with Section 22-520 of the subdivision and land development ordinance and Chapter 26 Stormwater Management of the Code of Ordinances of the Borough of Bristol.

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 April 6, 2016, 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: Christian Wagner
Urwiler & Walter, Inc.
Kurt M. Schroeder, P.E., Gilmore & Associates, Borough Engineer
James Dillon, Borough Manager (via email)

BUCKS COUNTY PLANNING COMMISSION

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R. Tyler Tomlinson

Lynn T. Bush
Executive Director

March 29, 2016
BCPC #7092-K

MEMORANDUM

TO: Bristol Borough Council
Bristol Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary 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: February 26, 2016
Date Received: March 17, 2016

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 medical office building on a 7.85-acre site. The site was created through a subdivision and land development plan that was recorded in 1994 according to Bucks County Recorder of Deeds records. Bucks County tax mapping has not yet given the subject parcel a separate tax parcel number. 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 3B Medical Office with a minimum lot size of 5,000 square feet.

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

COMMENTS

1. **Requested waivers**—Sheet 2 of the plan lists the following requested waivers of provisions of the subdivision and land development ordinance:

Section 22-404.B(2)(b)	to not require certain information regarding features within 400 feet of the subject site.
Section 22-523.3.E	to not require the landscape plan to be signed or sealed by a registered landscape architect.
Section 22-523.5.C(1)	to not require buffers.
Section 22-523.8	to not require placement of trees

Section 22-523.6.b) to not require shrubs surrounding parking spaces.

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. **Removal of large trees**—The plan shows a 30-inch caliper tree and a 26-inch caliper tree to be removed within the limit of disturbance. Section 27-501 of the zoning ordinance requires that any tree in excess of 15 inches in diameter at breast height (4 feet from finished grade) shall not be removed except as permitted in the zoning ordinance. The plan should be revised accordingly.

3. **Sidewalks**—Sheet 4 of the plan shows an internal sidewalk system and indicates that this sidewalk would be 5 feet wide and abut the proposed curbing. Yet the construction details in Sheet 11 show what appears to be the typical Borough specifications and design standards for sidewalks which depict a minimum 4-foot sidewalk with a 3-foot minimum area with a grass strip and a curb. The construction details should depict what is actually being proposed for the internal sidewalk system and this should meet the sidewalk requirements of Section 22-513 of the subdivision and land development ordinance.

4. **Potential trail**—*Bristol Borough Open Space Plan Update* (2010) shows a portion of the Potential Otter Creek Trail along the perimeter of the southern property line. Borough officials should coordinate with the applicant to reserve this in an easement and determine the possibility of making the trail improvement as part of the subject development.

5. **Landscape Plan**

   a. **Street trees**—Sheet 8 of the plan indicates 35 street trees are required, but that the existing vegetation along Bath Road and the roundabout (we believe this to be the Route 13 jug handle) will fulfill this requirement. According to Section 22-523.4.A of the subdivision and land development ordinance, street trees shall be planted along all streets except where the Borough agrees that suitable street trees already are in place. Borough officials should determine if the existing vegetation is suitable.

   b. **Replacement trees**—The plan should be revised to address Section 22-523.8.A of the of the subdivision and land development ordinance that requires the following:

      > Any tree 3 inches in caliper or greater, removed in conjunction with a subdivision or land development shall be replaced onsite. Should sufficient area not exist onsite, Borough Council may allow either installation of trees elsewhere in the Borough, at locations approved by Council, or accept a fee-in-lieu of replacement trees. The fee for each tree shall be for installation, guarantee, etc. per the Bristol Borough fee schedule as modified from time to time by resolution of the Borough Council. The acceptance of replacement trees or a fee-in-lieu is the sole discretion of Borough Council.

   c. **Proposed trees**—We have several concerns about the 112 *Thuja plicata* x Standishii (Green Giant arborvitae) proposed around the parking lots. Planting so many of one type of tree, or a monoculture, creates the risk of the entire planting

being wiped out in the event of blight or insect infestation. In addition, the proposed placement of the Green Giant arborvitae is not appropriate for the form and size of these trees. As the name implies, they grow tall and dense, and in effect will create a high wall around the parking lots. Although this would be desirable to provide a screen around the trash collection area or to screen neighboring uses, we do not recommend placement of a row of arborvitae between the building and the parking lots. We recommend a mixture of hardy, durable native shrubs placed in an informal arrangement around the parking lots, particularly between the building and parking areas, to provide visual interest between the areas of asphalt and the buildings. We note that the exterior perspective of the architectural sketches submitted with the plan does not show the row of arborvitae between the building and parking lot as proposed on the plan. It shows a mixture of shrubs and several canopy trees.

d. **Trees within easements**—There are several plantings, including canopy trees and arborvitae, that are within the 20-foot wide water easements. In accordance with Section 22-519.C of the subdivision and land development ordinance nothing shall be permitted to be planted within the area of an easement.

e. **Additional trees**—We recommend that trees be added along the entrance drive to match the proposed trees within the parking area. These trees would help define the entrance drive to the new facility.

6. **Handicapped ramps**—The plan should be revised to show the details for necessary ADA compliant handicapped ramps in accordance with Sections 22-502.9 and 22-513.9 of the subdivision and land development ordinance.

7. **Bath Road**—Since the site has frontage along Bath Road, the plan should be revised to show the existing and any future right-of-way and cartway of Bath Road to confirm consistency with Section 27-405 of the zoning ordinance and Section 22-505 of the subdivision and land development ordinance.

8. **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 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.

9. **Truck turning plan**—Sheet 10 of the plan provides the potential vehicle movements in the proposed development. It depicts turning movements for passenger cars and single unit trucks. Borough officials should determine if single unit trucks are the largest anticipated vehicle to enter the site and if not the plan should be revised to ensure that larger vehicles can safely navigate the proposed development.

   The plan should also be revised to depict turning movements for vehicles entering the site from the west. These vehicles will be using the realigned driveway which includes a sharp turn for vehicles entering the site from the west.

The truck turning plan only depicts larger vehicles using the loading area at the northeast corner of the proposed building. Larger vehicles, such as fire trucks, accessing the south side of the building may not be able to turn around. The plan should be revised to demonstrate that larger vehicles can turn around in the southern parking area.

10. **Dumpster fencing**—The plan indicates that the dumpster enclosure will be enclosed by a wooden fence. Borough officials should determine if the proposed wooden planked fence fits the description of a solid fence as required by Section 27-404.4.H of the zoning ordinance. Since the planks appear to be staggered according to the construction details on Sheet 11 of the plan, the fence may provide the same visual effect as a solid fence.

11. **Utility plan**—The plan should be revised to provide a utility plan that shows the location of utilities and other features in accordance with Section 404.B(3)(i) of the subdivision and land development ordinance. Currently, the plan shows proposed storm sewer locations and certain existing utility easements, but it does not show any other utility lines (e.g., water, sewer, gas, electric, telephone) or appurtenances such as fire hydrants.

12. **Water and sewer capacity certification**—The project engineer's letter of response to the Borough dated March 1, 2016, indicates that water and sewer capacity certification will be provided to the Borough when received to meet the requirements of Section 22-406.B(3)(a)(2) of the subdivision and land development ordinance. Borough officials should determine if adequate capacity is available when information is provided.

13. **Stormwater report**—Our office did not receive a stormwater report as referenced in the project engineer's letter of response to the Borough dated March 1, 2016. Borough officials should determine if the report is sufficient to meet the requirements of Sections 22-520 and 22-521 of the subdivision and land development ordinance.

14. **Sewage facilities**—We recommend that the applicant 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 April 6, 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., Gilmore & Associates, Borough Engineer
James Dillon, Borough Manager (via email)

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

February 25, 2016
BCPC #12146

MEMORANDUM

TO: Buckingham Township Board of Supervisors
Buckingham Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary/Final Subdivision Plan for Trycieki Tract
TMP #6-6-39
Applicant: Thomas and Susan Trycieki
Owner: Same
Plan Dated: January 25, 2016
Date Received: February 2, 2016

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 74.77-gross acre tract into two lots. TMP #6-6-39 will remain the parent tract with a gross lot size of 70.95-acres and Lot 1 will have a total of 3.82-gross acres. The parent tract (TMP #6-6-39) is subject to an agricultural conservation easement recorded with the County of Bucks on March 22, 2013. The agricultural conservation easement identifies an area for future sub dividable building envelopes with language regarding the execution of creating new lots. It also provides the size of the future sub dividable building envelope areas with metes and bounds of the areas to be excluded from the agricultural conservation easement. A dwelling unit is proposed on Lot 1 and a dwelling unit and various accessory structures exist on the parent tract. Both lots are to be served by individual on-lot water and sewerage facilities.

Location: East side of Long Lane, approximately 525 feet south of its intersection with Indian Spring Road. Bittersweet lane terminates at the tract along its northern property boundary.

Zoning: AG-2 Agriculture 2 District permits the uses B1 Detached Dwelling and B13 Preservation Development with Single Family Detached Dwellings

Present Use: Agriculture and Residential

COMMENTS

1. **Agricultural Conservation Easement**—As mentioned above, TMP #6-6-39 is subject to an agricultural conservation easement, recorded with the County of Bucks on March 22, 2013. Three areas are identified in the easement document and subject to specific restrictions, including Lot 1. The three areas include:

    a. Existing homestead building envelope: 3.0 acres, more or less

    b. Future sub dividable building envelopes: 4.8479-acres, more or less

    c. Easement area: 66.9257-acres, more or less

    The future sub dividable building envelopes are the areas associated with this subdivision submission and are restricted to residential use. The township should verify full compliance with the conditions and provisions of the 'Grant of Agricultural Conservation Easement' by the estate of Walter Trycieki, deceased, William G. Kozub, and Thomas Trycieki, Executors, to Buckingham Township and County of Bucks.

2. **Front Yard**—Zoning ordinance, Section 201 defines the front lot line to be the same as the ultimate right-of-way line and is the same as the street line. It appears the front yard should be the northern lot boundary where Bittersweet Lane terminates and continues 25-feet into the property and not the eastern lot boundary as displayed on the plans. The change of the front yard should not impact the proposed driveway and house layout. The township should determine the proper front yard on the proposed lot.

3. **B1 and B13 Uses**—The B1 and B13 uses are proposed on the plans and permitted by-right in the AG-2 Residential district. It is unclear which use pertains to the two lots and each use requires different dimensional requirements. Zoning ordinance, Section 602.A.1 states the area and dimensional requirements for the B1 use and references zoning ordinance, Section 405 for the dimensional requirements for use B13. Since the area and dimensional requirements are different for the two uses, the Zoning Data table should be revised accordingly.

4. **On-lot Sewage System**—Zoning ordinance, Section 3101.A.2 requires an area of 3,000 square feet for uses with on-lot sewage systems as well as a back-up area of 3,000 square feet. The two septic areas displayed on Lot 1 on Sheet 3 of 14 measure 2,100 (30' x 70') square feet each. Both septic areas depicted on the plans should be a minimum 3,000 square feet.

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 the 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.

6. **Subdivision and land development ordinance requirements**—The plan may not meet certain other requirements of the subdivision and land development ordinance. We defer to the Knight Engineering, Inc. preliminary subdivision and land development plan review, and recommend that the applicant meet the applicable comments provided by the township engineer.

This review will be included in the Bucks County Planning Commission board materials for the April 6, 2016 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.

JSI:dc

cc: Thomas and Susan Trycieki
Sharon K. Dotts, P.E., Gilmore and Associates, Inc.
Dan Gray, P.E., Knight Engineering
Dana S. Cozza, Esquire, Township Manager (via email)
Richard B. Harvey, Bucks County Agricultural Preservation Program

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

March 11, 2016
BCPC #12149

MEMORANDUM

TO: Doylestown Borough Council
Doylestown Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for Urgent Care
TMP #8-6-85
Applicant: Anchor Health Properties
Owner: Shawn E. Touhill
Plan Dated: February 11, 2016
Date Received: March 7, 2016

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 a 5,065-square-foot building, presently in use as a dry cleaners/laundromat and car wash, into a health services use. Improvements to the parking lot and landscaping are proposed. The 0.61-acre site is served by public water and sewerage.

Location: On the east side of North Main Street, approximately 350 feet south of Fonthill Drive.

Zoning: FC Free Standing Commercial District provides reasonable standards for the orderly development of highway-oriented businesses and commercial uses. The minimum lot size for any permitted use except Use 36 Public entertainment facility is 20,000 square feet.

There are existing nonconformities with respect to the front and rear yard setbacks.

Present Use: Dry cleaners/laundromat and car wash.

COMMENTS

1. **Driveway entrance**—North Main Street is one of the primary corridors leading into Doylestown and therefore carries some of the highest traffic volumes in the borough. In order to help reduce traffic conflicts on North Main Street we recommend permitting right only turning movements from the driveways.

2. **Site circulation**

   a. **Ambulance loading area**—The applicant should demonstrate that the ambulance loading area will not interfere with vehicles entering or leaving the site from the southern driveway and with the handicap accessible parking space near the main entrance.

   b. **Parking area circulation**—The parking area behind the building has short turning radii for vehicles traveling around the rear of the building. This may pose difficulty for large services vehicles (e.g., trash trucks and delivery vehicles). We recommend that the applicant demonstrate that the largest vehicle expected to use the site can navigate the rear parking area.

3. **Sidewalk**—The plan indicates that the existing pavement would be used for a four-foot walkway along North Main Street. The applicant should provide a four-foot wide sidewalk and a planted area in accordance with Section 511(a) of the subdivision and land development ordinance. This layout would separate pedestrians from the travel lanes and would match the adjacent properties.

4. **Parking area in front yard setback**—The plan depicts parking along North Main Street to be within the 35-foot front yard setback. Section 510 of the zoning ordinance does not permit parking areas to be located in the front yard. In addition, a portion of the proposed 13.5-foot wide driving aisle along the angled parking spaces is within the ultimate right-of-way.

5. **Landscape plan**—In accordance with Section 520(b)1. of the subdivision and land development ordinance a landscape plan is required for land developments. A landscape plan should be prepared that meets the plan requirements set forth in Section 520(c).

6. **Plant materials**—In accordance with Section 520(c)1.K of the subdivision and land development ordinance, a plant schedule listing all new plant materials proposed for planting is required. This schedule should include the botanical and common name, height, spread and caliper, quantity, and special remarks for all proposed plant material.

7. **Street trees**—The plan does not depict any street trees for the proposed land development. Section 520(d)1.A(1) of the subdivision and land development ordinance requires street trees for any land development where suitable street trees do not exist.

8. **Parking area landscaping**—Section 520(d)1.D(1)b) of the subdivision and land development ordinance requires that in addition to the trees and shrubs required for buffers and parking areas, a minimum of 10 percent of any parking lot facility over 2,000 square feet in gross area shall be devoted to landscaping. In accordance with Section 520(c)1.R subsequent plans should demonstrate compliance with this requirement.

9. **Street lights**—Section 606 of the subdivision and land development ordinance requires that street lights be installed. The street light provided should match the borough's standard period light fixtures along North Main Street.

10. **Stormwater management plan**—Section 610 of the of the subdivision and land development ordinance states that all applications for subdivision or land development shall comply fully with the provisions of Chapter 8, Part 1 of the Code of Ordinances of the Borough of Doylestown, known as the Doylestown Borough Stormwater Management Ordinance. The plan does not address how stormwater will be managed for the site. The municipal engineer's review should determine whether the proposed land development meets the Borough's stormwater management provisions.

11. **Paving encroachment**—The plan should be revised to address the existing paving encroachment shown on adjacent TMPs #8-6-12-8, 8-6-12-9, and 8-5-111-2.

12. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module 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 April 6, 2016 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: Anchor Health Properties
Van Cleef Engineering Associates
Robert Solarz, P.E., Gilmore & Associates, Inc., Borough Engineer
John H. Davis, Borough Manager (via email)
Kelli Scarlett, Borough Zoning Officer (via email)

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

March 11, 2016
BCPC #9993-A

MEMORANDUM

TO: Doylestown Borough Council
Doylestown Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for Doylestown Historical Society Barn Addition
TMP #8-8-276-1
Applicant: Doylestown Historical Society
Owner: Same
Plan Dated: February 10, 2016
Date Received: March 1, 2016

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 1,682-square-foot addition to an existing two-story barn structure to be used for meeting space and storage for the Doylestown Historical Society. The 0.39-acre site is served by public water and sewerage.

Location: On the west side of South Main Street approximately 150 feet south of West Oakland Avenue. The existing barn and parking area is located to the rear of the property which also has frontage on Hamilton Street.

Zoning: CC-Central Commercial District permits a variety of retail and office oriented uses. Wholesale and Storage (Use 56) is permitted as a special exception within the district.

The subject parcel is nonconforming with respect to minimum lot width at building line and minimum lot width at the street. The office building is nonconforming with respect to the front, rear, and side yard setbacks. The existing barn is nonconforming with respect to the rear and side yard setbacks. The parking area is nonconforming as to the required 6-foot buffer from property and street lines.

Present Use: Office and storage.

COMMENTS

1. **Pending subdivision, lot line changes, and alley vacation**—The narrative provided with the application indicates that portions of the subject property are part of a pending land development

and subdivision application of Chapman Lane Investors, LP (Chapman) for the preliminary plan of subdivision for Hamilton Street Properties (BCPC #12141). The Hamilton Street Properties plan would require the Borough to vacate a portion of Arabella Alley to the south of the northernmost boundary of the Chapman property, the Doylestown Historical Society (Society) to transfer a small portion of its property to Chapman, and for Chapman to transfer the northernmost portion (2,270 square feet) of its property with 45 feet of frontage to the Society to become a part of the subject parcel (TMP #8-8-276-1). We recommend that action is not taken on this plan, the Doylestown Historical Society Barn Addition, until approval is granted for the Hamilton Street Properties plan and the alley vacation is completed by the Borough.

2. **Sidewalks**—The applicant has proposed replacing the curb and gutter with a concrete driveway along the Hamilton Street frontage. We recommend that the applicant install a 4-foot wide sidewalk along the frontage to match the proposed sidewalk on the adjacent parcel (TMP #8-8-284) which is currently in the development process, per Section 511(a) of the subdivision and land development ordinance.

3. **Parking area**

   a. **Parking calculations**—The parking calculations only include the Wholesale and Storage use requirements. The applicant should provide parking calculations for the other uses (Professional Service Office and Cultural Facility) on the site to demonstrate that there are sufficient parking spaces.

   b. **Paving**—The applicant proposes no improvements to the existing gravel parking area. The increase in use due to the building addition appears to warrant the construction of a paved parking area. Section 803 of the zoning ordinance requires that all parking areas shall be graded, paved with a suitable all-weather surface and designed with stormwater collection and conveyance facilities as required under Section 611 of the zoning ordinance and Article IV of the subdivision and land development ordinance.

   b. **Landscaped buffer**—Section 520(d)1.D.(1)d) requires that parking areas be buffered by a continuous low hedge composed of deciduous and evergreen shrubs. We recommend that a buffer planting is included and coordinated with the adjacent proposed residential development.

This review will be included in the Bucks County Planning Commission board materials for the April 6, 2016 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 Historical Society
Kristin Holmes, P.E., Holmes Cunningham Engineering
Robert Solarz, P.E., Gilmore & Associates, Inc., Borough Engineer
Karyn Hyland, Interim Borough Zoning Officer (via email)
John Davis, Borough Manager (via email)

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Robert M. Pellegrino
Carol A. Pierce
R. Tyler Tomlinson

Lynn T. Bush
Executive Director

March 9, 2016
BCPC #10791-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 Burger King Redevelopment
TMP #13-18-1-1
Applicant: Family Dining, Inc.
Owner: Same
Plan Dated: February 10, 2016
Date Received: February 24, 2016

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 5,700 square feet in two buildings on a parcel of 1.78 acres. The buildings would consist of a 3,900-square-foot restaurant with drive-through and a 1,800-square-foot cafe with drive-through. Public water and sewer serve the site.

Location: The intersection of New Falls Road and Hood Boulevard.

Zoning: NC Neighborhood Commercial. The NC District permits a variety of commercial and office uses on a lot of at least 20,000 square feet, with a maximum impervious surface ratio of 70 percent. Restaurants are permitted by right; drive-in restaurants are not listed as a permitted use.

Present Use: Commercial.

COMMENTS

1. **Variances requested**—The plan indicates that the applicant will be requesting variances from the following requirements of the zoning ordinance:

Section 209-22.B	permit the use of a drive-through for both uses.
Section 209-22.E	permit accessory structures, curbing, and pavement within the 25-foot wide residential buffer yard.
Section 209-22.F(2)	permit parking within 20 feet of a street line.
Section 209-22.F(3)	permit outdoor dining.

Section 209-34.E	permit parking within front yard areas.
Section 209-42.B(1)	permit not providing landscaping between off-street parking and street line.
Section 209-42.I	permit not providing an off-street loading area.

The issues regarding requested variances should be resolved before action is taken on future plan submissions.

2. **Requested waivers**—The landscape compliance chart on Sheet 6 lists the following necessary waivers of provisions of the subdivision and land development ordinance, as follows:

Section 191-48.B	to reduce the number require street trees along New Falls Road.
Section 191-48.E	to not provide planting easements.

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.

3. **Existing nonconformity**—The listed variances on Sheet 1 of the plan and the zoning table on Sheet 2 use the acronyms ENC and ENC-1. These acronyms are defined at the bottom of the zoning table as existing nonconformity and existing nonconformity improved. We question why these acronyms and associated references are necessary. Since the site is being redeveloped, any existing nonconformity should not be considered and the development should meet all the pertinent requirements of the Township ordinances.

4. **Parking**

   a. **Amount of parking**—The parking requirements shown on Sheet 2 of the plan indicate that the amount of proposed off-street parking is 72 spaces, 23 spaces more than is required (49 spaces). This overage is the same amount of parking spaces as those in the two parking areas along New Falls Road in the 20-foot parking setback. Eliminating these spaces would not only allow for compliance with the parking setback requirement, but also reduce the amount of impervious surface and associated stormwater runoff. We note that the two proposed underground stormwater facilities are located in these parking areas.

   b. **Parking space dimensions**—Section 191-37.C of the subdivision and land development ordinance requires 90-degree parking spaces to measure 10 feet wide by 20 feet deep. Except for the proposed handicapped parking, the plan shows 9-foot wide by 18-foot deep parking stalls for all of the proposed parking stalls. The plan should be revised to comply with the required minimum dimensions for 90-degree parking spaces.

   c. **Distance from building**—Section 191-37.B of the subdivision and land development ordinance requires that no less than 15 feet of open space shall be provided between the curbline of any uncovered parking area and the outside wall of a dwelling unit or any building other than a single-family dwelling. Section 191-37.B also requires that all driveways or parking spaces within vehicle parking facilities shall not be less than 12 feet from a property line. Both proposed buildings are shown with parking closer than

15 feet and certain parking areas are closer than 12 feet from the property line. The plan should be revised accordingly. We note that the plan indicates that a variance is being requested from Section 209-22.F(2) of the zoning ordinance to permit parking closer than 20 feet from a street line (which would function as the property line).

5. **Drive-through**

a. **Pedestrian conflict and design**—Drive-through facilities should be designed so as not to impede or impair vehicular and pedestrian traffic movement or exacerbate the potential for pedestrian/vehicular conflicts. The proposed drive-through for the 105-seat restaurant extends in a fashion where patrons parking in the double row parking area (15 spaces) will have to cross the drive-through lane to get to the front entrance on the other side of the restaurant. We recommend that this restaurant be designed/located in a manner that would eliminate patrons from having to cross the drive-through lane.

Township officials should consider coordinating with the applicant to determine if the 105-seat restaurant building could be positioned in a way that the front of the building faces New Falls Road, allowing the drive-through to be behind the building and minimizing potential pedestrian and vehicular conflicts. This design would be similar to the layout of the current drive-through on the site. Consideration could also be given to positioning the proposed café and its drive-through in a similar fashion facing New Falls Road.

b. **By-pass/escape lane**—The plan shows no immediate by-pass/escape lane for the proposed restaurant and the proposed café until after the order confirmation unit areas. We recommend that Township officials consider requiring full by-pass/escape lanes to allow motorists to exit the ordering area if entering it by mistake.

6. **Truck turning plan**

a. **Truck movements**—Sheet 13 provides a truck turning plan; however, it only shows turning movements of trash trucks entering from westbound New Falls Road. It does not show trash trucks entering from eastbound New Falls Road or exiting eastbound or westbound onto New Falls Road. In addition, the plan only shows movements of tractor trailers entering from eastbound New Falls Road and exiting onto eastbound New Falls Road. It does not show tractor trailers entering from or exiting to westbound New Falls Road. Moreover, the plan shows no truck movements from or onto Hood Boulevard. If these movements are to be restricted, it should be noted on the plan.

b. **Intrusion on landscape area**—The truck turning plan shows the tractor trailer movement going over the curb and onto the landscaped area at the intersection of New Falls Road and Hood Boulevard. The plan should be revised to eliminate this intrusion.

c. **Trash pick-up**—The truck turning plan only shows the movements necessary for a trash truck to pick up trash at the enclosure closest to the proposed 105 seat restaurant. It doesn't show how trash will be collected by trash trucks for the enclosure in the far

western portion of the site closest to the proposed café. The plan should be revised to show this turning movement.

7. **Sight distances/clear sight triangles**—The plan should be revised to show sight distances and clear sight triangles as required by Section 209-43.1.D of the zoning ordinance and Sections 191-34.D and 191-36.A of the subdivision and land development ordinance.

8. **Front facade**—The plan should be revised to include suitable information to show how the proposal will comply with Section 209-22.F(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 trash enclosure, including any gates/doors, have the same aesthetic look as the buildings. The plan refers to architectural plans for details on trash enclosures; however, none has been provided.

9. **Trash enclosures**—Section 209-22.F(4) of the zoning ordinance requires that waste for disposal be stored in a closed container which should be adequately screened from all streets and adjacent residential areas. Section 209-38.1.G also requires that all dumpsters and trash storage areas shall be screened by use of plants or fences so that they are not visible from the street or from neighboring properties. The proposed trash enclosures appear to be adequately screened from adjacent residential areas; however, it appears that the one closest to the proposed 105 seat restaurant may be seen from New Falls Road since it is in direct line with the proposed entrance from this road. Unless there are doors/gates with adequate opaqueness on this enclosure, the plan should be revised accordingly.

10. **Landscaping**

    a. **Size of trees**—The landscape plan (sheet 6) shows a proposed cluster of three Thornless Honeylocust (*Gleditsia Triacanthos Inermis*) trees in the southern corner of the site along News Falls Road. These types of trees grow very large (over 45 feet in height). Given their potential size, we question whether these trees should be grouped so closely together. Will they will grow properly?

    The landscape plan also shows two Willow Oaks (*Quercus phellos*) proposed to be planted in a very narrow planting strip at the beginning of the drive-through lane of the proposed café. These type of trees also grow very large with a wide spread and extensive root system. Typically this size of a tree should be planted at least 4 feet from curbs and sidewalks to avoid heaving from the trunk and roots. We recommend that smaller sized trees be planted in this location.

    b. **Planting and utilities**—Several proposed trees and shrubs are shown being located over or in close proximity to utilities such as water, gas, and stormwater lines. The plant materials and utilities should be an appropriate distance away from each other to eliminate potential problems from root growth or from maintenance and repair of utility lines. According to Sections 191-45.A and 191-45.A of the subdivision and land development ordinance, a minimum 20-foot wide easement shall be provided as necessary for utilities and drainage and no permanent structure shall be permitted to be placed, planted, set and put within the area of an easement; the area shall be kept as lawn or ground. The plan should be revised accordingly.

c. **Double bay parking calculation**—The landscape calculation for the double bay parking in the first row of the landscape compliance chart is based in 14 parking spaces. The plan shows the double bay parking area containing 15 spaces. The chart should be revised accordingly.

11. **Lighting**—Section 209-40 of the zoning ordinance requires that all parking areas and walkways thereto and appurtenant passageways and driveways serving commercial uses having common off-street parking and/or loading areas shall be illuminated adequately from 1/2 hour after sunset to 1/2 hour before sunrise. The plan should provide adequate notation to this effect.

12. **Natural resource protection and site capacity calculations**—We recognize the site is significantly developed/disturbed; however, the plan should be revised to provide an inventory of and protection ratios for natural resources and site capacity calculations as required by Sections 191-52.1.A, 191-52.1.B and 191-52.1.C of the subdivision and land development ordinance.

13. **Sewage facilities**—We recommend that the applicant 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 April 6, 2016, 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: Family Dining, Inc.
Matthew Chartrand, Bohler Engineering
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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Lynn T. Bush
Executive Director

March 23, 2016
BCPC #6253-PP

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 Proposed Salt Storage Facility
TMP: #13-51-1
Applicant: Morton Salt, Inc., c/o Jim McCornack
Owner: U.S.S. Real Estate c/o Dennis Jones
Plan Dated: February 29, 2016
Date Received: March 10, 2016

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 a 126,000-square-foot leasehold associated with a portion of an existing industrial building that would be intended as a salt storage facility on a 2.89-acre site. All physical improvements to the existing building will be internal. Sewer and water service are be provided by U.S. Steel.

Location: On the northeast corner side of Middle Road and Gamesa Drive, in U.S. Steel's Keystone Industrial Port Complex.

Zoning: The MPM Materials Processing and Manufacturing District permits a variety of light and heavy industrial uses on a minimum tract of 50 acres with a lot of at least 5 acres for each principal building. A maximum impervious surface ratio of 75 percent is permitted in this district.

Present Use: Industrial

COMMENTS

1. **Waivers requested**—The plan is accompanied by a report listing numerous waivers and reasons for the requested waivers to subdivision and land development ordinance Sections 191-37, 191-38, 191-39, 191-48, 191-52.1, 191-60, and 191-61 associated with requirements related to vehicle off-street parking facilities, lighting, sidewalks, plantings, natural resource protection, and monuments. Township officials should determine if these are minimum modifications necessary. The final plan should list all granted waivers.

2. **Zoning "waivers"**—The report lists requested waivers to Sections 209-38.1 and 209-42 of the zoning ordinance related to buffers and the landscaping and lighting requirements associated with off-street parking facilities. There are no provisions for "waivers" to zoning requirements; relief from zoning requirements can only be granted through variances by the Falls Township Zoning Hearing Board. The plan should be revised to comply with the buffer and requirements. We note that relief from Section 209-42 of the zoning ordinance is a moot point since Section 209-30.A of the zoning ordinance indicates that requirements contained Section 209-30 are in lieu of the other specific provisions including Section 209-42. (See Comment #6 below).

3. **Site capacity calculations**—The basis for the site capacity calculations on the plan is not clear. The site capacity calculations and, subsequently, the natural resource calculations, are based on the leasehold area of 2.89 acres (the size of the building area), while Table 1 Zoning Requirements lists the property area total of 1,384 acres with a leasehold of 2.89 acres. The plan should be revised to include site capacity calculations for the full site.

4. **Maximum impervious surface**—Table 1 Zoning Requirements on Sheet 2 of the plan only list zero acres for paved storage and roadways for existing and proposed maximum impervious surface. Township officials should determine if the table should be revised to indicate the maximum impervious coverage for the site.

5. **Yard setback**—The plan should be revised to show the required setback lines. In addition, Table 1 Zoning Requirements on the Sheet 2 of the plan indicates that existing and proposed yard setbacks are greater than the required yard setbacks. However, the plan shows a portion of the building set back approximately 90 feet from the cartway of Middle Drive, which is less than the required 100-foot front yard setback. Table 1 would have to be revised to indicate this measurement if this area was considered the front yard.

6. **Parking**—Table 1 Zoning Requirements and Table 1 Parking Requirements shown on Sheet 2 of the plan provide parking calculations based on Section 209-42-H.(20)(b)[1] of the zoning ordinance. As stated above in Comment #1, the parking requirement of Section 209-30.E would be in lieu of any requirement in Section 209-42. Section 209-30.E requires one space for each one employee on any one shift, but in any event sufficient parking shall be provided so that no employees or visitors shall be required to park on any public road or highway abutting or adjacent to any facility. The note below Table 1 Parking Requirement indicates that the total number of existing parking spaces (9) is believed to be adequate to accommodate applicant's proposed use and the adjacent GMA Garnet use. Township officials should confirm that existing parking arrangements are adequate in number and location for needs of the two uses.

   Also, Section 209-30.E of the zoning ordinance requires that all parking lots shall be adequately illuminated. The plan should be revised to show how the existing parking area on the site is adequately illuminated.

7. **Loading**—Township officials should confirm that off-street loading facilities exist in compliance with Section 209-30.F of the zoning ordinance.

8. **Traffic impact**—Township officials should determine if a traffic impact study should be submitted in accordance with Section 191-78.D.(17) of the subdivision and land development ordinance (SALDO). The report accompanying the plan indicates that the applicant believes a formal traffic impact statement is not required since the project does not propose any new buildings and the anticipated traffic will be negligible.

9. **Internal truck circulation**—The plan shows external circulation of truck traffic. Given the potential of conflicting movement of trucks within the existing building, we recommend that internal circulation of truck movements also be shown on the plan.

10. **Refuse collection**—Township officials should ensure the adequacy of refuse collection under the provisions of SALDO Section 191-51.H which requires screened outdoor collection stations for trash removal when there is no indoor collection.

11. **Stormwater management**—The report accompanying the plan indicates that no drainage plan or stormwater management plan has been submitted since the improvements do not affect the overall impervious surface, drainage patterns or additional stormwater runoff. We recommend that Township officials ensure that the applicant demonstrates how all practices associated with the use will not generate salt spillage outside the building and subsequent salt laden stormwater runoff.

12. **Sewage facilities**— The report accompanying the plan contains a sewage facilities planning module application that has been submitted to the Pennsylvania Department of Environmental Protection. Sewer service to the site is assigned to U.S. Steel, according to the township Act 537 Sewage Facilities Plan, and both sewer and water service within the Keystone Industrial Port Complex are typically provided by U.S. Steel. Township officials should confirm the availability of sewer and water service, the provider(s), and ensure compliance with all applicable state and local sewage facilities planning regulations.

This review will be included in the Bucks County Planning Commission board materials for the April 6, 2016, 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: Morton Salt, Inc., c/o Jim McCornack
U.S.S. Real Estate c/o Dennis Jones
Triton Environmental, Inc.
Jim Sullivan, P.E., T & M Associates, Township Engineer
Peter Gray, Township Manager (via e-mail)

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

February 29, 2016
BCPC #12012-A

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—Alloy and Stainless Fasteners (Phase 2)
TMP #15-1-98-2
Applicant: Alloy and Stainless Fasteners
Owner: Garfield J. Edmonds, III
Plan Dated: January 25, 2016
Date Received: February 11, 2016

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 30,000-square-foot manufacturing building on a 10.0191-acre site. The site is served by public water and sewerage.

Location: On the north side of School House Road approximately 800 feet west of Keystone Drive.

Zoning: Light Industrial (LI); which is intended to provide for commercial office, and laboratory research facilities. Use H1 Manufacturing is a permitted use by right within the LI District on lots of not less than two acres.

Present Use: Manufacturing.

COMMENTS

1. **Buffer yard**—Section 160-33.B of the zoning ordinance requires a Type 1 buffer wherever a nonresidential use abuts a residential use or a residentially zoned district. The Phase 2 Improvements Plan (Sheet SP-3) does not depict any new plantings adjacent to the residential use at the eastern side of the site. We recognize through aerial photographs and the information provided on the plans that there is existing vegetation in this area. Section 160-33.A (3) of the zoning ordinance allows existing vegetation to be counted toward meeting the buffer requirements. Section 160-33.A(3) also requires that that the quantities, size, species, and locations of existing vegetation be shown on the plan. Township officials should determine if the existing vegetation could meet the objectives of the buffer requirements.

2. **Tree replacement**—In accordance with Section 140-37.G of the subdivision and land development ordinance replacement trees are required for trees greater than 10 inches in diameter removed during development. The Existing Resource and Site Analysis Map (Sheet SP-2) indicates that 241 trees are required. The plan does not indicate where these trees will be placed on site or if the applicant will offer a fee-in-lieu of the required replacement tree plantings.

3. **Fill slope**—On the Phase 2 Improvements Plan (Sheet SP-2) the fill slope around the proposed building would be a 3:1 slope. This is greater than the maximum 4:1 slope required in Section 140-39.B of the subdivision and land development ordinance. We note that the applicant requested a waiver from this requirement at the preliminary plan stage of Phase 1. If this waiver was granted and is applicable to Phase 2 we recommend that a note is placed on the plan.

This review will be included in the Bucks County Planning Commission board materials for the April 6, 2016, 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: Thomas F. Leviman, Alloy and Stainless Fasteners
Scott P. McMackin, P.E., Cowan Associates, Inc.
C. Robert Wynn, P.E., Township Engineer (via email)
Richard C. Schnaedter, Township Manager (via email)

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

March 18, 2016
BCPC #11229-C

MEMORANDUM

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

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Amended Final Plan – Matrix Lower Makefield Residential, LP (formerly Octagon Center)
TMP #20-32-6
Applicant: Matrix Lower Makefield Residential, LP
Owner: Same
Plan Dated: February 22, 2016
Date Received: March 1, 2016

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: According to the application submitted with the plan, the amended final plan submitted for review involves a 20.76-acre parcel that is currently proposed to contain 62 attached dwelling units. The plan indicates the proposed density of the development is 3.3 dwelling units per acre of base site area. Public water and sewer facilities are intended to serve the development.

This current plan is part of a previously proposed and approved age-qualified community on a 138.22-acre site which consisted of a mix of single-family detached, attached, and multi-family residential units totaling 521 residential units and clubhouse amenities (last revised on June 20, 2007). The current amended final plan submission for 62 attached dwelling units appears to modify the number and type of residential units originally proposed for this area of the site. Previously, 165 multi-family units were proposed on this parcel. While not part of the residential development submissions, the community also includes commercial and office elements.

Location: This portion of the overall development is located along the northern side of Big Oak Road adjacent to Middletown Township.

Zoning: C-3 General Business/Industrial District permits Age Qualified Community as a permitted use. A minimum of two different types of residential units is required. Overall, a maximum density of 4.6 dwelling units per acre of Base Site Area is permitted.

In addition to residential dwellings, a variety of commercial, service, office and recreational uses is permitted in an Age-Qualified Community. A maximum of 600 square feet of office/retail uses per acre of Base Site Area may be developed. The maximum tract impervious surface ratio permitted is 60 percent of the gross site area.

Present Use: Woodlands.

COMMENTS

1. **Compliance with the Conditions of Preliminary/Final Plan Approval**—Prior to approval of the submitted amended final plan, the township should ensure that the plan meets all conditions of preliminary/final approval granted for this development. The plan should not be approved until all issues are resolved.

2. **Consistency with the Settlement Agreement**—While compliance with the Settlement Agreement, dated May 18, 2006, is one of the conditions of preliminary/final plan approval referred to in Comment #1 above, we feel it is important to also mention it separately. The Settlement Agreement refers to a Concept Plan for the development which identifies bike and walking paths for the development, and sets out requirements for open space, low impact development techniques, and road improvements. Compliance with applicable provisions in the Settlement Agreement and referenced Concept Plan should be assured prior to revised plan approval.

3. **Overall requirements for entire tract**—With proposed modifications to the subject parcel, it is recommended that information be provided indicating the proposed overall density, impervious surface, and resource protection land (in acres) for the entire site when fully developed.

4. **Proposed overflow parking**—The amended final plan shows a total of 46 overflow parking spaces which are located in various areas, along proposed Road B. As shown, these spaces are directly perpendicular to the roadway and would require vehicles to back up in the roadway to enter or exit the space. This type of arrangement is discouraged since it increases the possibility of conflicts between vehicles driving on the roadway and vehicles entering or exiting the parking spaces. It is strongly recommended that the overflow parking spaces be provided in small parking lots that are separated from the roadway.

5. **Pedestrian connections**—Section 178-47.B of the subdivision and land development ordinance requires walkways for convenient circulation and access to all project facilities. A large appeal of mixed use communities is the ability to provide a walkable environment between uses and neighborhoods. Pedestrian access around and throughout the overall site should be an integral component of any development of this sort. A bike trail/walking path can provide this important connection throughout and beyond a development site.

   While sidewalks are shown along both sides of proposed Roads A and B, the sidewalks end where Road A meets Robert Sugarman Way (formerly Big Oak Road). There is no sidewalk shown along Robert Sugarman Way, and no pedestrian connection to any other areas of the overall development. In addition, the current plan submission does

not show a proposed bike trail/walking path in this portion of the development. We strongly recommend that the plan be revised to provide sidewalks or a bike trail/walking path extending along the site's frontage on Robert Sugarman Way which could ultimately connect with neighboring residential, office, and commercial uses, as well as to the open space area proposed for the development. Also, a pedestrian walkway with provisions for emergency access should be considered along the sewer line extending from the northwest terminus of proposed Road B to adjacent TMP# 20-32-4-1, which contains single-family detached units in another section of this development.

Finally, consideration should be given to providing bike trails/walking paths that could be coordinated with development that is occurring to the south of the site in Middletown Township (see Comment #6).

6. **Coordination with development in Middletown Township**—We recommend coordination with development that is currently under construction on the adjacent site in Middletown Township. It is important that both municipalities coordinate the developments in terms of internal and external improvements (i.e., sidewalks, stormwater management, lighting, recreation and open space facilities).

   Connecting the pedestrian systems would be advantageous. Such connection would encourage future residents to interact as neighbors and to utilize pedestrian connections for recreation and exercise. We strongly recommend coordination of pedestrian access connections between different portions of the overall development and development currently under construction in Middletown.

7. **Landscape plan**—The plan should be revised to ensure there is no conflict between the location of proposed trees and proposed utility lines. In several areas, proposed trees are shown on or close to proposed utility lines, e.g., *Quercus alba* (white oak) trees along the storm sewer line proposed between Road A and Unit 1, and *Liquidambar styraciflua* 'Rotundiloba' (sweetgum) and *Platanus acerifolia* (London planetree) along the proposed storm sewer line between Units 27 and 28.

This review will be included in the Bucks County Planning Commission board materials for its April 6, 2016, 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.

LMW:dc

cc: Matrix Lower Makefield Residential, LP
Karl B. Janetka, P.E., Van Cleef Engineering Associates
Edward F. Murphy, Esq., Wisler Pearlstein, LLP
Boucher & James, Township Engineer
Terry Fedorchak, Township Manager (via email)
Middletown Township (adjacent municipality)
Steve Ware, Lower Makefield Township Planning & Zoning Administrator (via email)
Pat Duffy, P.E., Middletown Township Director of Building & Zoning (via email)

BUCKS COUNTY PLANNING COMMISSION

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R. Tyler Tomlinson

Lynn T. Bush
Executive Director

March 21, 2016
BCPC #12157

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 962 Old Lincoln Highway
TMP #22-13-205
Applicant: Lois Hammond
Owner: Same
Plan Dated: October 27, 2014
Date Received: March 14, 2016

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 1.5-acre parcel into two lots of 34,425 square feet (Lot 1) and 31,050 square feet (Lot 2). Lot 1 contains an existing dwelling and is served by public water and sewerage facilities. No improvement is indicated for Lot 2 at this time; however, a planning module for public sewage connection has been submitted with the subdivision plan application.

Location: Between Old Lincoln Highway and Richardson Avenue.

Zoning: R-2 Residence permits single-family detached dwellings on a minimum lot area of 10,000 square feet and lot width of 80 feet.

Present Use: Residential; single-family detached dwelling.

COMMENTS

1. **Street trees and tree protection**—Section 417 of the subdivision and land development 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 street trees should be provided along Old Lincoln Highway on proposed Lot 1.

In addition, existing trees are located on proposed Lot 2. When Lot 2 is to be developed, tree protection must be provided in accordance with zoning ordinance Section 2501(E) which requires that tree protection areas not be altered, regraded or compacted.

2. **Required improvements**—Parts 4 and 5 of the subdivision and land development ordinance require various public improvements such as street width, curbs, sidewalks and the like. The plan does not indicate any of these improvements nor indicate whether waivers from the subdivision and land development ordinance provisions were requested or approved. We recommend that the plan be revised accordingly.

3. **Planning module**—The applicant has submitted a Sewage Facilities Planning Module for the proposal. Completed Form B and our review letter of the planning module are under separate mailing.

This review will be included in the Bucks County Planning Commission board materials for the April 6, 2016 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: Lois E. Hammond
Woodrow & Associates, Inc.
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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Lynn T. Bush
Executive Director

March 8, 2016
BCPC #11919-A

MEMORANDUM

TO: Milford Township Board of Supervisors
Milford Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary 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: January 8, 2016
Date Received: February 11, 2016

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

GENERAL INFORMATION

Proposal: Consolidate and re-subdivide two existing lots (Lots 1 and 4 as recorded on Record Plan of Schmitt Subdivision from Mease Engineering P.C. dated October 10, 2012, and revised May 23, 2014) located on a 26.878-acre site, creating three proposed lots. As a result, Lots 1, 4, and 5 will be 2.082, 14.728, and 10.068 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. **Waiver requests**—The site plan indicates that the applicant is requesting 16 separate waivers from the following subdivision and land development ordinance requirements:

   Section 503.e — Additional street right-of-way (needs to be kept for the possibility of future development of the tract)

Section 505.b.3	Additional right-of-way and CW (cartway width?) for existing road
Section 511	Erosion and sedimentation
Section 512	Stormwater management
Section 516.b	Curbs – shall be provided along exiting streets and cartway widen to reach curb
Section 518.e	Turn around space shall be provided for all off-street parking areas/garages
Section 518.j	Common driveway shall be built to public road standards
Section 519	Sidewalks
Section 520	Landscaping
Section 525	Park and recreation
Section 615	On-lot water/sewer
Section 701.f	Preliminary Plan – 4 step design process
Section 701.h.14	Encroachment map
Section 701.h.15	Tree protection zone
Section 701.h.18	Stormwater management plan
Section 701.i	Improvement construction plan

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. **Site capacity calculations**—Section 501.a of the zoning ordinance requires that existing utility rights-of-way be subtracted from the total site area to calculate the base site area. The site capacity calculations (Sheet 2) identifies 0 acres for Utility Rights-of-Way; however, there is an existing 70-foot wide gas line easement that traverses Lot 4. Therefore, the site capacity calculations should be revised, accordingly.

3. **Lane lots**
   a. **Lane width**—As shown on the previous plan of the site (Record Plan of Schmitt Subdivision from Mease Engineering P.C. dated October 10, 2012, and revised May 23, 2014), there were two lane lots (Lots 2 and 4). Section 522.c(3) of the subdivision and land development ordinance states that if the proposed lane lot is not large enough to further subdivide, then the lane shall have a minimum width of 25 feet at the street line; if the lane lot is large enough to further subdivide, the lane shall have a minimum width of 56 feet at the street line. As proposed, Lot 4 (14.728 acres) is large enough to further subdivide and the width of the lane portion of the lot is 25.01 feet. Therefore, the plan should be revised, accordingly.

      On Sheet 1 of the plan submission, Note #18 states "As per Section 522.c(6) of the zoning ordinance, no more than two lane lots may be created per parcel, even if they are created at different times; therefore, no new lane lots are permitted from Lots 4 or 5 unless a variance is granted from the zoning hearing board." If the lane portion of Lot 4 is expanded to 56 feet, Lot 5 would become a lane lot (since it would not have the required 200 feet minimum lot width at the minimum front yard line), resulting in a third lane lot from the original tract of land.

According to the Milford Township Planning Commission plan review application accompanying the proposal, Comment #8 states that Lot 4 will have a 25-foot frontage for a lane/drive, and the applicants would agree to no further subdivision of Lot 4 in accordance with Section 522.c(3) without a variance being granted. The applicants will also agree to no further subdivision of the new Lot 5 without a variance being granted. A determination should be made by the township as to whether a 25-foot lane width is acceptable for Lot 4 if this lot is restricted from further subdivision (per plan notation and/or deed restriction).

b. **Tiers**—Zoning ordinance Section 522.c(7) limits the number of lane lots to only one tier on a tract. Existing Lot 2 (from the Schmitt subdivision) and proposed Lot 4 result in two tiers of lane lots.

4. **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, easement, or right-of-way and the perimeter of the aggregate in the absorption areas of an on-lot sewage disposal system. The plan proposes a primary sewage system easement area on Lot 5 that is located about 5 feet from the proposed access easement for the shared driveway.

5. **Well location**—It does not appear that the location of the individual on-lot wells for Lots 4 and 5 are shown on the plan. Title 25 PA Code Chapter 73, Section 73.13(c)(3) requires a minimum 100-foot horizontal isolation distance between the on-lot sewage absorption area and on-lot well.

6. **Plan scale of sheets**—The plan scale of Sheets 1 through 3 varies from 1" = 100'; 1" = 60'; and 1" = 40,' respectively. However, the actual dimensions of the metes and bound shown for the property boundaries do not scale to the dimensions labeled on all three plan sheets.

This review will be included in the Bucks County Planning Commission board materials for the April 6, 2016 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: Michael and Michele Libor
Ludgate Engineering Corporation
Kevin Wolf, Andersen Engineering, Inc., Township Engineer
Jeff Vey, Municipal Manager (via email)

BUCKS COUNTY PLANNING COMMISSION

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David R. Nyman
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Carol A. Pierce
R. Tyler Tomlinson

Lynn T. Bush
Executive Director

February 26, 2016
BCPC #12133

MEMORANDUM

TO: Morrisville Borough Council
Morrisville Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Revised Final Plan of Subdivision for 209 Woodland Avenue
TMPs #24-6-281, and -282
Applicant: Clifton Homes, Inc.
Owner: Same
Plan Dated: October 19, 2015
Date Last Revised: January 27, 2016
Date Received: February 1, 2016

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 TMP #24-6-281 and TMP #24-6-282 and subdivide 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

We recognize that this revised submission has merit and is consistent with applicable comprehensive plans, major ordinance requirements, and sound planning practices. 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.

This review will be included in the Bucks County Planning Commission board materials for the April 6, 2016, 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.
Nicholas T. Rose, P.E., ProTract Engineering, Inc.
Gilmore and Associates, Inc.
James Majewski, P.E., Remington & Vernick, Morrisville Borough Engineer
Robert C. Sooby, Morrisville Borough Manager (via email)
Robert Seward, Morrisville Borough Code Enforcement Officer (via email)

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

Lynn T. Bush
Executive Director

March 11, 2016
BCPC # 11112-E

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 for Quad/Graphics
TMP #26-5-2
Applicant: Naplin One Limited Partnership
Owner: Quad/Graph Marketing, LLC
Plan Dated: February 1, 2016
Date Received: February 23, 2016

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 16.646-gross-acre lot (Lot 2) from a tract of 100.182 acres (Lot 1). No development is proposed at this time. Public water and sewer service the site.

Location: County Line Road, between Walnut Street and Schoolhouse Road.

Zoning: I Industrial District permits manufacturing and wholesaling activities on lots of 3 acres or more. The RR Rural Residential District permits the B5 Use, single-family attached housing, within a PRD on a site of at least 20 acres, with a maximum density of five dwelling units per acre. A minimum of two dwelling types is required for proposals of 50 to 199 total dwelling units.

Present Use: Industrial.

COMMENTS

1. **Surrounding zoning district**—In Ordinance No.: 2015-02-23, the Township of New Britain rezoned TMP #26-5-2-1 (including the 10.439 acre tract conveyed to TMP #26-5-2-1, recorded by the Bucks County Recorder of Deeds on September 9, 2015) from I Industrial District to CR Conservation and Recreation District. The submitted plans should be revised to reflect the correct zoning district on the adjacent tract.

2. **Previous subdivision/land development submission and lot width**—The overall tract includes an area of approximately 20.949 acres currently zoned RR Rural Residential District with frontage on School House Road. This rezoned area was subject to a subdivision/land development that proposed 59 residential units (twins and townhomes). The Board of Supervisors adopted Resolution #2015-17 on September 21, 2015, granting conditional Preliminary Subdivision and Land Development Approval for the Colebrook Subdivision Plan.

   A Declaration of Covenants and Restrictions was recorded by the Bucks County Recorder of Deeds on January 23, 2015, outlining conditions, provisions, and limitations with the 20.949 acre rezoned area. It indicated that the rezoned area will be subdivided from TMP #26-5-2. If the 20.949-acre parcel is subdivided and the current submittal subdivision is approved, it appears to create a nonconforming lot width for the remainder Quad/Graphics tract (TMP #26-5-2).

   Therefore, it appears that the Quad/Graphics tract will not conform to the minimum lot width requirement. Zoning ordinance, Section 27-201 defines lot width as the horizontal distance parallel to the front lot line at the minimum required building setback line. The required front yard setback (50 feet) and required minimum lot width (300 feet for an arterial highway and 200 feet for other public roads) currently comply along both County Line and School House roads. However, if both subdivisions occur, the 16.646-gross-acre lot (Lot 2) along County Line Road and the 20.949-acre tract along School House Road, an approximate 100-foot-wide access strip will be created to provide sole access to the existing Quad/Graphic industrial building. Consequently, a lane (flag) lot will be created and zoning ordinance, Section 27-2104 notes that lane lots may only serve one detached dwelling only. The Township should not take action on this plan until the issue is resolved.

3. **Buffer yard**—The K4 Printing use regulations in the zoning ordinance notes that the buffer requirements of this Chapter (Chapter 27 Zoning) shall be met, and the corresponding buffer yard requirements in Section 27-2800.b states that specific uses in this chapter require buffer yards for the use regardless of adjacent development. Zoning ordinance, Section 27-2801 requires a 75-foot-wide buffer for the Industrial District. Given the location of the proposed property boundary between Lots 1 and 2, Township officials should determine the applicability of these buffer yard requirements for this subdivision prior to approval.

4. **Future parking spaces**—The subdivision plan, Sheet 1 of 4 displays 333 future parking spaces. Previous submittals for the subject tract do not show the future spaces and any formal subsequent submission regarding construction of the spaces will be subject to land development requirements and review.

5. **Street trees**—Subdivision and land development ordinance, Section 22-713.4.A requires street trees to be planted every 30 feet along existing streets when they lie within the proposed subdivision. Therefore, the requisite street trees should be provided on Lot 2 along County Line Road.

6. **Editorial comments**—The site capacity chart on Sheet 2 of 4 should be revised to reflect the correct lots as depicted on Sheets 1 and 2 of 4. Specifically, Lot 2 should be revised to read Lot 1; Lot 1(I) should be revised to Lot 2(I); and Lot 1(RR) should be revised to Lot 2 (RR).

This review will be included in the Bucks County Planning Commission board materials for the April 6, 2016 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.

JSI:dc

cc: Naplin One Limited Partnership
Quad/Graphics Marketing, LLC
Ronald E. Klos, Jr., P.E., Bohler Engineering
Erik Garton, P.E., Gilmore & Associates
Eileen Bradley, Township Manager (via e-mail)
Montgomery Township (adjacent municipality)

BUCKS COUNTY PLANNING COMMISSION

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R. Tyler Tomlinson

Lynn T. Bush
Executive Director

March 23, 2016
BCPC #12154

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 for Maxine M. Eagono
TMP #26-3-114
Applicant: Maxine M. Eagono
Owner: Same
Plan Dated: March 3, 2016
Date Received: March 8, 2016

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 5.203-acre parcel into four single-family detached dwelling lots. Lot 1 would consist of 1.278 acres; Lot 2 would consist of 1.008 acres; Lot 3 would consist of 1.149 acres; Lot 4 would consist of 1.075 acres and contain an existing house that will remain and maintain a nonconforming front yard setback. Dwelling units will be served by public water and sewer.

Location: About 250 feet east of the intersection of New Galena and Peace Valley roads and between New Galena Road and Elaines Lane.

Zoning: RR Residential District permits the B1 Use, single-family detached dwellings on a minimum lot size of one acre.

Present Use: Residential

COMMENTS

1. **Waivers**—The applicant provided a waiver request letter with justification of the unreasonableness or hardship on which the waivers are based. The applicant is requesting waiver(s) from the following subdivision and land development ordinance requirements:

Section 22-706.2.B	Sidewalk installation along the property frontage of every existing street abutting the subdivision
Section 22-705.3.A	Major collector cartway width to be 48 feet
Section 22-713.4.A	Street trees to be planted 30 feet along all proposed and existing streets

All approved waivers should be listed on the final plan prior to being recorded.

2. **Natural resource protection**—There appears to be an area of steep slopes (8-15 percent) that does not overlap with the more restrictive woodlands protection ratio. It is located at the northeastern corner of Lot 2 and should be reflected in the Land with Resource Restrictions and Resource Protection Land chart on Sheet 2 of 11.

3. **Aerial Photograph Plan (Sheet 11 of 11)**—Subdivision and land development ordinance (SALDO) Section 22-502.C(1) states that the aerial plan should show all features up to 1,600 feet from the tract boundary. The plan should be revised.

4. **Existing Features and Demolition Plan (Sheet 2 of 11)**—The tract contains a large wooded area and portions of it will be impacted by the proposed construction on Lots 1 through 3. SALDO Section 22-502.D(8)(a) specifies that the plan requires the location, size and species of individual trees six inches in diameter or greater, when standing alone or in small stands. The plans should be revised to show trees greater than six inches in diameter that will be removed.

5. **Driveway intersections**—SALDO Section 22-705.13.B and C note that driveways should provide access to the existing street of lesser classification and driveways should provide a stopping area of 20 feet at a maximum grade of 3 percent, measured from the edge of cartway. The township should determine if the driveway access to the house on Lot 3 would be better served if it intersected on Elaines Lane rather than New Galena Road. New Galena Road is classified as a major collector street and Elaines Lane appears to be a local drive. In addition, the township should verify that the proper stopping area is designed for each proposed driveway intersection.

6. **Clear sight triangle for driveways**—SALDO Section 22-705.13.H states that the site plan shall contain a notation that states that the applicant is required to maintain the area of the clear sight triangle and the township has the right to enter and perform required maintenance in the area if deemed critical to public welfare pursuant to a Declaration of Covenants, Restrictions and Conditions approved by the Board.

7. **Protection of existing vegetation**—SALDO Section 22-713.2 outlines the ways and means to designate and protect existing vegetation to remain on the site prior to any clearing or earthmoving activities. The township should ensure compliance with this section and that the proper notes and protections are displayed on the plans. One note that is required on the site plan should state the Township Engineer shall inspect and approve the tree protection fence installation prior to any clearing or earthmoving activities as well as notations stating that, in the opinion of the Township Engineer's representative or certified arborist, any trees disturbed, damaged or killed during or as a result of construction shall be replaced at a one caliper inch for one caliper inch.

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 four lot subdivision. We recommend that the planning module be submitted at the preliminary plan stage to coordinate the current reviews with the planning module review.

This review will be included in the Bucks County Planning Commission board materials for the April 6, 2016 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.

JSI:dc

cc: Maxine M. Eagono
Robert L. Showalter, P.E., R.L. Showalter Associates, Inc.
Erik Garton, P.E., Gilmore & Associates
Eileen Bradley, Manager, New Britain Township (via e-mail)

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

February 29, 2016
BCPC #4605-A

MEMORANDUM

TO: New Britain Township Board of Supervisors
New Britain Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Revised Final Plan of Subdivision for Barclay Road Subdivision
TMP #26-1-38, 26-1-39, and 26-1-40-2
Applicant: Select Properties, Inc.
Owner: Realpro Enterprises
Plan Dated: January 22, 2016
Date Received: February 3, 2016

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 39.48-acre tract into 29 single-family detached dwelling lots. The plan proposes a total of 19.84 acres of open space, comprising lots 29, 29A, 29B, and 29C. Dwelling units will be served by public water and sewer.

Location: Northeast corner of Barclay and Township Line roads.

Zoning: Suburban Residential—2 (SR-2) District permits single-family detached dwellings with minimum lot areas of 2 acres and cluster subdivisions with minimum lot areas of 1 acre and a minimum open space of 50 percent.

This proposal was reviewed under the provisions of Land Preservation Development, Use B10. The original proposal was submitted prior to the repeal of use B10 by Ordinance No. 2000-0101. The Land Preservation Development option provided flexible design criteria to encourage the preservation of open space and natural resource of the community.

Present Use: Residential/agriculture

COMMENTS

Prior to this revised submission, the township approved the final subdivision/land development plan (Resolution #2014-12) on May 5, 2014. The township should ensure that this submittal plan meets all conditions of the previous plan approval, the Stipulation and Settlement Agreement dated October 21, 2002, as well as the requirements of other applicable reviewing agencies. In addition, we have the following comments on the final plan that should be considered.

1. **Stipulation and Settlement Agreement dated October 21, 2002**—The township should verify compliance with the conditions and terms of the stipulation and settlement agreement since an additional lot was created (Lot 15A). The total number of dwelling units remains constant at 29 while the number of lots was increased by one to 29 with the addition of Lot 15A. The previous submittal retained two existing separate dwelling units on Lot 15.

2. **Plan Inconsistencies**—There are several inconsistencies and differences in addition to the creation of Lot 15A throughout the current plan set that vary from the previous final plans revised January 25, 2012. The inconsistencies are noted below:

    a. There is a 20-foot sanitary sewer easement displayed on the new plans (Sheet 02, Record Plan 1 of 4) along the northern border of open space Lot 29 that is not located on the previous plan set. Additional clearing for sanitary lines may impact existing trees along the property line.

    In addition, a 20-foot drainage easement has slightly changed location from the previous plans (1/25/12) in the rear of Lot 18 and Lots 6 through 8. Additional clearing for drainage lines may impact existing trees along the property line.

    b. The width of the perimeter tree buffer on the submitted plans remains consistent at 25 feet as opposed to be being a variable width tree protection easement on the previous plans (1/25/12). The stipulation and settlement agreement mentions a 15-foot buffer maintained behind Lots 1 through 8 and 18 through 24.

    c. A new variable width bike easement is displayed along the frontage of Lots 15A through 17. The bike easement was not on the previous plans (1/25/12). The Bucks County Planning Commission commends the applicant for providing an interconnected bike/walking trail throughout the property.

    d. Sheet 03 (Record Plan 2 of 4) should display the correct number of proposed units in the summary chart. It currently notes 2 proposed units when it should show 29.

    e. On Lot 28 of the previous plans (1/25/12) a tree protection easement area was located in the rear of the lot and it is not displayed on the current submitted plans.

    f. Sheet 06, Existing Features/Demolition Plan displays the existing stone houses that front on Barclay Road with no notation that they are to be removed. The terms of the settlement agree to eliminate the multifamily use within the structures and retain them as two single- family dwellings on proposed Lot 15. However, Sheet 02, Record Plan

1 of 4 displays the two lots (15 and 15A) without the existing houses. Also, Sheet 10, Grading Plan View A shows two new house footprints on Lot 15 and Lot 15A.

g. Sheet 09, Mitigation Plan shows a portion of the proposed forest mitigation and it appears to be different than the previous plan (1/25/12). The township may wish to have the proposed mitigation planting quantified to verify compliance with the mitigation requirements noted on Sheet 08, Forest Mitigation Plan.

h. Sheet 16, Landscape Plan View A notes the use of *Fraxinus americana* 'Autumn Purple' (FA) as a street tree. Due to the discovery of the emerald ash borer (EAB) in Bucks County, *Fraxinus americana* and other *Fraxinus* trees should be replaced with another type of street tree from the plant list. The EAB is very destructive and once ash trees are infested, they will die without insecticide treatment. Additionally, 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.

This review will be included in the Bucks County Planning Commission board materials for the April 6, 2016 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.

JSI:dc

cc: Select Properties
Realpro Enterprises
Robert L. Showalter, P.E., R.L. Showalter Associates, Inc.
Craig D. Kennard, P.E., Gilmore & Associates, Township Engineer
Eileen Bradley, Manager, New Britain Township (via e-mail)
Hilltown Township (adjacent municipality)

BUCKS COUNTY PLANNING COMMISSION

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PLANNING COMMISSION:

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

Lynn T. Bush
Executive Director

March 1, 2016
BCPC #12147

MEMORANDUM

TO: Northampton Township Board of Supervisors
Northampton Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Sketch Plan of Subdivision for 444 Saint Leonards Road
TMP #31-23-45
Applicant: 444 St. Leonards, LLC
Owner: Larisa DuBirsky
Plan Dated: January 29, 2016
Date Received: February 3, 2016

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 5.928 acres into 9 single-family detached lots, ranging from 20,130 to 33,897 square feet. An existing single-family dwelling is shown on Lot 3. Public water and sewerage is proposed.

Location: Along the west side of Saint Leonards Road, 150 feet south of its intersection with Summer Drive.

Zoning: R-2 Single Family District permits residential uses on a minimum lot area of 20,000 square feet with a minimum lot width of 100 feet.

Present Use: Residential

COMMENTS

1. **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 proposing to pay a fee in-lieu-of dedicated open space in accordance with Section 27-1001.E of the zoning ordinance.

2. **Stormwater management**—Future plans should demonstrate how stormwater is intended to be managed, in accordance with the Northampton Township Stormwater Management and Grading Ordinance.

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 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 April 6, 2016, 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.

MAR:dc

cc: 444 St. Leonards, LLC
Eric Clase, P.E., Gilmore & Associates, Inc.
Robert W. Gundlach, Jr., Esq., Fox Rothschild, LLP
CKS Engineers, Inc.
Mike Solomon, Director of Planning and Zoning
Robert Pellegrino, 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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Carol A. Pierce
R. Tyler Tomlinson

Lynn T. Bush
Executive Director

March 15, 2016
BCPC #12153

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 Menhardt
TMP #34-6-50-2
Applicant: Werner Menhardt
Owner: Werner Menhardt and Camelo Sansalone
Plan Dated: February 22, 2016
Date Received: March 3, 2016

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 two single-family residential lots. Lots 1 and 2 will be 4.66 and 4.5 acres, respectively. The existing dwelling unit on Lot 1 will be demolished and rebuilt using the existing foundation and a 3-car garage addition is proposed. A dwelling unit is proposed on Lot 2. Individual on-lot water and sewerage facilities are intended for both lots.

Location: Western side of Stump Road, approximately 500 feet southwest of its intersection with Schlentz Hill Road.

Zoning: The 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/vacant

COMMENTS

1. **Hydric soils**—Section 27-2401.7 of the zoning ordinance states that if any of the following conditions exist an on-site investigation shall be conducted to determine whether wetlands are present on the site. Two of the conditions listed are whether the National Wetlands Inventory Maps show wetlands on the site and whether the site contains hydric soils. Note #11 on Sheet C1.0 states that no wetlands are present on the property per National Wetlands Inventory

Maps obtained February 4, 2016. However, Sheet C3.0 of the plan submission indicates that the rear portion of the subject site contains Croton Silt Loam (CwA) soil, which is classified as a hydric soil by the United States Department of Agriculture, Natural Resource Conservation Service. Therefore, the plan should be revised to provide the requisite onsite investigation as specified in Section 27-2401.7.A(1).

2. **Tree protection fencing**—Section 22-937.1.D of the subdivision and land development ordinance states that a tree protection zone (TPZ) that is delineated on the site prior to construction shall conform to the approved development plans. A TPZ is to be delineated with a 48-inch-high snow fence or other suitable material, mounted on steel posts placed around the boundary of the TPZ. Sheet C3.1 of the plan submission provides a Tree Protection Fencing Detail that identifies 4-foot high snow fence attached to steel posts. However, the tree protection fencing is not shown on the site plan. Instead, the site plan identifies 18-inch Silt Fence (SF-2) along areas that should include tree protection fencing. Therefore, the plan should be revised to provide the requisite tree protection fencing in addition to the proposed silt fencing.

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.

This review will be included in the Bucks County Planning Commission board materials for the April 6, 2016 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: Werner Menhardt
Kristin Holmes, P.E., Holmes Cunningham Engineering LLC
Timothy A. Fulmer, P.E., C. Robert Wynn Associates, Inc.
Carolyn McCreary, Township Manager (via email)

BUCKS COUNTY PLANNING COMMISSION

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Carol A. Pierce
R. Tyler Tomlinson

Lynn T. Bush
Executive Director

March 17, 2016
BCPC #12155

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 Long Tract
TMP #34-15-68
Applicant: Wayne and Nancy Long
Owner: Same
Plan Dated: December 30, 2015
Date Received: March 9, 2016

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 33.9877-acre parcel into two single-family residential lots. Lots 1 and 2 will be 29.7472 and 4.2405 (gross) acres, respectively. Lot 1 contains two separate conservation areas totaling 26.973 acres—Conservation Easement A (21.8066 acres) and Conservation Easement B (5.1664 acres). Lot 1 also contains a Building Area (1.3774 acres), a System Area (0.2021 acres) and an Access Strip (0.3871 acres). An existing dwelling unit is located on Lot 1 and both lots are to be served by individual on-lot water and sewage facilities. No construction is proposed at this time.

Location: Southeast of Point Pleasant Pike, approximately 790 feet southwest of its intersection with Durham Road (SR 413).

Zoning: The R-1 Rural Residential District permits single-family detached dwellings with a minimum lot area and lot width of 60,000 square feet and 150 feet, respectively.

Present Use: Residential/vacant

COMMENTS

1. **Zoning district**—According to the Zoning Information table on Sheet 1 of the plan submission, the site resides in the RO Rural Residential District. However, the site is actually located in the R-1 Rural Residential District. The remainder of the table correctly identifies the area and dimensional requirements for Use B-1 Detached Dwelling within the R-1 district. Therefore, the plan should be revised accordingly.

2. **Existing residence**—Sheet 3 contains an aerial photograph that shows a dwelling unit on Lot 1. However, Sheet 1 (Record Plan) does not identify the existing dwelling unit. Therefore, to ensure there is no confusion, we recommend that the plan include a notation describing the applicant's future intention of this dwelling unit.

3. **Well location**—The plan identifies on-lot absorption areas for Lots 1 and 2. While no development is proposed at this time, future plan submissions should provide the well locations on the site plan for both lots to ensure the minimum horizontal isolation distance of 100 feet between an individual water supply and the perimeter of the aggregate in the absorption areas of a sewage disposal system has been satisfied per Title 25 PA Code Chapter 73, Section 73.13(c)(3).

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 April 6, 2016 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: Wayne and Nancy Long
Crews Surveying, LLC
Timothy A. Fulmer, P.E., C. Robert Wynn Associates, Inc., Township Engineer (via email)
Carolyn McCreary, 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
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R. Tyler Tomlinson

Lynn T. Bush
Executive Director

March 11, 2016
BCPC #12150

MEMORANDUM

TO: Warrington Township Board of Supervisors
Warrington Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Subdivision for TCL Holdings
TMP #50-31-28-2
Applicant: TCL Holdings L.P.
Owner: Same
Plan Dated: February 24, 2016
Date Received: February 26, 2016

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 8.37-acre parcel into three industrial lots. The subject parcel contains three industrial buildings each of which will occupy its own lot:

	Size (acres)	Building size (square feet)
Lot 1	2.17	30,086
Lot 2	2.48	40,139
Lot 3	3.31	38,095

The parcel is served by public water and sewer.

Location: Northeastern corner of the intersection of County Line and Titus roads.

Zoning: PI1 Planned Industrial 1 District permits manufacturing, storage and warehouse uses on lots of 2 acres or more. At a hearing held on January 25, 2016 the township zoning hearing board granted relief from the following zoning ordinance requirements:

Section 1205.1.C	To permit a building coverage ratio greater than 35 percent on Lot 2.
Section 1205.1.D	To permit a greater impervious surface ratio greater than 70 percent on Lot 2.
Section 2309A	To permit a stairway on Lot 3 to project into a required side yard by 2 feet.
Section 2102.B.1	To permit fewer than required off street parking spaces on all lots.

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:

Section 504 and 505	To submit plan as Preliminary/Final
Section 504.5F	Submission of water and sewer feasibility report
Section 504.5.D.18 and 505.D.13	Submission of Traffic Impact Study

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. **Plan stage and review**—The applicant seeks a waiver to permit a one-stage review of the plan as a preliminary/final plan. With the level of revisions recommended in the comments below it would be more appropriate to review this plan as a preliminary plan. Greater scrutiny may take place and the process will proceed at a more suitable pace than expedited preliminary/final plan submission and approval.

3. **Future of site**—The variances granted and the willingness of the building occupants to accept the limitations of the site, as noted in the variance resolution, solve short term issues facing the site (most importantly parking), but not long term issues. The site constraints may limit future prospects for the buildings and lots for other industrial uses or more intensive uses permitted in the PI-1 District.

We recommend that the applicant consider a number of improvements that will provide more flexibility, and options for future use of the site.

- What appears to be truck access for Lots 1 and 3 could be combined, with trucks for both lots taking access via the existing Lot 3 access on Titus Avenue. This interconnected driveway will minimize curb cuts and may enhance parking on Lot 1. Outdoor storage and truck parking may be shared in the rear of Lots 1 and 3.

- Shared access for Lots 1 and 2 at the shared property boundary and elimination of the Lot 1 access to County Line Road will allow for more parking and enhance access and safety for both lots.

- A condominium arrangement with the building owners controlling their building pads and a common owner of the land outside the buildings may be an effective means of managing access, parking, and stormwater management.

4. **Shared parking**—Section 2101.14 of the zoning ordinance Shared Parking; Off-Street Parking and Loading Requirements permits collective provision of off-street parking for two or more buildings or uses located on the same or adjacent lots to allow for the sharing of such facilities for commercial and multiple use centers.

The lots were granted variances to the minimum off-street parking requirements and each lot contains half or fewer of the required spaces. The variance resolution states that the existing businesses are satisfied with the number of spaces. The lots and buildings may be difficult to sell or lease in the future with inadequate parking. We recommend that the township determine if the zoning ordinance would permit shared parking amongst the three industrial buildings and/or with the movie theater to the east of the site.

5. **Street trees**—Section 325.5.E of the subdivision and land development ordinance requires that street trees be planted for any subdivision or land development. The plan shows a number of existing trees along Titus Avenue and County Line Road, but there are no trees along County Line Road on Lot 1.

6. **Screening and buffering**— Section 2307 of the zoning ordinance requires that a buffer zone with a minimum width of 50 feet shall be provided wherever a residential use is adjacent to a nonresidential use. All parking and/or loading areas of industrial uses shall be screened from view from any residential use by a landscape screen or other visual barrier with plantings. A planting strip of not less than 30 feet shall also be provided. There is existing vegetation along the property line on proposed Lot 1 adjacent to an existing residential use on tax parcel #50-31-27, but the township should determine if additional buffering and screening is necessary.

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 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 April 6, 2016, 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: TCL Holdings
J.R. Hornick, Bohler Engineering, Applicant's Engineer
Tom Zarko, CKS Engineers, Warrington Township Engineer
Barry Luber, Municipal Manager (via email)
Barbara Livrone, Municipal Executive Secretary (via email)
Horsham Township (Adjacent Municipality)

BUCKS COUNTY PLANNING COMMISSION

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R. Tyler Tomlinson

Lynn T. Bush
Executive Director

March 17, 2016
BCPC #12152

MEMORANDUM

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

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary/Final Plan of Lot Line Change for Hufnagle
TMP #52-9-32-3, -4
Applicant: Henry S. and Carolyn Ann Hufnagle
Owner: Same
Plan Dated: January 31, 2016
Date Received: March 3, 2016

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 portion of TMP #52-9-32-3 to TMP #52-9-32-4. As a result, TMP #52-9-32-3 will become 3.203 acres and TMP #52-9-32-4 will become 5.426 acres. Both parcels are vacant. No additional development is planned at this time.

Location: The parcels are located approximately 580 feet southwest of the intersection of Tower Road and Johanna Drive.

Zoning: The RC Residential Conservation District permits single-family detached dwellings on lots of 1.8 acres or more.

Present Use: Vacant.

COMMENTS

1. **Internal Lot**—Section 504.5 of the subdivision and land development ordinance specifies that lots shall front on a street which has already been dedicated to the township, or which the subdivider or developer proposes to dedicate to the township. The plan as submitted will result in TMP #52-9-32-3 fronting on what is identified as a private road, located southwest of this parcel. According to Bucks County tax maps, a portion of the private road lies within what appears to be a paper street. This issue should be resolved prior to taking action on the plan.

2. **Plan information**

   a) Section 402.3.G of the subdivision and land development ordinance requires that USGS contours be shown on the plan.

   b) Section 402.J of the subdivision and land development ordinance specifies that the total acreage of the site (net and gross); area of ultimate right-of-way; and in the case of lot line adjustments, area being conveyed; and a summary of pre/post development areas of lots involved be provided. Although the zoning table shows compliance with zoning requirements pre/post development, it does not contain the complete information required by Section 402.J of the subdivision and land development ordinance.

3. **Editorial comments**—The Zoning table incorrectly cites TMP #52-9-32 instead of TMP #52-9-32-3. This information should be corrected.

This review will be included in the Bucks County Planning Commission board materials for the April 6, 2016 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: Henry S. and Carolyn Ann Hufnagle
Patrick Cavanaugh, Cavanaugh's Surveying Services
Steven Baluh, C. Robert Wynn Associates, Inc., Municipal Engineer
Greg Lippencott, Township Manager (via email)

Bucks County Planning Commission
Planning Module Reviews
April 06, 2016

Municipality	Development	BCPC Number	Tax Parcel Number	PaDEP Code Number	Plan Review Number
Falls Township	W. G. Lincoln Properties	12036	13-17-196	1-09002-237-3J	0201-60008
Middletown Township	962 Old Lincoln Highway	12157	22-13-205	1-09003-374-3J	0201-60010

Bucks County Planning Commission

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Carol A. Pierce
R. Tyler Tomlinson

Lynn T. Bush
Executive Director

March 4, 2016

Wesley E. Plaisted, P.E.
Tri-State Engineering and Land Surveyors, Inc
801 W. Street Road
Feasterville, PA 19053

RE: W. G. Lincoln Properties, LP
PaDEP Code #1-09002-237-3J
BCPC #12036
TMP #13-17-196
Falls Township, Bucks County, PA

Dear Mr. Plaisted:

We have received a copy of the planning module[1] regarding the plan for construction of a 2-story mixed use building on a 0.503-acre site. The building would contain a 450-square-foot commercial use; 1,050-square-foot storage space; and 3 apartments on the first floor, and 4 apartments on the second floor. According to a Township representative, the land development plan was approved by the Falls Township Supervisors on July 21, 2015.

The sewage effluent from the development, equaling an additional 1,500 gallons per day (2 EDUs are allocated to the site), will be conveyed to the 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 indicates the site is in an area intended to be served by public sewer. One of the past unofficial plans, the *Falls Township Act 537* Plan Update, prepared by Remington, Vernick, and Beach Engineers and dated August 2014, 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.

---

[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.

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

DEP Code #	1-09002-237-3J
BCPC #	12036

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
W. G. Lincoln Properties, LP

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

1. Date plan received by county planning agency. February 18, 2016
2. Date plan received by planning agency with areawide jurisdiction _____

   Agency name _____
3. Date review completed by agency March 4, 2016

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 _____

The County Planning Agency Review, Component 4B, is attached for inclusion with the planning module application to DEP. 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 A. Kostick, BCDH
Elizabeth Mahoney, PaDEP
Peter Gray, Manager, Falls Township
Act 537 file

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: Date: March 4, 2016 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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Raymond W. Goodnoe
David R. Nyman
Robert M. Pellegrino
Carol A. Pierce
R. Tyler Tomlinson

Lynn T. Bush
Executive Director

March 21, 2016

Mr. Robert Jordan
Woodrow & Associates, Inc.
1108 North Bethlehem Pike, Suite 5
Lower Gwynedd, PA 19002

RE: 962 Old Lincoln Highway Planning Module
PaDEP Code #1-09003-374-3J
BCPC #12157
TMP #22-13-205
Middletown Township, Bucks County, PA

Dear Mr. Jordan:

We have received a copy of the subject planning module[1] regarding the proposal for a new single-family unit to be served by public water supply and public sewerage (1 EDU) provided by the Bucks County Water & Sewer Authority.

The *Bucks County, Pennsylvania Sewerage Facilities Plan* (1970) is the official Act 537 Plan for Middletown Township. More recently, an update to this plan was prepared and submitted to DEP for approval. The plan indicates that this site is in an area served by public sewer facilities. Therefore, the proposal to provide public sewerage facilities to the proposed dwelling is consistent with the official Act 537 Plan.

Items in Sections G. and J. of the planning module are not completed. The Chapter 94 Consistency Determination should verify that existing and proposed collection, conveyance, and treatment facilities have sufficient capacity to serve the proposed project. Additional documentation noted as "attached" in Sections G.2.b, Wasterwater Treatment Facility; G.6, Historic Preservation Act; and G.7, PNDI was not provided with the planning module submission to our office.

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 Middletown Township Sewage Facilities Plan. The Bucks County Planning Commission (BCPC) and the Bucks County Department of Health (BCDH), therefore, 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.

Very truly,

Cathy Gauthier

Cathy Gauthier
Planner

CIG:dc

Attachment

cc: Genevie A. Kostick, BCDH
Elizabeth Mahoney, PaDEP
Larry Young, P.E., TriState Engineers, Township Engineer
Stephanie Teoli Kuhls, Township Manager
Act 537 file

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

DEP Code #	1-09003-374-3J
BCPC #	12157

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
962 Old Lincoln Highway

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

1. Date plan received by county planning agency. February 26, 2016
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 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? Determined by local municipality.
☐	☒	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? When/if earthmoving and construction is proposed.
		18. Name, Title and signature of person completing this section: Name: Cathy Gauthier Title: Planner Signature: Catherine Gauthier Date: March 21, 2016 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, May 4, 2016
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 April 6, 2016
4. Executive Director's Report
5. Presentation: New Britain Borough – Mixed Use Ordinance
   Matthew Walters, Planner
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
April 6, 2016

MEMBERS PRESENT:	James J. Dowling; Raymond (Skip) W. Goodnoe; Edward Kisselback, Jr.; David R. Nyman; Robert M. Pellegrino; Carol A. Pierce; Evan J. Stone; Walter S. Wydro
STAFF PRESENT:	Lynn T. Bush; Debra Canale; David P. Johnson; Timothy A. Koehler, Charles T. McIlhinney; Michael A. Roedig; David A. Sebastian; Maureen Wheatley
GUESTS:	Carol T. Baker, Warrington Township, Board of Supervisors, Vice Chairperson

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 MARCH 2, 2016**
   Upon motion of Mr. Pellegrino, seconded by Ms. Pierce, with the vote being 6-0-2 the motion carried to approve the minutes of the March 2, 2016 meeting as presented. Mr. Stone and Mr. Goodnoe abstained.

4. **EXECUTIVE DIRECTOR'S REPORT**
   The Executive Director's Report was submitted to the board with the meeting packet prior to the meeting. Ms. Bush highlighted the Bucks County Consortium of Municipal Managers meeting held at New Britain Township that she attended along with Mr. Brahler. They presented to the managers the PennDOT Transportation Improvement Program (TIP) and how PennDOT money is allocated to transportation projects and public transit.

   Ms. Bush mentioned that the BCPC is closely watching the progression of the controversial ELCON Hazardous Waste Disposal proposed property in Falls Township. She met with the DEP Regional director who explained that they are at least 18 months away from any permits being issued for the site. However, they have passed the first hurdle of proving that the sight is at least 5 miles away from any water intake from the Delaware River.

   Ms. Bush announced that after meeting with the Warrington Planning Commission and the Warrington Supervisors, the BCPC has been hired to update the Warrington Township comprehensive plan.

   Ms. Bush spoke about the $5 vehicle registration fee the Commissioners adopted at the end of this past December. The funds are going to be used to repair Bucks County bridges. Mr. Dowling asked what that means in terms of the total funds to the county per year. Ms. Bush stated that it would be approximately $2.8 million per year. Mr. Goodnoe asked if the state takes a piece of that money. Ms. Bush replied no, that the funds would be collected by the state and sent to us. The

funds must be kept separate and be accounted for. Ms. Bush said that there are four bridges on the immediate list for repair. Mr. Kisselback asked if PennDOT must give their approval for this fee to be charged. Ms. Bush replied that PennDOT does not need to approve it, there is legislation that was enacted. To comply with the legislation, the Commissioners must propose an ordinance, it must be advertised and it must be voted on at a public meeting. Mr. Goodnoe asked if bridges had to meet PennDOT specifications to be on the list for repair. Ms. Bush stated that bridges in general have to meet PennDOT specifications. Mr. Johnson added that if you aren't using federal or state funds you don't have to meet PennDOT guidelines for choosing the bridges for repair. Ms. Pierce questioned as to whether the Rickert Road/Morris Run Bridge in Hilltown Township was on the list for repair. Ms. Bush stated that is has been on the list for a long time and has the money from PennDOT, plus the County's match. However, there had been issues with the Pennsylvania Historical and Museum Commission (PHMC), permitting and PaDEP. PennDOT has stated that according to the time line of repairs, we are looking at 2017 to 2018 for completion.

Mr. Wydro asked for any updates on the hot button issue of electronic recycling. Ms. Bush stated that in addition to the letter that was addressed at the last board meeting, there was a conference call with other counties across the state. Each county seems to have different approaches to handling this issue. In previous years, here in the southeastern part of the state, we have held one day collection events which is very cost effective; however, this year we have been unable to find a vendor willing to make the same arrangement. In other counties, they have set up a full time drop off location, but that is not very cost effective. Ms. Bush said that she would keep us updated on this issue and, in the meantime, we have scheduled our household hazardous waste recycling events and to check the website for those dates.

Ms. Bush spoke about the Farm Summit that was held on March 30, 2016, at the Upper Bucks Campus of Bucks County Community College. It was an outstandingly successful event addressing the financial security concerns of over 100 attending Bucks County farmers.

Ms. Bush brought to the board's attention that this is the 65th year of the Planning Commission and that this should be celebrated. Mr. Nyman suggested a proclamation from the Commissioners and possibly an off-site meeting.

5. **PRESENTATION: MORRISVILLE BOROUGH – PLANNING PROCESS –** MICHAEL ROEDIG, SENIOR PLANNER

Mr. Roedig began his presentation on the planning process of the Economic Development Plan for Morrisville Borough by stating the first step was to sit down with Borough officials and determine their focus. It was decided that their downtown area, which seems to have struggled so much, was where they wanted to focus their attention and grow it into a vital downtown area. Next, the boundaries of the study area were determined and the current land use.

Mr. Roedig and fellow planner, Mr. Ives, conducted a visual walking tour of the area, spoke with business owners and residents, and took photographs of key locations. They identified a number of problem areas: businesses only accessible by car; few pedestrian oriented areas; a lack of building maintenance of businesses and homes; and underutilization of park areas. There is also a rail spur that runs through the study area that gets train traffic about three times a week, a speed shop right on the corner of the main entrance to the Borough were people park their cars right on the sidewalk of the front door, and one of the popular restaurants in the area has designed its own makeshift parking area for big trucks using haphazardly placed concrete barriers.

Mr. Roedig stated that they found some beautiful buildings, a great base to start from, and opportunity areas that can be built upon to revitalize and grow a more vibrant and accessible downtown area. They even spoke to a couple of new owners eager to work with the Borough Officials on the revitalization of Morrisville.

The next step was to determine the zoning status of the study area and the parcel ownership. Mr. Roedig stated that it is extremely important to know the property owners and get them on board by finding out their needs and willingness to be good citizens and look to the economic future of the Borough. Mr. Roedig also emphasized the importance of code enforcement and compatible zoning. He stated that with these findings, another meeting with Borough officials will be necessary and determine if zoning needs to be rewritten and other issues addressed.

Mr. Roedig said that as planners, they tend to look at plans from a land use perspective but expanding their view to include an economic perspective will be significantly beneficial to the Borough. He looked to a program called *Vibrant Streets*. *Vibrant Streets* is a program that helps communities revitalize neighborhoods by creating thriving retail districts through technical expertise and community engagement. Some relevant factors would be how walkable the community is, the support of the merchant's association, the vacancy rate, underground electrical telephone and electric lines, and ease of parking.

Mr. Roedig also referred to a book entitled *Paths and Pitfalls* by Edward L. Crow, who was key in the revitalization of Manayunk and developed market studies for the building of successful shopping centers. There is a chapter that directly relates to Morrisville Borough as an older downtown commercial district. Long ago shopping centers had a captured target market. Now markets are no longer captive and challenged by evolving shopping preferences and opportunities. Modern shopping centers are designed to serve larger markets than ever and are specifically geared toward purchase patterns based on targeted market studies. Cheap personal transportation and subsidized parking combine to make the modern shopping center both accessible and convenient. Older markets have the challenge of having lost their purchasing power as low and moderate income families often populate these areas. They only seem to attract the convenience market, which is why Morrisville's downtown is populated with smoke shops, nail salons and cellphone shops.

Mr. Roedig then showed us a map outlining the 5, 10 and 15 minute drive times from Morrisville and the areas they encompass. He then explained the market demographics of those drive times. The further away from Morrisville you drive it shows a significant difference in the median household income, vacancy rates and ethnicity, proving the purchasing power of an expanded population.

Mr. Roedig pointed out some of the assets within Morrisville's downtown region that they can capitalize on and build around. Right in the center is Morrisville's Borough Hall, Williamson Park, the beautiful levy right before the Trenton Makes Bridge where you can walk along and the Delaware Canal towpath. The Bridge Street corridor is where we can begin to think about zoning and providing improvements through this connection to all the other assets.

Mr. Roedig said that planning is also not just one person's vision but asking for ideas from other planners. He took his presentation to a BCPC Staff meeting and one of the ideas that came out of that were the Rails and Trails where you can put a trail right next to an active railway. There is a

defined railway and opportunity for a trailhead right next to the Delaware Canal towpath, where there is a hotel and restaurant and opportunities to build around that area to draw people to the community.

Mr. Roedig said that planners can assist Morrisville in moving forward to create a more vibrant downtown by showing the community how to capitalize on the assets that they currently have and presenting a vision for attracting people beyond the borders of their downtown population. He continued by listing the following concepts:

1. Make use of physical planning and public improvements to develop unique identity.

2. Address code violations and develop consistent outreach to property owners.

3. Establish a civic anchor.

4. "Break out of the Box" –Focus on "walkable retail" and overturning existing incompatible uses.

Mr. Roedig concluded his proposal by showing us a vision of a project that Morrisville is beginning soon. The plan is to connect the Delaware River Towpath to Bridge Street. This venture could be the gateway opportunity to the revitalization of Morrisville's Bridge Street corridor.

The board thanked Mr. Roedig for his presentation.

6. **ACT 247 REVIEWS**
The reviews of April 6, 2016, were mailed to the board for their review prior to the meeting. Upon motion of Mr. Nyman, seconded by Ms. Pierce, the motion carried to approve the April 6, 2016 Act 247 reviews.

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

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

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

10. **ADJOURNMENT**
Mr. Wydro adjourned the meeting at 3:05 PM.

Submitted by:

Debra Canale, Staff Secretary

BUCKS COUNTY PLANNING COMMISSION

Executive Director's Report
April, 2016

Progress on Bucks County Trails System – Phase I Status
Bucks County has a long and strong tradition of providing parks and recreation areas for its residents, from the establishment of the very first county park in Pennsylvania in the 1950s, to its recent successes in contributing to the county and regional trails network.

After completing comprehensive studies and plans for greenways and bicycle paths in 2011, the County established priorities for trails:

- **Upper Bucks Rail Trail** – Trail will connect the Saucon Valley Rail Trail in Lehigh County to Veteran's Park in Richland Township along an inactive rail line in Springfield and Richland townships. Engineering and design for this trail is being completed in 2016.
- **Newtown Rail Trail** – Trail will connect Montgomery County's Pennypack Trail, which was built along the former Newtown Rail Line, with a new 8.5 mile trail going through Upper Southampton Township and on to Newtown Borough. Grants have been secured for the engineering and design of the first section, a 2.6 mile trail within Upper Southampton Township, allowing us to move ahead with the first phase of this project.
- **Completion of the off-road trail within Peace Valley Park** – The popular 6.2 mile multi-use trail within the park will be completed by adding a new off-road section along Creek Road.
- **Upper Neshaminy Greenway Trail** – Working with the Doylestown Bike and Hike Committee, which includes four municipalities along the Neshaminy Creek, the County supported a grant of $1.3 million to New Britain Township to connect sections of this existing trail. The County is pursuing funding to construct a connection from Doylestown's Central Park to Neshaminy Manor.

This phase of trail design and development will result in the addition of nearly 7 ½ miles of new recreational trails for walkers, bicyclists, and joggers.

Bedminster Regional Land Conservancy Annual Meeting – I attended the Conservancy's annual meeting, where they discussed their progress in acquiring, holding, and enforcing conservation easements on farms and open space. They asked me to give a few comments on the Farm Summit. I continue to get good comments about the Summit.

Patterson Farm – Rich Harvey and I attended the Board of Supervisors meeting on April 6 to discuss the possibility of the County being a holder of a preservation easement on the property. We would be co-holders with the Township. We told them that they need to decide what property should be included and what activities they want to allow within the easement, such as leaf mulching, etc. They

plan to exclude the buildings. I recommended that we also revise the easement we currently hold on 70 acres of the Farm because it was one of our earliest easements and it really needs to be improved. We will work with their solicitor on the details.

Quakertown Area Planning Committee – You recall that the School District dropped out of this 40-year old joint planning committee, about 3 years ago. They have asked to be reinstated and have agreed to pay their fair share of the costs of running it. The group has invited all of the local legislators, and the County Commissioners, to attend a session with PennDOT to discuss the maintenance and road improvement priorities.

Solid Waste Plan Update – DEP requires a periodic update to our solid waste management plan. We started this about a year ago, when we asked DEP if this can be a simple update, or if it has to be a substantial update. They finally told us that it has to be a substantial update and that we have to again ask for information on disposal sites for our Bucks County waste. So we are moving forward with this.

BCPC Activity Report

Community Planning and Municipal Economic Development Initiative

The Planning Commission staff helps townships and boroughs in several ways: we attend local planning commissioner meetings to provide advice and guidance, and we prepare plans and ordinances in cooperation with local representatives. We are entering our fourth year of providing municipal assistance through the Municipal Economic Development Initiative (MEDI), and several of the activities below are in that category and are so noted.

We attended the Newtown Area Joint Zoning Council, and the Quakertown Area Planning Committee (QAPC) meetings.

Preparing Plans–We are developing the transportation analysis of commercial areas for the **Richboro Village Master Plan**.

The **New Britain Borough Main Street Plan**, (part of our MEDI program) is progressing with the production of the first draft and preparation for a May 12th public meeting.

As part of the **Cross Keys Land Use and Transportation Plan**, we conducted a Steering Committee Workshop. Managers from all four municipalities within the study area were in attendance. The committee provided valuable input into various aspects of the study, including streetscape and gateway features and potential overlay district boundaries/regulations. The land use design, layout, and composition for potential opportunity areas within the overlay district were discussed. This feedback will be incorporated into our future Stakeholders Meeting scheduled for mid-May.

We had our fifth meeting with the **Warminster Township Economic Development Committee** and discussed the tax increment financing (TIF), Keystone Opportunity Zones and local economic revitalization tax assistance (LERTA) programs. A sign provider presented a proposal for monument signs which would include digital advertisements.

We will be presenting our initial findings to Borough Council and seeking direction on May 10th for the **Morrisville Borough** MEDI project. While no projects were decided on, we met with the borough manager (Bob Sooby), engineer (Kurt Schroeder) and Pam Coleman of Landmark Towns to discuss possible TCDI grants and initial MEDI project findings.

We held our initial meeting of the RFP Review Committee for the design and engineering of the Upper Southampton Township portion of the Newtown Rail Trail. Fifteen proposals were received.

We met with representatives from PennDOT to address stormwater runoff and drainage issues off Route 309 as related to the design and engineering of the Upper Bucks Rail Trail.

We received a resolution of support for the Newtown Rail Trail from Newtown Borough.

We met with the **Dublin Borough** planning commission to discuss draft amendments to their zoning and subdivision and land development ordinances which would implement recommendations of the borough Revitalization and Visioning Plan (2013). Additional amendments will be prepared to address new concerns related to

the industrial district, village commercial district and incubator space in the Dublin Technology Center.

Based upon suggestions from a recent meeting with township officials, we will finalize the **Northampton Township Village Overlay District Design Guidelines**. The guidelines will be adopted as an appendix to the township's subdivision and land development ordinance.

Staff met internally to discuss design solutions for the Richboro Village Master Plan MEDI project. Possible directions for the plan include "Complete Streets" recommendations, increasing connections and walkability, and improving key locations to foster a sense of place. Staff will continue work and reconvene regularly to develop products that will help convey the vision of the plan.

In addition to special studies and plans, we continue to prepare, under contract, Comprehensive Plans for **Northampton Township, Lower Makefield Township,** and **Hilltown Township**.

We submitted a **DCNR grant application** on behalf of **Plumstead Township** for the development of **Gardenville Fields Park**.

We met with the **Warrington Township** Planning Commission to discuss the production of an update to their comprehensive plan and specific issues that should be covered by the update.

Preparing Ordinances–New Britain Borough's mixed use ordinance for the area of Butler Avenue between New Britain Road and Beulah Road was approved by Borough Council on April 12th.

We assisted the **Quakertown Area Planning Committee** (QAPC) with developing regional priority lists of transportation projects for the region: one for maintenance and one for capital improvements, which the QAPC hopes to discuss with representatives from the Pennsylvania Department of Transportation (PaDOT).

We began an assessment of changes needed to the **Newtown Area Joint Zoning Ordinance** related to Planned Residential Development use requirements and definitions and requirements associated with water and sewer facilities.

Providing Planning Information and Coordinating with other Agencies

The planning commission staff provides information and assistance to the many people who call us for help. This includes topics such as demographic and socioeconomic data, development proposals, BCPC reports, local zoning, and municipal regulations. Some of this work results from our mandated functions (reviewing proposed developments and reviewing various permit applications), some from other groups that need information, and some from residents who need guidance.

Act 247 and 537 Review Activity

- 9 Subdivision and Land Development Proposal
- 2 Sketch Plans
- 7 Municipal Plans and Ordinances
- 3 Sewage Facility Planning Modules
- 0 Traffic Impact Studies

Transportation

BCPC Transportation Planning staff is responsible for working with PennDOT, DVRPC, SEPTA, TMA Bucks, and other groups to ensure that our transportation and funding needs are addressed. We also keep up with the various PennDOT funding avenues and grant programs. This month, we participated in the project selection process with DVRPC regarding Transportation Alternatives Program (TAP), attended a meeting to discuss the Transportation Community and Development Initiative (TCDI) and Congestion Mitigation and Air Quality (CMAQ) grant funding program.

The Philadelphia City Planning Commission is heading up a study of the **Roosevelt Boulevard Corridor**. We are participants in this study because Roosevelt Boulevard/Route 1 goes into Bucks County. This month we participated in several public forums designed to enlighten the public on the goals of the project.

TMA Bucks is our county Transportation Management Agency, and we participate on their Board of Directors and work with them on their annual work program, which is funded in part by PennDOT. We hosted the Board of Directors Meeting this month.

The County submitted a Congestion Mitigation Air Quality grant application to the Delaware Valley Regional Planning Commission for a segment of the Neshaminy Creek Greenway Trail.

Geographic Information Systems (GIS)

GIS has become a central function in Bucks County government, with our GIS staff providing the overall management for a system that involves not only BCPC but also Emergency Communications and 9-1-1, Board of Assessment, Health Departments, and others. We help to keep the county tax map parcel records and road centerlines updated.

The GIS data is increasingly used by people outside the county, either through our very popular public viewer, or through our GIS Consortium of municipalities.

Updates of GIS data to our **GIS Consortium** members were provided to several members this month including **Lower Makefield** and **Solebury townships**. The Consortium welcomes our newest member, **Nockamixon Township**! 35 of the 54 county municipalities are now active members.

Bucks County is an active participant in The **Southeastern Pennsylvania Shared Services GIS project**. This is a collaborative effort of the counties of Bucks, Berks, Chester, Delaware, Montgomery, and the City of Philadelphia. The group meets monthly and is developing a cloud hosted infrastructure to support a centralized and shared regional GIS database. Our April meeting was held at the Berks County EMA offices in Reading PA. **Bucks County will be hosting the May meeting at the EOC in Ivyland**.

Bucks County Planning Commission
Other Municipal Reviews
May 04, 2016

Municipality	BCPC Number	Applicant	Tax Parcel Number(s)	Proposal
Bensalem Township	2-16-2	Township Council		Zoning Ordinance Amendment: Monument Display Overlay
Bensalem Township	2-16-3	Township Council		Zoning Ordinance Amendment: Off Premises Advertising
Bensalem Township	2-16-4	Township Council		Zoning Ordinance Amendment: Sign Regulations
Lower Southampton Township	21-16-WS1	Board of Supervisors		Act 537 Plan Update
Middletown Township	22-15-SD1R	Neshaminy School District	(22-54-16)	Closing of the Samuel Everitt Elementary School Building
New Britain Township	26-16-1	Board of Supervisors		Zoning Ordinance Amendment: Various
Upper Southampton Township	48-16-1	Board of Supervisors		Zoning Ordinance Amendment: Cellular Telecommunications Facilities

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*
Edward Kisselback, *Secretary*
James J. Dowling
Raymond W. Goodnoe
David R. Nyman
Robert M. Pellegrino
Carol A. Pierce
R. Tyler Tomlinson

Lynn T. Bush
Executive Director

CONFIDENTIAL—NOT FOR RELEASE

May 4, 2016
BCPC #2-16-2

MEMORANDUM

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

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend Zoning Ordinance—Monument Display Overlay
Applicant: Bensalem Township Mayor and Council
Received: March 29, 2016
Hearing Date: April 25, 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 May 4, 2016.

GENERAL INFORMATION

Proposed Action: Amend Article I, Section 232-6 of the Bensalem Township Zoning Ordinance by adding definitions for "monument display" and "visual communication technology." Amend Article VI "Overlays" of the Bensalem Township Zoning Ordinance by adding Section 232-347 "Monument Display Overlay."

Proposed Provisions: The amendment permits "monument displays" in the H-C1 Highway Commercial District, L-I Light Industrial District, BP Business and Professional District, G-C General Commercial District, and IN Institutional District. Monument displays, which may include on-premises or off-premises commercial advertising, must be located and primarily directed toward vehicular traffic on U.S. Route 1 or Street Road. Other ordinance provisions include standards for maximum active area, setbacks, maximum height, illumination, automatic changeable message or copy, operation and maintenance, landscaping, architectural requirements, and permit application procedure.

COMMENTS

1. **Definitions**

   a. **Section location**—The proposed amendment adds the definitions "monument display" and "visual communication technology" to Section 232-6 "Definitions" of the zoning ordinance. However, since these are sign-related definitions, they should be located in Section 232-723 "Definitions" (proposed Section 720 by the concurrently submitted "Signs" amendment; BCPC #2-16-4) under Article XIV "Signs."

b. **Visual communication technology**—The definition for "visual communication technology" includes: "Any type of lighting element that, when operational, is able to communicate a visual message. A visual communication technology may include, but is not limited to, the following: dual in-line packaged light emitting diodes (LED); surface mounted diode LED; chip on board LED; fiber optic LED; internally illuminate Lexan; intense pulsed light technology; outdoor projection technology; outdoor projection video-mapping technology; holographic technology; or 3D holographic technology."
The proposed definition seems to bear little relationship to the definitions as proposed in the "Signs" ordinance amendment (BCPC #2-16-4). The definitions as proposed in the "Signs" amendment have been constructed to describe different electronic-based graphic displays and include: "electronic graphic display," "electronic changeable copy," and "video display signs." It is unclear from the definition "visual communication technology" whether this type of sign includes all or any of the definitions as proposed by the concurrently submitted "Signs" amendment.

2. **Use**—Section 232-349(a)2 states that a monument display may display on-premises and off-premises commercial advertising. Section 232-350.C of the concurrently submitted ordinance "Off-premises Outdoor Advertising Overlay" (BCPC #2-16-3) states that "off-premises outdoor advertising signs are prohibited unless specifically permitted in this chapter." The township should clarify how the proposed use "monument display" would or would not be regulated by proposed ordinance "Off-premises Outdoor Advertising Overlay."

3. **Standards**—The township should seek to provide common standards among monument displays and off-premises signs and electronic-based graphic displays. The following table shows a comparison of proposed common standards used to regulate these types of signs.

Display type	**Setback from right-of-way**	**Minimum distance from residential or institutional use**	**Display height**	**Minimum display time**	**Illumination standards**
Monument Displays	35 feet (signs may be incorporated into bridge or overpass within the right of way)	None	48 feet	6 seconds	500 nits during night time hours; 7,500 nits during daytime hours
Off-Premises Signs	25 feet	500/150 feet	20 feet	-	-
Electronic Graphic Display, Electronic Changeable Copy, and Video Display Signs	Dependent on sign type	100 feet from residential property (if on-premises)	Dependent on sign type	10 seconds	600 nits between sunset and sunrise; 5,000 nits between sunrise and sunset

Based on the previous table, Monument Display standards differ from the standards of Off-Premises Signs and Electronic Graphic Display, Electronic Changeable Copy, and Video Display Signs, even though Monument Displays can show off-premises advertising and make use of electronic-based graphic displays. Uniform provisions are not only easier to administer, but serve the public's health, safety, and welfare by ensuring across-the-board compliance with tested standards and a fair and reasonable application of the ordinance.

4. **Lighting elements**—Section 232-349(a)8.a. requires a monument display to incorporate three different lighting elements that are similar to those used for a visual communication technology. It is unclear what the purpose of this provision is.

5. **Permits**—We suggest that Section 232-349(a)14.f be revised to indicate that the township (i.e., Township Director of Building and Planning) may require changes to the design of the sign to comply with the requirements of the ordinance to provide the township with greater discretion in determining the sign's final design (versus the applicant being permitted to revise the sign as many times as necessary to obtain design approval).

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: Lauren Gallagher, Esq., Rudolph, Clarke, LLC, Municipal Solicitor
Ron Gans, O'Donnell & Naccarato
William Cmorey, Township Manager (via email)

BUCKS COUNTY PLANNING COMMISSION

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Diane M. Ellis-Marseglia, LCSW

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

Lynn T. Bush
Executive Director

CONFIDENTIAL—NOT FOR RELEASE

May 4, 2016
BCPC #2-16-3

MEMORANDUM

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

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend Zoning Ordinance—Off-Premises Advertising
Applicant: Bensalem Township Mayor and Council
Received: March 29, 2016
Hearing Date: April 25, 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 May 4, 2016.

GENERAL INFORMATION

Proposed Action: Amend Article VI "Overlays" of the Bensalem Township Zoning Ordinance by adding Sections 232-350 and 351 "Off-Premises Advertising."

Proposed Provisions: The amendment permits off-premises outdoor advertising signs (i.e., "billboards") by conditional use approval, when any such sign is within 100 feet of I-276 or I-95. Conditions of approval include setbacks; minimum distances from residential and institutional properties; landscaping; lighting; maintenance; and requirements for digital billboards.

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.

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: Lauren Gallagher, Esq., Municipal Solicitor
Ron Gans, O'Donnell & Naccarato
William Cmorey, Township Manager (via email)

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Lynn T. Bush
Executive Director

CONFIDENTIAL—NOT FOR RELEASE

May 4, 2016
BCPC #2-16-4

MEMORANDUM

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

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend Zoning Ordinance—Signs
Applicant: Bensalem Township Mayor and Council
Received: March 29, 2016
Hearing Date: April 25, 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 May 4, 2016.

GENERAL INFORMATION

Proposed Action: Amend Article XIV "Signs" of the Bensalem Township Zoning Ordinance by repealing existing Sections 232-711 through 724 and enacting new Sections 232-711 through 720.

Proposed Provisions: The amendment contains provisions for Scope and Applicability; Purpose and Objectives; Permits; Permitted Uses by Zoning District; General Regulations; Prohibited Signs; Electronic Graphic Display, Electronic Changeable Copy, and Video Display Signs; Off-Premises Outdoor Advertising Signs; Nonconforming Signs; and Definitions.

COMMENTS

1. **Editorial**—The adoption page declares Sections 714 through 724 as repealed and Sections 714 through 720 as enacted. Section "714" should be changed to Section "711."

2. **Permit**—Section 232-713.B contains provisions for signs that do not require a permit. Subsections B.4 and B.15 both have provisions for directional signs and contain different requirements for this type of signs. Subsection B.15 appears intended for traffic control signs and should be clarified as such.

3. **Visual examples**—We suggest the ordinance include some visual examples to help applicants meet the requirements of the ordinance. For example, proposed Section 232-714.B.2.iii requires that square footage computation for individual letter displays or other graphic elements affixed to an existing structural background be made by reference to the copy area covered by such letters or elements. In computing copy area, straight lines drawn closest to copy extremities encompassing individual letters, words or other elements shall be used. A visual example of the copy area required to be computed would help clarify the intent of this provision.

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: Lauren Gallagher, Esq., Rudolph, Clarke, LLC, Municipal Solicitor
Ron Gans, O'Donnell & Naccarato
William Cmorey, Township Manager (via email)

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Lynn T. Bush
Executive Director

CONFIDENTIAL—NOT FOR RELEASE

May 4, 2016
BCPC #21-16-WS1

MEMORANDUM

TO: Lower Southampton Township Board of Supervisors
Lower Southampton 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: April 4, 2016

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 May 4, 2016.

GENERAL INFORMATION

Proposed Action: Update the Act 537 Sewage Facilities Plan to the future wastewater management needs of the Neshaminy Interceptor Service Area of Lower Southampton Township. The preparation of the plan was undertaken to confirm long-term capacity needs of the sewer service area 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 public sanitary sewer system within Lower Southampton Township is owned and operated by the Township. Sewage from the sanitary sewer system flows into the Neshaminy Interceptor and then directed by the Totem Road Pump Station ultimately to the Northeast Water Pollution Control Plant in Philadelphia. Currently, there is inadequate capacity in the Neshaminy Interceptor for current and future flows of the overall drainage area to the Interceptor. The BCWSA has evaluated the system and the proposed flows for the overall service area and will construct the appropriate upgrades to address the current and future needs of the service area.

The chosen alternative for this Plan is to continue with the existing public sanitary sewer system collection, conveyance, and treatment, for the Neshaminy Interceptor Service Area within Lower Southampton Township. The Neshaminy Interceptor will be upgraded by the BCWSA to adequately address the future needs of Lower Southampton Township as well as other contributing municipalities for a 10-year planning period. The costs for the upgrade to the Interceptor will be shared by all of the contributing municipalities. The BCWSA will distribute the costs through their fees to individual municipalities. If needed, Lower Southampton will evaluate any increased fees and distribute the costs to the rate payers of the sanitary sewer system as appropriate. The Township will also continue infiltration and inflow (I/I) inspection program and expand inspection of connections to determine illegal connections to the sewer system.

There are existing agreements between the Township and the BCWSA for the provision of sanitary sewer service to the Township. There is also an existing agreement between the BCWSA and the City of Philadelphia for the wastewater treatment.

COMMENTS

The update of the *Township of Lower Southampton, Bucks County , Pennsylvania Act 537 Sewage Facilities Plan Update* 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 Lower Southampton Township is in an area served by public sewer facilities 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: CKS Engineering, Inc.
John McMenamin, Township Manager (via email)
Carol Drioli, Township Zoning Officer (via email)
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

May 4, 2016
BCPC# 22-15-SD1(R)

MEMORANDUM

TO: Middletown Township Board of Supervisors
Middletown Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal for the Closing of the Samuel Everitt Elementary School Building
TMP #22-54-16
Applicant: Neshaminy School District
Received: April 6, 2016

In accordance with the provisions of Section 305 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 May 4, 2016.

GENERAL INFORMATION

Proposed Action: The Neshaminy School District proposes to close the Samuel Everitt Elementary School and lease the building to Bucks County Intermediate Unit #22 (BCIU) for a term of 7 years commencing on July 1, 2016. The proposed 7-year lease transaction is an extension-modification of the existing lease dated May 19, 2015, between the school district and BCIU for a term of 5 years commencing on July 1, 2015.

Location & Size of Tract: The school building is located in Middletown Township on a 15-acre site on Forsythia Drive S, across from Fallenrock Road.

COMMENTS

We reviewed a similar proposal on May 6, 2015, with the exception of the leasing terms and proposed interior building updates and improvements noted in the revised proposal. Neshaminy School District serves the municipalities of Middletown and Lower Southampton townships, and the boroughs of Hulmeville, Langhorne, Langhorne Manor, and Penndel. *The Bucks County Comprehensive Plan* (2011) addresses school facilities in the Community Facilities and Services component of the plan. Principle 6 of the plan is to "Provide Adequate Community Facilities and Services" by continuing to promote proactive, cost-effective and efficient community facilities and services that will keep pace with and fulfill the changing needs of our citizenry. The plan notes that the population of school age children in all communities is cyclical, and recommends the following Strategies and Actions regarding educational services:

- Promote the location of new facilities within existing neighborhoods and development areas.
- Encourage reuse of existing facilities before building new ones.
- Encourage leasing of used facilities rather than selling to retain potential reuse.
- Promote sidewalks and bicycle paths that connect schools with neighborhoods.

According to the information submitted, the lease of the Samuel Everitt Elementary School building to BCIU #22 for a term of 7 years appears to be consistent with county policy. The submission indicates that the proximity of the school to other elementary schools will minimize the impact of the closure and the reassignment and transportation of students. Since the declining enrollment is expected to continue, and the students can be accommodated at other school facilities within the district (existing and proposed), the lease of the school building for 7 years appears to be reasonable, especially since the facility could still be used for public school purposes in the future if increases in enrollment occurs.

We would appreciate being notified of the School District's decision regarding this matter.

CIG:dc

cc: Robert Copeland, Neshaminy School District Superintendent
Thomas J Profy, IV, Begley, Carlin & Mandio, LLC, Neshaminy School District Solicitor
Middletown Township (via email)
Lower Southampton Township (via email)
Hulmeville Borough (via email)
Langhorne Borough (via email)
Langhorne Manor Borough (via email)
Penndel Borough (via email)

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

CONFIDENTIAL—NOT FOR RELEASE

May 4, 2016
BCPC #26-16-1

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: April 18, 2016
Hearing Date: May 16, 2016

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 May 4, 2016.

GENERAL INFORMATION

Proposed Actions: Amend various sections of the zoning ordinance, as follows:

- Section 27-305.C6 – Reletter subsections a. through g. to a. through h. since subsection letter b. is used twice.

- Section 27-1401.a – Add Use K18 Flex Space as a use permitted by right to the C-3 Commercial district.

- Sections 27-1701.a and 27-1801.a – Delete Use J33 Special Personal Services as a use permitted by right to the I Industrial and IO Industrial/Office districts.

- Sections 27-1701.b and 27-1801.b – Add Use J33 Special Personal Services as a use permitted by special exception to the I Industrial and IO Industrial/Office districts.

- Section 27-2401 – Revise the Exception to Minimum Width Standards with slight changes in wording; and additional requirements for nonresidential lane lots related to specific nonresidential uses.

- Section 27-2901 – Add specific off-street parking requirements for Uses C6 Adult Day Care and J33 Special Personal Services.

- Sections 27-2904.b and 27-2904.b – Revise the parking space and aisle dimensional requirements to be considerate of angled perpendicular and parallel parking, increase stall width, and increase aisle width from 22 feet to 24 feet.

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. Several of the revisions address issues we cited in a previous review of proposed ordinance changes (BCPC #26-15-2, dated September 2, 2015).

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 email)

BUCKS COUNTY PLANNING COMMISSION

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R. Tyler Tomlinson

Lynn T. Bush
Executive Director

CONFIDENTIAL — NOT FOR RELEASE

May 4, 2016
BCPC #48-16-1

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: April 7, 2016
Hearing Date: June 7, 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 May 4, 2016.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to revise the definition of support structure, revise the existing cellular telecommunications regulations for new installation and installations on existing structures not in the public right-of-way, and make an editorial revision to requirements related to commercial vehicle parking.

The amendment is related to the continued fine-tuning of the cellular communications facilities requirements in response to 2012 FCC regulations which streamline the approval process for antennas located on existing structures and the Pennsylvania Wireless Broadband Collocation Act (WBCA) 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: Section 185-5 Definitions will be revised to replace the words "could support" with the words "of supporting" in the definition of support structure.

Section 185-16(47A) pertaining to cellular telecommunication towers will be revised with minor editorial adjustments; new provision for submission of plans, studies, reports, and photosimulations; deletion of specific requirements in the LI zoning district, modified and new requirements related to antennae combined with another use on an existing structure, including requirements for stealth technology, telecommunications equipment, installations on existing structures not in the public right-of-way.

Section 185-16(47B) pertaining to antennae permitted by the WBCA will be revised to include footnotes discussing the limitations of the WBCA and facility modification provisions of Section 6409 of the Middle Class Tax Relief Act.

Section 185-16(47C) pertaining to antennae not permitted by the WBCA will be deleted.

Section 185-16(57)(a)[2][b] will be revised to include the word "pounds" after the phrase… "gross vehicle weight of 10,000."

COMMENT

The proposed amendments appear to be consistent with the ordinance requirements as presented by the Pennsylvania Municipalities Planning Code, the Pennsylvania Wireless Broadband Collocation Act. We recommend that the Board of Supervisors adopt the amendment with the following minor revisions:

- Since proposed Section 185-16(47A)(c)[8] pertains to telecommunications equipment related to antennae combined with another use on an existing structure versus towers, we believe that subsections b) and c) should read as follows:

    b) A security fence 8 feet in height shall completely surround the telecommunications equipment and equipment building in all nonresidential zoning districts, and a security fence 6 feet in height shall completely surround the telecommunications equipment and equipment building in all residential zoning districts.

    c) Buffer plantings shall be located around the perimeter of telecommunications equipment and equipment buildings:

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: Donald E. Williams, Municipal Solicitor
Joseph Golden, Municipal Manager (via email)

Bucks County Planning Commission
Subdivision and Land Development Reviews

March 28, 2016 to April 22, 2016

Municipality	BCPC Number	Tax Parcel Numbers	Applicant	Submission Level	Proposal
Bedminster Township	12148	(1-2-26)	St. Matthew's Lutheran Church	P	Institutional Land Development: 1,894 Square-feet
Bensalem Township	12159	(2-59-16-5)	DiEgidio/Valentino	P	2 Single-family Lots
Doylestown Township	12160	(9-22-79-7 & -80)	Molatto	P	Lot Line Change
Doylestown Township	12158	(9-12-11)	Callan	S	3 Single-family Lots
Falls Township	6253-FF3	(13-51-1-9)	Abington Reldan Metals, LLC	P	Industrial Land Development: 66,436 Square-feet
Lower Southampton Township	12161	(21-1-13-15 & -16)	Pike Road, LLC	P	Industrial Land Development: 37,560 Square-feet
Newtown Township	7957-E	(29-10-137, -139 & -140)	Newtown Athletic Club	F	Commercial Land Development: 36,479 Square-feet
Upper Makefield Township	11165-B	(47-8-17)	Melsky Tract, Phase 2	F	45 Single-family Lots 2 Open Space Lots
Warrington Township	12045	(50-20-21, -24, -26, -27, -28, -29, -31 & -32)	Sandstone	RP	9 Single-family Lots
Warwick Township	12156	(51-3-31-3, -31-4 & -31-5)	Prestige Property Partners	S	11 Single-family Lots 2 Open Space Lots
West Rockhill Township	7486-A	(52-14-50)	Fedegari Technologies, Inc.	P	Commercial Land Development: 3,586.6 Square-feet

BUCKS COUNTY PLANNING COMMISSION

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R. Tyler Tomlinson

Lynn T. Bush
Executive Director

April 12, 2016
BCPC #12148

MEMORANDUM

TO: Bedminster Township Board of Supervisors
Bedminster Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development Plan for St. Matthew's Lutheran Church
TMP #1-2-26
Applicant: St. Matthew's Lutheran Church
Owner of Record: Same
Plan Dated: January 14, 2016
Date Received: April 6, 2016

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 additions, consisting of 1,894 square feet, between the existing church and the education building. The site is served by on-lot water and on-lot sewage disposal.

Location: Northwest corner of the intersection of Ridge and Kellers Church roads.

Zoning: AP Agriculture Preservation District permits Place of Worship on a minimum lot area of 3 acres and minimum lot width of 200 feet. Cemetery is permitted as an accessory use.

Present Use: Institutional; church/school/cemetery.

COMMENTS

1. **Waivers**—Various waivers have been requested from the subdivision and land development ordinance provisions including right-of-way and cartway width (Sections 506.2 and 4), curbs and sidewalks (Sections 512 and 513), and required landscaping (Section 515). In accordance with the requirement of Section 512.1(b) of the Pennsylvania Municipalities Planning Code, township officials should determine if these waivers from the subdivision and land development ordinance provisions should be approved in whole or in part.

2. **Historic resources**—According to the applicant's letter dated March 29, 2016, the architect has addressed our comments regarding historic features (BCPC review letter dated February 17, 2016). However, it is unclear how the addition has been revised to address our previous comments regarding historic preservation since no revised architectural plan was submitted with the preliminary plan application to our office. Township officials should ensure the proposed addition does not diminish the existing significant historic features such as obstructing building lines, apse, windows, and roof lines. While we do not recommend that the addition duplicate the design features on the church, in our review of the sketch plan we suggested an updated and contemporary style that integrates the addition's features without negatively impacting the historic church.

This review will be included in the Bucks County Planning Commission board materials for its May 4, 2016, 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 Buck 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: St. Matthew's Lutheran Church
R. L. Showalter & Associates
Thomas J. Fountain, P.E., Keystone Municipal Engineering, Township Engineer
Richard H. Schilling, Township Manager (via email)

BUCKS COUNTY PLANNING COMMISSION

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Robert M. Pellegrino
Carol A. Pierce
R. Tyler Tomlinson

Lynn T. Bush
Executive Director

April 20, 2016
BCPC #12159

MEMORANDUM

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

FROM: Bucks County Planning Commission

SUBJECT: Preliminary Plan of Minor Subdivision for Joseph DiEgidio and Elizabeth Valentino
TMP #2-59-16-5
Applicant: Joseph DiEgidio and Elizabeth Valentino
Owner: Samee
Plan Dated: March 22, 2016
Date Received: March 29, 2016

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 87,175.1 square feet into two single-family detached lots of 43,610.58 (Lot 1) and 43,564.52 square feet (Lot 2). An existing single-family detached dwelling is located on Lot 1. Public water and sewerage will serve the site.

Location: At the south corner of Maria Circle and State Road.

Zoning: R-AA Residential District permits single-family detached dwellings on a minimum lot size of 1 acre with a minimum lot width of 150 feet.

Present Use: Residential.

COMMENTS

1. **Variance**—The applicant is requesting a variance from Section 232-213(a)1) of the zoning ordinance to permit a lot area of less than one acre. (We note that the plan appears to meet this requirement.) The Township Planning Commission should not make a recommendation to Township Council until the resolution of the requested variance is received from the zoning hearing board. The final plan should note all granted variances.

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

   State Road is envisioned as a segment of both the Delaware River Heritage Trail and East Coast Greenway.[1] As redevelopment continues in this area, it is important to begin requiring these improvements so that future connections to adjacent parcels and areas become possible without significant public investment.

3. **Street trees**—The plan does not indicate street trees along State 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.

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 May 4, 2016, 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 DiEgidio and Elizabeth Valentino
Joseph F. Hamill, Jr., PLS
Loretta Alston, Bensalem Township Department of Building and Planning
Ron Gans, Municipal Engineer, O'Donnell & Naccarato
William Cmorey, Township Manager (via email)

[1] The Delaware River Heritage Trail initiative was started to unite the New Jersey and Pennsylvania sides of the Delaware River through a trail loop that would extend from Morrisville-Trenton in the north to Palmyra-Philadelphia to the south. The Heritage Trail will focus on interpreting the natural and cultural resources along its path. The proposed East Coast Greenway Project, which will use the Pennsylvania side of the Heritage Trail, seeks to develop the nation's first long-distance, city-to-city, multi-modal transportation corridor for cyclists, hikers, and other non-motorized users.

BUCKS COUNTY PLANNING COMMISSION

The Almshouse Neshaminy Manor Center 1260 Almshouse Road
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Lynn T. Bush
Executive Director

April 7, 2016
BCPC #12160

MEMORANDUM

TO: Doylestown Township Board of Supervisors
Doylestown Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan for Molatto Lot Line Change
TMP #9-22-79-7 and 9-22-80
Applicant: Ron Molatto
Owner: Ronald H. Molatto
Plan Dated: February 2, 2016
Date Received: March 31, 2016

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 approximately 38.490 square feet (0.883 acres) from the rear of TMP #9-22-79-7 and convey it to adjacent TMP# 9-22-80. The resultant lot area for TMP #9-22-79-7 would be 72,281 square feet, and TMP# 9-22-80, would be 104,163 square feet. No new development is proposed at this time.

Location: Southeastern side of Cherry Lane, approximately 300 feet northeast of its intersection with Mercer Gate Drive.

Zoning: R-1 Residential district, which permits a single-family detached dwelling with a minimum lot size of 40,000 square feet (0.918 acre). All other uses are required to have a minimum lot area of 5 acres.

Present Use: Residential; single-family detached dwelling.

COMMENTS

The proposed subdivision and land conveyance would create two, more regularly-shaped parcels than the current lot layout. We suggest that the new deed of consolidation be reviewed to ensure that a landlocked lot is not created as a result of the subdivision.

In addition, we note that Section 153-24.B(e) of the subdivision ordinance classifies Cherry Lane as a community collector street. Subdivision ordinance Section 153-24.K indicates that pedestrian and bicycle requirements are to be based on the street hierarchy table (Attachment 2). A multi-use trail—8 feet wide is indicated for community collectors on the table. The Township's Bike and Hike Plan also illustrates a proposed trail along Cherry Lane. Therefore, municipal officials should consider the need for pedestrian/bike improvements along this road frontage, and if necessary, the plan should be revised accordingly.

This review will be included in the Bucks County Planning Commission board materials for the May 4, 2016 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: Ron Molatto
Kristin Holmes, P.E., Holmes Cunningham Engineering
Mario Canales, Pickering, Corts & Summerson, Township Engineer
Stephanie Mason, Township Manager (via email)

BUCKS COUNTY PLANNING COMMISSION

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R. Tyler Tomlinson

Lynn T. Bush
Executive Director

April 13, 2016
BCPC #12158

MEMORANDUM

TO: Doylestown Township Board of Supervisors
Doylestown Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Sketch Plan for Tax Parcel 9-12-11 Subdivision
TMP #9-12-11
Applicant: David Callan
Owner: DS & AH Callan
Plan Dated: March 18, 2016
Date Received: March 28, 2016

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 10.9654-acre tract into 3 residential lots. Lot 1 contains an existing single-family detached dwelling served by on-lot water and on-lot sewage disposal and will be 7.6458 acres. Lots 2 and 3 will be 2.1529 acres (93,781 square feet) and 1.0101 acres (44,002 square feet), respectively. Single-family detached dwellings with on-lot water and sewage disposal are intended for both lots. Access to Easton Road for Lot 2 will be via a private street (shared with Lot 1), and Lot 3 via an existing driveway easement with adjacent TMP# 9-12-12.

Location: West side of Easton Road (S.R. 1001) approximately 300 feet south of Warden Road.

Zoning: R-1 Residential District permits a single-family detached dwelling with a minimum lot size of 40,000 square feet (0.918 acre).

Present Use: Residential; single-family detached dwelling.

COMMENTS

1. **Waivers and street improvements**—A private street is proposed to provide access for Lots 1 and 2. A waiver is requested from subdivision and land development ordinance Section 153-24.A(8) to permit a 20-foot wide common driveway with a fire truck turning tee. In accordance with the requirements of Section 512.1(b) of the Pennsylvania Municipalities Planning Code,

the applicant must state the grounds and facts of unreasonableness or hardship on which the request for the waiver is based and the minimum modification necessary. Township officials should determine whether the requested waiver should be approved in whole or in part.

We note that additional roadway improvements are required by the subdivision and land development ordinance (i.e., curbs, sidewalks, lighting, signage, etc.). Future plan submissions should indicate all waivers requested from the subdivision and land development ordinance provisions if required improvements are not intended.

2. **Lot Width**—Proposed Lot 1 does not meet the required minimum lot width of 150 feet at the building setback line per zoning ordinance Section 175-39. Future plans should comply with the minimum lot width requirement.

3. **Access and easements**—We recommend that the shared access easement for the private street and driveway among the lots and adjacent parcels be reviewed prior to plan recording, including the proposed costs and maintenance responsibilities. In addition, the plan should be reviewed by the township fire marshal.

4. **Lot 3 parking and access**—Future plans should show how the two required off-street parking spaces are configured on Lot 3. We also suggest the consideration of Lot 3 taking access from the proposed private street, possibly to the cu-de-sac bulb if the roadway pavement were extended. The slope on that part of the lot does not appear to be prohibitively steep, and the existing driveway easement with adjacent TMP #9-12-12 could be eliminated.

5. **Stormwater management**—Stormwater infiltration and drainage facilities should be provided on future plan submissions to ensure adequate stormwater management for the two new lots. We recommend limiting earth disturbance needed on the sloping site and capturing rainwater through infiltration and channeling run-off by following the existing contours to the maximum extent possible (Section 153-38 of the subdivision and land development ordinance).

6. **Sewage and water facilities**

    a. The location and isolation distance for the proposed wells and wells located on adjacent parcels should be illustrated to ensure they are at least 100 feet from the proposed on-lot sewage disposal systems.

    b. The location of the proposed septic area on Lot 3 should be revised on future plans to comply with the Pennsylvania Code, Title 25, Chapter 73. Standards for Sewage Disposal Facilities, which requires a minimum isolation distance of 10 feet between the sewage disposal system and a property line, easement, or right-of-way. The plan shows a portion of the proposed system within 10 feet of the existing driveway easement.

    c. 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 subdivision.

This review will be included in the Bucks County Planning Commission board materials for the May 4, 2016 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: David Callan
Brian Horner, Protract Engineering, Inc.
Mario Canales, P.E., Pickering, Corts & Summerson, Township Engineer
Stephanie J. Mason, Township Manager (via email)

BUCKS COUNTY PLANNING COMMISSION

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Robert M. Pellegrino
Carol A. Pierce
R. Tyler Tomlinson

Lynn T. Bush
Executive Director

April 6, 2016
BCPC #6253-FF3

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 Abington Reldan Metals, LLC
TMP: #13-51-1-9
Applicant: Abington Reldan Realty
Owner: Same
Plan Dated: March 30, 2015
Last Revised: July 20, 2015
Date Received: April 4, 2016

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 three additions (Phases 2, 3, and 4) to an existing industrial building (titled Phase 1). Phase 2 would consist of 12,745 square feet; Phase 3 would consist of 23,691 square feet; and Phase 4 would consist of 30,000 square feet. Sewer and water service are to be provided by U.S. Steel. Our office conducted a review (BCPC #6253-FF2) of a previous proposal for Phase 2.

Location: On the northwest side of Old Bordentown Road, about 350 feet northwest of its intersection with Ben Fairless Drive, in U.S. Steel's Keystone Industrial Port Complex.

Zoning: The MPM Materials Processing and Manufacturing District permits a variety of light and heavy industrial uses on a minimum tract of 50 acres with a lot of at least 5 acres for each principal building. A maximum impervious surface ratio of 75 percent is permitted in this district.

Present Use: Industrial

COMMENTS

1. **Zoning information**—The plan indicates that required maximum building coverage and maximum impervious surface is 60 and 75 percent, respectively. According to Table 5 referred to in Section 209-30.D of the zoning ordinance, there is no required maximum building

coverage for the MPM Materials Processing and Manufacturing District and the maximum impervious is 80 percent for parcels greater than 8 acres in the same district. The plan should be revised accordingly.

2. **Replacement trees**—While a waiver has 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 subdivision and land development (SALDO) Section 191-52.1B.(4)(d).

3. **Pedestrian walkways**—The plan shows concrete walkways along the parking spaces closest to the existing building and along a portion of the proposed parking spaces closest to the side of the proposed Phase 4 building. We recommend that the same type of walkway be provided along the proposed parking spaces closest to the rear of the proposed Phase 3 and 4 buildings.

4. **Landscaping**—It is unclear from the information provided on the landscaping and lighting plan whether the proposal complies with all landscaping provisions of the zoning ordinance and the SALDO. Section 209.42.B(1) of the zoning ordinance requires clustered plantings at least 4 feet high between parking areas and lot or street lines except where a building intervenes or where the distance from the parking area to the lot or street lines is more than 150 feet. This type of cluster planting should be provided along the parking area proposed in proposed Phase 4 area adjacent to the northwest property boundary. SALDO Section 191-37.G(1) requires curbed raised planting beds in parking areas.

   The landscaping plan sheet should be revised to depict any additional landscaping that would be provided and township officials should ensure that landscaping (including shade trees) is provided according to ordinance standards, particularly for the existing parking areas.

5. **Stormwater management**—Township officials should determine if the current stormwater management facility is sufficiently sized to receive the stormwater that will be generated by Phases 1 through 4.

This review will be included in the Bucks County Planning Commission board materials for the May 4, 2016, 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: Abington Reldan Realty
Gilmore & Associates, Inc.
Jim Sullivan, P.E., T & M Associates, Township Engineer
Peter Gray, Township Manager (via e-mail)

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

April 22, 2016
BCPC # 12161

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 475 – 481 Pike Road
TMP #21-1-13-15 and #21-1-13-16
Applicant: Pike Road LLC
Owner: Same
Plan Dated: March 15, 2016
Date Received: April 1, 2016

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: Combine two existing lots and construct a one-story industrial building with a mezzanine. The first floor and footprint will be 27,560 square feet and the mezzanine will be 10,000 square feet. Fifty-four parking spaces are proposed. Public water and sewer service the site.

Location: 475–481 Pike Road, approximately 200 feet east of Buck Road.

Zoning: I Industrial District permits a variety of manufacturing and wholesaling activities on lots of 1 acre or more.

According to the plan, the following zoning ordinance variance was granted by the Lower Southampton Township Zoning Hearing Board on February 25, 2015:

Section 27-1002.C to permit an impervious surface ratio of 69.6 percent instead of the allowable 60 percent, conditioned on no hazardous material storage and no automotive work being done on the premise.

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 22-404.3.B & Section 22-406.C.(2)	To not require the location, names and widths of streets, the location and name of railroads, the location of property lines and names of owners, the location of watercourses, sanitary sewers, storm drains, and similar features within 400 feet of any part of the land to be subdivided or developed to the satisfaction of the township engineer;
Section 22-512.2	To not require curbing along the parking lot;
Section 22-513.1	To not require sidewalk along Pike Road;
Section 22-522.2.D	To not require the Landscape Plan to be signed and sealed by a landscape architect, registered in the Commonwealth of Pennsylvania.

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. **Permitted use**—It is unclear on the submitted plans what the proposed specific permitted use is other than an industrial use. Different uses have specific requirements and regulations per zoning ordinance Section 1403. The plan should be revised to note the permitted use that is being proposed.

3. **Required parking**—As displayed on the plan, the computation of required parking spaces totals 12.45 spaces and zoning ordinance Section 27-1901 states that where the computation of required parking space results in a fractional number, it shall be rounded up to the next higher number. The plans should be revised to reflect 13 spaces, not 12.

4. **Parking for alternative fuel vehicles**—Zoning ordinance Section 27-1903.3 requires that all parking areas include one electrical charging station for every 15 parking spaces. The plans should indicate which parking spaces would meet this requirement.

5. **Parking in required yards**—Zoning ordinance Sections 27-1715 and 16 state that no structure shall be built within the minimum yard setback requirements. A structure is defined as any man- made object having an ascertainable stationary location on land. The plan displays parking spaces within the front and side yard setbacks. It appears that existing adjacent properties within the Industrial District contain parking in both the front and side yards. The township should determine if the parking layout on the submitted plans meets the intent of the parking requirements established in the township ordinances.

6. **Off-street loading**—Zoning ordinance Section 1904 requires suitable and safe off-street loading for nonresidential structures which exceed 10,000 square feet. Loading docks, truck access ways, clearances, and turning radii shall be shown on all land development or zoning

permit applications. In addition, if it is determined that the use will be served by trucks for loading and unloading, then loading spaces on-site shall be provided in accordance with need. Sheet 12 of 12, Truck Turning Template Plan displays the turning radii and path of a fire truck around the building. The township should determine if the Truck Turning Template Plan is adequate and if loading and unloading are part of the operations of the proposed use. If the plans do not meet the satisfaction of the township on these issues, the plans should be revised accordingly.

7. **Access drives**—Subdivision and land development ordinance (SALDO) Section 22-510.3.B requires a minimum entrance and exit drive width of 25 feet for two-way use. The plan displays 24 feet. The plan should be revised to reflect the proper width.

8. **Landscape plan requirements**—SALDO Section 22-522.2.D requires plans to include an inventory of all trees indicating size, species and location for all trees greater than three inches in caliper. The aerial indicates some trees of potential size on-site that should be verified and located on the Existing Features Plan, Sheet 3 of 12.

   In addition, SALDO Section 22-522.9 requires the landscape plan to include a compliance chart to demonstrate compliance with this section of the ordinance. The landscape compliance chart should be added to the Landscape and Lighting Plan, Sheet 9 of 12.

9. **Street tree requirements**—SALDO Section 22-522.4.C requires street trees every 40 linear feet of frontage. The lot frontage is 296 linear feet, therefore requiring 8 street trees. The tree calculation chart on the Landscape and Lighting Plan, Sheet 9 of 12 should be corrected as well as the planting plan to depict the correct number of street trees required.

10. **Buffer yard**—SALDO Sections 22-522.5.A and C.(2)(a) require a Class 1 buffer yard of 25 feet for all new land developments. Zoning ordinance Section 1002.G notes that a buffer should be provided when the non-residential industrial use borders a residential district or use. The plans do not depict buffer plantings. The township should determine if buffer plantings are necessary since the development does not border an adjacent residential district or use.

11. **Parking area landscaping**—The tree calculation chart on the Landscape and Lighting Plan, Sheet 9 of 12 should be revised to contain all the requirements of SALDO Section 22-522.6 for parking area landscaping and the Landscape and Lighting Plan should be revised with additional plantings as required.

12. **Stormwater management facility landscaping**—The stormwater management facility in the front of the property does not contain any proposed landscaping. The township should determine if the plan meets the requirements of SALDO Section 22-522.7 for landscaping of stormwater management facilities and if the plans should be revised.

13. **Replacement trees**—It is unclear on the plans if any trees over 3-inch caliper are being removed. SALDO Section 22-522.8 requires replacement trees at an inch-per-inch replacement ratio or provide a fee in lieu of. The township should verify the removal of any trees over 3-inch caliper and the plans should be revised accordingly.

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 land development review with the planning module review.

This review will be included in the Bucks County Planning Commission board materials for the May 4, 2016 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.

JSI:dc

cc: Pike Road LLC
Heath Alan Dumack, P.E., Dumack Engineering
John Genovesi, P.E., TriState Engineers, Township Engineer
John McMenamin, Township Manager (via email)

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

April 13, 2016
BCPC #7957-E

MEMORANDUM

TO: Newtown Township Board of Supervisors
Newtown Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Final 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: March 9, 2016
Date Received: March 17, 2016

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 36,479 square feet of additions to the Newtown Athletic Club (NAC) building (including an outdoor roof deck and a lap pool and deck), and a basketball court, playground, relocated sand volleyball court, and walking path on an 18.034-acre tract (TMPs #29-10-137, -139, and -140). A plan note states that TMPs #29-10-137, -139, and -140 were consolidated per a previous approval. A 40,300-square-foot playfield is proposed on TMP #29-10-135. Public water and sewerage serve the site.

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. TMP #29-10-135 is located on the southeastern corner of Penns Trail and the Pheasant Run cul-de-sac.

Zoning: The LI Light Industrial District 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

Prior to final plan approval, the township should ensure that the plan meets all conditions of preliminary plan approval, as stated in a letter from the township solicitors, dated November 16, 2015. The plan should not be approved until all issues are resolved. We note the following issues for the township's consideration prior to final plan approval.

1. **Sidewalks**—One of the conditions of preliminary approval is compliance with the Bucks County Planning Commission review letter, dated September 11, 2015. The final plan does not address a comment in the BCPC review that states 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.

   The plan does not provide parking on the site of the proposed playing field across Penns Trail, so those using the new field would have to park on the existing NAC site. However, the

parking lot around the existing building along Pheasant Run does not have a convenient sidewalk connection to the required crosswalks at the Pheasant Run/Penns Trail intersection. The crosswalks connect to the sidewalk along Pheasant Run to the western side of the building. It is not likely that people intending to use the proposed playing field would park behind the building and walk around the western side of the building to the sidewalk along Pheasant Run to Penns Trail, while carrying any necessary recreation equipment. A pedestrian connection should be provided from the concrete area at the eastern side of the building, along the turnaround area (with four parking spaces), and diagonally to the proposed crosswalks.

2. **Landscaping**

a. **Buffering**—A condition of preliminary approval states that the developer shall provide sufficient landscape buffering so as to preclude headlights from the property from impinging upon nearby intersections. The landscaping on the final plan is the same as on the preliminary plan, except that some of the red maple trees (*Acer rubrum*) have been redesignated as sugar maples (*Acer saccharum*). No additional screening plantings have been provided. The final plan should indicate that sufficient buffering is provided to comply with the condition of preliminary approval. We also note that the site planting schedule indicates 12 sugar maple trees, but 11 are shown on the plan. This discrepancy should be corrected.

b. **Relocated trees**—As noted in our preliminary plan review, Sheet 7 shows 12 proposed relocated trees near the 2-story building addition along Penns Trail; a proposed relocated tree also was shown along the Blacksmith Road cul-de-sac bulb. All of those proposed relocated trees are in Area of Work 1. In addition to those trees, the final plan shows six proposed relocated trees and six existing trees to be relocated in Area of Work 2. The number and location of trees being removed and replanted on the site should be verified on the final plan. Additionally, as stated in our previous review, the township should receive a guarantee from the applicant that the proposed relocated trees will be replaced if they do not survive and thrive after construction.

This review will be included in the Bucks County Planning Commission board materials for the May 4, 2016, 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)
Micah Lewis, Assistant 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

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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Diane M. Ellis-Marseglia, LCSW

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Raymond W. Goodnoe
David R. Nyman
Robert M. Pellegrino
Carol A. Pierce
R. Tyler Tomlinson

Lynn T. Bush
Executive Director

April 18, 2016
BCPC #11165-B

MEMORANDUM

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

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Final Plan of Subdivision for the Melsky Tract
TMP #47-8-17
Applicant: Dolington Land, L.P.
Owner: Same
Plan Dated: February 8, 2016
Date Received: March 17, 2016

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 134.06 total acres (the Melsky tract) into 90 single-family detached dwelling lots, and 6 open space lots, consisting of 4 open space lots in Newtown Township and 2 open space lots in Upper Makefield Township. Phase 1 of the project, within Newtown Township (TMP #29-7-4, 67.65 acres, 45 dwelling lots) has previously been approved and recorded. This review is for Phase 2 of the project within Upper Makefield Township. The proposal is to subdivide 66.41 acres into 45 single-family detached dwelling lots (22.08 acres), and 2 open space lots (39.46 acres). The right-of-way area for the proposed roads will comprise 4.87 acres. Public water and sewerage are proposed for the 45 single-family lots via connection to the sewer treatment plant and water distribution facilities that are part of the Gray tract (TMP #47-8-16).

Location: Northside of Stoopville Road, approximately 500 feet east of its intersection with Eagle Road.

Zoning: FCO Federal Cemetery Overlay District within the CM Conservation Management District. This overlay district permits single-family detached dwellings on a minimum lot area of 20,000 square feet with a maximum impervious surface ratio of 0.30 per site / 7,000 square feet per lot.

Present Use: Agricultural.

COMMENT

Before final 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 May 4, 2016 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: Dolington Land, L.P.
John Baionno, Eastern States Engineering, Inc.
Larry Young, Tri-State Engineers, Township Engineer
Jim Pascale, Township Manager (via email)
Newtown Township

BUCKS COUNTY PLANNING COMMISSION

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Robert M. Pellegrino
Carol A. Pierce
R. Tyler Tomlinson

Lynn T. Bush
Executive Director

April 25, 2016
BCPC #12045

MEMORANDUM

TO: Warrington Township Board of Supervisors
Warrington Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Revised Preliminary Plan of Subdivision for Sandstone
TMP #50-20-21; -24; -26-; -27; -28; -29-; -31; and -32
Owner: KVK Devt Group, LP, J. Robert Acquisitions LP, Matthew Williams Prop LP
Applicant: Same
Plan Dated: March 28, 2016
Date Received: April 8, 2016

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 6.6863-acre parcel into 9 single-family detached lots and a lot for stormwater management. The lots range in size from 20,029 to 34,918 square feet. Public water and sewer will serve the site.

Location: Northwestern side of the intersection of Phillips Avenue and Street Road.

Zoning: R-2 Medium Density Residential District which permits single-family detached dwellings on lots of 20,000 square feet or more.

Present Use: Vacant

COMMENTS

1. **Open space**—Section 806.1.C of the township zoning ordinance permits provision of open space through payment of a fee in lieu of land and/or facilities if the site is not suitable with regard to the size, shape, location, access or provisions for maintenance. The plan indicates that 1.35 acres of open space is required but none is shown. An email from the developer, Steven Katz, indicates that a fee in lieu of open space will be offered. The township should determine if open space cannot be provided on the site and if a fee in lieu is appropriate. If a fee in lieu is appropriate the plan should be revised to note this information.

2. **Lot grading**—Section 318.E of the subdivision and land development ordinance requires that the top or bottom edge of slopes shall be a minimum of five feet from property or right-of-way lines of streets in order to permit the normal rounding of the edge without encroaching on the abutting property. The plan shows contour lines along Phillips Avenue, some of which terminate along the length of the right-of-way line and some of which extend beyond the parcel boundary.

   The plan also proposes steep grading on many of the lots, including a substantial portion of the rear yard on Lot 8, which has a slope of approximately 25 percent. A front and side yard of Lot 4 and side yard of Lot 7 also are steeply sloped. Drainage swales with a slope of approximately 25 percent are proposed along the perimeter of the site. Maintenance of portions of the lots may be complicated by the slope, and usable yard space may be limited.

3. **Buffer plantings**—We recommend that that the township place a conservation easement on the buffer yards located on individual lots to protect the plantings so homeowners will not remove them.

4. **Setback from overhead wires**—A note on the landscaping plan (Sheet 12) states that street trees along the frontage of Phillips Avenue within Lot 2 shall be planted a minimum of 15 feet from the overhead wires. The appropriate horizontal planting distance from overhead wires will depend on the height of the wires, and height and spread of the trees at maturity. Large trees such as those proposed generally are recommended to be planted 40 to 50 feet from overhead wires, to avoid interference with the wires 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 proposed subdivision.

This review will be included in the Bucks County Planning Commission board materials for the May 4, 2016 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: KVK Dev. Group, LP, J. Robert Acquisitions, LP, Matthew Williams Prop., LP
Tom Zarko, CKS Engineers, Municipal Engineer
Scott Camburn, Urwiler & Walter, Inc.
Barry Luber, Interim Township Manager (via email)
Barbara Livrone, Warrington Township

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

April 12, 2016
BCPC #12156

MEMORANDUM

TO: Warwick Township Board of Supervisors
Warwick Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Sketch Plan of Major Subdivision for Prestige Property Partners
TMP #51-3-31-3; -31-4; and -31-5
Applicant: Prestige Properties Partners, LLC
Owners: Kenneth D. and Nancy S. Reiff; Ronald D. Reiff; and Barbara Ann Fry
Plan Dated: February 18, 2016
Date Received: March 14, 2016

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 20.399-acre parcel into 13 clustered single-family residential lots. Lots range in size from 15,000 square feet to 3.37 acres. Open space areas are proposed totaling 9.06 acres. Open Space A will be 4.17 acres and Open Space B will be 4.89 acres. Also, a 1.56-acre portion of Lot 13 will be deed-restricted as common open space. Lots 1 and 13 contain existing dwelling units. Public water and sewerage will serve all lots.

A by-right plan consisting of 11 residential lots and two open space areas accompanies the plan submission. Lots range in size from 40,000 to 41,700 square feet. Open Space A and B are 3.59 and 3.67 acres, respectively (7.26 acres total).

Location: Northeast of Guinea Lane, between the Ashton Drive and Wynne Way intersections of Guinea Lane.

Zoning: The R-1 Residential District permits single-family detached dwellings with a minimum lot area and lot width of 40,000 square feet and 150 feet, respectively.

Present Use: Residential/agricultural

COMMENTS

1. **Cul-de-sac length**—The proposed cluster plan proposes a cul-de-sac with a total length of 971 feet. Section 163-36.B of the subdivision and land development ordinance states that a cul-de-sac permanently or temporarily exceeding 500 feet in length may be approved by the Board of Supervisors if conditions of the land so warrant. Therefore, this issue should be addressed prior to taking action on the plan.

2. **Driveway access to internal street**—For Lots 1 and 13, the proposed cluster plan proposes to utilize the existing driveways to gain access to Guinea Lane. The Township's Comprehensive Plan Update classifies Guinea Lane as a Collector Road. To reduce the number of curb cuts onto to this collector road, we recommend that the existing driveways on Lots 1 and 13 be removed and new driveways be provided to gain access to proposed Road A.

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.

This review will be included in the Bucks County Planning Commission board materials for the May 4, 2016 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: Prestige Properties Partners, LLC
Samuel D. Costanzo, Van Cleef Engineering Associates
Michele Fountain, P.E., CKS Engineers, Inc., Township Engineer (via email)
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)

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

April 14, 2016
BCPC #7486-A

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 Fedegari Technologies, Inc.
TMP #52-14-50
Applicant: Fedegari Technologies, Inc.
Owner: Same
Plan Dated: March 17, 2016
Date Received: March 28, 2016

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 3,586.6-square-foot addition to an existing building on a 3.3-acre parcel. The site is served by on-lot water and sewer service.

Location: The site is located along the western side of Bethlehem Pike approximately 625 feet northwest of its intersection with Mill Road.

Zoning: The PC-2 – Planned Commercial 2 District permits commercial schools, offices and repair shops by right on a minimum lot area of 20,000 square feet.

Present Use: Offices.

COMMENTS

1. **Narrative of proposed development**—Section 409 of the subdivision and land development ordinance specifies that a narrative description be provided for all land developments.

2. **Parking**

   a. Section 523.3.A of the subdivision and land development ordinance specifies that parking shall not be permitted along driveways which serve as the entrance(s) or exit(s) to parking areas. The seven parking spaces along the driveway would have to be relocated to comply with this ordinance requirement.

b. Section 523.3.H of the subdivision and land development ordinance specifies minimum requirements for parking facilities, specifying that commercial and industrial parking facility design requirements shall be subject to approval by the Township Engineer. These plans should be reviewed by the Township Engineer to make sure that the 6 inches of 2A stone proposed in the Parking Lot Paving Section drawing on Sheet 6 of 6, is adequate for this proposed land development.

c. Section 523.5.A of the subdivision and land development ordinance specifies that parking lots with a capacity of from 15 to 100 cars shall require a raised and/or curbed planting strip, landscaped in accordance with Section 515. The plan as shown proposes painted islands separating the 36-space parking lot from the driveway. The Township should determine if these areas should be planted versus painted and/or whether a raised curb should be required as part of these islands.

d. Section 523.7.A of the subdivision and land development ordinance specifies a parking space depth of 19 feet. The plan as submitted, except for the spaces located along the front of the building, shows a parking space depth of 18 feet 6 inches.

e. Section 523.8 of the subdivision and land development ordinance specifies that adequate loading zones areas will be provided based on the proposed use of the facility. The plan as shown makes it difficult to determine if the driveway at the rear of the building is intended to serve this purpose. If it is designed to be a loading area, the lack of a turnaround area should be addressed to comply with Section 523.3.L of the subdivision and land development ordinance specifying that parking area design must accommodate access and circulation for the largest delivery truck anticipated for the proposed use.

f. Section 523.5.C of the subdivision and land development ordinance specifies that all parking areas shall be landscaped in accordance with Section 515 of the subdivision and land development ordinance. No landscape plans were included as part of the plan submitted.

3. **Garbage collection facilities**—It is unclear as to whether outdoor garbage facilities are planned as part of the proposed building expansion. However, if garbage collection facilities are to be provided, Section 523.3.I of the subdivision and land development ordinance specifies that outdoor facilities must be screened from view by landscaping and/or fencing, and be located to provide adequate truck access. The Township should determine if any of the proposed uses would necessitate the need for an outdoor garbage collection facility, and if so, it should be shown on future plan submissions.

4. **Driveway**—Section 523.6.D of the subdivision and land development ordinance specifies that driveways along nonresidential buildings and main circulation driveways shall have a minimum paved width of 26 feet. The plan shows a proposed driveway width of 24 feet.

5. **Site capacity calculations**—Section 403.3.K.(5) of the subdivision and land development ordinance specifies that site capacity calculations be shown on the plan.

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 May 4, 2016 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: Fedegari Technologies, Inc.
Peter C. Andersen, Andersen Engineering Associates Incorporated
Steven Baluh, C. Robert Wynn Associates, Inc., Municipal Engineer
Greg Lippencott, Township Manager (via email)

Bucks County Planning Commission
Planning Module Reviews
May 04, 2016

Municipality	Development	BCPC Number	Tax Parcel Number	PaDEP Code Number	Plan Review Number
Warminster Township	Leary School Redevelopment	12128	49-10-162	1-09007-208-3J	0201-60011
Northampton Township	Russell Tract	12107	31-5-45	1-09937-410-3J	0201-60013
Falls Township	Car Wash - 115 Lincoln Highway	12119	13-4-608, -609, -612, -616 & -617	1-09002-240-3J	0201-60012

BUCKS COUNTY PLANNING COMMISSION

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Carol A. Pierce
R. Tyler Tomlinson

Lynn T. Bush
Executive Director

April 1, 2016

Robert Cunningham, P.E.
Holmes Cunningham Engineering
350 Butler Avenue
New Britain, PA 18901

RE: Leary School Redevelopment Planning Module
PaDEP Code #1-09007-208-3J
BCPC #12128
TMP #49-10-162
Warminster Township, Bucks County, PA

Dear Mr. Cunningham:

We have received a copy of the subject planning module[1] regarding the extension of existing sewage conveyance and collection facilities to serve 36 single-family detached dwellings. The site contains 15 acres and is located approximately 175 feet southeast of the Victoria and Henry Avenue intersection and 1,000 feet northeast of the intersection of Henry Avenue and County Line Road. The plan proposes 36 dwelling units which will flow into the existing collection system and the Street Road interceptor to the Warminster Municipal Authority 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 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 Municipal Authority 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

David C. Zipf, AICP
Community Planner

DCZ:dc
Attachment

cc: Genevie Kostick, BCDH
Elizabeth Mahoney, PaDEP
Steven Weisner, Township Manager
Act 537 file

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

DEP Code #	1-09007-208-3J
BCPC #	12128

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
Leary School Redevelopment

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

1. Date plan received by county planning agency. March 28, 2016
2. Date plan received by planning agency with areawide jurisdiction _____

   Agency name _____
3. Date review completed by agency April 1, 2016

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: Communty Planner Signature: David C. Zipf
		Date: April 1, 2016
		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

April 22, 2016

Jeffrey A. Stout, P.E.
Pickering, Corts & Summerson
642 Newtown-Yardley Road
Suite 300
Newtown, PA 18940

RE: Russell Subdivision
PaDEP Code # 1-09937-410-3J
BCPC #12107
SLD #15-8
TMP #31-005-045
Northampton Township, Bucks County

Dear Mr. Stout:

We have received a copy of the planning module[1] concerning the proposal to subdivide 3.84 acres into five single-family lots, ranging from 30,261 to 39,792 square feet. Wastewater flows (5 EDUs/1,505 gallons per day) will flow by public sewerage through the Northampton, Bucks County, Municipal Authority's (NBCMA) collection system, through the Bucks County Water and Sewer Authority (BCWSA) system, and to the Philadelphia Water Department's (PWD) Northeast Philadelphia Water Pollution Control Plant via the Neshaminy Interceptor.

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.

The NBCMA and BCWSA certify that they have sanitary sewer collection capacity. The PWD certifies there is adequate capacity within the City of Philadelphia's conveyance and treatment facilities to receive and treat the sewage flows. 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.

Documentation confirming compliance with the state historic preservation act and the Pennsylvania Natural Diversity Inventory (PNDI) Project Environmental Review Receipt, while indicated to be

[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.

attached in the packet, are not included in the copy of 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.

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
Dave Connell, P.E., CKS Engineers, Inc., Township Engineer
Mike Solomon, Township Director of Planning and Zoning
Elizabeth Mahoney, PaDEP
Act 537 file

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

DEP Code #	1-09937-410-3J
BCPC #	#12107

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
Russell Subdivision

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

1. Date plan received by county planning agency. April 5, 2016
2. Date plan received by planning agency with areawide jurisdiction _____

   Agency name _____
3. Date review completed by agency April 22, 2016

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: Michael A. Roedig
		Title: Senior Planner Signature: _____
		Date: April 22, 2016
		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*
Edward Kisselback, *Secretary*
James J. Dowling
Raymond W. Goodnoe
David R. Nyman
Robert M. Pellegrino
Carol A. Pierce
R. Tyler Tomlinson

Lynn T. Bush
Executive Director

April 12, 2016

Jeffrey A. Stout, P.E.
Pickering, Cort, & Summerson
642 Newtown-Yardley Road, Suite 300
Newtown, PA 18940

RE: Car Wash - 115 Lincoln Highway
PaDEP Code #1-09002-240-3J
BCPC #12119
TMP #13-4-608, 13-4-609, 13-4-612, 13-4-616, 13-4-617
Falls Township, Bucks County, PA

Dear Mr. Stout:

We have received a copy of the planning module[1] regarding the plan for construction of a 5,760-square-foot car wash on a 2.5-acre site. According to a Falls Township representative, the project has not been scheduled for the Conditional Use hearing. We understand that at the March 7, 2016 Falls Township Board of Supervisors meeting, the applicant got approval for an extension of time for their Land Development application and also the conditional use application.

The sewage effluent from the development, equaling 850 gallons per day (1 EDU allocating, 2 EDUs requested), will be conveyed to the 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 CMP filed with PaDEP.

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 indicates the site is in an area intended to be served by public sewer. One of the past unofficial plans, the *Falls Township Act 537* Plan Update, prepared by Remington, Vernick, and Beach Engineers and dated August 2014, 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.

[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.

Section G.4.b indicates that there are construction activities (encroachments or obstructions) proposed in, along, or through the wetlands, but does not identify any proposed encroachment on wetlands and identify whether a general permit or full encroachment permit will be required. Additionally, we note that Sections G.6 and 7 have not been completed regarding documentation confirmation whether the project is consistent with the PA State History Code, and submission of a completed PA Natural Diversity Inventory (PNDI) Project Environmental Review Receipt or PNDI form. All required information should be included in the planning module packet that will be sent to the PaDEP.

The County Planning Agency Review, Component 4B, is attached for inclusion with the planning module application to DEP. 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 A. 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 #	1-09002-240-3J
BCPC #	12119

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
Car Wash - 115 Lincoln Highway

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

1. Date plan received by county planning agency. April 5, 2016
2. Date plan received by planning agency with areawide jurisdiction _____

   Agency name _____
3. Date review completed by agency April 12, 2016

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 See attached letter.
☐	☐	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? municipal conditional use approval required
☐	☒	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: April 12, 2016

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, June 1, 2016
2:00 P.M.

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

AGENDA

1. Call to Order

2. Pledge of Allegiance

3. Presentation: The Zika Virus and Bucks County Response
   Dr. David Damsker, Director of the Bucks County Health Department

4. Approval of Minutes of April 6, 2016

5. Executive Director's Report

6. Introduce Lia Brussock, New Hope-Solebury High School Senior, APEX Project

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
May 4, 2016

MEMBERS PRESENT: James J. Dowling; Raymond (Skip) W. Goodnoe; Edward Kisselback, Jr.; Robert M. Pellegrino; Carol A. Pierce; Evan J. Stone; R. Tyler Tomlinson; Walter S. Wydro

STAFF PRESENT: Lynn T. Bush; Debra Canale; Paul W. Gordon, David P. Johnson; Timothy A. Koehler, Charles T. McIlhinney; Michael A. Roedig; David A. Sebastian; Maureen Wheatley

GUESTS: Alex Cherkas, Owner, Pike Road LLC; David Lauer, Northampton Resident; Brig Masone, Northampton 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 APRIL 6, 2016**
   Upon motion of Mr. Dowling, seconded by Ms. Pierce, with the vote being 8-0 the motion carried to approve the minutes of the April 6, 2016 meeting as presented.

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

   Ms. Bush highlighted her attendance at the Bedminster Regional Land Conservancy Annual Meeting where they discussed their progress in acquiring, holding, and enforcing conservation easements on farms and open space. Ms. Bush commented that is a good thing to have another set of eyes watching over conservation easements.

   Ms. Bush also mentioned that she, along with Mr. Richard Harvey, attended the Lower Makefield Township Board of Supervisors meeting on April 6 to discuss the possibility of the County being a holder of a preservation easement on the Patterson Farm in Lower Makefield Township. The Township purchased the property in 1999 but did not put a conservation easement on the entire farm. The Supervisors would like to permanently preserve the property now. Bucks County would be co-holders with the Township.

   Ms. Bush brought to our attention a couple meetings she had after the packet went out. The first meeting was with the Bucks County Long Term Care Consortium. Ms. Bush gave a presentation on the Planning Commission's role in the 55 plus community. She will be working with the Bucks County Area on Aging and BCPC staff members to formalize some ideas on how our planning programs should consider the growing older population.

Ms. Bush also attended a public meeting at the Washington Crossing Historic Park with Pennsylvania State Representative Scott Petri, a sponsor of legislation that would establish a Community Rating System (CRS) Incentive Program. The program would provide grants to local entities for activities aimed at improving its flood remediation program. They were joined by Pennsylvania State Representative Frank Farry, State Coordinator of the National Flood Insurance Program (NFIP) Dan Fitzpatrick, and representatives of both Tetra Tech and FEMA. Ms. Bush said that they may be able to help reduce the premiums on residents' flood insurance policies if the municipalities participate in the CRS FEMA program. With close to 5,000 households in Bucks County requiring flood insurance, paying close to $6 million in premiums, participation in the CRS Incentive program could result in significant savings. Some of the requirements we already meet, such as: having an ordinance that protects flood plains; preserving flood plain land; encouraging open space in flood plains; and providing information to the public on flood plains. Each of these items can earn points can reduce insurance premiums from 5 percent to 45 percent.

Ms. Bush also noted the recap of the Phase I status of the Bucks County Trails System, which will result in the addition of nearly 7½ miles of new recreational trails for walkers, bicyclists, and joggers.

Mr. Wydro thanked Ms. Bush for her report and commented that the Staff Report shows a significant amount of activity, and he would like to suggest having the staff present one of the projects at each meeting.

5. **PRESENTATION: NEW BRITAIN BOROUGH – MIXED USE ORDINANCE** – MATTHEW WALTERS, PLANNER

Ms. Bush introduced this presentation by stating that New Britain has adopted a mixed-use zoning ordinance for the area near the former Knoell property and the redevelopment of Butler Avenue as the centerpiece of a new University Village. The project began three years ago when we started working with New Britain Borough on the development of the 7 acres of the vacant Knoell property along Butler Pike. Ms. Bush stated how proud she was of this project and the BCPC staff work. The work that BCPC has done for New Britain Borough in planning, community engagement, development of partnerships with residents, businesses, and the University, and ordinance writing will be the catalyst for a revitalization of New Britain Borough.

Mr. Dowling interjected that he saw that the construction of sidewalks has already begun along Butler Pike. Ms. Bush said that New Britain Borough applied for and received a Safe Routes to School Grant to fund that project.

Mr. Walters began his presentation by stating that in 2014 we organized a New Britain Borough Town Hall Meeting and came out with a clear idea of what the Borough was looking to accomplish. He said that New Britain received a Transportation and Community Development Initiative (TCDI) grant from the DVRPC about 18 months ago to do a study of the Butler Avenue corridor from Bristol Road to New Britain Road. With the key idea being to foster the University-Borough relationship and create Butler Avenue as a Main Street, the Borough began to coordinate with the local business community, seek out new businesses and develop a revitalization plan.

Mr. Walters explained the Butler Avenue study area is broken down into three sections: Town Center which begins at Bristol Road and extends to include the shopping center; the Historic Village section, which is mostly residential with a few businesses and also includes the New Britain

Baptist Church; and, the University Village section, which extends from Beulah Road to New Britain Road and includes Delaware Valley University.

Mr. Walters stated the Butler Avenue is the "Main Street" of New Britain Borough and it is their goal to plan and develop it into a traditional Main Street with sidewalks, cross walks, intersection improvements, street trees, gateway designations, protecting the historic resources and making sure new development does not adversely impact neighborhoods. Residents recognize various community assets, including SEPTA service and Delaware Valley University.

Mr. Walters showed pictures of the opportunity areas of New Britain Borough. He said that the benefits of New Britain Borough adopting the Mixed Use Ordinance would be the redevelopment of underutilized land, infill development and redevelopment of former industrial and commercial sites and continuing to contribute to the Main Street character of Butler Avenue.

Mr. Walters discussed the underlying zoning districts of the new Mixed Use Overlay District: R-1 Residential District, Low density residential district, C-2 Commercial District, C-3 Office Commercial District and LI Light Industrial District. With the new Mixed Use Ordinance additional uses would be permitted such as banks, bed and breakfasts, commercial recreational or sports facilities, convenience stores, day care centers, cultural facilities, public recreational facilities, research facilities, eating establishments, state liquor stores, offices, motels or hotels, personal service businesses, retail trade and services and residential uses. "Big Box" stores are not permitted.

Mr. Walters stated that in order to achieve the Main Street feel, the Borough has added dimensional and design requirements for the mixed use overlay, such as maximum building height and maximum setbacks from Butler Avenue. Additionally, the first floor along Butler Avenue must be a nonresidential use, and public space is required. To further create Butler Avenue as a Main Street all parking should be behind principal buildings and development must contribute to the streetscape with walkways, landscaping and street trees, outdoor sidewalk lighting, benches, bike racks and access management. All new buildings should be compatible with existing architectural scale and style and any franchise design/architecture is discouraged. Mr. Walters completed his presentation with illustrations and photo simulations of what Butler Avenue should look like when completed.

The floor was then opened for questions. Discussion and questions ensued on topics including student housing, the historical area, common signage, parking issues, the town/gown relationship, location of sidewalks and bike lanes.

Mr. Wydro and the board thanked Mr. Walters for his presentation.

6. **ACT 247 REVIEWS**

There was discussion regarding BCPC Review #12160 – Lot Line Change for Molatto. The property is on Cherry Lane and Mr. Dowling was concerned as to whether a traffic study was required. Ms. Bush stated that it was lot line change and a traffic study would not be required because the number of lots is not changed.

The reviews of May 4, 2016, were mailed to the board for their review prior to the meeting. Upon motion of Mr. Pellegrino, seconded by Mr. Dowling, the motion carried to approve the May 4, 2016 Act 247 reviews.

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

8. **NEW BUSINESS**
Mr. Wydro made a suggestion that a proclamation by the Commissioners for the Planning Commission's 65th year anniversary be conducted at the Grange Fair. He also suggested a presentation by the Planning Commission to the Commissioners of the role we have had in the development of Bucks County. Ms. Bush said that she has been collecting materials for that purpose. Mr. Wydro also suggested that a special evening meeting be held along with a dinner.

9. **PUBLIC COMMENT**
Mr. David Lauer, a resident of Cornell Avenue, Churchville, Northampton Township, said he felt compelled to come to the BCPC Board meeting after the last Northampton Board of Supervisors meeting. At that meeting, strong opinions were voiced against the proposed Newtown Rail Trail. Since that meeting, he has been polling the residents of his street on their feelings regarding the trail, and he said that the majority of the residents support the trail and he wanted to make sure that the opinions voiced at the meeting weren't the only ones heard.

Ms. Bush responded that the County Commissioners support the trails and from their support, funding for the feasibility studies for the trails has been acquired. Phase 1 of this trail program will be to complete engineering and design studies, using grant money, for the section of the Newtown Rail Trail in Upper Southampton Township.

Discussion followed on questions of maintenance and security. Ms. Bush stated that the municipalities with trails have taken responsibility for maintenance and agree that neither maintenance nor patrolling are burdensome.

Mr. Lauer thanked the Board for their time.

Ms. Brig Masone, a resident of Nelson Drive, Churchville, Northampton Township, stated that her property is adjacent to the proposed trail and is a founding member of the Penn-Tammany Greenway Coalition. The Coalition is formed of resident supporters of the trail from Newtown, Middletown, Southampton, Warminster, Churchville and Northampton. They wish to see this trail come to fruition. Ms. Masone wanted to encourage the Bucks County Planning Commission to keep this trail as a priority.

Ms. Masone thanked the Board for their time and consideration.

10. **ADJOURNMENT**
Mr. Wydro adjourned the meeting at 3:05 PM.

Submitted by:

Debra Canale, Staff Secretary

BUCKS COUNTY PLANNING COMMISSION
Executive Director's Report
May, 2016

Bridge Meeting with PennDOT – Rich Brahler and I met with PennDOT and General Services about bridges.

Senior Project Student– We have our New Hope-Solebury senior, Lia Brussock, here for two and ½ weeks. She is helping us with a couple of projects.

Farewell for Dr. Brosnan – I attended the farewell event for Dr. Joe Brosnan, the retiring President of Delaware Valley University.

Warminster Economic Development – We created an on-line Survey Monkey survey for their business community.

Plumstead Township – We were interviewed by the Board of Supervisors for the position of township planning consultant. We will let you know if we are selected.

Our **Planning Commission GIS** staff has prepared two possible ways to divide the very large Bedminster West voting district. This is an excellent application of our GIS technology because the law requires that voting districts meet certain criteria, which we are able to take into account in developing new district boundaries. We have to allocate voter population more or less equally between the two new districts, and we must follow census tract lines.

New Britain Borough Town Hall Meeting – We had an excellent town hall meeting on the New Britain Borough plan for Butler Avenue, with good attendance and very positive comments.

Warrington Township – Working on tabulating the results of a citizen survey from Warrington Township that the Township prepared. There is a large response, with many residents writing in comments.

Doylestown Bike and Hike Committee Conference – I attended with two staff members the Trails Conference sponsored by the Doylestown Bike and Hike Committee. There were lots of good comments from the group on the County's trails initiatives.

Morrisville Borough – We made a presentation to Borough Council on May 10 on our findings regarding their downtown – assets, impediments, issues, opportunities, etc. We have been working with their economic development committee but wanted to bring Borough Council up to date to make sure they are on board.

Delaware Canal 21 Meeting – I attended the Delaware Canal 21 organization luncheon on Tuesday, May 10, where many people associated or interested in restoring and maintaining the canal through Bucks County met to discuss the advantages of the canal to tourism, the local economy, the preservation of history, and the preservation of an important walking/biking path.

BCPC Activity Report

Community Planning and Municipal Economic Development Initiative

The Planning Commission staff helps townships and boroughs in several ways: we attend local planning commissioner meetings to provide advice and guidance, and we prepare plans and ordinances in cooperation with local representatives. We are entering our fourth year of providing municipal assistance through the Municipal Economic Development Initiative (MEDI), and several of the activities below are in that category and are so noted.

We attended the Sellersville Borough Planning Commission, Dublin Borough Planning Commission, and the Quakertown Area Planning Committee (QAPC) meetings.

Preparing Plans–A public meeting was held on May 12th for the **New Britain Borough Main Street Plan**, (part of our MEDI program). The meeting was held at Delaware Valley University's Life Sciences building. The purpose of the meeting was to gather public input prior to the completion of a final draft for June. Nearly 50 residents and business owners attended the meeting. The concepts presented were well received by the attendees.

A Stakeholder's Meeting will be held on June 16th at the Buckingham Township Building as part of the **Cross Keys Land Use and Transportation Plan.** An update will be given on the study discussing business survey results, transportation improvements, streetscape and corridor features, and potential development ideas.

We had our sixth meeting with the **Warminster Township Economic Development Committee** and discussed a business survey to be sent to township businesses. The township will be offering incentives to encourage response such as a round of golf at the township golf course.

We presented our initial findings to Borough Council and were seeking direction on May 10th for the **Morrisville Borough** MEDI project. While no projects were decided on, Borough Council found the presentation informative and gave good feedback on our next steps.

We met with the **Dublin Borough** planning commission to discuss draft amendments to their zoning and subdivision and land development ordinances which would implement recommendations of the borough Revitalization and Visioning Plan (2013).

The 2nd draft of the **Northampton Township Village Overlay District Design Guidelines** have been completed and will be reviewed by township officials. The guidelines will be adopted as an appendix to the township's subdivision and land development ordinance.

Staff continued to work on the Richboro Village Master Plan MEDI project. A transportation analysis of Richboro has been completed. Initial designs for public space and roundabout landscaping were produced and are currently undergoing revisions.

In addition to special studies and plans, we continue to prepare, under contract, Comprehensive Plans for **Northampton Township, Lower Makefield Township,** and **Hilltown Township**.

We commenced analysis of township survey results for the **Warrington Township** Planning Commission in anticipation of work with them on an update of their comprehensive plan.

A public meeting will be held on June 14th with the **West Rockhill Township** Planning Commission to discuss the merits of the "Village Concept Plan" developed as part of the Almont Village Master Plan.

We coordinated with representatives from the Pennsylvania Department of Transportation (PaDOT) to attend the May **Quakertown Area Planning Committee** (QAPC) meeting to discuss PaDOT's scheduling of transportation improvements and to share the regional priority lists of transportation projects developed by the Committee. Prior to the meeting with PaDOT representatives, the Committee had ranked maintenance and capital projects in order of local importance with input from each QAPC municipality and the Quakertown Community School District.

Preparing Ordinances–We continued an assessment of changes needed to the **Newtown Area Joint Zoning Ordinance** related to Planned Residential Development use requirements and definitions and requirements associated with water and sewer facilities.

Trails Program– Staff presented an update on the County's trails program at the Central Bucks Bike & Hike Meeting on May 12. This meeting included an opportunity to meet with Roy Gothie, PennDOT's Bicycle Coordinator, and Andrew Johnson of the William Penn Foundation, the organization which has provided significant funding for development of the Circuit trails network.

Staff completed their analysis of the pros and cons of each of the 15 proposals received for the design and engineering work for the Upper Southampton Township segment of the Newtown Rail Trail.

Providing Planning Information and Coordinating with other Agencies

The planning commission staff provides information and assistance to the many people who call us for help. This includes topics such as demographic and socioeconomic data, development proposals, BCPC reports, local zoning, and municipal regulations. Some of this work results from our mandated functions (reviewing proposed developments and reviewing various permit applications), some from other groups that need information, and some from residents who need guidance. Staff began review of DVRPC's draft 2045 population forecast along with the recently released U.S. Census 2015 population estimates.

Act 247 and 537 Review Activity

- 9 Subdivision and Land Development Proposal
- 3 Sketch Plans
- 8 Municipal Plans and Ordinances
- 3 Sewage Facility Planning Modules
- 2 Traffic Impact Studies

Transportation

BCPC Transportation Planning staff is responsible for working with PennDOT, DVRPC, SEPTA, TMA Bucks, and other groups to ensure that our transportation and funding needs are addressed. We also keep up with the various PennDOT funding avenues and grant programs. This month, we participated with DVRPC regarding the Transportation Community and Development Initiative (TCDI) and Congestion Mitigation and Air Quality (CMAQ) grant funding program. We submitted one TCDI application for an economic study in Bristol Township and a CMAQ application for the Neshaminy Greenway Trail.

The County is pursuing two trail development initiatives. The **Upper Bucks Rail Trail** will connect the Lehigh Valley's Saucon Rail Trail with the borough of Quakertown by converting a currently unused portion of SEPTA rail line to a trail through Springfield and Richland townships. Staff provided assistance to the project consultant and PA DEP, as well as working through leasing issues with SEPTA. Staff is also in the process of hiring a consultant to design the **Newtown Rail Trail**. The current project will construct the portion of the Newtown Rail Trail in Upper Southampton Township that will connect with the Pennypack Trail in Montgomery County. Both of these trails are part of the **Circuit**, which is envisioned as a 750-mile regional trail network.

Geographic Information Systems (GIS)

GIS has become a central function in Bucks County government, with our GIS staff providing the overall management for a system that involves not only BCPC but also Emergency Communications and 9-1-1, Board of Assessment, Health Departments, and others. We help to keep the county tax map parcel records and road centerlines updated.

The GIS data is increasingly used by people outside the county, either through our very popular public viewer, or through our GIS Consortium of municipalities.

Updates of GIS data are provided to our Consortium members by request. This month both New Britain Township and Quakertown Borough were provided updates. In addition, Nockamixon Township received their initial GIS datasets after becoming the latest member to join our GIS Consortium. This brings our total membership to 35 of the 54 county municipalities.

The Southeastern Pennsylvania Shared Services GIS project is a collaborative effort of the counties of Bucks, Berks, Chester, Delaware, Montgomery, and the City of Philadelphia. The group meets monthly and is developing a cloud hosted infrastructure to support a centralized and shared regional GIS database. Our May meeting was held at the county EMA offices in Ivyland. Montgomery County will be hosting the June meeting at the EMA offices in Conshohocken PA.

County GIS staff has been attending a series of demonstrations from Computer Aided Dispatch vendors. This effort is sponsored by Emergency Communications (9-1-1) in its effort to replace its existing system with a new system that is based on GIS and is map centric. Demonstrations are on-going and vendor selection will take place later in the year.

Senate of Pennsylvania

HARRISBURG, PA

Congratulations

In the Senate, April 13, 2016

Whereas, The Franklin D. Roosevelt (FDR) Middle School Sustaining Today's Environmental Programs (STEP) Team was honored with the Outstanding Community Educational Project award during the Wheelabrator Environmental Symposium, which was held in Baltimore, Maryland, in May 2015; and

Whereas, The STEP Team surveyed local residents and businesses and chose to focus on single stream recycling. A sticker was designed, listing what can and cannot be recycled, and encourages residents to recycle properly. The STEP Team planned and implemented a recycling assembly at the school and planned and implemented an e-waste collection day and a zero waste day. In addition, the STEP Team focused on creating awareness of the red bellied turtle and the northern cricket frog, two endangered species which reside within Bristol Township. The team designed large signs and developed a public information flyer that is displayed at Wheelabrator Falls, the Bristol Township building and a local nature center; and

Whereas, Under the expert guidance of teachers Meredith Mueller and Michael Ortman, the STEP Team is comprised of Amy Ambrose, Daisha Campbell, Bernissa Dormoh, Alli Escalante, Alexa Gushue, Kiley Hackbart, Christina Kuhn, Gisselle Mendiola, Rebecca Osbaldeston, Tyler Perry, Jesse Prendergast, Javier Salinas, Madison Sleppy, Ameera Smith, Zaeem Syed, Nayelli Tello, Nycire Vaughn and Rebecca Worley. Also providing assistance and support to the team were Kevin Boles, Principal; Chelsea Hoffman, Bristol Township Environmental Officer; Scott Swichar, Bristol Township Operations Manager; Dr. Melanie Gerhans, Bristol Township School District Superintendent; Karen Gratten, Wheelabrator Falls Human Resources; Fred Lodini, Wheelabrator Plant Manager; Rich Spencer, Wheelabrator Falls Operations Manager; Art Feltes, Bucks County Recycling Coordinator; Carl Brown, E-Waste; Christine Miller, Conestoga-Rovers and Associates; Patty Barthell, Waste Management; and the Honorable Tina Davis, a member of the House of Representatives of Pennsylvania.

Now therefore, the Senate of the Commonwealth of Pennsylvania congratulates the Franklin D. Roosevelt Middle School Sustaining Today's Environmental Programs Team upon its richly deserved recognition; offers best wishes for continued success in all future endeavors;

And directs that a copy of this document, sponsored by Senator Robert M. Tomlinson, be transmitted to the Franklin D. Roosevelt Middle School Sustaining Today's Environmental Programs Team.

SEAL OF THE SENATE OF PENNSYLVANIA

Senator Robert M. Tomlinson

Attest:

Megan Martin, Secretary

Bucks County Planning Commission
Other Municipal Reviews
June 01, 2016

Municipality	BCPC Number	Applicant	Tax Parcel Number(s)	Proposal
Bensalem Township	2-16-2R	Township Council		Zoning Ordinance Amendment: Monument Display Overlay
Bristol Township	5-16-WS2	Township Council		Act 537 Plan Update
Doylestown Borough	8-16-2	Borough Council		Zoning Ordinance Amendment: Privacy Fences
Hilltown Township	15-16-1	Board of Supervisors		SALDO Amendment: Various
Lower Makefield Township	20-16-1	Board of Supervisors		Zoning Ordinance Amendment: Multifamily use in OR
Middletown Township	22-16-1	Board of Supervisors		Zoning Ordinance Amendment: Transient Dwelling Use
New Britain Township	26-16-CP1	Board of Supervisors		Comprehensive Plan Update
Northampton Township	31-16-WS1	Board of Supervisors		Act 537 Plan 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

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

Lynn T. Bush
Executive Director

CONFIDENTIAL—NOT FOR RELEASE

June 1, 2016
BCPC #2-16-2R

MEMORANDUM

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

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend Zoning Ordinance—Monument Display Overlay
Applicant: Bensalem Township Mayor and Council
Received: May 31, 2016
Hearing Date: June 27, 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 June 1, 2016.

GENERAL INFORMATION

Proposed Action: Amend Article I, Section 232-6 of the Bensalem Township Zoning Ordinance by adding definitions for "monument display" and "visual communication technology." Amend Article VI "Overlays" of the Bensalem Township Zoning Ordinance by adding "Division 5: Monument Display Overlay."

Proposed Provisions: The amendment permits "monument displays" in the H-C1 Highway Commercial District, L-I Light Industrial District, BP Business and Professional District, G-C General Commercial District, and IN Institutional District. Monument displays, which may include on-premises or off-premises commercial advertising, must be located and primarily directed toward vehicular traffic on U.S. Route 1 or Street Road. Other ordinance provisions include standards for maximum active area, setbacks, maximum height, illumination, automatic changeable message or copy, operation and maintenance, landscaping, architectural requirements, and permit application procedure.

This submission is a revision of a previously submitted proposal (BCPC Review #2-16-2). The revised submission includes the following changes:

- Exhibit "A" includes an overlay map identifying the specific parcels that are part of the zoning district overlay "Monument Display Overlay."

- The "Visual Communication Technology" definition has been revised to include "electronic graphic display, electronic changeable copy, and video display signs."
- Monument displays are to be permitted by conditional use approval.
- Available time for municipal, civic, and emergency messaging shall constitute 25 percent of the available messaging time. No minimum messaging time was established in the previous version.
- Monument display maximum height shall be 20 feet (previously 48 feet) from grade to the highest point of the structure.
- Minimum setback from residential districts shall be 250 feet (previously 500 feet).
- Monument displays shall not change message or copy on the active area more than once every 12 seconds (previously 6 seconds).
- Lighting from the message module shall not exceed 600 nits between sunset and sunrise. Lighting from the message module shall not exceed 5,000 nits or .03 foot candles over the ambient light, whichever is lower, between sunrise and sunset. This standard has been revised to be consistent with the requirements of electronic graphic display, electronic changeable copy, and video display signs found in proposed ordinance "Signs" (BCPC Review #2-16-4).
- The permitting section has been revised to authorize the Township Director of Building and Planning to require changes to the design of the sign or structure to comply with the requirements of the chapter prior to submission to Bensalem Township Council for review.

COMMENTS

We applaud the township for addressing the issues raised by our previous review. As recommended, this revised proposal provides consistency between monument display requirements and the general sign requirements of the ordinance. The proposal also provides further discretion on the part of the Township to ensure a well-designed sign. 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 609(g) of the Pennsylvania Municipalities Planning Code.

MAR:dc

cc: Lauren Gallagher, Esq., Rudolph Clarke, LLC, Municipal Solicitor
Ron Gans, O'Donnell & Naccarato, Municipal Engineer
William Cmorey, Township Manager (via email)

BUCKS COUNTY PLANNING COMMISSION

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Executive Director

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June 1, 2016
BCPC #5-16-WS2

MEMORANDUM

TO: Bristol Township Executive and Council
Bristol Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal for the Draft Bristol Township Neshaminy Interceptor Plan
Applicant: Bristol Township
Received: May 24, 2016
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 June, 2016.

GENERAL INFORMATION

Proposed Action: Update the Act 537 Sewage Facilities Plan to address the present and future wastewater facilities needs of the township's collection system area that is tributary to the Bucks County Water and Sewer Authority (BCWSA) Neshaminy Interceptor.

Proposed Provisions: The objective of the Bristol Township Neshaminy Interceptor Plan is to address the planning requirements necessary for the township's collection and conveyance system to accommodate existing and future wastewater disposal needs in the area directly tributary to the BCW&SA Neshaminy Interceptor. Sewage from the Neshaminy Interceptor is treated at the Northeast Water Pollution Control Plant in Philadelphia. Currently, an estimate of 390,000 gallons per day (GPD) flows to the Neshaminy Interceptor from Bristol Township. Approximately 130,000 GPD flows directly from the township's collection system to the BCWSA and 260,000 GPD flows to the Neshaminy Interceptor from the township via the Township of Falls Authority's Queen Anne Interceptor. Both of these areas are analyzed in the Plan, but suggestions for alternatives moving forward are given only for the portion of the system that flows directly to the BCWSA. The Plan indicates that recommendations are not provided for the area tributary to the Queen Anne Interceptor until Bristol Township and the Township of Falls Authority enter into further discussions and come to an agreement regarding Bristol flows and the Queen Anne Interceptor.

The BCWSA is currently under a Corrective Action Plan (CAP). As part of the CAP, all municipalities contributing to the Neshaminy Interceptor are required to complete certain requirements in the Neshaminy Interceptor Connection Management Plan.

Various alternatives were considered in the subject plan for Bristol Township Neshaminy Interceptor collection system area including:

- Inflow and Infiltration (I/I) Reductions – look at the collection system to determine if storm/groundwater is entering the collection system and evaluate cost for work to remove this I/I.
- Replace/Increase Existing System – evaluate the system for any capacity needs as well as any areas which are damaged and in need of replacement.
- Divert All Flow to Bristol Wastewater Treatment Plant (WWTP) – examine upgrade and expand the Bristol WWTP as well as installing a pump station to transmit the flows from the portions of the study area that flow directly to the BCWSA.
- No Action Alternative – examine the implications of not proceeding with any of the previous alternatives and just continue with the current discharge agreement with the BCWSA.

The selected alternative is to reduce I/I and replace/increase the existing system. I/I would be reduced using trenchless technologies methods, which is the most cost effective and least disruptive to the environment and the community. Removing the I/I from the system in this area will increase the capacity of the system. Replacing/increasing the existing system would only be implemented in severe cases where trenchless methods of removing I/I are not possible.

A recent draft plan was prepared by Pennoni Associates Inc. for the township that the BCPC reviewed in March 2016. This plan recommended that the area of the township which is being further analyzed by the subject Neshaminy Interceptor Plan continue to discharge to the BCWSA system.

COMMENTS

The Plan recommendation to reduce I/I and replace/increase the existing system appears to enable the township to allow new development and redevelopment. The continued use of public sewer service in the study area is consistent with the township's existing Act 537 Plan and generally consistent with the Township's Comprehensive Plan. However, we offer the following comments for the township's and the PaDEP's consideration:

1. **Potential future development**—Tables IV-3, IV-3A, and IV-3B of the Plan estimate the amount of new connections and concomitant wastewater flow from undeveloped parcels (vacant lots) in the study area tributary to the Neshaminy Interceptor. We recommend that consideration be given to also estimating flows from potential redevelopment that may occur in the study area, particularly in the PA Turnpike/I-95 Interchange and the Town Center portion of the study as identified by the Township Comprehensive Plan.

2. **Coordinated planning**—We recommend that Bristol Township and the Township of Falls Authority enter into further discussions to address issues related to Bristol flows and the Queen Anne Interceptor.

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:dwb

cc: Elizabeth Mahoney, Sewage Planning Supervisor, Watershed Management, PaDEP
William J. Roth, Bureau Director, Environmental Health, Bucks County Department of Health
Ben Jones, Executive Director, Bucks County Water and Sewer Authority
Russell P. Sacco, LLC, Sewer Solicitor
Kurt Schroeder, P.E., Gilmore Associates, Township Engineer
William J. McCauley, III, Township Manager (via email)
Randall C. Flager, Flager & Associates, P.C., Township Solicitor

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

DEP Code #	
BCPC #	5-16-WS2

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
Bristol Township Neshaminy Interceptor Plan

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

1. Date plan received by county planning agency. May 24, 2016
2. Date plan received by planning agency with areawide jurisdiction _____

   Agency name _____
3. Date review completed by agency June 1, 2016

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? N/A If no, describe inconsistencies _____

Yes	No	SECTION C. AGENCY REVIEW (continued)
☐	☐	11. Have all applicable zoning approvals been obtained? NA
☐	☒	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 NA
☐	☒	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 1, 2016

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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Carol A. Pierce
R. Tyler Tomlinson

Lynn T. Bush
Executive Director

CONFIDENTIAL — NOT FOR RELEASE

June 1, 2016
BCPC #8-16-2

MEMORANDUM

TO: Doylestown Borough Council
Doylestown Borough Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Privacy Fences
Applicant: Borough Council
Received: May 17, 2016
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 June 1, 2016.

GENERAL INFORMATION

Proposed Action: Amend Chapter 27, Part 6, Section 614 of the Doylestown Borough Code of Ordinances pertaining to fences:

- Section 614.1.B add "In the case of a property with frontage on more than one street, only the frontage toward which the front building facade is oriented shall be subject to front yard height limits for fence."
- Section 614.1.C add "In the case of a property with frontage on more than one street, only the frontage toward which the front building facade is oriented shall be subject to front yard height limits and see-through requirements for fence."

COMMENTS

We recognize that the proposal is consistent with the ordinance requirements as presented by the Pennsylvania Municipalities Planning Code, however the commission recommends that the borough officials determine whether the terms "frontage" and "front building façade" should be defined since these terms are not currently defined in the ordinance.

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: Jordan B. Yeager, Esq., Borough Solicitor
Karyn Hyland, Borough Zoning Office (via email)
John H. Davis, Borough Manager (via email)

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

CONFIDENTIAL—NOT FOR RELEASE

June 1, 2016
BCPC #15-16-1

MEMORANDUM

TO: Hilltown Township Board of Supervisors
Hilltown Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Subdivision and Land Development Ordinance—Various
Applicant: Board of Supervisors
Received: May 3, 2016
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 June 1, 2016.

GENERAL INFORMATION

Proposed Action: Amend the subdivision and land development ordinance to:

- Revise the required plan datum for lot line adjustments and minor subdivisions (section 140-16), preliminary plans for land developments and subdivisions (Section 140-17)
- Revise the plan submission for final plans for land developments and subdivisions (Section 140-18) to require a PDF copy of the plan set on a compact disk.
- Revise the street regulations (Section 140-28) related to street names, full-width leveling of existing streets, on-street parking for residential street with frontage lots 50,000 square feet or greater in size, reference to the Manual on Uniform Traffic Control Devices for street sign design, designating new residential street where parking is permitted on one side as snow emergency routes, and editorial revisions.
- Revise the landscaping requirements (Section 140-37) to include a provision for the installation of root barriers along the edge of a sidewalk adjacent to each street.
- Revise the stormwater management regulations (Section 140-38) to require stormwater facilities be designed to manage runoff from the maximum permitted site and individual lot impervious surface for all major residential subdivisions (3 or more lots) where the smallest lot is less than 3 acres.

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.

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: Steve Harris, Esq., Harris & Harris
C. Robert Wynn, P.E., Township Engineer (via email)
Donald Delamater, Township Manager (via email)

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Lynn T. Bush
Executive Director

CONFIDENTIAL—NOT FOR RELEASE

June 1, 2016
BCPC #20-16-1

MEMORANDUM

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

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Permit Multifamily Use by Conditional Use in the Office Research District
Applicant: Board of Supervisors
Received: May 13, 2016
Hearing: June 15, 2016

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 June 1, 2016.

GENERAL INFORMATION

Proposed 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 proposed 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 (the latter is proposed to be deleted.)

COMMENTS

We previously reviewed this ordinance amendment as a private request in November of 2015 (BCPC #20-15-2(P).) This current proposal has been submitted by the Lower Makefield Township Board of Supervisors and is similar to the previous private request reviewed last fall. Many of the comments in the previous review have been repeated or expanded upon in this review.

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 had been discussed with the township planning commission during development of the draft update to the 2003 Comprehensive Plan. The final draft plan, completed in March of 2015, is currently before the Township Board of Supervisors for review. The draft plan acknowledges the issue of high office 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)

Noting that vacant or under-used office and industrial space can adversely affect the Township's tax base, 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. In reviewing uses for the O/R district, the plan recommends that, "…. 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 plan 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.

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 the draft comprehensive plan's recommendation for pedestrian connections. The amendment also allows for reduced parking requirements if pedestrian access between future residential developments and retail shopping areas and employment centers is provided.

While the proposed amendment represents a change in land use policy within the township's nonresidential O/R district, we note that the proposal is consistent with some recommendations in the draft comprehensive plan, specifically that for connectivity with Edgewood Village. We offer the following comments related to the proposed zoning ordinance amendment for consideration:

1. **Density**—The proposed amendment would allow Multiple-Family developments in the O/R district to have a maximum density of 15 dwelling units acre. We understand that density is a local policy issue for the Board of Supervisors to consider. This density should be considered in light of the changes in site capacity calculations that are proposed with this amendment.

   The amendment proposes a change to Section 200-52 that would result in a change in how "net buildable site area" is defined in the O/R district for multifamily residential uses and, as the result, how many multifamily units would be permitted on a site.

   For example, in the township's R-4 District where multifamily housing is permitted, the number of units permitted is calculated by starting with the base site area, subtracting 40 percent of that area to account for resource protection and/or open space, and then multiplying by the density factor.

   This contrasts with the approach proposed by the amendment for the O/R district, where the base site area is multiplied by the density factor. There is still a requirement to set aside 40 percent of the site as open space, but density is calculated on the base site area, before that 40 percent is deducted. Our purpose in mentioning it is to be sure that there is clarity on the potential number of units permitted in the O/R district by the amendment proposed.

   The township zoning ordinance approach to residential density is typically to account for the required open space in determining lot yield and development potential. Because this amendment is a change to the O/R district, it follows the township's approach for nonresidential development, where open space is not accounted for in the density calculations.

   The actual site yield may be less than what is theoretically and mathematically possible. Because the township officials have seen a sketch plan for a site to which this ordinance could apply, they have some understanding of the development potential. There may, however, be other sites to which this ordinance amendment would apply. These comments are made solely to clarify how this amendment is constructed and how it would be used to determine total development permitted.

2. **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.

Creating walkable communities by locating residential units within walking distance of shopping and employment centers is desirable because it provides residents with the option to walk, rather than drive, to stores and jobs. Before reducing the amount of required parking, it is recommended that the magnitude of the potential parking demand be assessed, taking into account the type of dwellings proposed, the likelihood of residents being employed within walking distance of their jobs, 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.

3. **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 defined. It is recommended that township officials 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.

4. **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 to be considered as one use, it would be a new use for which the amendment should include a use description. If township officials intend 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 (zoning ordinance Section 200-34.E.(3).)

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:dc

cc: Vincent J. Magyar, Jr., Hill Wallack, LLP, 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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Executive Director

CONFIDENTIAL — NOT FOR RELEASE

June 1, 2016
BCPC # 22-16-1

MEMORANDUM

TO: Middletown Township Board of Supervisors
Middletown Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance — Transient Dwelling Use
Applicant: Board of Supervisors
Received: May 9, 2016
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 June 1, 2016.

GENERAL INFORMATION

Requested Action: Amend the zoning ordinance by revising the definition for Family and adding a definition for Transient Dwelling (Section 202). The use regulations of the A-O Apartment Office, MHP Mobile Home Park, C Commercial, and P Professional zoning districts would be revised to provide for a transient dwelling use by right. Existing provisions are to be renumbered and edited as necessary to accommodate the new use.

Proposed Zoning Requirements: The definition of Family would be revised to include the term "nontransient" as follows, "...nonprofit and nontransient dwelling unit..." Transient dwelling would be defined as a dwelling unit in which between six and sixteen people who are not considered a family live together and maintain a common household with single cooking facilities. Transient dwelling would be permitted in the MHP, C, and P districts and a new Group 7 would be created in the A-O zoning district allowing Transient Dwelling and Tourist Home.

Existing Zoning: Family is defined as one person or two or more persons related by blood, foster relationship, marriage or adoption, and in addition, any domestic servants or gratuitous guests thereof, or a group of not more than five persons who need not be so related, and in addition, domestic servants or gratuitous guests thereof, who are living together in a single, nonprofit dwelling unit and maintaining a common household with single cooking facilities. A roomer, boarder or lodger shall not be considered a member of the family.

COMMENTS

We recommend that the following comments be considered by township officials prior to adoption of the proposed zoning amendment:

1. **Definitions**—TRANSIENT DWELLING is proposed to be defined as "a dwelling unit in which between six and sixteen people who are **not considered a family** live together and maintain a common household with single cooking facilities." DWELLING UNIT is defined in the zoning ordinance as "any room or group of rooms located within a building and forming a single, habitable unit with facilities used or intended to be used for living, sleeping, cooking and eating by one family, (see "family"). It is unclear how or when the "six to sixteen people" would not be considered a family to distinguish it as a TRANSIENT DWELLING, except possibly based on the limitation of allowing up to 5 unrelated occupants (not including domestic servants or gratuitous guests). If the intent is to regulate the number of unrelated persons living together in a dwelling, we recommend that township officials consult with the township solicitor to ensure that protected classes of people under the Fair Housing Act are not unduly restricted or excluded from reasonable accommodations by the proposed provisions.

   If the intent is to regulate transient housing in the township, we note that the term "transient" is used in the definition of TOURIST HOUSE, which provides rooms for overnight sleeping accommodations, for or offered to, transient guests for compensation. If it is determined that a new definition is needed for housing of a transient person(s), it should be further clarified to differentiate such housing or dwelling from other similar uses (i.e., tourist, lodging, boarding, and rooming houses and hotels/motels). Clarifying nonprofit and compensation status, length or stay, and common cooking areas and housekeeping duties also may assist in setting the intended use apart from the other uses.

   For example, we suggest that TRANSIENT HOUSING could be defined to address temporary living arrangements regardless if the occupants are related or unrelated. Such definition could be something similar to that of a tourist house. For instance, "housing provided for compensation transient persons, defined as residents for less than (insert defined time period) consecutive days, such as hotels, motels, tourist homes, or boarding houses."

2. **Use regulations**—Use Group 7 Transient dwelling and Tourist house is proposed to be added to Section 1102 in the A-O district. However, no regulations or provisions are proposed for this new group. We recommend that minimal provisions regarding lot size and setbacks be provided for this new use group. Similarly, since transient dwelling is proposed to be permitted in the MHP, C, and P zoning districts, use regulations should be provided in these districts as well.

   We note that under subsection O. in the C district, a tourist house, hotel or motel, is permitted when authorized by the Board of Supervisors as a conditional use in accordance with the following standards and criteria:

   (1) Such establishment may furnish sleeping accommodations only for tourists or short-term (ten days or less) transient guests.

(2) The minimum lot area shall be forty thousand (40,000) square feet.

(3) Cooking and housekeeping units shall not be provided as a part of this land use.

These provisions, and other standards regarding lot size, dimensional requirements, parking, and buffer yards could be applied to the development of use regulations for a transient dwelling.

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.

CIG:dc

cc: Joseph Pizzo, Municipal Solicitor
Stephanie Teoli-Kuhls, Manager (via email)
Patrick Duffy, Zoning Officer (via email)

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

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June 1, 2016
BCPC # 26-16-CP1

MEMORANDUM

TO: New Britain Township Board of Supervisors
New Britain Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal for Comprehensive Plan Update
Applicant: Board of Supervisors
Received: May 16, 2016
Hearing Date: To be scheduled

In accordance with the provisions of Sections 301.3 and 302 of the Pennsylvania Municipalities Planning Code, this proposal has been sent to the Bucks County Planning Commission for review. The review which follows was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on June 1, 2016.

GENERAL INFORMATION

Proposed Action: To adopt an Update to the 2005 New Britain Township Comprehensive Plan.

COMMENTS

We commend New Britain Township officials for completing an update to the comprehensive plan. The last revision of the New Britain Township Comprehensive Plan was adopted in 2005. The township has made a concerted effort to identify and update existing conditions, establish recommended policies, goals, objectives, strategies to address certain needs, and satisfy the requirements of the Pennsylvania Municipalities Planning Code (MPC). As indicated in the plan, it was and still is also fashioned to act as a community design manual containing innovative planning techniques. The revised Comprehensive Plan follows the same format and structure as the adopted 2005 plan.

The vision of the township is to find a balance of preservation and development while retaining its valuable natural, recreational, and historic resources. This update is based on citizen input and proactive studies of the three planning areas to develop short- and long-term implementation strategies to be used in conjunction with the township ordinances; including zoning and subdivision and land development. Many of the revisions are updates to tables and demographic and development information throughout the plan. More expansive discussion issues and modifications were made to the following areas of the plan:

- Chapter 3: Existing Community Facilities parks and trails sections
- Chapter 5: Natural Resources Element woodlands and habitat and water resources sections
- Chapter 13: Regional Relationships

The challenge for any community preparing a comprehensive plan is determining what level of detail should be provided, what analyses should be conducted as part of the comprehensive planning process, and what issues could remain as recommended for further study after the adoption. With this dilemma in mind, we recommend that township officials consider the following points as part of their final review of the plan. We feel that these points are important to the comprehensive planning process and in assisting the township in its decision–making process.

1. **History of New Britain Township** (Chapter 1)

   a. **Historic resources**—Even though examining historic properties and establishing historic preservation policies appears to be a low priority and a long-term implementation strategy as noted in Chapter 8, Land Use Element, the township may wish to incorporate some discussion on those topics within Chapter 1. The introduction mentions preservation of the township's historic resources and its rich heritage, such as the acquired Hovsepian homestead. In addition, the township does contain several historic properties on the National Register of Historic Places that include the Morgan James Homestead and the Pine Valley Covered Bridge. Both Chalfont and New Britain boroughs accommodate for historic resources in their ordinances.

      In the future, if the township goals, objectives, and policies change regarding historic properties, we recommend development of a historic preservation plan either as an element of the comprehensive plan or as a separate stand-alone document. It should contain in the least, a historic inventory and location of qualified sites as well as a historic preservation plan and associated preservation ordinance.

2. **Community Setting** (Chapter 2)

   a. **Route 202 Parkway**—The statement that the Route 202 Parkway has had dramatic effects on reducing traffic seems to conflict with the existing conditions for roads within Chapter 11, Transportation Element and Chapter 13, Regional Relationship that states traffic continues to create gridlock on surrounding routes, such as Route 152 and Butler Avenue and has been reduced slightly on West Butler Avenue yet has increased significantly along perpendicular roads leading to the 202 Parkway.

   b. **Attractions**—Some township attractions are listed in this section and the township may want to list the Pine Valley Covered Bridge as an attraction.

   c. **Commuter patterns**—The text provides some updated demographic data regarding commuter patterns and the township should show them in tabular form compared to the 2000 Census to see the 10-year change.

3. **Community Facilities** (Chapter 3)

a. **Parks and trails**—This section has been revised and expanded to include all existing, enlarged, and new parks and trails. To accompany Table 3.1, we recommend a map or plan be added to graphically see all the recreational resources and potential future connections to the adjacent municipalities, such as those noted in the *Tri-Municipal Master Trail and Greenway Plan* (2010).

b. **Schools and development**—Since the township contains two schools within the Central Bucks School District, the future correlation of prospective development and school capacity should be discussed between the township and school district and written into the Comprehensive Plan.

c. **Police services**—There is little to minimal discussion of police services in the plan. Police services, EMS, fire readiness, and township public works are all integral to emergency preparedness and the health, safety, and welfare of the public. The township should evaluate its existing municipal service components to make sure it is adequate enough for the current capacity and future growth within the township.

d. **Policies**—Since the township's park, trail, and recreation system has increased in size and is considered a valuable asset, the township should consider adding some components of the green management practices to its policy statements. The township can encourage, integrate, develop, and apply green, sustainable practices, especially to its recreational resources. Examples include low/no mow areas which cut down maintenance costs and help with run-off infiltration and planting of native species which ensure survivability and are more water efficient than standard non-native ornamentals. It will help reinforce the intent to add landscape planting requirements as mentioned in the woodlands and habitat section of Chapter 5, Natural Resources Element.

e. **Recreational Supplement**—There are two references to the Recreational Facility Supplement to the 2005 Comprehensive Plan in this chapter and two different dates are noted. The dates are 1995 and 2005 and the township should correct the date for consistency.

f. **Conclusions**—There are no conclusions on the adequacy of the township's community services and facilities other than parks and trails. The township should expand upon the adequacy of its' municipal facilities and services in order to plan for future growth.

4. **Development Trends** (Chapter 4)

a. **Population Tables**—American Community Survey (ACS) has updated population statistics to 2014, the township may choose to use those figures in Tables 4.1a and b and Table 4.2 rather than the 2010 statistics. In addition, since the total population is displayed to 2010 in Table 4.1a, Table 4.1b overall population change column can be revised to show the overall percentage change from 1960-2010, not 1960-2000 for consistency.

The title of Table 4.2 should be changed to reflect the right year; 1960-2010, not 1960-2000. The title of Table 4.3 should be corrected to 1990-2014, not 1990-2140. Also, the title of Table 4.4 should be corrected to read 'Percentage of 2010 Housing Stock Built Since 2000.'

b. **Roadway Constraints**—The narrative notes that the Route 202 Parkway has done little to alleviate traffic which, as noted earlier conflicts with the narrative in Chapter 2, Community Setting. We suggest the township analyze the current traffic counts on the surrounding road network as it relates to the patterns pre- and post-Route 202 Parkway and the primary arterials and roads that traverse the township and determine the exact roads where traffic impacts are occurring.

c. **Future development trends**—This section mentions future general goals for the township. In order to quantify and qualify the need for the suggested goals, the township should consider adding discussion about anticipated factors (e.g., location, proximity to markets, consumer demand) and impacts of development (e.g., jobs, tax revenues, traffic congestion), growth pressures (e.g., demand for land consumption) for both residential and nonresidential development, and how such factors interrelate and are evaluated in developing goals, policies, and strategies for the plan.

5. **Natural Resource Element** (Chapter 5)

a. **Natural Areas Inventory Update**—The 1999 *Natural Areas Inventory of Bucks County, Pennsylvania* is referenced as a guide for implementation of natural areas protection. An update titled *Bucks County Natural Areas Inventory Update*, was adopted in 2011. The Comprehensive Plan should be revised to reference the 2011 update.

There are two important conservation landscapes where the majority or a portion of the natural area boundary is located within the township. The two areas are Lake Galena – Pine Run Conservation Landscape and Neshaminy Creek Conservation Landscape. Both areas stress the importance of preserving the diverse plant and animal populations, maintaining water quality, and controlling invasive species.

b. **Soils**—The discussion of soils is limited, consideration should be given to adding more descriptive text regarding soils' limitations to development and to issues related to erosion and sedimentation.

c. **Stormwater Management Plan and Sediment Reduction Plan**—The paragraph under the Water Resources section addressing the watershed stormwater management plan should be revised to indicate the County of Bucks "completed an update to the Neshaminy Creek" watershed stormwater management plan versus "is in the process of updating its" watershed stormwater management plan.

In 2014, the County of Bucks also completed an update to the *Neshaminy Creek Watershed Sediment Reduction Plan for Municipal Implementation*. The township may wish to consider discussing the recommendation of the Sediment Reduction Plan in the Comprehensive Plan.

d. **Geology**—The text on geology should clarify that the Diabase formation constitutes a minor portion of the township's geology, compared to the three types of sedimentary rock. Diabase rock runs in a narrow band, roughly parallel to Park Avenue.

6. **Demographic Profile** (Chapter 6)

a. **Demographic statistics**—The demographic statistics provide focus mainly on the township itself and allow for no comparisons with adjacent municipalities and a few comparisons to the county. The plan should contain demographic information that would allow more comparisons, at minimum, with the County to help discern that status of the community based on various socioeconomic indicators.

b. **Table 6.3**—The table should be revised. It should be entitled just Age Cohorts and the 2020 projection column should be deleted from the table. The 2020 information is no longer relevant since it comes from an old source. The township should rely only on the DVRPC forecasts shown in Table 6.1. DVRPC does not prepare age-cohort forecasts at the municipal level. The source for the table (once revised) should only be the U.S. Census Bureau, 2010.

c. **County income statistics**—The county income statistics contained in the paragraph below Table 6.4 are those contained in the 2005 Comprehensive Plan. They should be revised to reflect the numbers below:

i. County average: $35,687
ii. Median household income: $74,828
iii. Family income: $90,275

d. **Evaluation of data**—The narrative does not analyze the data and formulate conclusions for its planning significance and/or potential trends. It should provide the basis to determine strategies and objectives.

7. **Statement of Community Objectives** (Chapter 7)

a. **Future community development**—We recommend that the township consider placing this chapter near the beginning of the plan since it lays out the primary goals and vision of the Comprehensive Plan.

8. **Land Use Element** (Chapter 8)

a. **Analysis of land use**—The plan references various land uses within the township but does not include analysis of current and projected inventory, intensity and coverage, character, and distribution of existing and future land use patterns. A build-out analysis would help guide the township in establishing short- and long-term goals and implementation strategies for the three planning areas.

b. **Editorial**—The zoning categories of SR-1 and SR-2 should be spelled out to aid the reader. In addition, the chapter discusses the existing conditions and proposed land use strategies for the three separate planning areas. A corresponding heading, for

instance, "Future Land Use" should be provided for the proposed land use discussion on the top of page 48.

c. **Land use map**—The current land use map displays the existing zoning districts and large residential developments throughout the township. Besides updating the current land use map, we recommend a future land use map that locates and identifies potential patterns and changes in land use and developable areas. As noted in the first stated long-term implementation strategy, the future land use plan and narrative should examine the remaining parcels in the township.

9. **Open Space Element** (Chapter 9)

a. **Additional studies**—The plan properly acknowledges the township's open space plan adopted in 2000 and updated in 2008. Also, the plan should acknowledge the *Tri-Municipal Master Trail and Greenway Plan* and identify the proposed trail and greenway segments that are located in the township.

b. **Hardiakan stream corridor**—The eighth short-term implementation strategy recommends protection of the Hardiakan stream corridor in Planning Area 3. We recommend this corridor be identified on a map and its significance explained.

c. **Trail system to Veterans Park**—A long-term implementation strategy is to develop a trail system to Veterans Park. According to the T*ri-Municipal Master Trail and Greenway Plan*, trails within Planning Area 1 connecting to the park may be difficult to construct and are not shown on the overall trail plan; therefore, the township may wish to delete this strategy.

10. **Housing Element** (Chapter 10)

a. **Analysis**—The tables within the chapter begin to provide some housing characteristics that deal with the current, existing condition. Additional analysis should be investigated to determine if the housing needs of the present and future residents will be met. We agree with Technique #3 that the 2008 Fair Share Analysis be updated.

11. **Transportation Element** (Chapter 11)

a. **Route 202 Parkway**—In multiple chapters, the township mentions traffic concerns following the Route 202 Parkway opening in 2012. We suggest the township follow up with traffic counts and a traffic impact study to determine circulation patterns and the roads that have been impacted whether positive or negative by the parkway. By quantifying counts and analyzing the current transportation system network, the potential outcomes will reinforce the improvements listed in the seven techniques.

12. **Water Supply & Sewage Facilities Element** (Chapter 12)

a. **Editorial**—The text on page 67 should be realigned (right justified) to match the rest of the narrative.

b. **North Wales Water Authority (NWWA)**—The discussion of service areas associated with the NWWA appears to have changed since the 2005 plan. According to the NWWA website, their service area is comprised of the following municipalities; Lower Gwynedd Township, Montgomery Township, New Britain Township, North Wales Borough, Upper Dublin Township, Upper Gwynedd Township, and Whitpain Township. Their wholesale customers include; Bucks County Water and Sewer Authority, Doylestown Township, Horsham Township, Warminster Township, Warrington Township, and the Warwick Township Water and Sewer Authority.

c. **North Penn Water Authority (NPWA)**—As with NWWA, the NPWA service areas have changed since 2005. The township should verify the services areas and make the correct changes in the document.

d. **Private water supply**—The Bucks County Department of Health Rules and Regulations Governing all Wells and their Construction Specifications was updated in 2011 and should be correctly noted in the text narrative since it is cited.

e. **Future public water and sewer**—We recommend Maps 7 and 8 distinguish between and display existing service areas and future service areas. They should be consistent with future land use and the targeted planning area where growth is recommended, as mentioned in the third policy that notes development districts.

13. **Regional Relationships** (Chapter 13)

a. **Route 202 Parkway**—As mentioned in prior comments, further study of the impacts of the Route 202 Parkway should be a consideration of the township due to local and regional traffic concerns.

b. **Adjacent municipal zoning**—The plan discusses the surrounding municipalities and their respective zoning districts that border New Britain Township. We recommend additional discussion on the compatibility and consistency with neighboring land use planning and how potential inconsistencies will be addressed.

c. **Consistency with County Comprehensive Plan**—The latest County Comprehensive Plan was adopted in 2011 and the township should add a section regarding compatibility with the county plan. The Future Land Use Map (Map 5) of the county plan targets Planning Area 1 as an emerging suburban area and the Planning Area 3 as a rural resource area and natural resource/conservation area. Both plans appear to be compatible.

14. **Element Interrelationships** (Chapter 14)

a. **Economic development**—It appears there has been noticeable decreases in several labor force sector statistics in the current draft compared to the 2005 Comprehensive Plan. The largest drops have been in information technology from 46.1% in in 2000 to 2.5% in 2015 and manufacturing, which was 14.2% in 2000 to 8.7% in 2015.

> We recommend that the township consider preparing an economic development plan to understand the economic trends and the composition of the local and regional economy. The economic plan would provide valuable data regarding economic patterns in the community and help determine what actions to take to attract and retain businesses in order to maintain and promote growth.

We would appreciate being notified of the decision of the board of supervisors regarding this matter. If the plan is adopted, please send us a copy within 30 days as required by Section 306(b) of the Pennsylvania Municipalities Code.

JSI:dwb

cc: Peter Nelson, Esq., Grim, Biehn & Thatcher, Township Solicitor
Eileen Bradley, Township Manager (via email)
Devan Ambron, Township Zoning Officer (via email)

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Lynn T. Bush
Executive Director

CONFIDENTIAL—NOT FOR RELEASE

June 1, 2016
BCPC #31-16-WS1

MEMORANDUM

TO: Northampton Township Board of Supervisors
Northampton 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: May 12, 2016
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 June 1, 2016.

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 Northampton, Bucks County, Municipal Authority (NBCMA) owns and operates sanitary sewers in Northampton Township. Two small drainage areas along the township's southwest border send sewage flows to the Upper Southampton Sewer Authority and the Warminster Township Municipal Authority systems. Sewage flows sent to the Upper Southampton Sewer Authority system flow through the Poquessing Interceptor and are treated at the Northeast Philadelphia Water Pollution Control Plant. Sewage flows sent to the Warminster Township Municipal Authority system are treated at a facility owned and operated by the authority.

Collection and conveyance of the majority of NBCMA's sewage flows are handled through the Neshaminy Interceptor and numerous pumping stations, including the Totem Road Pump Station, and discharged ultimately to the Northeast Philadelphia Water Pollution Control Plant. Overall projected flows to the Northeast Philadelphia 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.

The chosen alternative for this Plan is to continue with the existing public sanitary sewer system collection, conveyance, and treatment, for the Neshaminy Interceptor Service Area within Northampton Township, in addition to the service provided through the Upper Southampton Sewer Authority and Warminster Township Municipal Authority systems. The Neshaminy Interceptor will be upgraded by the BCWSA to adequately address the future needs of Northampton Township as well as other contributing municipalities for a 10-year planning period. The costs for the upgrade to the Interceptor will be shared by all of the contributing municipalities. The BCWSA will distribute the costs through their fees to individual municipalities. If needed, NBCMA will evaluate any increased fees and distribute the costs to the rate payers of the sanitary sewer system, as appropriate. The NBMCA will implement infiltration and inflow abatement identified in their Corrective Action Plan.

The remainder of Northampton Township is served, and will continue to be served, by on-lot sewage disposal systems. This area is primarily in the northeast corner of the township and contains rural residential and agricultural uses. The township has an ordinance which provides for a sewage management program for on-lot disposal systems.

No new municipal commitments or capital cost funding are necessary to implement the Act 537 Plan.

COMMENTS

The update of the *Township of Northampton, Bucks County, Pennsylvania, Act 537 Sewage Facilities Plan* is consistent with policies outlined in the *Bucks County Comprehensive Plan* (2011) and the current official Act 537 Plans — The *Bucks County, Pennsylvania, Sewerage Facilities Plan* (1970) and *Township of Northampton, Bucks County, Pennsylvania, Act 537 Sewage Facilities Plan Update for Little Neshaminy Creek Drainage Area* (1996).

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.

MAR:dc

cc: Dave Connell, P.E., CKS Engineers, Inc., Township Engineer
Mike Solomon, Director of Planning and Zoning, Northampton Township
Robert Pellegrino, Manager, Northampton Township (via email)
Thomas Zeuner, Executive Director, Northampton, Bucks County, Municipal Authority
John Butler, Chief Operating Officer, Bucks County Water and Sewer Authority
Genevie Kostick, BCHD
Elizabeth Mahoney, PaDEP

Bucks County Planning Commission
Subdivision and Land Development Reviews

April 25, 2016 to May 20, 2016

Municipality	BCPC Number	Tax Parcel Numbers	Applicant	Submission Level	Proposal
Bensalem Township	12167	(2-60-66 & -67)	Olewnik/Grady	F	Lot Line Change
Bristol Township	12162	(5-75-272 & -273)	BMF Realty, LLC	P	Commercial Land Development: 875 Square-feet
Doylestown Township	7150-A	(9-9-58)	Enclave at Town's Edge	RF	12 Semi-detached Units
Falls Township	11143-E	(13-51-1-20)	Hiossen Inc.	P	1 Industrial Lot
Lower Southampton Township	12164	(21-11-38-11)	Autozone	P	Commercial Land Development: 7,382 Square-feet
Middletown Township	8438-A	(22-31-15)	Pyramid Health Care Inc.	RP	Institutional Land Development: 7,575 Square-feet
Middletown Township	12165	(22-13-203 & -204)	Nurmi/McKernan	S	3 Single-family Lots
Newtown Borough	11917-A	(28-1-7, -9, -10, -10-1, -20, -20-1 , -20-2)	Steeple View Phase 2	RP	110 Multifamily Units Commercial Land Development: 95,703 Square-feet
Northampton Township	9267-A	(31-4-7)	Woodbury Grove Investors, PL	S	16 Single-family Lots
Sellersville Borough	7415-B	(39-8-367)	Cross Associates 3	P	Industrial Land Development: 36,250 Square-feet
Upper Makefield Township	11827	(47-20-122 & -122-1)	Siligato	RP	2 Single-family Lots Lot Line Change
Upper Southampton Township	11990-A	(48-20-44)	1216 Street Road	S	Commercial Land Development: 86,250 Square-feet

BUCKS COUNTY PLANNING COMMISSION

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

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

Lynn T. Bush
Executive Director

May 17, 2016
BCPC #12167

MEMORANDUM

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

FROM: Bucks County Planning Commission

SUBJECT: Final Plan of Lot Line Change for Grady and Olewnik
TMP #2-60-66; 2-60-67
Applicant: James J. and Kathleen E. Olewnik
Owner: Patricia Grady
Plan Dated: April 19, 2016
Date Received: May 11, 2016

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 540 square feet (Parcel "A") from TMP #2-60-67 to TMP #2-60-66 to form lots of 8,460 and 6,540 square feet, respectively. Public water and sewerage serve the site.

Location: Along the west side of Birch Avenue, 75 feet north of its intersection with New York Avenue.

Zoning: R-1 Residential District permits single-family detached dwellings on a minimum lot size of 12,000 square feet with a minimum lot width of 80 feet.

Present Use: Residential.

COMMENTS

1. **Dimensional requirements**—Both TMPs #2-60-67 and #2-60-66 have lot areas that are less than the required 12,000 square feet of the R-1 Residential District. TMP #2-60-66 has a side yard less than the required 12 feet. The proposed lot line change would decrease the extent of nonconformity for TMP #2-60-66 in regards to required minimum lot area, but increase the extent of nonconformity for TMP #2-60-67 regarding this requirement. However, TMP #2-

60-66 would comply with the side yard requirements of the district. The township should resolve this issue before taking action on the plan.

2. **Plan information**—The zoning table incorrectly lists the zoning district as R-2 Residential District. The applicant should revise the plan to show the district as R-1 Residential District.

This review will be included in the Bucks County Planning Commission board materials for the June 1, 2016, 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.

MAR:dc

cc: James J. and Kathleen E. Olewnik
Patricia Grady
Joseph F. Hamill, Jr., PLS
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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Carol A. Pierce
R. Tyler Tomlinson

Lynn T. Bush
Executive Director

May 10, 2016
BCPC #12162

MEMORANDUM

TO: Bristol Township Council
Bristol Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development—BMF Realty, LLC
TMP #5-75-272, -273
Applicant: John Schwartzer
Owner: BMF Realty, LLC
Plan Dated: April 15, 2016
Date Received: April 25, 2016

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

GENERAL INFORMATION

Proposal: Construct an 875-square-foot addition to an existing 2,826-square-foot commercial building on a 12,000-square-foot lot. Plan notations indicate that the site will be redeveloped to contain an auto detail shop and hand washing of vehicles that will be part of an existing off-site car dealership. A total of 8 parking spaces will be provided on the site. Public water and sewer facilities are intended to serve the development.

Location: Along the western side of Elkins Avenue, approximately 70 feet south of the intersection of Elkins Avenue and the turning lane off of northbound U.S. Route 13 to Haines 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. Use D16 Car Wash is permitted by conditional use approval in the C District.

Present Use: Commercial.

COMMENTS

1. **Requested variance**—According to correspondence submitted with the plan and a notation on Plan Sheet 1 of 3, the applicant is requesting a variance from zoning ordinance Section 205-37.D to permit an impervious surface ratio of 79.04 percent, which is more than the maximum impervious surface ratio of 70 percent allowed. This issue should be resolved prior to Council taking action on the proposed land development.

2. **Proposed use**—The plan indicates that the site will be redeveloped to contain an automotive detail shop with hand washing of vehicles that will be an accessory use to John's Route 13 Autos, which is located on a different site. Use D16 Car Wash is used to determine the required number of parking spaces for the development. Section 205-36.C of the zoning ordinance permits Use D16 Car Wash by conditional use approval in the Commercial District. While the use, as described, would be different than a commercial car wash which would be open to the public, it is recommended that the Township Council determine if the proposed use would require conditional use approval.

3. **Requested waivers**—According to correspondence submitted with the plan, the applicant is requesting waivers from the following subdivision and land development ordinance (SALDO) sections:

503.a *(Codified Section 177-35.B)* where a land development abuts or contains an existing street of inadequate cartway width, the developer shall be required to widen and/or reconstruct the roadway to meet the current township standards

509.f *(Codified Section 177-41.F)* no less than 15 feet of open space shall be provided between the curb line of any uncovered parking area on the outside wall of the nearest building. The proposed parking is 4 feet to the front of the building.

511.a *(Codified Section 177-43.A)* sidewalks to be provided along Elkins Avenue

513.a *(Codified Section 177-45.A)* curbs to be provided along Elkins Avenue

518.m.2 *(Codified Section 177-50 referencing Stormwater Management Ordinance)* the minimum grade of all storm drainage piping shall be half a percent. The slope of the piping within the infiltration basin is at 1 percent.

803.a.1/804.a.1 *(Codified Sections 177-91.A.1 & 177-92.A.1)* the plan shall be drawn at a scale of one inch equals 50 feet or one inch equals 100 feet. The plan is drawn at a scale of one inch equals 20 feet.

803.c.3/804.c.3 *(Codified Sections 177-91.C.3 & 177-92.C.1)* the location, names, and widths of streets, the location and name of railroads, the location of sanitary sewers, storm drains, water mains, culverts, petroleum or petroleum product lines, gas lines, electric and telephone lines, fire hydrants, and all other utilities or significant man-made features on or within 200 feet of any part of the tract.

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.

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

5. **Required buffer**—Section 2103 of the zoning ordinance requires a 30-foot buffer between commercial uses and residential uses. An existing 6-foot stockade fence is shown adjacent to proposed landscaping along the southern lot line on Plan Sheet 3 of 3. However, the proposed landscaping is shown within a 5-foot wide planted area between the fence and the macadam driveway. The plan should be revised to comply with the ordinance requirement.

6. **Clear sight triangles**—The plan should be revised to indicate the required clear sight triangles in accordance with Section 506.d of the subdivision and land development ordinance.

7. **Landscaping**—Proposed landscaping is shown on Plan Sheet 3 of 3. The plan should be revised to identify the types and sizes of trees proposed on the site.

8. **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 fire marshal, should ensure this issue is adequately addressed.

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 land development.

This review will be included in the Bucks County Planning Commission board materials for the June 1, 2016, 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: John Schwartzer
JF Hamill Land Surveying & Consulting LLC
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, Bristol 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

May 13, 2016
BCPC #7150-A

MEMORANDUM

TO: Doylestown Township Board of Supervisors
Doylestown Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Revised Final Plan of Land Development for Enclave at Town's Edge
TMP #9-9-58
Applicant: Lower State Associates, LLC
Owner: Same
Plan Dated: May 30, 2014
Last Revised: April 22, 2016
Date Received: May 9, 2016

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: Demolish an existing farmhouse on a 3.0978 gross acre tract, and construct a 12-unit condominium building with 24 parking spaces. The existing barn will be converted into a recreational structure. Three areas of open space totaling 0.548 acre (20.8 percent) are indicated. The units are intended to be served by public water and sewer facilities.

Location: The site is situated on the southeasterly side of Lower State Road between New Britain Road and Memorial Drive.

Zoning: R-4 Residential District permits a variety of housing uses including single-family detached semi-detached, attached, two-family semi-detached and multifamily. Two-family Semi-detached (use B-5) is allowed on a gross site area of 3 acres, and a maximum net density of 6 dwellings per acre and impervious surface ratio of 45 percent. A minimum of 20 percent open space is also required for the development.

Present Use: Residential; an existing house, barn and springhouse are located on the parcel.

COMMENTS

1. **Dwelling unit type**—The zoning information on the plan indicates that Use B-5 Two- family Semi-detached units are proposed. However, the proposal for 12 units within one building appears to align with Use B-6 Multifamily as defined in Section 175-9 and provided for in Section 175-16.B(6) of the zoning ordinance. The zoning officer should, therefore, determine the dwelling type classification of the proposed units and whether the plan complies with the requirements of the R-4 Residential District.

2. **Stormwater drainage and improvements**—The existing endwall and discharge point on the adjacent property (TMP #9-9-60-1) owned by Doylestown Hospital are proposed to be repaired to provide greater stability and to include the new discharge from this property. Note 6, on Sheet 5 of the grading and drainage notes, indicates that no encroachment will occur on adjoining property unless a temporary construction easement is granted. The plan should indicate whether an easement was granted by the hospital for the proposed stormwater management upgrade. Also, a permanent easement in favor of the applicant may be needed for the future maintenance of the drainage facilities that cross the property line.

This review will be included in the Bucks County Planning Commission board materials for the June 1, 2016, 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: Travis Hutchison, Lower State Associates, LLC
Sharon Dotts, Gilmore & Associates, Inc.
Mario Canales, Pickering, Corts & Summerson, Township Engineer
Stephanie Mason, Township Manager (via email)

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

May 17, 2016
BCPC #11143-E

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 Hiossen
TMP: #13-51-1-20
Applicant: Barbara Kohn, Nicola Industries
Owner: Hiossen Inc., Neil Neri
Plan Dated: April 22, 2016
Date Received: May 13, 2016

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 an 88,200-square-foot leasehold from a 28.59-acre site. According to a letter from the applicant's engineer to the Falls Township Board of Supervisors, dated April 17, 2016, the proposed project involves the placement of a 50-foot by 8-foot trailer and storage of stone, pavers and other materials, on a short term, seasonal basis, on the leasehold area. No earth disturbance is involved with the project and no new impervious surface will be created. Sewer and water service are be provided by U.S. Steel.

Location: On the northeast side of Ben Fairless Drive, about 250 feet northwest of its intersection with Gamesa Drive, in U.S. Steel's Keystone Industrial Port Complex.

Zoning: The MPM Materials Processing and Manufacturing District permits a variety of light and heavy industrial uses on a minimum tract of 50 acres with a lot of at least 5 acres for each principal building. A maximum impervious surface ratio of 80 percent is permitted in this district.

Present Use: Industrial

COMMENTS

1. **Area and dimensional requirements**—The proposed leasehold does not meet the minimum lot area requirement of 5 acres, and the plan does not show the required side and rear yard setbacks. The office trailer is shown within the front yard setback. In addition, the zoning data table should be revised to show the applicable zoning information for both the leasehold and the remaining tract.

2. **Parking**—The zoning data table on the plan provides parking calculations based on the existing use on TMP #13-51-1-20. The table should revised to indicate the required parking for the use proposed on the leasehold and the plan should be revised to show the location of this parking and associated lighting and landscaping in accordance with Sections 209-30.E, 209-40, and 209-42 of the zoning ordinance and Sections 191-37 and 191-38 of the subdivision and land development ordinance.

3. **Loading**—Township officials should confirm that off-street loading facilities exist in compliance with Section 209-30.F of the zoning ordinance or are not needed given the nature of the proposed use.

4. **Internal circulation**—Since two sides of the leasehold area will continue to be fenced, it appears that access to the leasehold area will be coming from the parking area of TMP #13-51-1-20. Given the potential of conflicting movement of vehicles on both sites, we recommend that internal circulation of vehicle movements also be shown on the plan. Township officials should also determine if an access easement through TMP #13-51-1-20 should be established for the leasehold area.

5. **Refuse collection**—Township officials should ensure the adequacy of refuse collection under the provisions of Section 191-51.H of the subdivision and land development ordinance which requires screened outdoor collection stations for trash removal when there is no indoor collection.

6. **Sewage facilities**—We recommend that the applicant 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 June 1, 2016, 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: Barbara Kohn, Nicola Industries
Hiossen Inc., Neil Neri
Eric S. Clase, P.E., Gilmore and Associates, Inc.
Jim Sullivan, P.E., T & M Associates, Township Engineer
Peter Gray, Township Manager (via e-mail)

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

May 17, 2016
BCPC #12164

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 AutoZone Retail Auto Parts Store #6755
TMP #21-11-38-11
Applicant: MDM, LLC
Owner: 284 Realty Partners LLC
Plan Dated: February 8, 2016
Date Received: May 2, 2016

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 existing building and construct a 7,382-square foot one-story AutoZone retail store. Thirty-three parking spaces are proposed. Public water and sewer service the site.

Location: 284 East Street Road, approximately 2,300 feet south of Bustleton Pike.

Zoning: C-2 Heavy Commercial District permits a variety of retail and commercial activities on lots of 1 acre or more.

According to the plan, the following zoning ordinance variances were granted by the Lower Southampton Township Zoning Hearing Board on April 7, 2016:

Section 27-902.D	Requiring a side yard setback of twenty feet. A side yard setback of six feet on the eastern side of the property was granted.
Section 902.F	Requiring a rear yard setback of thirty-five feet. A rear yard setback on nineteen feet was granted.
Section 1720.B.(1)	Requiring a front yard setback of one-hundred feet. A front yard setback along East Street Road of sixty-five feet eight inches was granted.
Section 1720.B.(2)	Requiring a front yard setback for parking spaces of fifty feet. A front yard setback for parking spaces of forty feet six inches was granted.
Section 1901.O	Requiring thirty-seven parking spaces on the property. Thirty-three parking spaces on the property were granted.

Section 10910.2.b Permits the Board to attach certain reasonable and necessary conditions to the granting of a variance. The Board attached the following conditions:

a. There shall be no automotive repairs permitted on the property.
b. There shall be no overnight storage of vehicles permitted on the property with the exception of vehicles owned by the applicant that are being utilized for delivery purposes.
c. Deliveries shall only occur during the hours of operation and in no event shall occur earlier than 8 a.m. or later than 9 p.m.
d. The proposed landscaping as shown on Exhibit A-5 shall be the minimum landscaping provided in connection with the development of the property.

Present Use: Vacant – formerly Chow 284 restaurant

COMMENTS

1. **Buffer yard**—Subdivision and land development ordinance Sections 22-522.5.A and C.(2)(a) require a Class 1 buffer yard of 25 feet for all new land developments. Zoning ordinance Section 902.G notes that a buffer should be provided when the non-residential commercial use borders a residential district or use. The plans do not depict buffer plantings. The Township should determine if buffer plantings are necessary since the development does not border an adjacent residential district or use.

2. **Refuse collection**—The plans display how a passenger car and tractor trailer access and exit the site. The township may wish to see how a refuse collection truck will access and exit the dumpster area located in the rear of the property in order to ensure no conflicts with the proposed parking layout and patrons of the store.

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 June 1, 2016 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.

JSI:dc

cc: Steven Muchnick, 284 Realty Partners, LLC
Jeff Berneburg, Agent, McIlvried, DiDiano, & Mox, LLC
John Genovesi, P.E., TriState Engineers
John McMenamin, Township Manager (via e-mail)

BUCKS COUNTY PLANNING COMMISSION

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R. Tyler Tomlinson

Lynn T. Bush
Executive Director

May 10, 2016
BCPC #8438-A

MEMORANDUM

TO: Middletown Township Board of Supervisors
Middletown Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Revised Preliminary Plan of Land Development for Pyramid Health Care, aka Today, Inc.
TMP #22-31-15
Applicant: Pyramid Healthcare Inc.
Owner of Record: County of Bucks
Plan Dated: January 29, 2016
Last Revised: April 24, 2016
Date Received: May 2, 2016

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 following review was prepared by the professional staff.

GENERAL INFORMATION

Proposal: Add two modular buildings, 2,964 square feet and 4,611 square feet in size (7,575 square feet total), for patient housing at an existing treatment facility. One building will house up to 15 patients and the second will house up to 24 patients. Fourteen additional pervious parking spaces will be provided for a total of 65 spaces. The 25-acre tract is served by public water supply and public sewerage facilities.

Location: Eastern side of Woodbourne Road, across from Ellis Road and north of Lake Luxembourg.

Zoning: OR Open Recreational District permits recreation, agricultural, and emergency services uses, and public and private educational institutions. A special exception was granted by the Zoning Hearing Board on March 23, 2016, to allow the expansion of the rehabilitation and treatment facility with a maximum building square footage of 7,577 additional square feet of building area.

Present Use: Institutional; treatment facility/patient housing.

COMMENTS

1. **Zoning issues**—The Revised Project Narrative Report included with the plan submission indicates that a special exception was granted to allow the expansion of the rehabilitation and treatment facility. Zoning Hearing Board approval should be added to the zoning requirements notes on the revised plan.

   In addition, the Site Plan Notes, under Intention of Plan, should be revised on all relevant plan sheets to indicate the proposed total number of beds as 39 (15 patient beds in one building and 24 in the other).

2. **Waivers requested**—Sheet 2 of the plan notes that modifications (or waivers) are requested from the subdivision and land development ordinance provisions. These include the allowance for submission and approval of preliminary/final land development (Sections 303 and 304), providing a complete survey of the property (Section 330.D.3 a), boundary monumentation (Section 303.D(4)(L) and curb requirements (Section 420).

   The Revised Project Narrative Report indicates that the applicant also requests, to the extent necessary, a waiver from constructing new sidewalks along Woodbourne Road (Section 419). Sheet 2 plan notes should be revised accordingly, and township officials should determine if the waivers should be approved as requested in accordance with Section 512.1(b) of the Pennsylvania Municipalities Planning Code.

3. **Best management practices (BMP)**—We recommend that the woodland's edge be preserved and alternative stormwater arrangements and BMPs (e.g., rain gardens, planted swales or terraces, naturalized basin(s)) be considered to help capture and filter run-off before entering a drainage facility, especially given their proximity to the floodplain and lake. BMPs and native plantings could also be used to enhance wildlife habitat along the lake shoreline (i.e., birds, butterflies, and other beneficial insects).

This review will be included in the Bucks County Planning Commission board materials for its June 1, 2016, 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 Buck 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: Jeff Davis, Pyramid Healthcare Inc.
Christopher McDermott, P.E., Reilly Associates
Larry Young, P.E., TriState Engineers, Township Engineer
Stephanie Teoli Kuhls, Township Manager (via email)
Patrick Duffy, Township Zoning Officer (via email)
Michael Klimpl, County Solicitor
Brian Hessenthaler, COO, County of Bucks

BUCKS COUNTY PLANNING COMMISSION

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E-mail: bcpc@buckscounty.org

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Robert M. Pellegrino
Carol A. Pierce
R. Tyler Tomlinson

Lynn T. Bush
Executive Director

May 10, 2016
BCPC #12165

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 Liisa Nurmi & Lisa McKernan
TMP #22-13-203, -204
Applicant: Liisa Nurmi & Lisa McKernan
Owner: Same
Plan Dated: April 14, 2016
Date Received: May 6, 2016

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 two parcels totaling 1.47 net acres (61,725 square feet) into three lots of 17,100 square feet (Lot 1), 20,625 square feet (Lot 2) and 24,000 square feet (Lot 3). The existing dwelling is to be razed. No improvements are proposed at this time.

Location: Between Old Lincoln Highway and Richardson Avenue, and about 200 feet north of the West Gilliam/Richardson Avenue intersection.

Zoning: R-2 Residence District permits single-family detached dwellings on a minimum lot area of 10,000 square feet and minimum lot width of 80 feet.

Present Use: Residential; single-family detached dwelling.

COMMENTS

1. **Access and lot width**—Section 2207 of the zoning ordinance states that no dwelling shall hereafter be erected unless there is direct access to it through an open space on the same lot. Such open space shall not be less than twenty-five feet (25') in width and shall extend from the dwelling to a public street, private street, road or way which has a right-of-way width of not less than fifty feet (50') and which has been offered to the township for dedication. This access requirement is in addition to, not in place of, the minimum lot width requirement which is measured at the required building. The proposed access strip from Old Lincoln Highway to Lot 2 is only 15 feet wide and therefore should be revised accordingly.

Additionally, the plan notes that the width of Lot 2 is 135 feet. However, since building setback line is defined in the zoning ordinance as the line parallel to the street line at a distance therefrom equal to the depth of the minimum front yard required for the district in which the lot is located, it does not appear to meet the minimum lot width requirements. Future plan submissions should address both of these zoning issues.

2. **Natural resources**—Future plan submissions should indicate compliance with the natural resource protection standards (zoning ordinance Section 2501). Also, since existing trees are located on the site, compliance with tree protection standards (zoning ordinance section 2501(E)) should be indicated on the plan for those trees intended to remain on each lot.

3. **Site improvements**—Parts 4 and 5 of the subdivision and land development ordinance require various public improvements such as cartway width, curbs, and sidewalks. The plan does indicate any of these improvements nor indicate whether waivers from the subdivision and land development ordinance provisions are being requested or have been approved.

   In addition, although the new lots being created are not intended for development at this time, we recommend that a conceptual site plan for each lot be included to insure that a compliant site layout can be achieved prior to plan approval. A concept plan should include the potential locations for a house, driveway and utilities, as well as areas for potential stormwater management facilities and natural resource areas.

4. **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 June 1, 2016 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: Liisa Nurmi & Lisa McKernan
Shaheed A. Smith, PLS, Shaheed A. Smith Geospatial, LLC
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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Lynn T. Bush
Executive Director

May 10, 2016
BCPC #11917-A

MEMORANDUM

TO: Newtown Borough Council
Newtown Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Revised 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
Last Revised: April 4, 2016
Date Received: April 12, 2016

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 110 multifamily dwelling units, 95,703 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 floor;
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.

TC Town Center District permits a range of retail, service, and institutional uses, and single-family detached dwelling and two-family dwelling by right on a minimum lot area of 3,000 square feet.

The submission includes a conditional use order stating that Newtown Borough Council granted a conditional use for a traditional neighborhood development, subject to eight conditions, on January 2, 2015.

The submission indicates that the Newtown Borough Zoning Hearing Board granted variances on December 2, 2015 for the following heights of the buildings listed:
Building 1—42 feet
Building 5—47 feet
Buildings 6, 7, and 8—44 feet
Buildings 9, 10, 11, and 12—46 feet.

Variances also were granted to measure the build-to line from the street line to the piazza; with regard to the parking structure, to permit a height of 40 feet for the upper level driving surface where the maximum permitted height is 33 feet, to permit a height to top of parapet wall of 44 feet where maximum permitted height is 40 feet, and to permit a top of elevator shaft height of 49.5 feet where maximum permitted height is 48 feet; to allow 58.5 percent of street level floor area to be nonresidential when maximum permitted is 50 percent; to allow 51.5 percent building coverage when maximum permitted is 50 percent; and to allow maximum impervious coverage ratio of 62 percent when maximum permitted is 60 percent.

Additionally, 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. **Waivers requested**—The submission indicates that a preliminary, and possibly incomplete, list of waivers is requested 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 510.A—Requiring street trees to be planted behind the right-of-way.
Section 511—Requiring trees 16-inch caliper and greater be preserved.
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'.

A rationale for each requested waiver is included. 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 borough should determine if the waiver requests are warranted.

2. **Distance between buildings**—Zoning ordinance Section 401.D.3.F.1.w requires a minimum distance of 20 feet between buildings for multifamily dwellings, and Section 401.D.3.F.1.x requires a minimum distance of 20 feet between buildings for nonresidential uses. The revised plan shows approximately 10 feet between Buildings 8 and 9. Building 8 has retail use on the first floor and multifamily dwelling use on the second and third floors, and Building 9 has four floors of multifamily residential use.

3. **Landscape plan**—The plan shows more trees and other plantings along Road B, but fewer around the four-story multifamily residential Buildings 9 through 12. This will be a fairly intensive area, with Buildings 11 and 12 only 20 feet apart and Buildings 10 and 11 approximately 27 feet apart. We recommend additional plantings in this area to soften the effect of the residential building C.

This review will be included in the Bucks County Planning Commission board materials for the June 1, 2016, 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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Carol A. Pierce
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Lynn T. Bush
Executive Director

May 6, 2016
BCPC #9267-A
Sketch #16-2

MEMORANDUM

TO: Northampton Township Board of Supervisors
Northampton Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Sketch Plan of Subdivision for Woodbury Grove Investors, LP
TMP #31-4-7
Applicant: Woodbury Grove Investors, LP
Owner: Walter B. Gilmour, Sr.
Plan Dated: April 11, 2016
Date Received: April 18, 2016

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 50.37 acres into 16 single-family dwelling lots. An existing single-family dwelling is located on Lot 1 (154,380.74 square feet or 3.54 acres). New dwelling lots (Lots 2-16) range from 43,583.80 to 89,139.19 square feet (1.00 to 2.05 acres). The plan proposes conveying 628,811.53 square feet (14.44 acres) to adjacent TMP #31-4-7-1. Open space (which includes a designated stormwater management area) totaling 345,797.27 square feet (7.94 acres) is proposed. On-site water supply and sewage disposal systems are proposed.

Location: East of the intersection of Jacksonville and Grenoble roads.

Zoning: AR Agricultural Residential District permits single-family detached dwellings with a minimum lot area of 43,560 square feet (1 acre) and minimum lot width of 150 feet.

Present Use: Agricultural.

COMMENTS

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

22-403.1.K requires a residential street to have a minimum right-of-way width of 50 feet and a minimum cartway width of 31 feet. The applicant is requesting a waiver to reduce the cartway width of the proposed internal road to 28 feet. The applicant is requesting to not widen Old Jacksonville Road and Grenoble Road cartways. The ordinance requirement is for collector roads to have a 36-foot wide cartway. By not widening Old Jacksonville Road, the existing trees along the Old Jacksonville frontage will be maintained as a buffer.

22-403.2.A(2) requires curbs to be constructed along any existing street on which a subdivision or land development abuts, and the existing paved cartway shall be widened to the curb. The applicant is requesting a waiver to not install curbs along the property's frontages on Old Jacksonville Road and Grenoble Road. By not installing curbing, the existing trees along the Old Jacksonville frontage will be maintained as a buffer.

22-403.2.B requires sidewalks on both sides of all existing and proposed streets. The applicant is requesting a waiver to not install sidewalks along the property's frontages on Old Jacksonville Road and Grenoble Road and to install sidewalks along one side of the proposed internal road. By not installing sidewalks, the existing trees along the Old Jacksonville frontage will be maintained as a buffer.

22-403.12.C(2) the developer will offer a fee-in-lieu-of the land required for parks and recreation facilities.

22-616.5 requires deceleration lanes that are a minimum of 125 feet in length. At the minimum, a taper section 25 feet in length shall extend from the edge of the curb of the through-road to the full-width curb edge of the deceleration lane. The full-width of a deceleration lane shall be 13 feet. A full-width section of the deceleration lane shall extend for a minimum of 100 feet. The applicant is requesting a waiver to not install a deceleration lane at the proposed entrance to the subdivision.

The final plan should note all granted waivers.

2. **Natural resource restrictions**—The plan indicates that it will comply with Section 1120 of the zoning ordinance, which restricts the disturbance of specified natural resources in the AR Agricultural Residential District. The plan should indicate the limits of disturbance and identify resource areas that are intended to be preserved.

3. **Area of unsuitable soil**—A note on the plan indicates that the unspecified parcel area shown between Lots 8 and 9 could be added to Lots 8 and 9 or retested to add one more lot. Future plans should show the disposition of this area.

4. **Open space**—The plan shows open space adjacent to the rears of Lots 4-8. The plan should indicate ownership and maintenance responsibilities, in accordance with standards of Section 903.6 of the zoning ordinance. The plan should also indicate whether the open space will be accessible by residents and where residents would be able access the open space.

5. **Stormwater management area**—The plan shows a stormwater management area within the designated open space. The plan should indicate ownership and maintenance responsibilities for the facility, including a dedicated easement that would permit access for maintenance (Section 304.4.G(4) of the subdivision and land development ordinance).

6. **On-site sewage disposal**—The plan indicates on-site sewage disposal areas and well locations with isolation distances for the proposed lots. Future plans should show locations of the existing systems on Lot 1 and parcels adjacent to Lots 9 and 10 to ensure there is no conflict between the location of proposed disposal areas and well isolation distances.

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 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 June 1, 2016, 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: Woodbury Grove Investors, LP
Walter B. Gilmour, Sr.
Justin A. Geonnotti, PE, Tri-State Engineers & Land Surveyors, Inc.
Dave Connell, P.E., CKS Engineers, Inc., Township Engineer
Michael Solomon, Director of Planning and Zoning (via email)

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

May 9, 2016
BCPC #7415-B

MEMORANDUM

TO: Sellersville Borough Council
Sellersville Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for Cross Associates 3
TMP #39-008-367
Applicant: Gorski Engineering, LLC
Owner: Cross Associates Inc.
Plan Dated: April 6, 2016
Date Received: April 20, 2016

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 36,250-square-foot industrial building on a 4.73-acre parcel within the Sellersville Business Campus. The lot will be served by public water and sewer.

Location: Western side of East Clymer Avenue in the Sellersville Business Campus.

Zoning: I Industrial District permits manufacturing on lots of 20,000 square feet or more.

Present Use: Vacant brownfield

COMMENTS

1. **Plan stage**—Section 135-9 of the subdivision and land development ordinance states the procedure for review of land development plans normally includes two stages, preliminary and final. These stages are necessary to provide the Planning Commission and the Borough Council adequate opportunity to review each proposal and ensure that their recommendations may be included in the final plan. The plan was submitted as a preliminary/final and the borough should determine if the submission is sufficient to be reviewed only once.

2. **Tree protection zone**—Section 160-25.E of the zoning ordinance establishes a tree protection zone which shall be free of alteration, grading, compaction or vehicle storage. The plan does not show a tree protection zone and the plan shows parking spaces along the loading facility driveway beneath existing trees. The plan should be revised to show a tree protection zone tree protection fence and revised tree removal plan.

3. **Plan requirements**—Section 135-11.I of the subdivision and land development ordinance requires that any land development submission include a traffic impact study. A TIS was submitted for the original subdivision for the Sellersville Business Campus, but the applicant should ensure that the study reflects the proposed land use.

4. **Buffer plantings**—Section 160-82 of the borough zoning ordinance requires buffer yards and screening where industrial development abuts a residential district. The plan shows a buffer yard with existing trees but no additional screening is proposed. The borough should determine if sufficient screening is provided by the existing trees.

5. **Parking space location**—Nine future parking spaces are shown along the driveway on the western side of the parcel which leads to the loading facilities in the rear of the building. Driveway circulation could be impeded because vehicles maneuvering in and out of the parking area may conflict with the larger vehicles passing to and from the loading facilities. We recommend that the applicant consider moving the parking spaces to a parking court in the western corner of the site or regulating use of the spaces to a time period when deliveries and shipments are not taking place.

6. **Porous pavement maintenance**—Porous pavement is provided for the parking bays in the front parking lot. This type of pavement has specific maintenance requirements such as periodic vacuuming; additionally, sand should not be used in the winter, and a lower amount of deicing materials is needed because snow and ice melt faster on porous pavement. The plan "suggests" that vacuuming be performed periodically, but it provides no maintenance schedule or other directives. We recommend that the plan be revised to provide a maintenance schedule.

7. **Sidewalks**—The overall subdivision plan received a waiver from providing sidewalks on both sides of the street. The plan shows no sidewalk along East Clymer Avenue along the site street frontage. With no sidewalk, employees on the site will have to walk in the street to get to Diamond Street or cross to a sidewalk planned for the south side of Clymer Avenue. We recommend that a painted crosswalk be provided between the site and the eastern side of Clymer Ave.

8. **Street trees**—The final plan for the business campus shows street trees along Clymer Avenue but no street trees are shown on the subject plan. These trees should be shown on the plan.

9. **Trash collection**—No facilities for trash collection are shown on the plan. If outdoor trash collection is intended a screened collection area should be provided on the plan.

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 June 1, 2016, 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: Cross Associates 3, LLC
John Riebow, Gorski Engineering, Applicant's Engineer
J. Cheryleen Strothers, Cowan Associates Municipal Engineer
David Rivet, Municipal Manager (via email)
Jorden Pete Krause, Bucks County Industrial Development Authority

BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

May 18, 2016
BCPC #11827

MEMORANDUM

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

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Revised Preliminary Plan of Subdivision for Thomas Siligato
TMP #47-20-122 and 47-20-122-1
Applicant: McAllister Construction Company, Inc.
Owner: Thomas S. Siligato
Plan Dated: April 22, 2016
Date Received: April 27, 2016

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 TMP #47-20-122, 19.063 acres (gross), into three separate lots. Lot 1 would be conveyed to TMP #47-20-122-1, resulting in TMP #47-20-122-1 becoming 15.99 acres (gross). However, the acreage of the area to be conveyed from TMP #74-20-122 to TMP #47-20-122-1 is not identified. Lot 2 would be 6.29 acres (gross) and Lot 3 would be 6.30 acres (gross). The plan also indicates that the existing 50-foot wide access portion of TMP #47-02-122 will be subdivided into two sections and conveyed to TMP #47-23-43 (0.15 acres) and TMP #47-23-44 (0.14 acres). Individual on-lot wells and sewage disposal systems are proposed.

Location: Access to the site is proposed to be through a 50-foot wide easement to Wilkes Street.

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

The applicant has received variances from the Zoning Hearing Board (on September 10, 2010) following zoning ordinance provisions:

Section 401.D.a — to permit each of the two proposed building lots to maintain a minimum building envelope which will include designated Delaware River floodplain and floodplain soils;

Section 902.B.2.b and 903.B.1	to permit the construction of two new dwellings and the necessary grading and disturbance within the limits of the Delaware River floodplain and floodplain soils;
Section 905.B.5.a	to permit the construction of two new dwellings within the limits of the Delaware River floodplain and floodplain soils;
Section 903.B.7	to permit the disturbance of forty-two percent of mapped agricultural soils;
Section 905.IV.A	to permit the construction of a single-family dwelling within riparian buffer zone no.2; and
Section 905.IV.D.6	to permit the construction of an on-lot septic system serving each of the proposed building lots, to be located within the flood fringe area of the Delaware River floodplain.

Additionally, the Zoning Hearing Board granted special exceptions to Sections 903.B.13.e.4.c and 905.IV.B.1 to permit the construction and installation of utilities, driveways and stormwater management facilities within the flood fringe area of the Delaware River floodplain.

Present Use: Residential and dog kennel.

COMMENTS

1. **Shared driveway** – It is recommended that the plan include a maintenance agreement so all property owners are aware of the maintenance and financial responsibilities for snow removal and if the shared driveway needs to be repaired or replaced.

2. **Pedestrian path access easement** – The plan identifies a variable width pedestrian path access easement across Lot 1 for the purpose of providing access to Taylorsville Road for the residents of the Bunker Hill development. However, it is unclear from the plan as to whether the easement is also proposed as part of the two small parcels to be conveyed to TMPs #47-23-43 and 47-23-44. Although the hatching potentially indicates that this is proposed, this should be made clearer on the plan and language including in the deed specifying that this is the case.

This review will be included in the Bucks County Planning Commission board materials for the June 1, 2016 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: Thomas Siligato
McAllister Construction Company, Inc.
William R. McNaney, Van Cleef Engineering Associates
Larry Young, Tri-States Engineers, Township Engineer
Jim Pascale, 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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Charles H. Martin, *Vice Chairman*
Diane M. Ellis-Marseglia, LCSW

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

Lynn T. Bush
Executive Director

April 29, 2016
BCPC #11990-A

MEMORANDUM

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

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Sketch Plan of Land Development for 1216 Street Road
TMP #48-2-44
Applicant: 1216 Street Road Associates, LP.
Owner: 1216 (One) Street Road Corporation
Plan Dated: March 31, 2016
Date Received: April 13, 2016

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 five self-storage buildings (proposed uses 51 and 52) ranging from one to two stories and ranging from 7,500 square feet to 30,000 square feet (86,250 square feet total). The 6.497-acre site is served by public water and sewerage facilities.

Location: On the west side of Street Road approximately 1,000 feet south of Kutcher Road.

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 minimum lot size for single-family detached dwelling and for all other principal permitted uses is 20,000 square feet. Proposed uses 51 and 52 (wholesale business/storage and warehousing) are not permitted in the R-2 Low Density Residential District.

Present Use: Vacant residential and vacant warehouse.

COMMENTS

1. **Use not permitted**—The proposed uses 51 and 52 (wholesale business/storage and warehousing) are not permitted in the R-2, Low Density Residential District. Therefore, this zoning issue should be resolved prior to the township taking action on the plan.

2. **Dimensional requirements**—The sketch plan shows dimensional requirements for 'other principal permitted uses' allowed in the R-2 District. The current layout does not conform to several dimensional requirements of the R-2 District. The noncomplying issues include and are not limited to the following:

    a. Building 3 is located in the side yard
    b. Exceeds the maximum impervious surface area of 35 percent

3. **Self-storage use**—The applicant has indicated that the proposed use is self-storage which is not listed or permitted in the R-2 District or anywhere in the ordinance. In addition, the proposed parking is based on uses 51 and 52 (wholesale business and warehousing). The parking formula for uses 51 and 52 may not be applicable to self-storage.

4. **Internal circulation, access, and loading**—The submitted plan should clearly demonstrate safe and compliant car and truck access ways, clearances, and turning radii to the satisfaction of the township's codes and ordinances.

5. **Buffer**—The minimum required buffer yards range between 50 feet to 75 feet in zoning ordinance Section 185-60 between residential and more intense uses. Along the property line adjacent to the residential development, the plan depicts side yards ranging from 20.21 feet to 23.49 feet. The township should determine the proper buffer width between the residential use and the self-storage use and future plans should be revised accordingly.

6. **Stormwater**—The stormwater management system shall be designed and constructed in accordance with subdivision and land development ordinance (SALDO) Section 160-67.

7. **Landscaping**—The landscaping and planting requirements shall be designed and constructed in accordance with SALDO Section 160-51.

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 any future proposed land development associated with this plan. We recommend that the planning module be submitted at the preliminary plan stage to coordinate the land development review with the planning module review.

This review will be included in the Bucks County Planning Commission board materials for the June 1, 2016, 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.

JSI:dc

cc: Bill Nolan, 1216 Street Road Associates, LP
Lawrence J. Byrne, P.E., Eastern/Chadrow Associates, Inc.
Wayne Kiefer, P.E., TriState Engineers
Joe Golden, Township Manager (via email)

Bucks County Planning Commission
Planning Module Reviews
June 01, 2016

Municipality	Development	BCPC Number	Tax Parcel Number	PaDEP Code Number	Plan Review Number
New Britain Borough	Biagioli Subdivision	7647-A	25-6-23	1-09931-062-3J	0201-60014
Richland Township	Townhouses at Edgewater	7688-D	36-17-33-2	1-09940-314-3J	0201-60017
Middletown Township	Huberfeld	12099	22-31-13	1-09003-382-3J	0201-60020

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

Lynn T. Bush
Executive Director

April 27, 2016

Robert L. Showalter, PE
R.L. Showalter & Associates, Inc.
116 East Butler Avenue
Chalfont, PA 18914

RE: Biagioli Subdivision
PaDEP Code #1-09931-62-3J
BCPC #7647-A
TMP #25-6-23
New Britain Borough, Bucks County, PA

Dear Mr. Showalter:

We have received a copy of the subject planning module[1] regarding the connection of four single-family detached dwellings units to the public sewer system with sewerage conveyance via the Cooks Run Diversion Interceptor to the Chalfont-New Britain 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 Chalfont-New Britain Wastewater Treatment Plan is consistent with the official Act 537 Plan.

Component 3. Sewage Collection and Treatment Facilities is incomplete. Documentation confirming compliance with the state historic preservation act has not been included in the packet. We also note that Section J. Consistency Determination has not been completed. Both sections of Component 3 should be completed and the treatment facility agent should sign Section J before the borough forwards the planning module to PaDEP.

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.

[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
Mary Biagioli
Samuel Bryant, Borough Manager
Act 537 file

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

DEP Code #	1-09931-062-3J
BCPC #	7647-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
Biagioli Subdivision

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

1. Date plan received by county planning agency. April 7, 2016
2. Date plan received by planning agency with areawide jurisdiction _____

   Agency name _____
3. Date review completed by agency April 27, 2016

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: Matthew M. Walters Title: Community Planner Signature: [signature] Date: April 27, 2016 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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Diane M. Ellis-Marseglia, LCSW

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Edward Kisselback, *Secretary*
James J. Dowling
Raymond W. Goodnoe
David R. Nyman
Robert M. Pellegrino
Carol A. Pierce
R. Tyler Tomlinson

Lynn T. Bush
Executive Director

May 11, 2016

John Dudish
Penn's Trail Environmental
21 East Lincoln Ave.
Suite 160
Hatfield, PA 19440

RE: Townhomes at Edgewater Planning Module
PaDEP Code #1-09940-314-3J
BCPC #7688-D
TMP #36-17-33-2
Richland Township, Bucks County, PA

Dear Mr. Dudish:

We have received a copy of the planning module[1] proposing extension of and connection to an existing public sewerage system to serve the planned development of 40 townhouse units on a 26.115-acre tract located at the intersection of Heller and Walnut Bank Farm roads. Wastewater from the proposed development (40 EDUs) will be conveyed by a gravity collection system to the Bucks County Water and Sewer Authority Erie Road Pump Station, which is being upgraded. Wastewater from this system is ultimately treated at the Quakertown Borough Wastewater Treatment Plant

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 located within the 5 and 10-year sewer service area depicted in the plan. The subject site is also located within the Year 2020 primary development area outlined in the Richland Township Comprehensive Plan Update (2009). Therefore, the proposal appears to be consistent with the township's Act 537 Plan, and consistent with its comprehensive plan. 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.

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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 *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.

If the township approves the planning module and 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 A. 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 #	1-09940-314-3J
BCPC #	7688-D

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
Townhomes at Edgewater

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

1. Date plan received by county planning agency. May 4, 2016
2. Date plan received by planning agency with areawide jurisdiction _____

   Agency name _____
3. Date review completed by agency May 11, 2016

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 N/A
☒	☐	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: May 11, 2016
		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
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David R. Nyman
Robert M. Pellegrino
Carol A. Pierce
R. Tyler Tomlinson

Lynn T. Bush
Executive Director

May 17, 2016

Joseph Hamill
JF Hamill Land Surveying & Consulting LLC
3636 Hulmeville Road
Bensalem, PA 19020-4449

RE: Huberfeld Minor Subdivision Planning Module
PaDEP Code #1-09003-382-3J
BCPC #12099
TMP #22-031-013
Middletown Township, Bucks County, PA

Dear Mr. Hamill:

We have received a copy of the planning module[1] regarding the proposed connection of 1 single family residence or 1 EDU (250 gallons per day) to the existing Bucks County Water and Sewer Authority (BCWSA) sanitary sewer system. Sewer flows will be conveyed by the BCWSA system to the Neshaminy Interceptor and treated at the Philadelphia Water Department's (PWD) Northeast Philadelphia Water Pollution Control Plant.

The *Bucks County, Pennsylvania Sewerage Facilities Plan* (1970) is the official Act 537 Plan for Middletown Township. The township has submitted a proposed update to the Act 537 Plan for review by our office. The plan indicates public sewer facilities for the site, and therefore, the proposal to connect to public sewers is consistent with the official Act 537 Plan and update.

The BCWSA certifies that it has sanitary sewer collection capacity. The project is included in the BCWSA Neshaminy Interceptor Corrective Action Plan and Connection Management Plan with flow release in 2016. The PWD certifies there is adequate capacity within the City of Philadelphia's conveyance and treatment facilities to receive and treat the sewage flows. The additional waste load will not create a hydraulic or organic overload or a five-year protected overload.

Sufficient documentation confirming compliance with the state historic preservation act is indicated to be attached in the packet. However, only a copy of the "Project Review Form," as submitted to the Pennsylvania Historical and Museum Commission, has been included in the packet sent to our office.

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

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

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

Sincerely,

Cathy Gauthier
Planner

CIG:dc

Attachment

cc: Eric Ponert, PWD
Genevie Kostick, BCDH
Elizabeth Mahoney, PaDEP
Larry Young, P.E., TriState Engineers, Township Engineer
Stephanie Teoli Kuhls, Township Manager
Act 537 File

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

DEP Code #	1-09003-382-3J
BCPC #	12099

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
Huberfeld Minor Subdivision

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

1. Date plan received by county planning agency. May 13, 2016
2. Date plan received by planning agency with areawide jurisdiction _____

   Agency name Bucks County Planning Commission
3. Date review completed by agency May 17, 2016

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. 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: Catherine Gauthier

Date: May 17, 2016

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.