

BUCKS COUNTY PLANNING COMMISSION MEETING

Wednesday, July 2, 2014
2:00 P.M.

Meeting Cancelled

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

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Approval of Minutes of June 4, 2014
4. Executive Director's Report
5. GIS – How We Use It... How You Can Use It
~ Robert Keough, Senior GIS 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

June 4, 2014

MEMBERS PRESENT: James J. Dowling; Raymond (Skip) W. Goodnoe; David R. Nyman; Robert M. Pellegrino; Carol A. Pierce; Evan J. Stone; Walter Wydro

STAFF PRESENT: Lynn T. Bush; Timothy A. Koehler; Richard G. Brahler, Jr.; Paul Gordon; David Johnson; Dennis Livrone; Margaret McKevitt; David A. Sebastian; Patricia Stockett; Bryan Guthrie, Intern; Jonathan Letisio, Intern

GUESTS: Christopher T. Edwards, Director of Bucks County Public Information; Larry Menkes, Warminster resident

1. CALL TO ORDER

Mr. Pellegrino called the meeting to order at 2:10 PM.

2. PLEDGE OF ALLEGIANCE

All rose for the pledge of allegiance.

3. APPROVAL OF MINUTES FOR THE MEETING OF MAY 7, 2014

Upon motion of Mr. Nyman, seconded by Ms. Pierce, with the vote being 6-0-1 the motion carried to approve the minutes of the May 7, 2014 meeting. Mr. Goodnoe abstained as he was not present.

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 provided the board with a brief update from the last meeting about the Cross Keys Project. She received approval from the county commissioners to apply for a \$100,000 Delaware Valley Regional Planning Commission grant to enhance and further the study of this area. A meeting with the Buckingham Township Board of Supervisors generated a newspaper article prompting new interest and involvement from local businesses and land owners.

On May 31st Ms. Bush attended Bristol Borough's "Raising the Bar" event celebrating their revitalization and economic development efforts. The money raised from the event will be used to beautify and market the Borough, along with other improvement projects. She reported that the Borough received \$50,000 in façade grants for Mill Street. Ms. Bush commented that the residents are very committed, doing a super job and it was encouraging to be there to see what they are doing.

Ms. Bush referenced the handout on the Transportation Improvement Program (TIP) which was given out at the meeting. She stated that the TIP draft for fiscal year 2015-2018 is available online, and there is a public comment period now open. Mr. Brahler described the public comment process and how to use the website which has an interactive mapping service that can sort TIP projects by county and municipality. He encouraged all to make a public comment and said that all comments will be answered individually by the planning commission.

Ms. Bush announced that the county commissioners have extended the open space program

deadline giving the 54 municipalities two more years to apply for grants to preserve land.

Ms. Bush will attend the Bucks County consortium meeting tomorrow. She will provide information on topics that affect the municipalities such as: the TIP program, especially the Bristol Road extension project which is back on the TIP for Chalfont and New Britain Boroughs and New Britain Township; the open space deadline extension; and the community development block grant program.

5. ECONOMIC DEVELOPMENT INITIATIVE BUCKS2INVEST LOAN PROGRAMS AND FUNDING

Margaret McKevitt, the County's coordinator of Economic Development and Planning Services gave a presentation on the Bucks2Invest loan programs and funding available to businesses. She handed out a brochure listing all the current financing programs which are: Bucks Guaranteed, Bucks Rebuilt, Bucks Renewed, Core Industry Fund, New Economy Fund, Taste & Tour Bucks County, and VC4BC. She explained the purpose of each loan, the approval process, guidelines and the criteria required. She gave a background and overview on the initiative which was first introduced by the county commissioners in February, 2013. The initiative was created to spur economic development growth within Bucks County in part through efforts of the Bucks County Industrial Development Authority which coordinates economic development activities and administers the financing programs for new and existing businesses. She gave details on the workforce development program which is through the Bucks County Community College (BCCC) which trains unemployed and underemployed persons in metal fabrication and precision machining to fill manufacturing job openings in Bucks County.

Board discussion focused on publicizing the Bucks2Invest initiative and business contacts to apply for the loans.

Larry Menkes of 741 Clifford Street in Warminster, PA inquired if the workforce development program was limited to sheet metal working and fabrication. Ms. McKevitt responded that it is the first of its kind in partnership with BCCC and as of right now it is limited.

6. UPPER NESHAMINY CREEK TRAIL FEASIBILITY STUDY

Paul Gordon provided a PowerPoint demonstration entitled *Upper Neshaminy Creek Trail Study*. He informed the board that the study can be viewed and is advertised on the Bucks County website: buckscounty.org. He gave a brief history, background, and overview of the study. The purpose of the study was to determine the feasibility and best routing for a multi-use trail system along the Neshaminy Creek. The Upper Neshaminy Creek Trail includes: Buckingham, Doylestown, New Britain, Warwick and Wrightstown townships and Chalfont and New Britain boroughs. Back in April, he presented the study to 50-60 people in a public meeting at the Doylestown Library and received enthusiastic feedback from the audience. He will present the study to the county board of commissioners on June 18. He stated that he is here to obtain recommendation from the board so the study can be approved and adopted by the Bucks County board of commissioners.

Mr. Pellegrino inquired about the length of the trail. Mr. Gordon responded the route is a little over 15 miles. Board discussion followed about the prioritization of the phases, costs, riparian buffers, environmental issues, entry points, contact landowners and communicating with municipalities.

Ms. Bush explained that there is unprecedented funding available included in the new TIP which has \$10 million in line items specifically for trails. Timing is important and we want to be poised

to take advantage of that. She said that the BCPC has made the report available to municipalities and is engaging them by laying out concepts and connecting points so the municipalities can act and consider the trail as part of a proposed development plan or their own recreational programming.

Mr. Pellegrino polled the board for further questions or comments. Having no further questions, on motion of Mr. Dowling, seconded by Mr. Wydro the board unanimously recommended approval of the *Upper Neshaminy Creek Trail Study* to the Bucks County Board of Commissioners.

7. ACT 247 REVIEWS

The reviews of June 4, 2014 were mailed to the board for their review prior to the meeting. Mr. Pellegrino polled the board for any questions on the reviews. On motion of Mr. Stone, seconded by Mr. Goodnoe the board approved the June 4, 2014 Act 247 reviews. There were no abstentions.

8. OLD BUSINESS

There was no old business.

9. NEW BUSINESS

BCPC Tour Proposal of the Vertical Screen Headquarters in Warminster, PA: Ms. Bush opened the floor for discussion on touring the Vertical Screen Headquarters in Warminster, PA. She said that the building in itself is fascinating and has set a new standard in sustainable building design achieving a LEED Platinum score in Pennsylvania. She gave a brief overview of the business doing high level security background checks and having three shifts. She advised that when Vertical Screen approved the concept of having the BCPC board members visit the site, they asked that we offer a couple of dates. Ms. Bush requested input from the board for potential dates to tour the facility. Ms. Pierce advised that Tuesdays and Fridays will not work for her. Mr. Pellegrino agreed that Friday is not a good day. It was agreed that the purpose of the visit be for a tour only with no meeting scheduled on that day. Ms. Bush announced that she will pick some dates and circulate them for approval via email.

Resolution Supporting the Redesignation of Business Route 202: Mr. Brahler began the presentation by stating that late last year when the Route 202 parkway project was officially named as U.S. Route 202, it caused some confusion for the businesses along the stretch of road that was once known as Route 202. He used a map to define the corridor that was once known as Route 202. Beginning in Montgomery County (Montgomery Township) Route 309 to County Line Road is now known as Doylestown Road; as the road extends through New Britain Township, Chalfont and New Britain Boroughs and Doylestown Township the road is now known as West Butler and East Butler avenues. In Bucks County the length of the road is approximately 6.8 miles long and begins at Route 309 and extends to the Doylestown Bypass (Route 611). He was contacted by the Chalfont-New Britain Business Alliance about creating a business route. He walked the board through the process of naming the corridor U.S. Business Route 202. He added that there must be complete agreement among the municipalities along the corridor along with the Bucks and Montgomery planning commissions and the American Association of State Highway Transportation Officials (AASHTO).

Mr. Dowling commented that there is general confusion not just with the businesses involved, but among the clients or customers of the retailers as to where the business is located.

Mr. Pellegrino polled the board for further comments or questions. Having no further questions, the board reviewed the proposed resolution. Upon motion of Mr. Wydro, seconded by Mr. Dowling, the board unanimously approved a resolution to designate Doylestown Road/Butler

Avenue as U.S. Business Route 202 (Attachment A).

10. PUBLIC COMMENTS

There was no public comment.

11. ADJOURNMENT

Mr. Pellegrino adjourned the meeting at 3:15 PM.

Submitted by:

Patricia Stockett
Staff Secretary

BUCKS COUNTY PLANNING COMMISSION

Staff Report

June 2014

PLANNING SERVICES

COMMUNITY PLANNING

- > **Meeting Attendance**—Attended the regular monthly planning commission meetings of New Britain Borough, Buckingham Township and Perkasi Borough.
- > **Lower Makefield Township Comprehensive Plan**—Working on plan sections related to goals and objectives and implementation measures. Began preparation of the complete second draft.
- > **Langhorne Borough Comprehensive Plan**—Finalized the public review draft for the borough planning commission's review.
- > **Tinicum Township Comprehensive Plan**—Revised the Energy Efficiency and Conservation chapter.
- > **Northampton Township**—Made a presentation at the Board of Supervisors' regularly scheduled meeting, where the supervisors considered adoption of the Holland Master Plan.
- > **Upper Makefield Township**—Development of an enhanced report of the public visioning meeting for the Taylorsville study area.
- > **Upper Southampton Township**—Development of a report of the land use survey of the industrial zoning district area. Compiling information from realtors representing properties that are listed for sale or lease.
- > **West Rockhill Township**—Conducted a Town Hall Meeting to get resident input on the direction of the Almont Village plan. Collecting background information on the village.
- > **Brownsville Road Corridor Study (Lower Southampton/Bensalem townships)**—Assessed the ideas/issues provided through the staff charrette and prepared tentative implementation strategies/actions.
- > **Cross Keys Study**—Inventory and data collection for the study. Submitted an application to DVRPC for a Transportation and Community Development Initiative (TCDI) grant for the project.
- > **Springfield Township**—Development of the sewage capacity analysis for the Development Area and Route 309 Corridor.
- > **East Rockhill Township**—Presented a summary of the Economic Development Initiative Report and the Bucks2Invest programs to the Board of Supervisors.

Planning Information and Agency Coordination

- > Provided information to the public on various topics including demographic and socioeconomic data, development proposals, review letters, local zoning and municipal regulations.
- > Analyzing cluster regulations for Perkasi Borough.
- > Assessed potential assistance to and attended meeting of the Bicycle Task Force.
- > Attended Bucks County Homeless Continuum of Care meetings.
- > Reviewed Act 14, 67, 68 NPDES permit applications.

Act 247 and 537 Review Activity

- > 23 Subdivision and Land Development Proposals
- > 1 Sketch Plan
- > 5 Municipals
- > 5 Sewage Facility Planning Modules
- > 2 Traffic Impact Studies

ENVIRONMENTAL PLANNING

Neshaminy Watershed Sediment Assessment: West Branch 3 (Reading Creek) and Neshaminy Tributary 3 (Fish Creek) CZM Grant Application

- > Scoping opportunities to utilize GPS system to track findings during stream assessments and inventory of stormwater infrastructure facilities.

William Penn Foundation: Poquessing Watershed Cluster

- > Finalized problem areas within the watershed for restoration and retrofit.
- > Selected points where monitoring for water quality can be conducted.
- > Conducted deed searches for land ownership information for parcels surrounding problem areas in order to conduct educational outreach.
- > Further review of Act 167 plan and habitat assessment plans to identify problem areas and opportunities for improvement.

Stormwater Management

- > Assisted municipal engineers and residents regarding stormwater management issues.

Natural Resources

- > Working with a watershed association on riparian buffer guidance and ordinance language.
- > Working with a municipality regarding development of native plant ordinance language.

Integrated Water Resources Planning Work Program

- > Inventoried planning staff and conducted online search for all watershed-related plans, reports and studies.
- > Developed database to track findings.
- > Review watershed information, problem areas and proposed implementation projects documented.

Summer Interns Coordination

- > Trained interns regarding environmental unit initiatives and work programming.

Bucks County Open Space & Greenway Planning

- > Presented final version of Upper Neshaminy Creek Trail Feasibility Study to Bucks County Planning Commission board members and Bucks County Commissioners for adoption.
- > Attended Doylestown Bike & Hike Committee meeting.
- > Developing narrative of Mill-Queen Anne-Black Ditch Creek Trail Feasibility Study.
- > Secured agreements with consulting engineers for Lower and Middle Neshaminy Creek trail feasibility studies.

- > Met with consulting engineer on Mill-Queen Anne-Black Ditch Creek trail study to discuss cost estimating.
- > Supplied PA DCNR with requested information relative to Middle Neshaminy Creek Trail Feasibility Study.

Recycling and Solid Waste

- > Met with regional recycling coordinators at regular monthly meeting at our current electronic recycler's plant.
- > Preparing first two chapters of the Bucks County Municipal Waste Plan update.
- > Attended DEP training course on online recycling data entry.
- > Preparing for next HHW event.
- > Summer intern worked on preparing draft of the Recycling Guide

Hazard Mitigation Planning

- > Calling municipalities that have not committed to participating in the HM Plan Update. (Need one back).
- > Getting FEMA grant-entry certified.

Green Committee

- > Drafted memo to department concerning toner recycling program.
- > Helping establish office recycling program at Children & Youth agency's new offices.
- > Presented paper reduction survey finding, analysis, and preliminary recommendations to The Green Committee at their June 17th meeting.

TRANSPORTATION AND GEOGRAPHIC INFORMATION SYSTEM (GIS)

General Transportation Planning

- > Working on project to determine the feasibility of renaming Butler Pike to Business Route 202. Began collecting signed municipal support resolutions.
- > Processed FY2015 DVRPC contracts for Supportive Regional Highway Planning Program, Transit Support Program and Regional GIS Program.
- > Attended Synchro Green Adaptive Traffic Systems Seminar.
- > Attended Transportation Operations Task Force Meeting to discuss Traffic Signals Operations.

Public Transportation

- > Reviewed SEPTA Board Meeting Materials.
- > SEPTA Rail Station Visibility Enhancement Study Phase II. Met with TMA Bucks to discuss report finalization.
- > Received approval for Pennridge Modeling Project for inclusion in the Regional Transit Advisory Committee work program.
- > Attended Regional Transit Advisory Committee Meeting.
- > Coordinated with SEPTA regarding bicycle issues at Levittown Station.
- > Attended TMA of Bucks County Board Luncheon.
- > Participated in Roosevelt Boulevard Better Bus Project teleconference.

Transportation Assistance to Planning Staff

- > Discussed transportation related issues with staff for subdivision and land development reviews.
- > Attended Northampton Township Board of Supervisors Meeting to discuss Village of Holland Study.
- > Attended Almont Village Town Hall Meeting. Continued developing computer-enhanced imagery for Almont Study.
- > Attended staff meeting to discuss Cross Keys Project.

Transportation Improvement Program

- > Provided Transportation Improvement Program information to various individuals and agencies.
- > Coordinated with DVRPC regarding Transportation Improvement Program Update process.
- > Attended Pennsylvania Subcommittee of the RTC to discuss Municipal Bridge Line Item.
- > Attended Regional Technical Committee Meeting.
- > Attended Kickoff meeting for Route 611 Transportation Study.
- > Attended status meeting for County Line Road widening project.

Geographic Information Systems (GIS)

- > Development of County-Wide Enterprise GIS program.
- > Database development of site addresses and EMS, Fire, and Police response zones.
- > Updating of Enterprise Geodatabase and ArcGIS Server.
- > Coordination with GIS consultant on the Land Records and EMS projects.
- > Development and support of County GIS Consortium efforts.
- > Updating and editing of county Road Centerline database.
- > GIS technical software support to IT and GIS staff at Board of Assessment.
- > Support of County hosted GIS web server connection and interface.
- > Provided GIS technical support to Emergency Communication staff.
- > Technical support for County GIS Web Viewer.
- > Editing of county-wide data layers using GIS Data Reviewer tool.
- > Editing procedures on land base parcel annotation features.
- > Began updating and testing of latest GIS software versions on desktop systems.
- > Attended Bucks County Leadership meeting at BCCC.
- > Attended SE 9-1-1 Shared Services meeting in Conshohocken.

GIS Map Production

- > Produced presentation maps for Community, Environmental and Preservation Planning units.
- > Developing series of maps of county parks and facilities for print and web deployment.

GIS Transportation

- > Development of Region-wide GIS Transportation initiative.

Bucks County Planning Commission
Municipal Reviews
July 2, 2014

Municipality	BCPC Number	Applicant	Tax Parcel Number(s)	Proposal
Durham Township	11-14-ASA1	Board of Supervisors	11-40-10, 11-5-57, 11-5-1, 11-4-2-1 & 11-5-57-4	Agricultural Security Area
Lower Makefield Township	20-14-2	Board of Supervisors		Zoning Ordinance Amendment: Floodplain Ordinance
Perkasie Borough	33-14-2	Borough Council	33-10-145	Zoning Map Change: R-2 to R-1B
Newtown Area Joint Planning Commission	56-14-1	Joint Zoning Council		Zoning Ordinance Amendment: Winery Outdoor Events
Newtown Area Joint Planning Commission	56-14-2	Joint Zoning Council		Zoning Ordinance Amendment: Technical Corrections



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CONFIDENTIAL — NOT FOR RELEASE

July 2, 2014
BCPC #11-14-ASA1

MEMORANDUM

TO: Durham Township Board of Supervisors
Durham Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Request for an Addition to the Agricultural Security Area
TMP #11-40-10, 11-5-57, 11-5-1, 11-4-2-1 and 11-5-57-4
Owner/Applicant: Carl Kwartnik, Ed & Kathy Haney, David & Lois Oleska, Eva B. Perkins and William (Buddy) J. McMullen
Received: June 4, 2014
Hearing Date: July 8, 2014

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 July 2, 2014.

GENERAL INFORMATION

Requested Action: To include five tax map parcels in the Agricultural Security Area of Durham Township.

Landowner: Carl Kwartnik
Tax map parcel: 11-4-10
Location: Northern side of Lehnenberg Road, approximately 1,723 feet southwest of its intersection with Gallows Hill Road
Size of Tract: 56.71 acres
Zoning: RP—Resource Protection District
Comprehensive Plan: Agriculture Preservation
Soil Classes: 2e, 3e, 4e & 6s

Landowner: Ed and Kathy Haney
Tax Map Parcel: 11-5-57
Location: Southern side of Mine Hill Road, approximately 825 feet southwest of its intersection with Cross Road

Size of tract: 22.92 acres
 Zoning: RP–Resource Protection District
 Comprehensive Plan: Agriculture Preservation
 Soil Classes: 2e, 2w & 3e

Landowner: David and Lois Oleska
 Tax map parcel: 11-5-1
 Location: Western side of Durham Road, at its intersection with Dogwood Lane
 Size of Tract: 8.45 acres
 Zoning: RR–Rural Residential District
 Comprehensive Plan: Agriculture Preservation
 Soil Classes: 2e, 2w & 3w

Landowner: Eva B. Perkins
 Tax Map Parcel: 11-4-2-1
 Location: Southern side of Durham Road (Route 212), approximately 2,200 feet southwest of its intersection with Limekiln Lane
 Size of tract: 20.42 acres
 Zoning: RP–Resource Protection District
 Comprehensive Plan: Agriculture Preservation
 Soil Classes: 2e, 3e, 4e & 6s

Landowner: William (Buddy) J. McMullen
 Tax map parcel: 11-5-57-4
 Location: Southern side of Mine Hill Road, approximately 1,700 feet southwest of its intersection with Cross Road
 Size of Tract: 10.56 acres
 Zoning: RP–Resource Protection District
 Comprehensive Plan: Agriculture Preservation
 Soil Classes: 2e & 3e

COMMENTS

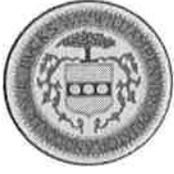
The Bucks County Planning Commission recommends that the five parcels be added to the Agricultural Security Area of Durham Township, approximately 86 percent of the soils on TMP #11-4-10, 11-5-57, 11-5-1, 11-4-2-1 and 11-5-57-4, combined are designated as Class I through IV in the U.S. Department of Agriculture, Natural Resource Conservation Service's land capability classification. Based upon a 2010 aerial photograph, it appears that all five parcels are in active agricultural use.

The inclusion of these five parcels into the agricultural security area is consistent with the township's comprehensive plan and zoning ordinance. Three of the goal statements of the *Durham Township Comprehensive Plan* (2006) are to protect natural resources, insure the continued rural and scenic nature of the township, and to encourage agriculture as a viable economic pursuit in the township. According to the Comprehensive Plan Future Land Use map, all five parcels are designated as being within the Agriculture Preservation land use area of the township. Four of these parcels are located in the RP–Resource Protection Zoning District and one is located in the RR–Rural Residential Zoning District. Agriculture is a use permitted by right in both districts.

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

PWG:kp

cc: Peter Nelson Harrison, Municipal Solicitor
Carl Kwartnik
Ed & Kathy Haney
David & Lois Oleska
Eva B. Perkins
William (Buddy) J. McMullen
Richard B. Harvey, Bucks County Agricultural Preservation Program
Joe Kulick, Township Manager (via email)



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July 2, 2014
BCPC #20-14-2

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—Floodplain Ordinance
Applicant: Board of Supervisors
Received: May 21, 2014
Meeting Date: July 16, 2014

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on July 2, 2014.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to comply with the updated floodplain regulations required by the Federal Emergency Management Agency (FEMA).

Proposed Zoning Provisions: Delete the existing floodplain overlay district requirements in sections 200-53 through 200-59 of the zoning ordinance and replace them with regulations consistent with the requirements of the Federal Emergency Management Agency (FEMA). The new regulations would address statutory authorization, definition, general provisions, administration, identification of floodplain areas, technical provisions, prohibited activities with no variance granted, existing structures in the identified floodplain, variances, and severability.

COMMENTS

The proposed revisions appear to be consistent with the ordinance requirements as presented by the Pennsylvania Municipalities Planning Code and FEMA. We note the following points for township officials to consider prior to adoption of the amendment.

- The floodplain requirements in section 200-51B(1)(a) and (b) of the zoning ordinance reference sections of the current floodplain overlay district requirements that would be deleted as part of the proposed amendment, specifically those related to the establishment of the floodplain overlay district, floodplain district provisions, and existing structures in the floodplain district. These existing references would need to be updated in conjunction with the subject proposal to reference the appropriate sections of the proposed amendment (see second comment below). We also recommend that the floodplain terms defined in the subdivision and land development ordinance and any other provisions related to the regulation of floodplain be reviewed and updated as needed to be consistent with FEMA terminology and standards.
- So that the proposed amendment is appropriately integrated, we recommend that it be revised to replace the proposed “Article” numbering with numbering and lettering consistent with format of the zoning ordinance.

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.

TAK:kjp

cc: Jeff Garton, Municipal Solicitor
Mark Eisold, P.E., Township Engineer
Terry S. Fedorchak, Borough Manager (via email)



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July 2, 2014
BCPC #33-14-2

MEMORANDUM

TO: Perkasie Borough Council
Perkasie Borough Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—R-2 to R-1B
TMP #33-10-145
Owner: Constitution Square, LLC
Applicant: Borough Council
Received: June 11, 2014
Hearing Date: July 21, 2014

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on July 2, 2014.

GENERAL INFORMATION

Proposed Action: Rezone a portion of TMP #33-10-145, which is 362,462 square feet total (8.32 acres) and has three zoning designations. The portion of the site zoned R-2 Two-Family Residential District, which has frontage along East Walnut Street, would be rezoned to R-1B Single-Family Residential Performance Standard Subdivision District to be consistent with the zoning of the majority of the site. A small triangular portion on the northwestern side of the parcel that is zoned C-2 General Commercial will remain C-2.

Proposed Zoning Provisions: R-1B Residential District permits single-family detached dwelling, twin dwelling, single-family cluster, performance standard subdivision, and a variety of nonresidential uses similar to those permitted in the R-2 District.

Minimum lot size is: single-family detached dwelling—13,500 square feet, twin dwellings— 15,000 square feet (7,500 square feet per dwelling unit), single-family cluster—5 acres per site, 7,500 square feet per dwelling unit (DU), density—5.14 DU per acre; minimum open space ratio—45 percent, maximum impervious surface ratio—20 percent, maximum lot coverage, 30 percent.

In addition, both the R-1B and R-2 districts permit the Housing For Elderly use by conditional approval at a maximum density of 16 dwelling units per acre.

Existing Zoning Provisions: R-2 Two-Family Residential District permits single-family detached dwelling, two-family twin and duplex dwellings, and various nonresidential uses such as cemetery, community center, public library or museum, and religious place of worship.

Minimum lot area for two-family twin or duplex dwelling use is 9,000 square feet and 4,500 square feet per dwelling unit, and for single-family detached and for any other principal use the minimum lot area is 7,000 square feet.

COMMENTS

1. **Comprehensive plan**—The Future Land Use Plan of the *Borough of Perkasie Comprehensive Plan Update (2014)*, designates the R-2 zoned subject area as a “Potential Change of Zoning” area. The plan indicates that it is an area that may require a boundary adjustment to create a more consistent policy treatment of the borough’s land use. Regarding this split zoned parcel, the plan states, “This portion of East Walnut Street does not necessarily reflect the types of development found in other areas of the borough that are zoned R-2 Residential, which have a downtown or residential feel. Consideration should be given to extending the R-1B zoning district to encompass the entirety of TMP #33-10-145.” The proposed rezoning would fulfill a recommendation of the recently updated comprehensive plan.
2. **Adjacent zoning**—The zoning to the north is R-1B Single-Family Residential District, to the east is R-1B with a strip of R-2 Two-Family Residential District along the East Walnut Street frontage, to the south across East Walnut Street is R-3 Multifamily Residential district and C-2 General Commercial District, and to the west is C-2, with A Apartment District beyond.

TMP #33-10-145 is split zoned, with the strip of land fronting on East Walnut Street zoned R-2 and the substantial majority of the parcel beyond zoned R-1B. A small triangular portion of the northwestern part of the tract is zoned C-2 and will remain under the current zoning classification. The C-2 area is contiguous with the adjacent C-2 District. The proposal to extend the R-1B zoning of the majority of the parcel to include the strip of R-2 along the tract’s road frontage is consistent with the surrounding zoning.
3. **Adjacent land use**—The land use to the north and east is multifamily residential (Southgate Apartments), to the east along East Walnut street is single-family detached residential, to the south across Walnut Street is single-family detached residential, multifamily residential, and commercial (American Heritage Federal Credit Union), and to the west is industrial (Lenape Tooling, Inc.), with the bike/hike trail, the East Branch of the Perkiomen Creek, and multifamily residential (Covered Bridge Apartments) beyond.

The proposed rezoning would not be incompatible with the surrounding land use because the existing R-2 area could be developed together with the balance of the tract using the R-1B District performance standard subdivision option that permits single-family detached dwellings, two-family dwellings, townhouses, and multifamily. That would be consistent with the dwelling types existing on surrounding parcels. The site has access to the bike/hike trail along the East Branch Perkiomen Creek and to Lenape Park, as well as to sidewalks along

Constitution Avenue, access to the Pleasant Springs Creek trail, and sidewalks connecting to the Town Center.

Summary—The proposed rezoning of the strip of R-2 land along the East Walnut Street frontage to R-1B would eliminate the split-zoning of that portion of the site and allow the majority of the tract to be developed under the R-1B District regulations. This rezoning would fulfill a recommendation of the recently adopted comprehensive plan update. For these reasons we support the proposed rezoning.

As an additional note, in order to eliminate the other split-zoning of the site, we recommend that the triangular portion of the tract currently zoned C-2 be conveyed to the adjacent parcel that is also zoned C-2.

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.

MW:kjp

cc:

Nate Fox, Begley, Carlin & Mandio, Borough Solicitor
Andrea Coaxum, Borough Manager (via email)
Brandy McKeever, Code Enforcement Administrator
Erik Garton, Gilmore & Associates, Borough Engineer



BUCKS COUNTY PLANNING COMMISSION

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CONFIDENTIAL — NOT FOR RELEASE

July 2, 2014
BCPC #56-14-1
JMZO #2013-002

MEMORANDUM

TO: Newtown Area Joint Zoning Council
Newtown Area Regional Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Joint Municipal Zoning Ordinance—Winery Outdoor Events
Applicant: Joint Zoning Council
Received: June 9, 2014
Hearing Dates: Not Set

In accordance with the provisions of Sections 304, 609, and 809(A) of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on July 2, 2014.

GENERAL INFORMATION

Proposed Action: Amend the Joint Municipal Zoning Ordinance (JMZO) to clarify the nature and number of outdoor events permitted as part of use H17 Public and Retail Use Accessory to a Vineyard or Winery.

Proposed Zoning Provisions: Under the subsection regarding Special Events, a sentence is to be added (shown in bold below) to clarify the term “outdoor event.” Section 803.H-17.d.4.c is proposed to state, “Outdoor events, including those held under tents or other temporary structures are permitted. There shall be no more than 24 outdoor events in any calendar year. **An outdoor event is any gathering of people which includes the use of amplified sound.**”

COMMENTS

We recommend that the townships 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 Joint Zoning Council's decision regarding this matter. If the amendment is adopted, please send a copy within 30 days as required by Section 609(g) of the Pennsylvania Municipalities Planning Code.

MW:kjp

cc: Newtown Township Board of Supervisors
Upper Makefield Township Board of Supervisors
Wrightstown Township Board of Supervisors
Jeffrey Garton, Begley, Carlin and Mandio
Terry Clemons and Daniel M. Keane, Clemons Richter & Reiss
Peter Nelson and Mary Eberle, Grim, Biehn & Thatcher
Ethel K. Hibbs, Secretary, NARPC
Walter Wydro, Chairman, NARPC
Kurt Ferguson, Newtown Township Manager (via email)
David Nyman, Upper Makefield Township Interim Manager (via email)
Joseph F. Pantano, Wrightstown Township Manager (via email)
Martin Vogt, Zoning Officer, Newtown Township
Micah S. Lewis, RLA, Boucher & James, Inc., Newtown Township Planner



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Diane M. Ellis-Marseglia, *LCSW*

CONFIDENTIAL — NOT FOR RELEASE

July 2, 2014
BCPC #56-14-2
JMZO #2014-001

MEMORANDUM

TO: Newtown Area Joint Zoning Council
Newtown Area Regional Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Joint Municipal Zoning Ordinance—Technical Corrections
Applicant: Joint Zoning Council
Received: June 9, 2014
Hearing Dates: Not Set

In accordance with the provisions of Sections 304, 609, and 809(A) of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on July 2, 2014.

GENERAL INFORMATION

Proposed Action: Amend the Joint Municipal Zoning Ordinance (JMZO) to correct inconsistencies and errors within the ordinance text and Appendix C and to make technical corrections to the JMZO.

COMMENTS

We commend the townships' efforts to eliminate inconsistencies and errors in the Joint Municipal Zoning Ordinance. We recommend that the following typographical corrections be made prior to adoption of the amendment. In reviewing the ordinance, we identified a few other technical issues which should be the subject of a future amendment, and we will work with the Joint Zoning Council in advancing these.

- A. Section 01 – Changes to be made to the Table of Use Regulations (Appendix C):

1. Use G16 Lawful Uses Not Otherwise Permitted, in the R2, PC and LI districts should be changed from CU to N.
2. In points 36 and 37, the designation for Roadside Stands for Sale of Agricultural Products Grown on Site should be Use H15.a, not Use H15.b.

B. Section 03

1. In point 9, the section number for the LI District should be Section 702.A.4 instead of 704.A.2.

C. Section 04

1. In point 24, the section number for the MSA District should be 700A.1.B.1 instead of 700A.1.A1.
2. The section number for the FCO District, 704.1.B.1, should be added.

D. Section 07

1. Use G15 Stripping of Soil is to be deleted from the JMZO. The list of deleted sections should include Section 405.A.2.j for the R2 District.

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

LTB:kjp

cc: Newtown Township Board of Supervisors
Upper Makefield Township Board of Supervisors
Wrightstown Township Board of Supervisors
Jeffrey Garton, Begley, Carlin and Mandio
Terry Clemons and Daniel M. Keane, Clemons Richter & Reiss
Peter Nelson and Mary Eberle, Grim, Biehn & Thatcher
Ethel K. Hibbs, Secretary, NARPC
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Kurt Ferguson, Newtown Township Manager (via email)
David Nyman, Upper Makefield Township Interim Manager (via email)
Joseph F. Pantano, Wrightstown Township Manager (via email)
Martin Vogt, Zoning Officer, Newtown Township
Micah S. Lewis, RLA, Boucher & James, Inc., Newtown Township Planner

Bucks County Planning Commission
Subdivision and Land Development Reviews
May 27 to June 20, 2014

Municipality	BCPC Number	Tax Parcel Number(s)	Applicant	Submission Level	Proposal
Bedminster Township	10773	1-2-49	The Preserve - Phase 1	RF	7 Single-family Lots 1 Open Space Lot
Bensalem Township	10327-F	2-1-56, etc.	PARX Casino - Showroom	F	Commercial Land Development: 4,300 Square feet
Bristol Borough	12018	4-25-210	Radcliffe Learning Center	P	Commercial Land Development: 880 Square feet
Bristol Borough	7900-B	4-18-28	Mill Street Wharf	P	5 Attached Units 5 Multifamily Units Commercial Land Development: 5,500 Square feet
Buckingham Township	6517-B	6-10-184 & -184-2	Watson's Creek	P	6 Single-family Lots
Doylestown Borough	11243	8-9-66	155 East Oakland Avenue	RP	2 Single-family Lots
Doylestown Township	7150-A	9-9-58	The Enclave at Town's Edge	P	6 Single-family Lots
Falls Township	9795-B	13-47-130-3	269 Canal Road	P	Commercial Land Development: 7,500 Square feet
Hilltown Township	11978	15-28-103	Envision Land Use	P	36 Single-family Lots
Middletown Township	8671-A	22-40-25-2	GMR Restaurants of PA	F	2 Commercial Lots
New Britain Borough	12016	25-1-6-1 & -6-6	Bauman	RP	2 Industrial Lots
New Britain Township	6051-T	26-1-100-4	New Britain Business Park	RF	Lot Line Change
Newtown Township	7516-B	29-3-58 & -58-3	Lesser	F	Lot Line Change
Newtown Township	5310-H	29-10-170	KVK Phase 2	P	Industrial Land Development: 28,650 Square feet
Quakertown Borough	5796-A	35-2-12-1	Mattress Warehouse	P	Commercial Land Development: 4,352 Square feet
Richland Township	11969	36-39-7, -7-2 & -7-3	Twin Lakes	F	107 Single-family Lots
Richland Township	8800-H	36-29-19	KC, Inc.	F	Industrial Land Development: 32,800 Square feet
Richlandtown Borough	7791-A	36-33-15, 37-2-17 & -31	Phoebe Richland Health Care Center	RF	Institutional Land Development: 72,550 Square feet
Upper Southampton Township	12014	48-23-7	McCabe	P	2 Single-family Lots
Warminster Township	10045-A	49-6-324	1071 County Line Road	P	Commercial Land Development: 1,868 Square feet
Warwick Township	11521-A	51-3-23	Stony View	P	4 Single-family Lots
Warwick Township	12017	51-1-7 & -7-1	Sailor	S	5 Single-family Lots
Warwick Township	12019	51-18-14	1703 Almshouse Road	P	Commercial Land Development: 1,530 Square feet
West Rockhill Township	12013	52-9-159	Hidden Meadows on the Ridge	P	Industrial Land Development: 20,470 Square feet



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Diane M. Ellis-Marseglia, *LCSW*

June 20, 2014
BCPC #10773

MEMORANDUM

TO: Bedminster Township Board of Supervisors
Bedminster Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Revised Final Plan of Subdivision for The Preserve
TMP #1-2-49
Applicant: Slotter Road Associates
Owner: Same
Plan Dated: October 27, 2004
Last Revised: March 24, 2014
Date Received: June 5, 2014

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 38.87-acre parcel into 8 lots. Lot 1 (15.88 acres) contains a preserved farmland tract (15.39 acres) and an existing single-family detached dwelling. Lots 2 through 7 range from 2.02 acres to 3.04 acres and are intended for single-family detached units served by a cul-de-sac. A conservation easement is proposed over the rear portions of Lots 2, 3, and 4, totaling more than 4 acres. The remaining 4.77 acres are proposed as an open space preservation parcel containing stormwater facilities. Individual on-lot sewerage disposal systems and wells are intended to serve the development.

Location: The site is located on the northeastern side of Slotter Road, approximately 800 feet southeast of the intersection of Ridge Road and Slotter Road.

Zoning: The site is located in the AP Agricultural Preservation District which permits single-family detached dwellings on a minimum lot size of 32,000 square feet (0.73 acres) under the Residential Subdivision option provided in Section 408(3) of the zoning ordinance.

Present Use: Agricultural.

COMMENTS

It is recommended that the plan be approved by municipal officials if it is determined that all ordinance requirements and conditions of preliminary plan approval are met, and if the plan complies with the requirements of all other applicable reviewing agencies.

This review will be included in the Bucks County Planning Commission board materials for the July 2, 2014, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

CHG:kjp

cc: Slotter Road Associates, LP
Nicholas Rose, ProTract Engineering, Inc.
Tom Fountain, Keystone Municipal Engineering, Township Engineer
Richard Shillings, Township Manager (via email)



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

June 2, 2014
BCPC #10327-F

MEMORANDUM

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

FROM: Bucks County Planning Commission

SUBJECT: Final Plan of Land Development for Philadelphia Park Casino—Racing Showroom
TMP #2-33-1, 2-33-1-1, 2-33-2, 2-33-14-1, and 2-33-17; 2-1-56; 2-38-1
Applicant: Parx Casino
Owner: Keystone Turf Club, Inc., and Bensalem Racing Association
Plan Dated: April 24, 2013
Date Received: May 9, 2014

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

GENERAL INFORMATION

Proposal: Construct a 4,300-square-foot addition to an existing 233,745-square-foot casino on 452.2 acres. The site is served by public water and sewerage.

Location: At the confluence of Galloway Road, Mechanicsville Road, Street Road, Richlieu Road, and the Pennsylvania Turnpike.

Zoning: CSD Convention Stadium District, which permits pari-mutuel betting uses on a minimum tract area of 100 acres. Proposed uses within the district require conditional use approval by Township Council.

Present Use: Racetrack and casino.

COMMENTS

1. **Landscape plan**—The plan does not provide a landscape plan. Section 201-106(c)(9) of the subdivision and land development ordinance requires that a landscape plan be submitted for all land developments.

2. **Parking**—The applicant is proposing to eliminate 131 parking spaces. While sufficient parking is being held in reserve that would satisfy the requirements of the ordinance, the township should determine whether current parking demand is being met (Section 232-586(3) of the zoning ordinance).

This review will be included in the Bucks County Planning Commission board materials for the July 2, 2014, 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:kjp

cc: Keystone Turf Club & Bensalem Racing Association
Timothy W. Stout, P.E., Langan Engineering
Ron Gans, O'Donnell & Naccarato, Municipal Engineer
William Cmorey, Municipal Manager (via email)
Loretta Alston, Bensalem Dept. of Building and Planning



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

June 11, 2014
BCPC #12018

MEMORANDUM

TO: Bristol Borough Council
Bristol Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for Radcliffe Learning Center
TMP #4-25-210
Applicant: Integrated Construction Services, Inc.
Owner: Christina DeLuca
Plan Dated: April 10, 2014
Date Received: May 12, 2014

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 880-square-foot addition to a day care facility, on a site of 0.5 acre. The site is served by public water and sewer.

Location: The northeastern side of the intersection of Radcliffe and Lincoln streets.

Zoning: R-1A Residential District, which provides for moderate density residential uses, protected from incompatible land uses. The minimum lot area for nonresidential uses is 5,000 square feet. Day care centers are permitted in the district by special exception.

Present Use: Institutional/day care center.

COMMENTS

1. **Preliminary plan**—The plan submitted to us consists primarily of construction drawings. Although the applicant has applied for a waiver of the subdivision and land development, the plan should be revised to incorporate a site plan of adequate scale and detail to allow borough officials to conduct a meaningful review of compliance with natural resource

protection standards, buffer yards, dimensions, and other requirements of the zoning ordinance, and to assess the impact of the development within its neighborhood context.

2. **Special exception**—Day care center, Use 2D, is a use permitted in the R-1 District by special exception, under Section 27-306.3.C of the zoning ordinance. Borough officials should determine whether the proposed expansion of the use is consistent with the terms and conditions of the previously granted special exception.
3. **Recreation area**—Borough officials should ensure that the recreation area is sizable enough to accommodate any additional day care enrollment generated by the proposed facility expansion, as required under Section 27-320.2.D(1) of the zoning ordinance.
4. **Waiver of land development**—The applicant has requested waiver of provisions of the borough's subdivision and land development ordinance. A partial rationale has been provided. 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. Borough officials should consider whether granting the waiver is in the public interest. The final plan should note all waivers granted.
5. **Parking**—The plan states that the property is nonconforming with two off-site parking spaces, but a parking calculation is not provided. The plan should be revised to indicate the current required amount of parking for the day care use, as detailed in Table 7.1 in Section 27-701 of the zoning ordinance, based on the existing number of employees and students, and the amount of parking required after the building expansion, with seven additional students and any additional employees. The note regarding the off-site parking requirement on the project zoning table Sheet T of the plan states that additional parking spaces will be based upon "incremental change or enlargement" of enrollment. Borough officials should be assured of the availability and location of adequate associated parking for the expanded facility, including disabled-accessible parking space.

The plan should also indicate how parking is accommodated when children are dropped off and picked up at the day care center. Section 27-320.2.D(2) of the zoning ordinance requires adequate facilities for passenger loading and unloading.

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

This review will be included in the Bucks County Planning Commission board materials for the July 2, 2014, 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.

GF:kjp

cc: Integrated Construction Services, Inc.
Christine DeLuca
Douglas R. Schotland Architect LLC
Kurt Schroeder, P.E., Gilmore & Associates, Borough Engineer
James Dillon, Borough Manager (via email)



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Diane M. Ellis-Marseglia, *LCSW*

June 12, 2014
BCPC #7900-B

MEMORANDUM

TO: Bristol Borough Council
Bristol Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for Mill Street Wharf
TMPs #4-18-28 and p/o -18-27
Applicant: JVS Bristol
Owner: Same
Plan Dated: April 7, 2014
Date Received: May 28, 2014

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 5,500-square-foot restaurant building with five condominium dwelling units above, five 1,050-square-foot townhouses, and five garages, on a site of 0.45 acre. The site is served by public water and sewer.

Location: The southwestern side of the intersection of Mill and Samuel Clift streets.

Zoning: TC Town Center District, which provides for the central location of residential, commercial and service uses on a minimum lot of 2,000 square feet. The site is also located in the Historic District overlay; all applications for zoning and building permits within the overlay district must be submitted to the Historic Architectural Review Board (HARB) for review and comment.

The Bristol Borough Zoning Hearing Board granted variances from the following zoning ordinance requirements on March 19, 2014:

- Section 27-309.2 Townhouses, attached dwellings and condominiums

- Section 27-309.5 Reduced lot area, increased impervious surface and building height
- Section 27-309.3 Special exception for outdoor eating accessory use
- Section 27-320.1.G(3) Expanded residential use area
- Section 27-320.7.M(1) Covered outdoor eating area
- Section 27-401 Two principal uses on the lot
- Section 27-404.1.C Exemption from residential dimensions
- Section 27-502.1 Floodplain disturbance
- Section 27-502.2 Steep slope disturbance
- Section 27-503.15 Lowest floor built below floodplain
- Section 27-701 Parking requirements
- Section 27-704.1.A Loading space
- Section 27-309.7.A.(6)(b)(i) Reduction in overall ratio of façade windows
- Section 27-309.7.A(6)(b)(iii) Reduction in ratio of upper-story façade windows
- Section 27-309-7.A(9)(b) Increase in width of façade massing

Present Use: Vacant (abandoned restaurant).

COMMENTS

1. **Waivers**—The site plan indicates that the applicant is requesting waiver of the following subdivision and land development ordinance requirements:
 - Section 22-404.B.2(b) Existing features
 - Section 22-506.2 Reduced sight distance
 - Section 22-507.4.C Leveling area at driveway
 - Section 22-508.7 Driveway straight course reduction
 - Section 22-510.1 Elimination of stopping area
 - Section 22-510.4.B Two-way driveway width of 25 feet
 - Section 22-510.4.D Elimination of side setback
 - Section 22-519.1 Utility easement width of 15 feet
 - Section 22-523.5.C Landscape buffer
 - Section 22-523.6 Parking area landscaping
 - Section 22-523.B Fee in lieu of tree replacement
 - Section 22-604 Recreation facilities.

In accordance with the requirement of Section 512.1(b) of the Pennsylvania Municipalities Planning Code, the applicant must state in full the grounds and facts of unreasonableness or hardship on which the request for the waiver is based and the minimum modification necessary. In view of the intensity of the proposed development on a prominent, environmentally sensitive and historic site, we recommend that borough officials carefully consider whether granting the requested waivers is in the public interest, particularly those regarding landscaping and tree replacement.

2. **Development in floodplain**—The plan proposes residential construction within the floodplain. Therefore, the proposal is not consistent with the *Bucks County Comprehensive Plan*

(2011) and the *Bucks County Hazard Mitigation Plan* (2011) policies regarding development in the floodplain.

While the proposal has received variances for floodplain disturbance and construction below floodplain level (according to the variance, townhouse garages will be built below the floodplain, with all living space located on three upper stories), the zoning ordinance contains other provisions restricting what can be built or located in the floodplain, or requiring floodproofing, including prohibitions against wiring and outlets, utility equipment, appliances, and sanitary facilities located below the floodplain. Documentation should be provided to demonstrate compliance with the applicable regulations governing development in floodplain found in Section 27-503 of the zoning ordinance.

3. Historic resources

- a. **Historic district overlay**—The proposal is located in the historic district overlay, and as such, we recommend the HARB review the proposal to ensure that it is consistent with the style and characteristics of the historic district. Section 27-319.2 of the zoning ordinance requires HARB review and issuance of a Certificate of Appropriateness by the borough council for any construction within the historic district.
 - b. **Potential archaeological site**—The borough may want to consider requesting the applicant to perform an archaeological investigation on the site to determine if any historic artifacts are present, and if so, to what extent they could be preserved. The Pennsylvania Historical and Museum Commission's Bureau for Historic Preservation is the agency responsible for compliance with the Pennsylvania History Code and could be a valuable resource for an investigation, along with local historical societies.
4. **Acquisition**—The proposal as depicted incorporates 194 square feet of adjoining TMP #4-18-27, which appears to be under separate ownership. The addition would involve acquisition, subdivision, and conveyance of a small part of the adjoining property, for consolidation with the main parcel, TMP #4-18-28. Borough officials should not take action on the proposal until the applicant demonstrates the ability to secure the additional land.
 5. **Streetscape**—The plan should demonstrate compliance with the street tree and other streetscape standards of Section 27-309.7.C of the zoning ordinance.
 6. **Screening**—The plan should demonstrate compliance with the equipment and parking screening standards of Section 27-309.7.D of the zoning ordinance.
 7. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module for Land Development must be submitted for this proposed land development.

This review will be included in the Bucks County Planning Commission board materials for the July 2, 2014, 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.

GF:kjp

cc: JVS Properties
Mark Havers, Pickering Corts & Summerson
Allen Toadvine
Kurt Schroeder, P.E., Gilmore & Associates, Borough Engineer
James Dillon, Borough Manager (via email)



BUCKS COUNTY PLANNING COMMISSION

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Diane M. Ellis-Marseglia, *LCSW*

June 17, 2014
BCPC #6517-B

MEMORANDUM

TO: Buckingham Township Board of Supervisors
Buckingham Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Subdivision for Watson's Creek
TMP #6-10-184 and 6-10-184-2
Applicant: Georgiana Coles
Owner: Same
Plan Dated: October 4, 2013
Last Revised: June 5, 2014
Date Received: June 6, 2014

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: Subdivide a 36.62-acre tract into a 6 single-family detached residential lots ranging in size from 2.506 acres to 20.031 acres. On-lot water and wastewater facilities would serve the development.

Location: Northwest side of the intersection of York Road (S.R 263) and Mill Road.

Zoning: R1 Residential District, which permits single-family detached dwellings on a minimum lot area of 1.8 acres.

A stipulation and agreement between the township and the applicant, approved on November 30, 2012, indicates that the Township agrees to approve the subdivision plan for the Watson's Creek that will be substantially similar to the settlement sketch plan. The parties recognized that there may be revisions to the layout of the plan when the plan is fully engineered and that plans shall be fully compliant with the current ordinances. The Township also agrees that in reviewing the plan that:

- The five lots on TMP #6-10-184-2 may be served by a common driveway, with Lot 5 being a landlocked parcel with no road frontage.
- No public improvements will be required on either Mill Road or York Road.
- Stormwater management will occur on a lot by lot basis.
- Coles will not be required to pay any in lieu fees or other fees as a condition of approval of the subdivision plan other than the park and recreation fee.
- The preliminary subdivision plans will be reviewed, and when approved, approved as a preliminary/final subdivision plan.
- A partial waiver will be granted for lots 4 and 5 from the 150-foot wetland transitions area allowing the septic systems, on-lot stormwater management BMPs, erosion and sediment control, and associated grading to be located within the 150-foot wetland transition area. However, in no case shall any disturbance occur within 50 of the delineated wetlands and no forest removal shall occur 150 feet of the delineated wetlands. In addition, after the installation of these facilities, the disturbed portions of the 150-foot wetland transition area will be restored in accordance with the riparian buffer restoration requirements of the PA. Stormwater BMP Manual.
- A partial waiver will be granted for Lot 6 from 150-foot wetland transitions area allowing the driveway and associated grading to be located within the 150-foot wetland transition area. However, in no case shall any disturbance occur within 50 of the delineated wetlands. As a result of the disturbance, the riparian buffer will be enhanced between the driveway and Watson's Creek in accordance with the riparian buffer restoration requirements of the PA. Stormwater BMP Manual. The area of the required riparian buffer restoration shall be equal to the area of the proposed wetland transition encroachment.
- Any additional non-substantial waivers that will be necessary to substantially implement the revised plan attached to the stipulation.

The applicant also agrees that:

- TMP #6-10-184 shall be subject to a conservations easement which will permit one single-family dwelling on the lot and will prohibit the lot from being further subdivided and will protect environmentally sensitive area. The acceptable building envelope on the Conservation easement plan shall be located to minimize the view of the home from York Road.
- The existing vegetation along York Road will be augmented with additional buffer planting to aid in screening the proposed subdivision from York Road, if necessary.
- Buffering will be provided along two sides of Lot 1 which abuts TMP #6-10-184-1 if requested by that parcels owner during plan review.
- The driveway entrance into the property shall be relocated, or if it is not practical and if requested during plan review by the owner of TMP #6-11-44, a reasonable landscape buffer will be planted on the front yard of TMP #6-11-44 to shield the house from headlights of turning cars.

Present Use: Vacant

COMMENTS

We recommend that the applicant meet applicable comments (if any) provided by the township engineer with regard to the revised final subdivision plan.

This review will be included in the Bucks County Planning Commission board materials for their July 2, 2014 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:kjp

cc: Georgiana Coles
Sharon K. Dotts, P.E., CPESC, Gilmore & Associates, Inc.
Stephen B. Harris, Esquire, Harris and Harris
Dan Gray, P.E., Knight Engineering, Inc., Township Engineer
Dana S. Cozza, Township Manager (via email)



BUCKS COUNTY PLANNING COMMISSION

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Diane M. Ellis-Marseglia, *LCSW*

June 4, 2014
BCPC #11243

MEMORANDUM

TO: Doylestown Borough Council
Doylestown Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Revised Preliminary Plan of Subdivision for 155 East Oakland Avenue
TMP #8-9-66
Applicant: Mack-Roedel Custom Builders, LLC
Owner: Same
Plan Dated: April 10, 2014
Plan Revised: May 9, 2014
Date Received: May 22, 2014

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 TMP #8-9-66 into two lots and construct two single-family detached dwellings. Lot 1 and Lot 2 would be 8,027 and 7,981 (net) square feet, respectively. The site is served by public water and sewerage facilities.

Location: Northwestern side of East Oakland Avenue, approximately 80 feet west of South Church Street.

Zoning: CR Central Residential District, which is intended to retain and maintain the character and density of the central residential areas where a variety of housing types are permitted, as well as to provide standards for the development of new housing sites in order to broaden the borough's housing base and to add to the vitality of the core of the borough. Single-family detached dwelling (Use 1) is a permitted use in the CR Central Residential District with a minimum lot size of 5,000 square feet.

Present Use: Residential.

COMMENTS

We previously reviewed this proposal in our review dated May 8, 2014 (BCPC #11243). Based upon the current submission we have the following comment:

- **Historic district**—Since the site lies within the borough's historic district boundaries, the applicant should be made aware that a review by the Historical Architectural Review Board in accordance with the borough Historic District Ordinance, Section 4, Subsection 209, is necessary.

This review will be included in the Bucks County Planning Commission board materials for the July 2, 2014 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:kjp

cc: Philip Mack, Mack & Roedel Construction
Paul Dietz, III, P.E., Urwiler & Walter, Inc.
Karyn Hyland, P.E., Glimore & Associates, Borough Engineer
John Davis, Borough Manager (via email)



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Diane M. Ellis-Marseglia, *LCSW*

June 18, 2014
BCPC #7150-A

MEMORANDUM

TO: Doylestown Township Board of Supervisors
Doylestown Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for the Enclave at Town's Edge
TMP #9-9-58
Applicant: Zaveta Custom Homes, LLC
Owner: Lower State Assoc., LLC
Plan Dated: May 30, 2014
Date Received: June 4, 2014

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: Construct a total of six residential dwelling units (condominium-style ownership) with a homeowners association for maintenance of common site features on a 3.0978-acre tract (gross). The plan indicates that the original house is to be restored, the existing barn is to be converted into a dwelling unit, and two new semi-detached dwelling units are proposed. The lots are to be served by public water and sewer facilities and a private cul-de-sac street will provide access to the units. Three small areas of open space are proposed comprising 0.589 acres in total.

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 which permits a variety of housing uses including Single-family detached (Use B-1), Semi-detached (Use B-2), Single-family attached (Use B-4), and Multifamily (Use B-6). Public water and sewer facilities are required for Use B-2 Semi-detached units, as well as a gross site area of 3 acres, maximum net density of 6 dwellings per acre, and a maximum impervious surface ratio of 40 percent. A minimum of 20 percent open space is also required for the development.

Present Use: Residential.

COMMENTS

1. **Waivers**—A total of 14 waivers and partial waivers are requested from various provisions of the subdivision and land development ordinance including street standards and driveway grades, tree preservation and protection, and stormwater management. In accordance with the requirement of Section 512.1(b) of the Pennsylvania Municipalities Planning Code, township officials should determine if sufficient information has been provided regarding the grounds and facts of unreasonableness or hardship on which the request for each waiver is based.
2. **Dwelling unit type**—The zoning information on the plan indicates that Use B-2 Semi-detached (twin) is proposed. However, the dwellings do not contain a common building or party wall as required by the definition for semi-detached units in Section 175-9 of the zoning ordinance. Therefore, it appears that the proposed units are single-family detached units. We note that the plan shows a common courtyard between units but does not provide any details regarding the courtyard space or how the units are in fact connected by a common wall on one side. We recommend that township officials determine the appropriate housing category for the proposed dwelling units, and if needed, the plan should be clarified or revised because different zoning standards are required for Use B-1 Single-family detached with public water and sewer facilities.
3. **Plan information and details**—The plan indicates various site improvements, but does not provide a plan detail or a site location for some of these features. We recommend that the following issues regarding improvements be considered by township officials prior to plan approval:
 - a. **Improvement details**—Sheets 2 and 3 of the plan indicate a courtyard area between the units. However, no details are provided regarding the three courtyard areas. Additionally, no details are depicted for the structural wall proposed between Units 3 and 4, nor for the architectural features and entrance monument sign proposed within the front yards. We recommend that these features be illustrated (or a conceptual illustration be provided) to ensure they are acceptable.
 - b. **Crosswalk and lighting location**—Sheet 19 indicates a crosswalk detail proposed across the cul-de-sac at Lower State Road. The crosswalk delineation should be noted or shown on the site plan. Likewise, Sheet 14 provides the lighting detail, but the proposed location(s) of such feature is not indicated on the site plan. Section 153-6.B of the subdivision and land development ordinance requires that street lights be installed at all street intersections.
 - c. **Mailbox arrangement**—The current mailboxes for the property are located along Lower State Road. The plan should indicate the mail delivery arrangement for the six units, such as a group box or individual mailbox location.
 - d. **Snow storage area**—Snow storage/removal and de-icing methods for the cul-de-sac, driveways, and sidewalks should be discussed. We recommend that an area (or areas) be identified within the site that can accommodate large amounts of plowed snow. In addition, we note that runoff from treated pavement, such as sodium chloride

(rock salt), can injure adjacent vegetation. Therefore, the snow storage area(s) should not be located close to salt sensitive vegetation.

4. **Plan notes**—The Landscaping and Lighting Plan (Sheet 13) references Sheet 12 for the stormwater management area enlargement #2, and Sheet 13 for the rain garden enlargement and also in Note 17. These references should be corrected to refer to Sheet 14 rather than sheet 12 or 13.

This review will be included in the Bucks County Planning Commission board materials for the July 2, 2014, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

CHG:kjp

cc: Zaveta Custom Homes, LLC
Deane Riniker, Gilmore & Associates, Inc.
Mario Canales, Pickering, Corts & Summerson, Township Engineer
Stephanie Mason, Township Manager (via email)



BUCKS COUNTY PLANNING COMMISSION

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Diane M. Ellis-Marseglia, *LCSW*

June 19, 2014
BCPC #9795-B

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—269 Canal Road
TMP #13-47-130-3
Applicant: Brian Brzezinski
Owner: Same
Plan Dated: May 20, 2014
Date Received: May 29, 2014

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 7,500-square-foot contractor's maintenance and office building on a parcel of 3.289 acres. The site is served by public water and sewer.

Location: Between Canal Road and the Delaware Canal, about 2,400 feet east of Newbold Road, in the Penn Warner Industrial Park.

Zoning: PIP—Planned Industrial Park District, which permits a variety of industrial and commercial uses on a lot of at least 0.5 acres.

Present Use: Commercial (contracting firm).

COMMENTS

1. **Site capacity calculations**—The plan should be revised to include site capacity calculations, required to determine natural resource protection requirements under SALDO Section 191-52.1.

2. **Landscaping**—Section 209-28.G.2 of the zoning ordinance requires the 30 feet adjacent to any street line and 10 feet adjacent to any lot line not to be used for parking, and to be planted or landscaped. Section 209-28.G.5 of the zoning ordinance requires landscaping of all improved portions of the property not used for buildings or paving. Street trees shall be planted along the sides of all streets where they do not exist, under Section 191-48 of the subdivision and land development ordinance (SALDO). The plan should be revised to depict landscaping satisfying the ordinance standards.
3. **Parking**
 - a. **Number and dimensions of spaces**—The plan proposes a total of 13 parking spaces, including one that is disabled-accessible, according to General Note 3 on Sheet 1 of the plan.. Township officials should determine whether this complies with the applicable standards of Section 209-42.H.3 of the zoning ordinance, for the proposed use. Dimensions required for parking spaces other than parallel are 10 by 20 feet, according to SALDO Section 191-37.C, and should be indicated on the plan.
 - b. **Parking area landscaping**—Each off-street parking area shall have the equivalent of one landscaped parking space for every 30, under Section 209-42.B.3 of the zoning ordinance. The plan should depict clustered plantings at least 4 feet high between any lot line and the street line, except where a building intervenes or the distance is greater than 150 feet, according to SALDO Section 191-37.B. Curbed raised planting beds planted with one shade tree per bed shall be located at intervals not to exceed parking 20 spaces, and offset on alternating sides of parking rows, under SALDO Section 191-37.G. The plan should also depict at least one tree of minimum 1½-inch caliper for every six parking spaces in single rows, according to SALDO Section 191-37G.4.
 - c. **Setback**—Parking spaces adjoin the proposed building. Under SALDO Section 191-37.B, no less than 15 feet of open space must be left between the curblineline of any uncovered parking area the a building wall.
4. **Circulation**—Parking arrangements should include adequate driveway and turning space to permit vehicles to park and exit without requiring other vehicles to move, according to Section 209-42.G of the zoning ordinance. No parking shall be permitted in fire lanes, drive aisles, sidewalks, buffer areas, turning areas, or in front of driveways, under Section 209-42.F.1(b). The plan should be revised to detail driveway access and circulation in compliance with these ordinance requirements (if necessary).
5. **Lighting**—The plan should include a lighting component meeting the requirements of Sections 209-40 and 209-42 of the zoning ordinance.
6. **Off-street loading**—The plan should incorporate off-street loading space satisfying the requirements of Section 209-42.I of the zoning ordinance.
7. **Trash removal**—The plan should demonstrate compliance with SALDO Section 191-51.H, which requires provision of a screened trash collection, if indoor collection is not provided.

8. **Stormwater management**—Township officials should confirm that the plan complies with provisions of the municipal stormwater management ordinance.
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 July 2, 2014, 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.

GF:kjp

cc: Brian Brzezinski
John H. Leapson, P.E., TEI Consulting Engineers, Inc.
Jim Sullivan, T&M Associates, Township Engineer
Peter Gray, Township Manager (via e-mail)



BUCKS COUNTY PLANNING COMMISSION

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Lyn T. Bush
Executive Director

May 30, 2014
BCPC #11978

MEMORANDUM

TO: Hilltown Township Board of Supervisors
Hilltown Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Subdivision—Envision Land Use
TMP #15-28-103
Applicant: Envision Land Use
Owner: Anthony J. Bevilacqua, Archbishop of Philadelphia
Plan Dated: April 28, 2014
Date Received: May 1, 2014

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 66.92-acre parcel into 36 single-family detached residential lots. Lots range in size from 50,003 square feet to 182,075 square feet. The existing dwelling and associated accessory buildings would be removed from the site. The site would be served by public water and sewerage.

Location: Northeast corner of Limekiln Pike and Rickert Road.

Zoning: Rural Residential (RR) District, which is intended to serve low density residential development and permits Use B1 Single-Family Detached Dwellings on lots of a minimum 50,000 square feet when served by public water.

Present Use: Residential and horse farm.

COMMENTS

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

Section 140-27.B.(1) Block length

Section 140-27.B.(4)	Lot line angle
Section 140-27.B.(11)	Lot depth to width ratio
Section 140-28.P	Improvements to existing streets
Section 140-29.D.(1)	Cartway width
Section 140-35	Curbs along existing streets
Section 140-36	Sidewalks along existing streets
Section 140-37	Street trees along existing streets
Section 140-39.C	Grading within 5 feet of property line
Section 140-47	Recreational facilities

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

2. **Trail system**—The eastern border of the site (Rickert Road) has been identified as a potential greenway route in the *Hilltown Township Open Space Plan* (2009) and the *Pennridge Area Greenway Plan* (2000). We recommend that access and preservation easements be established along the site boundary to assist in the implementation of these greenway plans.
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 subdivision.
4. **Street trees**
 - a. **Zelkova cultivar**—We recommend that another cultivar of *Zelkova* be specified instead of the 30 *Zelkova serrata* 'Green Vase' that are proposed as street trees. The cultivars 'Village Green', 'Halka', or 'Musachino' (which has columnar habit), are superior for form and long term branch strength. 'Green Vase' has the weakest branch angle/attachments and is the most susceptible to wind damage.
 - b. **Street tree suitability**—The plan proposes *Liriodendron tulipifera* (tulip poplar) as a street tree. According to Appendix K Plant Materials List of the subdivision and land development ordinance, *Liriodendron tulipifera* is not permitted for street tree use. We note that tulip trees are weak wooded and very large at maturity, making them unsuitable as street trees.

Additionally, Appendix K lists *Crataegus crus-galli* (cockspur hawthorn; thornless cultivar only) as not permitted for street tree use, but the plan proposes *Crataegus crus-galli* as a small street tree. The landscape plan should be revised to be consistent with the township's plant materials requirements.
 - c. **Number of street trees**—The landscape plan on Sheet 23 indicates that 225 street trees are required but only 217 are proposed. This inconsistency should be resolved.

5. ***Pachysandra terminalis***—The landscape plan (sheet 23) indicates that *Pachysandra terminalis* (Japanese pachysandra) would be used as groundcover in the Type 1 buffer plantings. This species is included on the watch list of invasive exotic plants in Pennsylvania by the Department of Conservation and Natural Resources (DCNR). <http://www.dcnr.state.pa.us/forestry/plants/invasiveplants/index.htm> Plants on the watch list are species that are known to be widespread problems in other Mid-Atlantic states and have recently been reported, by experienced field botanists and a recent DCNR survey conducted for State Parks and State Forests, as being established in some natural areas in Pennsylvania. Therefore, we recommend that the plan be revised to provide an appropriate substitution.

6. **Safe sight distance**—Information regarding the available sight distances for the intersection between Road A and Rickert Road (T-417) was not provided on the plan. As required by Section 140-33.H of the subdivision and land development ordinance, future plans should demonstrate compliance with the sight distance requirements of PaDOT’s *Chapter 441, Access to and Occupancy of Highways by Driveways and Local Roads –Table 1:*

Posted Speed (mph)	Safe Sight Distance-Left ¹	Safe Sight Distance-Right ¹
25	250 ft.	195 ft.
35	440 ft.	350 ft.
45	635 ft.	570 ft.
55	845 ft.	875 ft.

¹ Measured from a vehicle ten feet back of the pavement edge.
 Source: Pennsylvania Department of Transportation

This review will be included in the Bucks County Planning Commission board materials for the July 2, 2014, 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:kjp

- cc: Envision Land Use
 Samuel D. Costanzo, P.E., Van Cleef Engineering Associates
 Edward F. Murphy, McBride & Murphy
 C. Robert Wynn, Township Engineer (via email)
 Richard C. Schnaedter, Hilltown Township Manager (via email)



BUCKS COUNTY PLANNING COMMISSION

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June 2, 2014
BCPC #8671-A

MEMORANDUM

TO: Middletown Township Board of Supervisors
Middletown Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Final Plan of Subdivision for GMR Restaurants of Pennsylvania, LLC
TMP #22-40-25-2
Applicant: GMR Restaurants of Pennsylvania, LLC
Owner: Same
Plan Dated: May 7, 2014
Date Received: May 16, 2014

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

GENERAL INFORMATION

Proposal: Subdivide a 3.7-acre parcel into two lots: Lot 1 (1.83 acres) contains an existing Olive Garden restaurant; and Lot 2 (1.87 acres) contains an existing Red Lobster restaurant. No physical improvements or site changes are proposed. The existing parking (242 spaces) would remain and an easement agreement is proposed for continued use of parking and ingress/egress facilities. Public water and sewerage facilities currently serve each restaurant.

Location: Southern side of East Lincoln Highway, bordered by Miles Road.

Zoning: C Commercial District which permits a variety of professional office and retail sales related uses on a minimum lot size of 20,000 square feet and a lot width of at least 100 feet.

The plan notes that variances were granted by the zoning hearing board back in 1994 and 1995 providing relief from the maximum permitted impervious surface ratio (79% rather than 60%), minimum parking requirements (292 spaces rather than 349 spaces), parking stall dimensions, and buffering standards reductions.

Present Use: Commercial.

COMMENTS

The tract was originally developed as one lot with two buildings for restaurant use. As noted above, variances were granted from impervious surface, parking, and buffering requirements. We note that the applicant proposes an easement agreement between the two lots which would provide for continued use of the ingress/egress and parking among the two restaurants.

Prior to plan approval, however, we recommend that township officials determine whether the previous variances apply to the subject proposal for subdivision, or if each lot must conform to the provisions of the zoning standards since new separate parcels are being created.

This review will be included in the Bucks County Planning Commission board materials for the July 2, 2014, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

CHG:kjp

cc: GMR Restaurants of Pennsylvania, LLC
Michael E. Jeitner, P.E., Bohler Engineering, Inc.
Wayne Kiefer, P.E., TriState Engineers, Township Engineer
Stephanie Teoli Kuhls, Township Manager (via email)



BUCKS COUNTY PLANNING COMMISSION

The Almshouse Neshaminy Manor Center 1260 Almshouse Road
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May 30, 2014
BCPC #12016

MEMORANDUM

TO: New Britain Borough Council
New Britain Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Revised Preliminary Plan of Subdivision for Bauman
TMP #25-1-6-8 and 25-1-6-6
Applicant: Brent Bauman
Owner: Brent Bauman (TMP #25-1-6-8) and Bromiley Real Estate (TMP #25-1-6-6)
Plan Dated: April 29, 2014
Plan Revised: May 21, 2014
Date Received: May 22, 2014

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: Consolidate TMP #25-1-6-8 and TMP #25-1-6-6 to create proposed Lot 1. As a result proposed Lot 1 will be 2.15 acres and contain an existing nonresidential building. Proposed Lot 2 will be 2.15 acres and contain an existing nonresidential building. No construction is proposed. The site is served by public water and sewerage facilities.

Location: On the north side of Bristol Road, at its intersection with Hibiscus Drive.

Zoning: Light Industrial District permits a variety of light industrial, trade, and office uses. The minimum lot size for all permitted uses is 1 acre.

Present Use: Light manufacturing.

COMMENTS

- **Existing buildings**—In accordance with Section 702.C.6 of the subdivision and land development ordinance the location and use of existing buildings should be shown.

This review will be included in the Bucks County Planning Commission board materials for the July 2, 2014 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:kjp

cc: Brent Bauman
Robert Showalter, PE, Showalter Associates, Inc.
Mark Hintenlang, PE, Borough Engineer
Robin Trymbiski, Borough Manager (via email)
Chalfont Borough (Adjacent Municipality)



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Executive Director

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

June 10, 2014
BCPC #6051-T

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 and Land Development—New Britain Business Park Lot #20-2
TMP #26-1-100-4
Applicant and Owner: New Britain Corporation
Plan Dated: May 1, 2014
Date Received: May 28, 2014

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 9.32-acre parcel into two lots, one of 3.51 acres (Lot 20-1) and the other of 5.81 acres (Lot 20-2). A 20,240-square-foot warehouse and office building would occupy proposed Lot 20-1, and a 30,902-square-foot indoor entertainment building would occupy proposed Lot 20-2. Public water and sewer serve the site. This proposal represents a minor revision of a plan previously approved by New Britain Township and filed with Bucks County, encompassing relocation of an internal lot line to provide access for construction of utility service.

Location: North side of County Line Road at Liberty Lane.

Zoning: Industrial Office District (IO), which provides for industrial and commercial development on 3-acre minimum lots within industrial parks.

Present Use: Vacant

COMMENTS

1. **Variance**—The site data table on Sheet 1 of the plan notes plan notes that a variance is required for a reduction in the required number of parking spaces on Lot 2. Township

officials should not take action on the plan until the zoning hearing board has ruled on the variance application. The final plan should list all granted variances.

2. **Resource protection**—Section 27-2400.h of the zoning ordinance requires impervious surface areas to be located at least 25 feet from a wetlands boundary, with a maximum disturbance ratio of 20 percent. This 25-foot area, known as the wetlands margin, is the transitional zone extending from the outer limit of the wetland. Compliance with this standard should be confirmed, as it appears that development, as proposed, would encroach into wetlands margins, and grading may extend into wetlands.
3. **Cell tower overlay**—The current plan does not involve installation of a cellular tower, according to township officials. Therefore, delineation of a cell tower overlay should be removed from the final plan.
3. **Waivers**—The plan lists requests for waiver of the following eleven SALDO sections:
 - Section 22-403, governing preliminary plan procedures
 - Section 22-502.D, requiring the plan to depict topographic features within 100 feet of the site;
 - Section 22-502.D(10)(b), to allow steep slopes to be considered man-made;
 - Section 22-706.2.B, requiring sidewalk installation along street frontages (the requested waiver list on the plan refers to “public improvements” rather than sidewalks for this section, and should be revised accordingly) ;
 - Section 22-708.2.A, requiring angled off-street parking space dimensions of 10 feet x 18 feet;
 - Section 22-708.3.C, to allow a 22-foot driveway width;
 - Section 22-711.4.C, to allow soil disturbance within 5 feet of a property line;
 - Section 22-712.5.E, to use polyethylene piping in place of the required concrete stormwater piping;
 - Section 22-712.5.F, requiring storm piping at a slope of less than .5 percent;
 - Section 22-712.5.I, requiring a minimum 2-inch drop in storm collection system structures; and
 - Section 22-713.5.B(2), requiring screening of the trash collection facility.

Also requested is a partial waiver of Section 26-124 of the stormwater management ordinance, seeking relief from current peak stormwater control standards.

In accordance with the requirement of Section 512(1).b of the Pennsylvania Municipalities Planning Code, the applicant must state in full the grounds and facts of unreasonableness or hardship on which the request for the waiver is based, the provision or provisions of the ordinance involved, and the minimum modification necessary. The final plan should list all granted waivers.

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

This review will be included in the Bucks County Planning Commission board materials for the July 2, 2014, 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.

GF:kjp

cc: New Britain Corporation
Mark Hintenlang, P.E.
Craig Kennard, P.E., Gilmore & Associates, Township Engineer
Eileen Bradley, Township Manager (via e-mail)
Montgomery Township (neighboring municipality)



BUCKS COUNTY PLANNING COMMISSION

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Diane M. Ellis-Marseglia, *LCSW*

June 9, 2014
BCPC #7516-B

MEMORANDUM

TO: Newtown Township Board of Supervisors
Newtown Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Final Plan of Minor Subdivision for Lesser
TMP #29-3-58 and -58-3
Applicant: Scott B. Lesser
Owner: Kathleen M. Lesser
Plan Dated: April 28, 2014
Date Received: May 12, 2014

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: Change the lot line by conveying two portions (totaling 1.4025 acres) of TMP #29-3-58-3 (5.3996 acres) to TMP #29-3-58 (6.4179 acres), and construct a single-family detached dwelling on TMP #29-3-58-3. The resultant lot areas are 3.9971 acres for TMP #29-3-58-3 and 7.8204 acres for TMP #29-3-58. A conservation easement covers a 2.3763-acre area on TMP #29-3-58-3. The existing dwelling on TMP #29-3-58 is served by on-lot water and sewerage facilities and the proposed dwelling on TMP #29-3-58-3 is intended to be served by public water and sewerage.

Location: Northern side of Wrights Road, approximately 600 feet west of the intersection with Sibelius Road.

Zoning: CM Conservation Management District, which permits a single-family detached dwelling on a minimum lot area of one acre, subject to a maximum gross density of 0.33 dwelling units per acre.

Present Use: Residential (TMP #29-3-58) and vacant (TMP #29-3-58-3).

COMMENTS

1. **Areas to be conveyed**—For clarity, the plan should indicate the area of the two portions of TMP #29-3-58-3 that are to be conveyed to TMP #29-3-58.
2. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module for Land Development must be submitted for this proposed subdivision.

This review will be included in the Bucks County Planning Commission board materials for the July 2, 2014 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: kjp

cc: Scott B. Lesser
Donald E. Rife, P.L.S, Pickering, Corts & Summerson, Inc.
Edward F. Murphy, Esq., Wisler Pearlstine
Michele Fountain, P.E., CKS Engineers, Inc., Township Engineer
Kurt M. Ferguson, Township Manager (via email)
Martin Vogt, Township Zoning Officer
Micah S. Lewis, RLA, Boucher & James, Inc., Township Planner



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Executive Director

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Diane M. Ellis-Marseglia, *LCSW*

June 12, 2014
BCPC #5310-H

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 KVK
TMP #29-10-170
Applicant: 110 (One) Terry Drive LP
Owner: Same
Plan Dated: April 10, 2014
Date Received: May 22, 2014

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-story, 28,650-square-foot addition to an existing building on a 6.16-acre parcel. This is Phase 2 of an intended three-phased expansion of the existing facility. The plan also proposes to add a second access on Terry Drive, eliminate one of the two accesses on Blacksmith Road, add parking spaces, and construct a detention basin. Public water and sewerage serve the site.

Location: Northeastern corner of Terry Drive and Blacksmith Road.

Zoning: LI Light Industrial District permits various uses by right, including D-1 Office, G-2 Research, and G-3 Wholesale Business, Wholesale Storage, Warehousing, and use G-1 Manufacturing by conditional approval, on a minimum lot area of 80,000 square feet (1.84 acres).

The plan notes that a variance was granted by the Newtown Township Zoning Hearing Board on September 3, 1998, from zoning ordinance Section 1002.1 to permit a reduction in the number of loading berths from the required five loading berths to three berths.

Present Use: Industrial (manufacturing/research).

COMMENTS

1. **Variations requested**—The plan indicates that variations are being requested from the following zoning ordinance requirements:

Section 702.B—To permit a front yard building setback along Blacksmith Road of 51.68 feet instead of the required 75 feet.

Section 702.B—To permit a rear yard building setback of 59.85 feet instead of the required 75 feet.

Section 702.B—To permit an impervious surface ratio of 70.2 percent instead of the required 65 percent.

Sections 803.G-1 and 803.G-2—To permit 138 parking spaces instead of the required 260 spaces.

Section 903.B.4.a(1)—To permit 100 percent disturbance of the manmade 15-25 percent steep slopes.

Section 1001.F.4—To permit parking within the front yard setback.

Section 1001.F.6.a—To permit off-street parking to be located less than 20 feet from any public right-of-way line.

Section 1002.I—To permit a reduction in the number of loading berths from the required 7 loading berths to 3 berths.

The township planning commission should not make a recommendation to the board of supervisors until the resolution of the request for variations is received from the zoning hearing board. Future plans should note variations granted and any conditions imposed by the zoning hearing board.

2. **Conditional use and waiver requests**—The plan states that the applicant is requesting that the existing conditional use from zoning ordinance Section 702.A.3.g for use G-1 Manufacturing be reconfirmed.

In addition, waivers from the following requirements of the subdivision and land development ordinance (SALDO) are requested:

Sections 402.1.1, 403.1.A, and 403.5.A—Regarding scale of the plan.

Sections 403.2.B and C and 403.B. and C—To not require existing features within 400 feet of the property to be shown.

Sections 402.3.F and 403.3.F—To allow contours of one-foot intervals instead of the required two-foot intervals.

Sections 402.4.M, 403.4.M, and 529.1.C—To not require the landscape plan to be prepared by a registered landscape architect.

Section 402.5—To not require a traffic impact study.

Section 514.2—To allow parking within the front yard setback.

Section 514.9—To allow parking within 7 feet of the outside wall of a building instead of the required 20 feet.

Section 529.4.B—To not require the parking areas to be enclosed by a visual screen.

Section 534.B—To not require parking areas to be visibly secluded.

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. Landscape plan

- a. **Parking lot buffer**—The plan should be revised to comply with zoning ordinance Section 1001.F.6 which requires that any area for off-street parking for three or more vehicles shall be buffered, except at entrances and exits, from streets. The buffer shall consist of an ornamental fence or wall, or by a compact evergreen hedge not less than 4 feet in height.
 - b. **Street trees**—The plan should comply with subdivision and land development ordinance Section 531.1.3 which requires street trees and associated plantings for any land development along existing streets when they abut or lie within the land development, planted at a maximum spacing of 50 feet.
4. **Sidewalks/building entrances**—We recommend that the plan clarify the sidewalk access to the building from the proposed handicap parking spaces along the eastern side of the proposed addition. It appears this area may be ramped to a building entrance, but there are no notes or details indicating what is intended. If any additional building accesses/emergency exits and sidewalk areas are intended, they should be shown on the plan.
 5. **Fire lanes**—The plan should comply with SALDO Section 511 which requires a fire lane, at least 20 feet wide, to be provided for all nonresidential buildings. Section 511.B states that a fire lane shall be provided within 20 feet of the building on a minimum of one side of each building, preferably the entrance side.
 6. **Park and recreational land requirements**—The plan should indicate how the proposal will comply with the park and recreation land (or fee in lieu of) requirements of Part 12 of the SALDO.

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

This review will be included in the Bucks County Planning Commission board materials for the July 2, 2014 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:kjp

cc: 110 (One) Terry Drive LP
Heath Dumack, P.E., Dumack Engineering
Richard Walker-Architect
Michele Fountain, P.E., CKS Engineers, Inc., Township Engineer
Kurt M. Ferguson, Township Manager (via email)
Martin Vogt, Township Zoning Officer
Micah S. Lewis, RLA, Boucher & James, Inc., Township Planner



BUCKS COUNTY PLANNING COMMISSION

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Diane M. Ellis-Marseglia, *LCSW*

June 12, 2014
BCPC #5796-A

MEMORANDUM

TO: Quakertown Borough Council
Quakertown Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development—Mattress Warehouse
TMP #35-2-12
Applicant: BEI
Owner: 309 Quakertown Ltd. Partnership
Plan Dated: May 5, 2014
Date Received: May 19, 2014

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

Proposed Action: Construct a 4,352-square-foot retail mattress store on a 0.67-acre parcel. A total of 14 parking spaces is proposed for the site. Public water and sewer facilities are intended to serve the development.

Location: Along the western side of S. West End Boulevard (U.S. Route 309), just south of the intersection of West Broad Street and S. West End Boulevard.

Zoning: HC Highway Commercial District which permits retail stores on a minimum lot area of 12,000 square feet with a minimum lot width of 80 feet. This district permits a maximum building coverage and a total impervious coverage of 40 and 90 percent, respectively.

Information submitted with the plan indicates that on February 20, 2014, the Quakertown Borough Zoning Hearing Board granted a variance to permit the construction of a commercial building in the HC district that would be placed 8 feet from a rear yard property line rather than the required 25 feet.

Present Use: Vacant.

COMMENTS

1. **Parcel number**—The Bucks County Planning Commission review application and the Preliminary/Final Plan submitted for the proposed land development indicate that the parcel number for the site is TMP #35-2-12-1. However, according to Bucks County Board of Assessment information, the subject site is TMP #35-2-12. Also, the Zoning Variance Decision and Order identifies the parcel as TMP #35-2-12. The land development plan should be revised to list the correct parcel number for the site.
2. **Existing accessway**—As shown on the plan, the site contains a portion of a vehicular accessway that extends from Route 309 to Route 663 (W. Broad Street). From the driveway on Route 309, the accessway runs along the subject site's southern and western property lines and extends onto the adjacent property (TMP #35-2-12-1) where it accesses Route 663. Due to the configuration of the parking lots, it is likely that vehicular trips associated with both properties will utilize this accessway. The plan should indicate any access easements that may exist. If there are currently no access easements associated with this access drive, it is recommended that one be established. The easement should address responsibilities for maintenance.
3. **Circulation plan**—To adequately review the intended vehicular circulation for the site, the plan should be revised to indicate the intended route for vehicles that will access the loading zone.
4. **Required buffer**—Section 404.4 of the zoning ordinance requires a 20-foot wide planted buffer yard between the proposed retail store and adjacent residential district to the rear of the site. It is noted that an existing access drive is located within the portion of the site that borders the adjacent LR Low Density Residential District. Zoning Ordinance Section 404.4.C.(3) states that in circumstances where it is impractical for a planting screen to meet the buffer requirements or it would create an undue hardship, the Zoning Hearing Board may modify the requirements or approve acceptable alternatives. This issue should be addressed.
5. **Off-street loading area**—Section 604.2.C. of the zoning ordinance requires that each loading space shall be located so that all maneuvering room is outside of the required buffer areas, yard areas and right-of-ways. As shown on the plan, a majority of the designated loading area is shown within a portion of the delineated rear yard. This issue should be addressed.
6. **Clear sight triangle**—In accordance with Section 404.3 of the zoning ordinance, the plan should be revised to indicate the required clear sight triangle at the driveway access on Route 309.
7. **Street trees**—We recommend that a few additional street trees be provided on the site along Route 309 provided they would not interfere with the clear sight triangle and clear sight distance. Infrastructure improvements such as street trees are an investment in a community and provide a lasting benefit to the area. In addition, improvements such as street trees help make an area a desirable place to live and conduct business and tend to increase property values for everyone.

8. **Plan information**—Information in the Landscape Legend on Sheet 4 of 8 lists the botanical name for Japanese Zelkova as '*Sophora japonica*'. The plan should be revised to correctly identify this tree species as '*Zelkova serrata*'.

Also, reference to W. Broad Street as S.R. 313 on the plan should be revised to indicate S.R. 663 to correctly identify the road designation west of Route 309.

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 July 2, 2014, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

LMW:kjp

cc: Greg A. Bogia, PE, PTOE, President, BEI Bogia Engineering, Inc.
Cowan Associates, Municipal Engineer
Scott McElree, Borough Manager (via email)
Ken Fretz, Borough Zoning Officer (via email)



BUCKS COUNTY PLANNING COMMISSION

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June 23, 2014
BCPC #11969

MEMORANDUM

TO: Richland Township Board of Supervisors
Richland Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Final Plan of Subdivision and Land Development for Twin Lakes
TMPs: #36-39-7; -7-2, and -7-3
Applicant: Select Properties, Inc.
Owner: Wayne and Antoinette Rubic
Plan Dated: October 15, 2013
Last Revised: June 10, 2014
Date Received: June 12, 2014

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 54.2765+acre tract into 107 lots for construction of detached, single-family cluster housing. Also, open space totaling 27.8344 acres is proposed (Open Space A, 26.9372 acres; Open Space B, 0.4203 acre; Open Space C, 0.1243 acre; Open Space D, 0.1382 acre; and Open Space E, a tot lot, 0.1125 acre). The plan also includes a 20-foot-wide easement for a walking trail. The site would be served by public water and sewer systems.

Location: The eastern side of Old Bethlehem Pike, at the intersection of Tollgate Road.

Zoning: RA, Rural Agricultural District. Use B4, single-family cluster housing, is a permitted use on a site of at least 4 acres with a maximum impervious surface ratio of 10 percent. At least 50 percent of the site must remain as open space. The proposal is subject to the terms of a stipulation agreement dated August 11, 2008, and amended August 12, 2013.

Present Use: Agricultural

COMMENTS

1. **Waivers**—In addition to four waivers granted as of March 10, 2014, the plan requests the following additional waivers of provisions of the subdivision and land development ordinance, as follows:

- Section 307.6, regarding toe of berm to be located 10 feet from floodplain or wetlands;
- Section 309.1, regarding existing ponds to remain as close to current state to minimize impact, and
- Section 517.2, regarding driveways exceeding 4 percent grade.

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. **Easement**—General Note 16 on Plan Sheet 2 refers to a “suggested” restriction on seasonal disturbance restriction for Open Space Parcel A, because of nesting of the Great Blue Heron. Therefore, we recommend that the note be revised to state that there is a seasonal disturbance restriction.

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

This review will be included in the Bucks County Planning Commission materials for the July 2, 2014, 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.

GF:kjp

cc: Select Properties, Inc.
Kirk Clauss, P.E., Schlosser & Clauss.
Mike Schwartz, P.E., Gilmore & Associates, Township Engineer (via email)
Judith Stern Goldstein, Boucher & James, Inc.
Quakertown Area Planning Committee
Steven Sechriest, Township Manager (via e-mail)



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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Lynn T. Bush
Executive Director

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

June 6, 2014
BCPC #8800-H

MEMORANDUM

TO: Richland Township Board of Supervisors
Richland Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Revised Final Plan of Land Development for KC, Inc. (Lot 5, Northfield Business Campus)
TMP: #36-29-19
Applicant: Gorski Engineering
Owner: Northfield Business Campus LLC
Plan dated: September 15, 2008
Last revised: March 3, 2014
Date received: May 21, 2014

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

GENERAL INFORMATION

Proposal: Phased construction of 32,800 square feet of industrial space on a parcel of 5.6289 acres. The initial building would encompass 17,800 square feet. The plan also depicts a "future" building addition of 15,000 square feet. Public water and sewer would serve the site.

Location: Northern side of East Pumping Station Road, about 2,000 feet east of Heller Road.

Zoning: EXT, Extraction District, which permits extractive operations by right. Flex buildings are a permitted use (G17) in the district. The township zoning hearing board on August 12, 2008, issued a variance from Section 27-515.2c of the zoning ordinance to permit a shared driveway. On October 1, 2009, the board issued a variance from Section 27-542.C of the zoning ordinance to defer 60 percent of the required parking spaces for the flex space development.

Present Use: Vacant

COMMENTS

The revised final plan complies with pertinent zoning ordinance requirements. We recommend that the plan be approved if all issues have been addressed to the satisfaction of township officials.

This review will be included in the Bucks County Planning Commission board materials for the July 2, 2014, 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.

GF:kjp

cc: Gorski Engineering, Inc.
Northfield Business Campus, LLC
Mike Schwartz, Gilmore & Associates, Inc., Township Engineer (via email)
Judith Stern Goldstein, Boucher and James, Inc.
Stephen Sechriest, Township Manager (via email)
Lisa Wolff, Quakertown Area Planning Committee



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Evan J. Stone
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Executive Director

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

June 18, 2014
BCPC #7791-A

MEMORANDUM

TO: Richlandtown Borough Council
Richlandtown Borough Planning Commission
Richland Township Board of Supervisors
Richland Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Revised Final Plan of Land Development—Phoebe Richland Health Care Center
TMP #36-33-15; 37-2-17, -31
Applicant: Phoebe Richland Health Care Center
Owner: Same
Plan Dated: July 27, 2011
Last Revised: March 4, 2014
Date Received: June 18, 2014

We have received a request by a representative of the applicant to sign the linens for the subject proposal that has already been approved and signed by Richlandtown Borough Council. While our office has previously reviewed land development plans for the subject proposal, the record plan currently submitted for our signature includes revisions from the previously proposed building layout and proposed square footage that was reviewed by our office. 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 (BCPC) 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 professional staff of the BCPC prepared the following review.

GENERAL INFORMATION

Proposal: To construct an additional building consisting of two floors totaling 72,550 square feet of institutional use to the existing Phoebe Richland Health Care Center (nursing home). A total of 203 parking spaces is shown on the plan. Also, an additional driveway is proposed which would access South Main Street. Public water and sewer facilities currently serve the existing nursing home.

The site is located in both Richlandtown Borough and Richland Township. According to information on the plan, 12.2396 acres of the overall site area of 18.1713 acres is located in

Richlandtown Borough. The proposed building is located entirely within Richlandtown Borough. While the plan does not show any building proposed in Richland Township, a majority of the proposed stormwater detention basin is located in Richland Township. The plan also shows a proposed future road extension from the edge of the proposed drive crossing through the Richland Township portion of the site and dead-ending at the eastern lot line of the site (edge of TMP #36-33-15).

Location: Along the southern side of West Union Street across from First Avenue. The property also has a small area that fronts on South Main Street.

Zoning: Richlandtown Borough – RS Residential Subdivision district which permits nursing home uses on a minimum lot area of 2 acres. Use requirements state that no more than 50 patients shall be accommodated at any one time, unless the lot area is increased by 1,000 square feet for each additional patient bed over 50.

According to information from borough officials, the applicant received variances from: Section 27-500 Table of Dimensional Requirement, for the maximum impervious surface area; Section 27-610, for intrusion into wetlands and wetland margins; and Section 27-803, regarding the number of loading berths required for the building.

Richland Township – SRM Suburban Residential Medium district which permits Nursing Home uses on a minimum lot area of 1 acre plus 1,000 square feet per resident.

Present Use: Nursing Home.

COMMENTS

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

This review will be included in the Bucks County Planning Commission board materials for the July 2, 2014 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:kjp

cc: Phoebe Richland Health Care Center
Scott P. McMackin, P.E., Cowan Associates, Inc.
Robert C. Wynn Associates, Inc., Richlandtown Borough Engineer (via email)
Dani McClanahan, Richlandtown Borough Municipal Administrator (via email)
Stephen Sechriest, Richland Township Manager (via email)
Mike Schwartz, P.E., Gilmore & Associates, Inc., Richland Township Engineer



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Lynn T. Bush
Executive Director

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Diane M. Ellis-Marseglia, *LCSW*

June 3, 2014
BCPC #12014

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 Subdivision for McCabe
TMP #48-23-7
Applicant: John McCabe
Owner: Same
Plan Dated: May 5, 2014
Date Received: May 5, 2014

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

GENERAL INFORMATION

Proposal: Subdivide an existing 1.43-acre parcel (TMP #48-23-7) into two residential lots. One lot would be approximately 0.47 acres and contain an existing single-family dwelling, and the other lot would be 0.96 acres and contain a proposed two-story single-family dwelling. An existing detached garage would be removed. The lots would share a driveway. Public water and sewer serve the site.

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

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

Present Use: Residential.

COMMENTS

1. **Lot identification**—The plan does not provide a label for identification of the proposed lots. For our review of the proposal we have identified the lots as, Lot 1 for the proposed lot with the existing dwelling and Lot 2 for the proposed lot with the new dwelling.
2. **Minimum lot width**—The width of the proposed flag lot does not meet the required minimum lot width at setback of 100 feet found in Section 185-22 Table of Dimensional Requirements of the zoning ordinance.
3. **Plan information**—The plan is missing information required for sketch plans by Section 160-84 of the subdivision and land development ordinance. Subsequent submittals should include the following as required by Section 160-84: name and address of the owner, name and address of the engineer, surveyor, or architect; north point and date; location map; and significant topographical and physical features. The plan should also be revised by providing identification numbers for the proposed lots (i.e., Lot 1 and Lot 2) and by providing the existing and proposed lot sizes.
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 July 2, 2014, 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:kjp

cc: John McCabe
Wayne Keifer P.E., TriState Engineers, Township Engineer
Lower Moreland Township (Adjacent Municipality)
Joseph Golden, Township Manager (via email)



BUCKS COUNTY PLANNING COMMISSION

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Diane M. Ellis-Marseglia, *LCsw*

June 11, 2014
BCPC # 10045-A

MEMORANDUM

TO: Warminster Township Board of Supervisors
Warminster Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for 1071 County Line Road
TMP #49-6-324
Applicant: Rosemore Donuts, Inc.
Owner: RAO Group, Inc.
Plan Dated: September 13, 2013
Date Received: May 28, 2014

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: Convert a 1,868-square-foot former retail store/gas station on a 22,360-square-foot lot into a retail store with drive-through facilities. The site is served by public water and sewer.

Location: Eastern side of the intersection of Norristown and County Line roads.

Zoning: C-2 Commercial District which permits retail stores on lots of 1 acre or more. The applicant has received variances from the following zoning ordinance requirements:

Section 1201.A—Minimum lot area
Section 1201.C, D, and F—Front, side, and rear yard requirements
Section 1201.E—Maximum impervious coverage
Section 1201.G and 2006—Buffer yards
Section 1602.H80.B.3 and 1602.H.80.B.4—Minimum lot frontage
Section 1602.H.80.C.2—Stacking distance

Present Use: Vacant gas station.

COMMENTS

1. **Variations**—The submission includes a copy of the Warminster Township Zoning Hearing Board decision dated April 23, 2014, granting variations for the proposal, but the variations are not indicated on the plan. The record plan should note the action of the Zoning Hearing Board and list the variations granted and the conditions imposed by the board.

The variations granted to the applicant contained a condition that a fence be provided on the Lange property (TMP #49-6-82) across Norristown Road. The plan does not show the required fence on the parcel or any detail of the fence construction. The plan should be revised to show the required fence.

2. **Existing conditions**—Section 404.F of the zoning ordinance requires that the plan show the location and character of existing buildings, and other data which may serve to affect the street or building layout. Zoning ordinance Section 404.3.G., Location, requires that species and size of stand-alone trees three (3) inches in caliper or greater and the outline of all wooded areas be shown. The plan provides a sketch overview plan for the Rosemore Shopping Center including the subject site, but does not show the adjacent bank building to the east and apartment buildings to the north.
3. **Landscape plan**—Section 404.4.N of the subdivision and land development ordinance requires a plan showing proposed landscaping improvements, including but not limited to street tree locations, buffer strips, and refuse collection screening. The landscape plan shall list all species proposed, planted sizes, and root condition. Sheet 1 of the plan shows the location of proposed street trees and buffer shrubs and indicates the total number of shade trees and shrubs, but no information is provided about species, sizes, and root conditions. The plan should be revised to show the required information and to ensure compliance with Section 523, Landscaping improvements, which specifies standards for landscaping plans, street trees, buffers and planting practices, species, and parking area landscaping. The plan should also show the calculations used to determine the number of required plantings.
4. **Escape lane**—Section 1602.H.80.B.1 of the zoning ordinance requires that a bypass lane/escape lane be provided for all drive-through facilities. An escape lane is proposed only along the northern side of the building. Along the eastern side a 12-foot-wide drive-through lane is proposed, with the building on one side and a proposed curb on the other. An escape lane should be provided along the entire length of a drive-through lane to permit queued vehicles to depart the lane in case of emergency.

We also note that the proposed curb on the eastern side of the building and drive-through lane does not appear to be connected to a planted bed or a curb radius, and may be damaged by vehicles.

5. **Circulation**—Although unclear on the plan, it appears that an access is proposed between the northern corner of the site next to the dumpster and the adjacent bank and shopping center. This access would allow entry to the drive-through and may present circulation conflicts with vehicles in the drive-through lane. The applicant and township should evaluate the circulation on the site to minimize conflicts and provide appropriate signage.

6. **Access easement**—The plan shows an access to County Line Road on the southeastern corner of the site. A note indicates that a 25-foot-wide access is provided to the adjacent shopping center. We suggest that a joint access easement be provided.
7. **Soil contamination**—The variance decision indicates the site was once occupied by a gas station. The existing conditions plan notes the presence of a number of monitoring wells. The township should be aware of any environmental constraints on the site.
8. **Signage**—The plan indicates a new pylon sign will be constructed on the site but no detail of the sign is provided. We recommend that the plan be revised to show the details for the sign so that that compliance with the sign requirements of the zoning ordinance can be determined.
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 July 2, 2014 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:kjp

cc: Rosemore Donuts, Inc.
Thomas Ludgate, P.E., Ludgate Engineering
Stephen Harris, Esq.
Megan Weaver, Executive Assistant to Township Manager (via email)
Karen Hulshizer, Gilmore & Associates, Township Engineer (via email)
Richard Manfredi, Township Manager (via email)



BUCKS COUNTY PLANNING COMMISSION

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

June 2, 2014
BCPC #11521-A

MEMORANDUM

TO: Warwick Township Board of Supervisors
Warwick Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Subdivision for Stony View
TMP #51-3-23
Applicant: Stony View, LLC
Owner: Same
Plan Dated: May 8, 2014
Date Received: May 9, 2014

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

GENERAL INFORMATION

Proposal: Subdivide a 3.72-acre parcel into four single-family detached dwelling lots. Lot 1 (42,123 square feet) would contain the existing dwelling and shed. Proposed Lot 2 (40,025 square feet), proposed Lot 3 (40,026 square feet) and proposed Lot 4 (40,126 square feet) would be developed with a single-family detached dwelling on each lot. The existing dwelling is served by on-lot water and on-lot sewer. The proposed dwellings are to be served by public water and sewerage.

Location: This site is located at the northwestern corner of the intersection of Bristol Road and Stony Road.

Zoning: RR Restricted Residential District, which permits B1 single-family detached dwellings at a minimum lot size of one dwelling unit per 20,000 square feet. If not served by public sewer and public water supply, the lot size shall be 40,000 square feet.

Present Use: Single-family residence

COMMENTS

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

Section 163.331—Requires widening the existing streets (Bristol Road and Stony Road) to meet the minimum standards of this section.

Section 163.331—Requires providing sidewalk along Bristol Road.

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

In addition, the site plan indicates that the applicant is requesting a waiver Section 157-16.B(2)(H) of the Warwick Township Stormwater Management and Grading Ordinance, which requires providing a minimum pipe diameter of 18 inches.

Any waivers granted should be indicated on the plan.

2. **Stormwater management plan**—Section 163-48.B.(1) of the subdivision and land development ordinance requires that for all subdivision and land development applications a stormwater management plan shall be provided. The plan proposes a seepage bed on each of Lots 2, 3, and 4 but not on Lot 1. It should be determined if this is in compliance with the Warwick Township Stormwater Management and Grading Ordinance (Ordinance No. 2011-04).
3. **Location of on-lot sewer and water facilities**—The plan indicates that the existing dwelling on Lot 1 will continue to be served by on-lot sewer and water facilities and proposed Lots 2, 3, and 4 will be served by public sewer and public water. The plan should show the existing sewer seepage area and well on Lot 1 to indicate their locations relative to the proposed lot line and the proposed water and sanitary sewer mains and easement. Section 163-23 (D.(3)(b) of the subdivision and land development ordinance requires existing site features to be shown on the preliminary plan.
4. **Side yard setback**—We note that the shed on Lot 1 is slightly within the required 20-foot side yard setback (zoning ordinance Section 195-16) from the proposed lot line for Lot 2. This zoning issue should be resolved.
5. **Impact Assessment Report**—Section 163-15 of the subdivision and land development requires that an Impact Assessment (IA) Report be submitted for any subdivision proposal.
6. **Street trees**—Section 163-51 of the subdivision and lane development ordinance requires street trees to be planted a minimum of 60 feet apart along all streets where suitable street trees do not exist. The township should determine if the existing trees on Lot 1 are of suitable condition and form to fulfill the street tree requirement.

This review will be included in the Bucks County Planning Commission board materials for the July 2, 2014 meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

REM:kjp

cc: Matt Piotrowski, Stony View LLC
Kurt Shaffer, Esquire
Robert Cunningham, P.E., LEED AP, Holmes Cunningham Engineering
Gail Weniger, Warwick Township Manager (via email)
Kyle Seckinger, Assistant Manager/Director of Planning & Zoning (via email)
Bryan McAdam, P.E., CKS Engineers, Inc., Township Engineer (via email)



BUCKS COUNTY PLANNING COMMISSION

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Executive Director

COUNTY COMMISSIONERS:

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

June 4, 2014
BCPC #12017

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 Sailor Property
TMP #51-1-7 & 51-1-7-1
Applicant: Adam Sailor
Owner: Adam and Karen Sailor
Plan Dated: May 8, 2014
Date Received: May 8, 2014

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

GENERAL INFORMATION

Proposal: Convey a portion (square footage not indicated) of TMP #51-1-7 (2.01 acres existing) to TMP #51-1-7-1 (4.67 acres existing) and subdivide TMP #51-1-7-1 into 4 lots. The existing dwellings on TMP #51-1-7 (Lot 1) and 51-1-7-1 are served by individual on-lot water and sewerage, and the same is intended for the proposed single-family detached dwellings on Lots 3, 4 and 5.

Location: Eastern side of Warwick Road, approximately 1,386 feet north of Guinea Lane.

Zoning: RR-Restricted Residential District permits Use B1 Single-Family Detached Dwellings by right on a minimum lot area of 40,000 square feet if not served by public sewer and public water.

Present Use: Two single-family detached dwellings.

COMMENTS

1. **Proposed lot area**—Future plans should indicate the square footage of the portion of TMP #51-1-7 that is to be conveyed and the proposed area of the five proposed lots, so that

compliance with the area and dimensional requirements of zoning ordinance Section 195-16.B(1)[2] can be determined.

2. **Access for proposed lots**—Access for Lots 2, 3, 4, and 5 should be discussed. Zoning ordinance Section 195-9 states that a lot shall front on a public street. The plan is vague regarding the intent of the proposed 50-foot wide right-of-way and 20-foot wide accessway that dead end at Lot 5. Since Lots 2-5 have frontage only on the proposed right-of-way, future plans should show the accessway improved to the minimum street requirements of subdivision and land development ordinance (SALDO) Section 163-33.I, including cartway width, sidewalk, and curbs. The plan also should comply with the cul-de-sac requirements of SALDO Section 163-36 to provide a turnaround to insure adequate access for residents, as well as for emergency, service, and delivery vehicles. We note that the proposed accessway is approximately 1,000 feet long. Section 163-36 states that a cul-de-sac exceeding 500 feet may be approved by the Board of Supervisors if conditions of the land so warrant.
3. **Lot width for Lot 5**—It appears that Lot 5 does not meet the minimum lot width at setback of 100 feet required by zoning ordinance Section 195-16.B(1)[2]. According to the definitions of zoning ordinance Section 195-9, lot width is the distance measured between the side lot lines at the required building setback line. The building setback line is the rear line of the minimum front yard, measured from the street line or at the minimum lot width, whichever is greater.
4. **Driveway for Lot 1**—The plan is unclear regarding the location of the “existing driveway to remain” on Lot 1, but it appears that it does not meet the township’s driveway standards. SALDO Section 163-38 states that driveways shall be located not less than 40 feet from any intersection, and driveways on corner lots shall take access from the lowest classification street. On future plans, the driveway for Lot 1 should take access from the proposed street at least 40 feet from the intersection with Warwick Road.
5. **Stormwater basin**—A stormwater basin is shown on proposed Lot 4 and responsibility for maintenance of the basin is not indicated. We do not recommend locating a stormwater basin on an individual lot if the basin is intended to serve the entire development because this places the burden and expense of maintenance of the stormwater management system on one lot owner. Stormwater management for the development should be discussed.
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.

Future plans should show the location of the existing wells and on-lot sewage facilities for the existing dwellings so it can be determined whether they meet the required setback distances from proposed lot lines.

This review will be included in the Bucks County Planning Commission board materials for the July 2, 2014 meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

REM:kjp

cc: Adam Sailor
Robert T. Cunningham, P.E., Holmes Cunningham LLC
Mary Eberle, Esq., Township Solicitor (via email)
Gail Weniger, Township Manager (via email)
Kyle Seckinger, Assistant Township Manager (via email)
Bryan McAdam, P.E., CKS Engineers, Inc., Township Engineer (via email)



BUCKS COUNTY PLANNING COMMISSION

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Executive Director

COUNTY COMMISSIONERS:

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

June 4, 2014
BCPC #12019

MEMORANDUM

TO: Warwick Township Board of Supervisors
Warwick Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for 1703 Almshouse Road
TMP # 51-018-014
Applicant: KTC Properties, LLC
Owner: Same
Plan Dated: February 26, 2014
Date Received: June 3, 2014

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

GENERAL INFORMATION

Proposal: Convert an existing single-family residence (1,530 square feet) to Use F1, Medical Office on a 2.43-acre parcel. The existing dwelling unit and shed will remain. The existing garage and a portion of the driveway will be removed and additional parking spaces will be constructed. The existing building is served by public water and sewer.

Location: The is located on Almshouse Road east of the Jamison Elementary School and approximately 335 feet east of the intersection with Charles Lane.

Zoning: C1 Local-Commercial District which permits by right Use F1 Medical Office on a minimum lot area of 10,000 square feet where public sewer is available and 1 acre with on-lot sewage disposal.

Present Use: Single-family detached residential

COMMENTS

1. **Variations requested**—Sheet 1 of the plan indicates that variations from the following sections of the zoning ordinance have been requested:

Section 195-60.K(4)(b), Section 195-60.K(5)(b) and 195-60.K(5)(i)—To allow the removal of vegetation and the construction of the parking lot within the zone II corridor area which prohibits the disturbance or removal of vegetation within zone II.

Section 195-60.A—To allow a 12.2 percent disturbance within the floodplain instead of the allowable disturbance of 0 percent.

Section 195-60.B—To allow a 0.3 percent disturbance in the floodplain soils instead of the allowable disturbance of 0 percent.

Section 195-60.C(2)—To allow a 32.9 percent disturbance of the 15 to 25 percent steep slopes instead of the allowable disturbance of 30 percent.

Section 195-61.B(2)(a)—To allow an 11.5 percent disturbance of the riparian buffer instead of the allowable disturbance of 0 percent.

Section 195-63.D(3)—To allow the existing driveway to remain within the proposed buffer yard when no structure, manufacturing or processing activity, parking or other paved surfaces, or storage of materials shall be permitted in the buffer yard except fences permitted pursuant to Section 195-16B(13).

Section 195-143.A—To allow the parking lot in the floodplain where no development shall be permitted except where the effect of such development on flood heights is fully offset by accompanying improvements which have been approved by all appropriate local and/or state authorities as required in Section 195-142.

The township planning commission should not make a recommendation to the board of supervisors until the resolution of the request for variances is received from the zoning hearing board. Future plans should note variances granted and any conditions imposed by the zoning hearing board.

2. **Waivers requested**—The site plan indicates that the applicant is requesting waivers from the following sections of the subdivision and land development ordinance.

Section 163-24.B(2)(9)(1)—Requires a 40, 50 or 100 scale.

Section 163-24B.(2)(b)(9)—Requires a declaration by a registered landscape architect.

Section 163-24B.(2)(c)(2)—Requires plan to show all existing sewer lines, water lines, fire hydrants, utility transmission line, culverts, bridges, railroads, or other manmade features within 400 feet of the boundaries.

Section 163-33.I— Requires a 36-foot wide cartway and requesting to allow the existing 30-foot cartway to remain instead.

Section 163.51.C(1)—Requires screening and buffer areas that consist of at least 80 percent coniferous material and 20 percent deciduous trees and shrubs for accent and color and must, through layout and content, provide design solutions to solve visual and noise

problems, recreational, industrial, commercial, or motor vehicle uses, whether on the same lot or not.

Section 163-51.(C)(6)—Requires no parking, loading, service area or other facilities in the buffer planting strips or buffer yards and is requesting to allow the existing driveway to remain within the proposed buffer yard.

Section 163-67.B(2)—Requires 18-inch minimum RCP or CMP storm sewer pipes.

Section 163-67.B(7)(a)—Requires inlets as listed in PennDot publication 72M.

Section 163-67.B(7)(b)—Requires inlets to be purchased from approved sources.

Section 163-67.B(7)(g)—Requires inlets located within the proposed dry well to be backfilled with required 2A stone.

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

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

This review will be included in the Bucks County Planning Commission board materials for the July 2, 2014 meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

REM:kjp

cc: KTC Properties, LLC
Heath Dumack, P.E. & P.L.S., Dumack Engineering
Mary Eberle, Esq., Grim, Biehn & Thatcher (via email)
Gail Weniger, Warwick Township Manager (via email)
Kyle Seckinger, Assistant Township Manager (via email)
Judith A. Algeo, Esq., Chair, Board of Supervisors
Bryan McAdams, P.E., CKS Engineers, Inc., Township Engineer (via email)



BUCKS COUNTY PLANNING COMMISSION

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

PLANNING COMMISSION:

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Executive Director

COUNTY COMMISSIONERS:

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

June 11, 2014
BCPC #12013

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 Hidden Meadows on the Ridge
TMP: #52-9-159
Applicant: Wesco Construction Company
Owners: Joseph H. Boyle
Plan Dated: May 22, 2014
Date Received: June 3, 2014

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 20,470-square-foot contractor's garage, shop and storage facility on a 3.6577-acre (gross) parcel. On-lot water and sewerage systems are proposed.

Location: The site is located on the northeast side of Bethlehem Pike (S.R. 4013) approximately 300 feet southeast of its intersection with Green Top Road.

Zoning: PC-2 Planned Commercial 2 District which permits contractor services by right on a minimum lot size of 20,000 square feet.

Present Use: Vacant with a stone drive and hut.

COMMENTS

- Parking requirements**—Although the parking requirements have been identified correctly, as noted below in the plan information comments, the total square footage of the office area needs to be clarified since the plan notes and the drawing of the building on Sheet 1 of the plan are inconsistent. The plan drawing on Sheet 1 shows an office area of 2,000 square feet while the site information and parking information show a total office area of 2,500 square feet. Additionally, the parking information shows a total required spaces of 27. This is

incorrect as it should be 25 spaces. Finally, although the parking information section on Sheet 1 indicates that a total of 25 spaces is being provided, the plan itself, including the garage spaces, indicates a total of 27 spaces being provided. These discrepancies should be eliminated on the plan.

2. **Narrative of proposed development**—Section 409 of the subdivision and land development ordinance specifies that a narrative description be provided for all land developments.
3. **Garbage collection facilities**—Section 523.I of the subdivision and land development ordinance specifies that outdoor garbage facilities shall be screened from view by landscaping and/or outdoor fencing. The plan as submitted does not show any screening of the dumpster.
4. **Landscaping**
 - Four of the plant materials specified on the plant schedule on Sheet 7, *Magnolia virginiana* (Sweetbay Magnolia), *Cupressocyparis leylandii* (Leyland Cypress), *Ilex Glabra* (Inkberry Holly) and *Myrica pensylvanica* (Bayberry) are not included in the list of approved plants and shrubs contained in Section 515 of the subdivision and land development ordinance.
 - Sections 515.6.B and 515.6.E of the subdivision and land development ordinance require that any existing trees and shrubs to be preserved during construction, be protected by snow fencing, safety fencing, or silt fencing and that no grading, construction activity or storage of topsoil or materials shall occur within a tree protection zone measured 15 feet from the trunk of the tree to be retained. The plan as submitted does not include notes or drawings indicating that this requirement is being met and should be revised.
 - The applicant has indicated that they plan to fulfill part of their street tree planting requirements by utilizing existing trees on the site. The township should determine if the existing trees are appropriate and in good condition to fulfill the street tree requirement.
 - Section 515.7 of the subdivision and land development ordinance specifies that trees with a diameter of ten (10) inches or more, which are not located within delineated woodland areas, and which are to be removed or destroyed during any stage of development or construction, be replaced with trees of the type specified in the subdivision and land development ordinance. Given the large number of trees being removed on the site, the township should ensure that the proposed landscaping is in compliance with this ordinance requirement.
5. **Sidewalks**—The township should determine if sidewalks should be provided as specified in Section 513 of the subdivision and land development ordinance, which requires sidewalks along all existing streets.
6. **Plan information**
 - The plan indicates a total main office area of 2,000 square feet. However, the site information notes on Sheet 1 indicate an office area of 2,500 square feet. This information should be consistent on future plan submissions, particularly as it

impacts the total number of required parking spaces which requires one (1) space per two hundred (200) square feet of floor area designated for office use.

- Similarly, the plan shows the building containing the garages to be 50 X 100 feet in size or 5,000 square feet total. However, this building also contains the designated office space. The plan notes on Sheet 1 indicate a total garage area of 5,000 square feet. If the office area is being included in the 5,000 square-foot calculation due to it being contained in the same building, this should be noted on the plan.

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 July 2, 2014 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:kjp

cc: Joseph H. Boyle
Wesco Construction Company
Jason Smeland, PE, Lenape Valley Engineering
Steven Baluh, C. Robert Wynn Associates, Inc., Township Engineer (via email)
Greg Lippincott, Township Manager (via email)

Bucks County Planning Commission
Planning Module Reviews
May 27 to June 20, 2014

Municipality	Development	BCPC Number	Tax Parcel Number(s)	PaDEP Code Number	Plan Review Number
Bristol Township	McDonald's	11713-A	5-20-16, -16-1, -17, -18, -22	1-09001-243-3J	20080-0175
Bristol Township	DiEgidio Edgely Road Site	11648	5-70-41-2	1-09001-233-3J	20080-0179
Middletown Township	Arbutus Avenue	10553-A	22-13-164-21	1-0903-367-3J	20080-0180
Penndel Borough	KMC Squared	11975	32-5-60 & -61	1-09938-019-3J	20080-0184
Richland Township	Reserve at Woodside Creek	10521	36-39-69 & -71	1-09940-276-3J	20080-0177



BUCKS COUNTY PLANNING COMMISSION

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COUNTY COMMISSIONERS:

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

May 28, 2014

Anthony Caponigro, P.E.
Bohler Engineering
Stabler Corporate Center
3701 Corporate Parkway, Suite 200
Center Valley, PA 18034

RE: McDonald's Restaurant
PaDEP Code #1-09001-243-3J
BCPC #11713-A
TMP #5-20-16, -16.1, -17, -18, -22
Bristol Township, Bucks County, PA

Dear Mr. Caponigro,

We have received a copy of the subject planning module¹ for the 4,833-square-foot McDonald's drive-thru restaurant proposed on a 45,991-square-foot leasehold of a 2.17-acre site. The proposed land development will be located on the eastern side of Route 413 just south of the intersection of Route 413 and Bath Road.

Proposed is an extension to connect the restaurant to public sewer service into the Bristol Township Water and Sewer Authority collection and conveyance system. The Planning Module indicates that wastewater flow from the project will be directed through the Bath Road Interceptor, the Queen Anne Interceptor, and the Neshaminy Interceptor, with eventual treatment at the City of Philadelphia Northeast Water Pollution Control Plant (NEWPCP).

The *Sewage Facilities Plan – Act 537 for Bristol Township, Bucks County, Pennsylvania* (revised 1998), which is the official sewage facilities plan for this portion of Bristol Township, indicates that the site is within a public sewer service area. The proposal is consistent with the township's official sewage facilities plan. The proposal is also consistent with the Bucks County Water and Sewer Authority's Neshaminy Interceptor Corrective Action Plan (NICAP) and the Neshaminy Interceptor Connection Management Plan (NICMP). However, it is noted that the Planning Module indicates 7 EDUs are proposed for the project, but the NICMP indicates 9 EDUs are planned. This discrepancy should be clarified.

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

Mr. Anthony Caponigro, P.E.

May 28, 2014

Page 2

In further review of the planning module submission, we note that the Project Narrative, Alternative Sewage Facilities Analysis, documentation indicating compliance with the state historic preservation act, and the Pennsylvania Natural Diversity Inventory Project Environmental Review Receipt, while indicated to be attached in the packet, are not included in the copy of the planning module packet submitted to our office for review. Furthermore, Section G.2.b. "certification statement" by the wastewater treatment facility permittee/representative has not been completed.

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

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

Sincerely,



Lisa M. Wolff
Community Planner

LMW:kjp

Attachment

cc: William McCauley, Bristol Township Managing Director (via email)
Colleen Costello, Bristol Township Department of Building, Planning & Development
Glenn Kucher, Director of Building, Planning & Development
Scott Cressman, BCDH
Elizabeth Mahoney, Sewage Planning Supervisor, PaDEP
Act 537 file



**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 McDonald's Restaurant

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

1. Date plan received by county planning agency. April 24, 2014
2. Date plan received by planning agency with areawide jurisdiction _____
 Agency name _____
3. Date review completed by agency May 28, 2014

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

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

Yes	No	SECTION C. AGENCY REVIEW (continued)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	11. Have all applicable zoning approvals been obtained?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	12. Is there a county or areawide subdivision and land development ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	13. Does this proposal meet the requirements of the ordinance? If no, describe which requirements are not met _____
	<i>NA.</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan? If no, describe inconsistency _____
<input type="checkbox"/>	<input type="checkbox"/>	15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? <i>NOT KNOWN</i> If yes, describe _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
<input type="checkbox"/>	<input type="checkbox"/>	If yes, is the proposed waiver consistent with applicable ordinances. If no, describe the inconsistencies _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	17. Does the county have a stormwater management plan as required by the Stormwater Management Act?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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: <u>Lisa M. Wolff</u> Title: <u>Planner</u> Signature: <u><i>Lisa M. Wolff</i></u> Date: <u>May 28, 2014</u> Name of County or Areawide Planning Agency: <u>Bucks County Planning Commission</u> Address: <u>The Almshouse, Neshaminy Manor Ctr., 1260 Almshouse Rd.</u> <u>Doylestown, PA 18901</u> Telephone Number: <u>215.345.3411</u>

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

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

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

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



BUCKS COUNTY PLANNING COMMISSION

The Almshouse Neshaminy Manor Center 1260 Almshouse Road
Doylestown, Pennsylvania 18901 215.345.3400 FAX 215.345.3886
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Charles H. Martin, *Vice Chairman*
Diane M. Ellis-Marseglia, *LCSW*

June 11, 2014

Joseph F. Hamill, Jr.
J. F. Hamill Land Surveying & Consulting, LLC
3636 Hulmeville Road
Bensalem, PA 19020

RE: DiEgidio Edgely Road Site
PaDEP Code #1-09001-233-3J
BCPC #11648
TMP #5-70-41-2
Bristol Township, Bucks County, PA

Dear Mr. Hamill,

We have received a copy of the subject planning module¹ for the 17,000-square-foot office/warehouse building proposed on a 3.96-acre site. The proposed land development will be located at the southwestern corner of Edgely Road and Runway Drive.

Proposed is an extension to connect the office/warehouse building to public sewer service into the Bristol Township Water and Sewer Authority collection and conveyance system. The Planning Module narrative indicates that wastewater flow from the project will flow by gravity to the Palmer Avenue Pump Station and be pumped through a force main for treatment at the Lower Bucks County Joint Municipal Authority Sewage Treatment Facility.

The *Sewage Facilities Plan – Act 537 for Bristol Township, Bucks County, Pennsylvania* (revised 1998), which is the official sewage facilities plan for this portion of Bristol Township, indicates that the site is within a public sewer service area. The proposal is consistent with the township's official sewage facilities plan.

In further review of the planning module submission, we note that 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 the packet, are not included in the copy of the planning module packet submitted to our office for review. Furthermore, the following required sections have not been completed: Sections G.2.a. and G.2.b.

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

Mr. Joseph F. Hamill, Jr.

June 11, 2014

Page 2

regarding the collection and wastewater treatment facilities and Section J. Chapter 94 Consistency Determination.

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

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

Sincerely,



Lisa M. Wolff
Community Planner

LMW:kjp

Attachment

cc: William McCauley, Bristol Township Managing Director
Colleen Costello, Bristol Township Department of Building, Planning & Development
Glenn Kucher, Director of Building, Planning & Development
Scott Cressman, BCDH
Elizabeth Mahoney, PaDEP
Act 537 file



**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

DiEgidio Edgely Road Site

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

1. Date plan received by county planning agency. May 21, 2014
2. Date plan received by planning agency with areawide jurisdiction _____
 Agency name _____
3. Date review completed by agency June 11, 2014

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

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

Yes	No	SECTION C. AGENCY REVIEW (continued)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	11. Have all applicable zoning approvals been obtained?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	12. Is there a county or areawide subdivision and land development ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	13. Does this proposal meet the requirements of the ordinance? If no, describe which requirements are not met _____
	NA	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan? If no, describe inconsistency _____
<input type="checkbox"/>	<input type="checkbox"/>	15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? <u>NOT KNOWN</u> If yes, describe _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
<input type="checkbox"/>	<input type="checkbox"/>	If yes, is the proposed waiver consistent with applicable ordinances. If no, describe the inconsistencies _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	17. Does the county have a stormwater management plan as required by the Stormwater Management Act?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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: <u>Lisa M. Wolff</u> Title: <u>Planner</u> Signature: <u>[Signature]</u> Date: <u>JUNE 11, 2014</u> Name of County or Areawide Planning Agency: <u>BUCKS COUNTY Planning Commission</u> Address: <u>The Almshouse, Neshaminy Manor Ctr., 1260 Almshouse Rd.</u> Telephone Number: <u>215.348.3400</u> <u>Doylestown, PA 18901</u>
SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)		
This Component does not limit county planning agencies from making additional comments concerning the relevancy of the proposed plan to other plans or ordinances. If additional comments are needed, attach additional sheets.		
The county planning agency must complete this Component within 60 days.		
This Component and any additional comments are to be returned to the applicant.		



BUCKS COUNTY PLANNING COMMISSION

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Doylestown, Pennsylvania 18901 215.345.3400 FAX 215.345.3886
E-mail: bcpc@co.bucks.pa.us

PLANNING COMMISSION:

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

Lynn T. Bush
Executive Director

COUNTY COMMISSIONERS:

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

May 28, 2014

John Richardson, Project Engineer
Dumack Engineering
677 Durham Road
P.O. Box 487
Penns Park, PA 18943

RE: Arbutus Avenue Minor Subdivision
PaDEP Code #1-09003-367-3J
BCPC #10553-A
TMP #22-13-164-21
Middletown Township, Bucks County, PA

Dear Mr. Richardson:

We have received a copy of the subject planning module¹ regarding the proposal for two new single-family units to be served by public water supply and public sewerage 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. This plan indicates that this site is in an area that is to be served by public sewer facilities. Therefore, the proposal to provide public sewerage facilities to the proposed dwellings is consistent with the official Act 537 Plan.

Items G.1b, G.2b, G.7 and J of the planning module regarding Proposed Wastewater Disposal Facilities and Chapter 94 Consistency Determination should be completed in full to verify that existing and proposed collection, conveyance, and treatment facilities have sufficient capacity to serve the proposed project.

If the municipality approves the planning module and thereby revises the official sewage facilities plan, the completed (signed) resolution and required supporting data (Components 3 and 4; transmittal letter; plans; narrative; copies of the BCPC and BCDH review letters) should be sent to Elizabeth Mahoney, Sewage Planning Supervisor, Wastewater Management, 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 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.

Mr. John Richardson

May 28, 2014

Page 2

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

Very truly,

A handwritten signature in cursive script that reads "Cathy Gauthier".

Cathy Gauthier
Planner

CHG:kjp

Attachment

cc: Scott Cressman, BCDH
Elizabeth Mahoney, Sewage Planning Supervisor, Wastewater Management, PaDEP
Wayne Kiefer, P.E., TriState Engineers, Township Engineer
Stephanie Teoli Kuhls, Township Manager (via email)
Act 537 file



**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

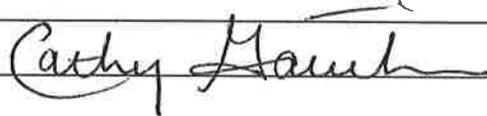
Arbutus Avenue Minor Subdivision

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

1. Date plan received by county planning agency. 5/22/14
2. Date plan received by planning agency with areawide jurisdiction _____
 Agency name Bucks County Planning Commission
3. Date review completed by agency May 28, 2014

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

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

Yes	No	SECTION C. AGENCY REVIEW (continued)
<input type="checkbox"/>	<input type="checkbox"/>	11. Have all applicable zoning approvals been obtained? <u>N/A</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	12. Is there a county or areawide subdivision and land development ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	13. Does this proposal meet the requirements of the ordinance? If no, describe which requirements are not met <u>N/A</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan? If no, describe inconsistency _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe <u>None known</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
<input type="checkbox"/>	<input type="checkbox"/>	If yes, is the proposed waiver consistent with applicable ordinances. If no, describe the inconsistencies _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	17. Does the county have a stormwater management plan as required by the Stormwater Management Act?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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: <u>Cathy Gauthier</u> Title: <u>Planner</u> Signature: <u></u> Date: <u>May 28, 2014</u> Name of County or Areawide Planning Agency: <u>Bucks County Planning Commission</u> Address: <u>1260 Almshouse Road, Doylestown, PA 18901</u> Telephone Number: <u>215 345-3400</u>

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

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

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

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



BUCKS COUNTY PLANNING COMMISSION

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

PLANNING COMMISSION:

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Diane M. Ellis-Marseglia, *LCSW*

June 18, 2014

Andrew Birtok, PE
Tri-State Engineers and Land Surveyors, Inc.
801 W. Street Road
Feasterville, PA 19053

RE: KMC Squared, LP 12-Unit Apartment Building Planning Module
PaDEP Code #1-09938-019-3J
BCPC #11975
TMP #32-5-60, -61
Pennel Borough, Bucks County, PA

Dear Mr. Birtok:

We have received a copy of the subject planning module¹ regarding the proposal to construct a 12-unit apartment building served by public sewers. The conveyance system will be provided by Bucks County Water and Sewer Authority (BCWSA) via its Neshaminy Interceptor to Philadelphia's Northeast Water Pollution Control Plant. BCWSA and the Philadelphia Water Department (PWD) both indicate that adequate capacity exists to convey and treat the project's 12 EDU sewage flow (3,240 gallons per day).

The *Bucks County, Pennsylvania Sewerage Facilities Plan* (1970) is the official Act 537 Plan for Pennel Borough. The subject site is within an area served by public sewer facilities; and therefore, the proposal to connect to public sewers is consistent with the borough's Act 537 Plan. In addition, the information submitted with the planning module indicates that the waste load from the development will not create a hydraulic or organic overload or a 5-year projected overload in either BCWSA's Neshaminy Interceptor or PWD's 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 Bucks County Department of Health 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.

¹Under 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 Pennel Borough's Sewerage 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.

Mr. Andrew Birtok, PE
June 18, 2014
Page 2

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

Sincerely,



Cathy Gauthier
Planner

CHG:kjp

Attachment

cc: KMC Squared LP
Scott Cressman, BCDH
Elizabeth Mahoney, PaDEP
Maria Serota, Council Secretary



**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 12-UNIT APARTMENT BUILDING (Robbins Avenue, Penndel Borough)

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

1. Date plan received by county planning agency. June 17, 2014
2. Date plan received by planning agency with areawide jurisdiction _____
 Agency name Bucks County Planning Commission
3. Date review completed by agency 4/18/14

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

Yes No

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

Yes	No	SECTION C. AGENCY REVIEW (continued)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	11. Have all applicable zoning approvals been obtained?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	12. Is there a county or areawide subdivision and land development ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	13. Does this proposal meet the requirements of the ordinance? <i>N/A</i> If no, describe which requirements are not met _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan? If no, describe inconsistency _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? <i>None Known</i> If yes, describe _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
<input type="checkbox"/>	<input type="checkbox"/>	If yes, is the proposed waiver consistent with applicable ordinances. <i>N/A</i> If no, describe the inconsistencies _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	17. Does the county have a stormwater management plan as required by the Stormwater Management Act?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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: <u><i>Cathy Gauthier</i></u>
		Title: <u><i>Planner</i></u> Signature: <u><i>Cathy Gauthier</i></u>
		Date: <u><i>6/18/14</i></u>
		Name of County or Areawide Planning Agency: <u><i>Buck County Planning Commission</i></u>
		Address: <u><i>1260 Almshouse Rd. Doylestown, PA 18901</i></u>
		Telephone Number: <u><i>(215) 345-3400</i></u>

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

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

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

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



BUCKS COUNTY PLANNING COMMISSION

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

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Executive Director

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

May 28, 2014

John Dudish
Penn's Trail Environmental
21 East Lincoln Ave.
Suite 160
Hatfield, PA 19440

RE: Reserve at Woodside Creek Planning Module
PaDEP Code #1-09940-276-3J
BCPC #10521
TMPs #36-39-69 and -39-71
Richland Township, Bucks County, PA

Dear Mr. Dudish:

We have received a copy of the planning module¹ proposing connection to an existing public sewerage system to serve the planned development of a 74-lot residential subdivision on a tract of 99.323 acres located on the east side of Paletown Road, north of Rocky Ridge Road.

The *Wastewater Facilities Component of the Quakertown Area Comprehensive Plan (1985)* is the official Act 537 sewage facilities plan for Richland Township, incorporating by reference the township's 1983 *Act 201 Facilities Plan*. Neither the 1985 document nor the original 1983 plan includes a map that delineates sewer service areas.

The township's Act 537 Plan was amended in 1997 to incorporate the planned reconstruction of a Morgan Creek pump station and the extension of sewer lines in that general area. It designated a future sewer service planning area that included the natural drainage area of the Morgan Creek east of the railroad and about half of the creek's drainage area between the railroad and Old Bethlehem Pike. That planning area did not include most of the two subject parcels.

However, as the planning module notes, existing public sewer lines lie along the western frontage of the parcels proposed for development. Moreover, the parcels lie within the Year 2020 development

¹ Under the revised Chapter 71 of the Pennsylvania Department of Environmental Protection's (PaDEP) Title 25, Rules and Regulations, the subject planning module is a revision to the *Wastewater Facilities Component of the Quakertown Area Comprehensive 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.

Mr. John Dudish

May 28, 2014

Page 2

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.

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

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

Sincerely,

A handwritten signature in cursive script that reads "Gail Friedman". The signature is written in black ink and is positioned above the typed name.

Gail Friedman, AICP
Planner

GF:kjp

Attachment

cc: Scott Cressman, Bucks County Health Department
Elizabeth Mahoney, PaDEP
Stephen Sechriest, Richland Township Manager (via email)
Act 537 File



DEP Code #
 1-09940-276-3J
 BPC # 10521-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

Reserve at Woodside Creek

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

1. Date plan received by county planning agency. May 19, 2014
2. Date plan received by planning agency with areawide jurisdiction _____
 Agency name _____
3. Date review completed by agency May 28, 2014

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

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

Yes	No	SECTION C. AGENCY REVIEW (continued)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	11. Have all applicable zoning approvals been obtained?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	12. Is there a county or areawide subdivision and land development ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	13. Does this proposal meet the requirements of the ordinance? If no, describe which requirements are not met <u>N/A</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan? If no, describe inconsistency _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
<input type="checkbox"/>	<input type="checkbox"/>	If yes, is the proposed waiver consistent with applicable ordinances. If no, describe the inconsistencies <u>N/A</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	17. Does the county have a stormwater management plan as required by the Stormwater Management Act?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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: <u>Gail Friedman</u> Title: <u>Community Planner</u> Signature:  Date: <u>May 28, 2014</u> Name of County or Areawide Planning Agency: <u>Bucks County Planning Commission</u> Address: <u>Neshaminy Manor Center, 1260 Almshouse Rd., Doylestown, PA 18901</u> Telephone Number: <u>215 345-3400</u>

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

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

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

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

BUCKS COUNTY PLANNING COMMISSION MEETING

Wednesday, August 6, 2014
2:00 P.M.

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

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Approval of Minutes of June 4, 2014
4. Executive Director's Report
5. GIS – How We Use It... How You Can Use It
~ Robert Keough, Senior GIS Planner
6. Act 247 Reviews (June and July 2014)
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

Executive Director Report

July 2014

Transportation Improvement Program – Commissioner Marseglia and I attended the DVRPC board meeting where the TIP was approved for 2015-2017. Bucks County did very well in terms of money allocated to our projects, mainly because of the I-95–Turnpike connection and the Levittown Train Station. The I-95–Turnpike project is not fully funded for future phases, and the connection that is funded will only accomplish a partial new intersection (not all exit ramps and entrance ramps). The BCPC presentation on the TIP which occurred in May is quite close to what was funded.

DVRPC – Other funding approved by the DVRPC Board:

- PennDOT funding for trails to two projects:
 - Neshaminy Greenway Trail to Lenape Lane - \$800,000
 - Solebury Route 202 Gateway Trail - \$980,859
- Repaving Projects:
 - \$13.9 million in resurfacing projects was approved for Street Road, Route 611, and Second Street Pike

Local Bridge Line Item in TIP – This is an important new component in the TIP, conceived by and championed by Bucks County (Rich Brahler in particular). This will be TIP money set aside for township/borough bridges. Now there will be a competitive program that municipalities can participate in directly.

Municipal Economic Development Program – It looks promising that we will be successful in getting grants of about \$200,000 for our work with Cross Keys and with New Britain Borough. That will not all go to the County, but it will enhance our ability to contract for some traffic and transportation services needed to develop specific plans for these areas.

We have added Quakertown and Trumbauersville boroughs to our list of municipalities in the economic development program.

- Met with the Plumstead Township Board of Supervisors to discuss Cross Keys study
- Met with Lower Makefield and with Solebury on their comprehensive plan updates (projects BCPC has been hired to work on).

BUCKS COUNTY PLANNING COMMISSION

Staff Report

July 2014

PLANNING SERVICES

COMMUNITY PLANNING

- > **Meeting Attendance**—Attended the regular monthly planning commission meetings of New Britain, Perkasio, and Sellersville boroughs, Buckingham Township, and the Quakertown Area Planning Committee.
- > **Lower Makefield Township Comprehensive Plan**—Presented plan sections on goals and objectives and implementation measures to the township’s planning commission in anticipation of the complete second draft.
- > **Tinicum Township Comprehensive Plan**—Completed the Future Land Use chapter. Met with the township comprehensive plan group to discuss chapter.
- > **Upper Makefield Township**—Development of an enhanced report of the public visioning meeting for the Taylorsville study area.
- > **Upper Southampton Township**—Development of a report of the land use survey of the industrial zoning district area. Compiling information from realtors representing properties that are listed for sale or lease.
- > **West Rockhill Township**—Compiled results of the Town Hall Meeting development preference exercise; collecting background information on the village.
- > **Cross Keys Study**—Inventory and data collection for the study.
- > **Solebury Township**—Revised and edited the draft comprehensive plan to address township officials’ comments and suggestions.
- > **Springfield Township**—Continued development of the sewage capacity analysis for the Development Area and Route 309 Corridor.

Planning Information and Agency Coordination

- > Provided information to the public on various topics including demographic and socioeconomic data, development proposals, review letters, local zoning, and municipal regulations.
- > Began the creation of a planning workbook for municipal officials’ use in implementing, tracking and monitoring comprehensive plan recommendations.
- > Completed a study of Perkasio Borough’s cluster regulations.
- > Assessed potential assistance to and attended meeting of the Bicycle Task Force.
- > Attended Bucks County Homeless Continuum of Care meetings.
- > Reviewed Act 14, 67, 68 NPDES permit applications.

Act 247 and 537 Review Activity

- > 15 Subdivision and Land Development Proposals
- > 0 Sketch Plans
- > 9 Municipals
- > 5 Sewage Facility Planning Modules
- > 1 Traffic Impact Study

ENVIRONMENTAL PLANNING

Stormwater Management

- > Assisted municipal engineers and residents regarding stormwater management issues.

William Penn Foundation: Poquessing Watershed Cluster

- > Worked with GIS and intern to prepare maps of problem areas and potential monitoring sites upstream and downstream of proposed project areas.
- > Conducted deed searches for land ownership information for parcels and HOAs within Lower Southampton and Bensalem Townships
- > Began to identify groups to be contacted to participate in educational training regarding watersheds and watershed planning and also those interested in becoming citizen monitors.

Natural Resources

- > Working to identify and develop ordinance language for Bridgeton Township that addresses noise and pesticides use.

Integrated Water Resources Planning Work Program

- > Conducted library search and search of shared folders to identify all watershed planning documents, reports and studies for future review.
- > Inventoried planning staff and conducted online search for all watershed-related plans, reports and studies.
- > Began to review documents to identify watershed information, problem areas and proposed implementation projects documented.

Summer Interns Coordination

- > Continue to train and work with interns regarding environmental unit initiatives and work programming.

Bucks County Open Space & Greenway Planning

- > Attended Doylestown Bike & Hike Committee meeting.
- > Continued developing narrative of Mill-Queen Anne-Black Ditch Creek Trail Feasibility Study.
- > Met with consulting engineer on Middle Neshaminy Creek trail study to discuss potential routing options.
- > Held steering committee meeting for the Lower Neshaminy Creek Trail study
- > Conducted public meeting on 7/22 for the Middle Neshaminy Creek Trail study.

Coastal Zone Management

- > Attended annual summer planning meeting of the Delaware Estuary Coastal Zone Management Steering Committee.

Recycling and Solid Waste

- > Met with regional recycling coordinators at regular monthly meeting with Household Hazardous Waste collection vendor.
- > Preparing chapters of the Bucks County Municipal Waste Plan update.
- > Preparing for Household Hazardous Waste events.
- > Finished draft of the Recycling Guide.

- > Coordinated on toner recycling within County departments.

Hazard Mitigation Planning

- > Working on updating grant application.
- > Getting FEMA grant-entry certified.

Green Committee

- > Obtained 400 recycling bins to help expend recycling program.

TRANSPORTATION AND GEOGRAPHIC INFORMATION SYSTEM (GIS)

General Transportation Planning

- > Working on project to determine the feasibility of renaming Butler Pike to Business Route 202. Completed collecting signed municipal support resolutions. Provided draft application to PennDOT for review and comment.
- > Processed DVRPC Monthly Reports for Supportive Regional Highway Planning Program and Transit Support Program. Began developing annual report for SRHPP.
- > Attended internal meeting to discuss Bucks County Bike Task Force. Reviewed and revised Task Force By-laws. Attended Regional Bike Committee Meeting.
- > Reviewed Bucks County Transportation Community Development Initiative applications. Provided rankings to DVRPC. Attended TCDI Review Committee Meeting.
- > Attended site visit for proposed freight rail improvements Rural Transit Assistance Program application for SMS Rail Lines. Reviewed RTAP applications for SMS Rail Lines and USX.
- > Attended Bucks County Incident Management Committee Meeting.

Public Transportation

- > Reviewed SEPTA Board Meeting Materials.
- > Continued report development for SEPTA Rail Station Visibility Enhancement Study Phase II.
- > Reviewed SEPTA FY 2015 Annual Service Plan.
- > Participated in Roosevelt Boulevard Better Bus Project Workshop.

Transportation Assistance to Planning Staff

- > Discussed transportation related issues with staff for subdivision and land development reviews.
- > Attended Review/Design Meeting for Knoell Property.
- > Attended Almont Village Meeting with Perkasi Regional Authority. Continued developing computer-enhanced imagery for Almont Study.

Transportation Improvement Program

- > Provided Transportation Improvement Program information to various individuals and agencies.
- > Coordinated with DVRPC regarding Transportation Improvement Program Update process. Provided responses to TIP comments to DVRPC.
- > Attended Pennsylvania Subcommittee of the RTC to discuss Municipal Bridge Line Item.
- > Attended Regional Technical Committee Meeting.
- > Attended Bridge Evaluation Committee Meeting.
- > Attended Tohickon Creek Bridge Improvement Project Meeting.

- > Reviewed Route 611 Corridor Project Study Purpose and Needs Statement. Provided proposed land development database to consultant.
- > Attended DVRPC Board Meeting/Transportation Funding Recognition Luncheon.

Geographic Information Systems (GIS)

- > Continued development of County-Wide Enterprise GIS program.
- > Continued database development of site addresses and EMS, Fire, and Police response zones.
- > Continued updating of Enterprise Geodatabase and ArcGIS Server.
- > Continued coordination with GIS consultant on the Land Records and EMS projects.
- > Continued development and support of County GIS Consortium efforts.
- > Continued updating and editing of county Road Centerline database.
- > Continued GIS technical software support to IT and GIS staff at Board of Assessment.
- > Continued support of County hosted GIS web server connection and interface.
- > Provided GIS technical support to Emergency Communication staff.
- > Continued technical support for County GIS Web Viewer.
- > Continued editing of county-wide data layers using GIS Data Reviewer tool.
- > Continued editing procedures on land base parcel annotation features.
- > Continued updating and testing of latest GIS software versions on desktop systems.
- > Attended SE PA 9-1-1 GIS Shared Services meeting in Eagleville PA.
- > Attended GIS meeting of Consumer Protection and Weights and Measures staff.
- > Provided GIS Consortium data updates to East Rockhill Township.
- > Provided GIS data for Route 611 Transportation Study to PADOT consultant.
- > Produced evacuation maps to Warminster Township Emergency Management Dir.
- > Attended demonstration on electronic recording at Recorder of Deeds office.
- > Produced site plan map of potential property acquisition for Parks Department.

GIS Map Production

- > Produced presentation maps for Community, Environmental and Preservation Planning units.
- > Continued development of maps of county parks and facilities for print and web deployment.

GIS Transportation

- > Continued development of Region-wide GIS Transportation initiative.

Bucks County Planning Commission
Municipal Reviews
August 6, 2014

Municipality	BCPC Number	Applicant	Tax Parcel Number(s)	Proposal
Chalfont Borough	7-14-1	Borough Council		Zoning Ordinance Amendment: Park Avenue TOD Overlay District
Falls Township	13-14-1 (P)	Waste Gas Fabricating	13-28-88-2	Zoning Map Change: LI to PIP
Falls Township	13-14-2 (P)	New Falls Road, LLC	13-20-306 & -24-1	Zoning Map Change: IN & NCR to AQ
Falls Township	13-14-3 (P)	Fairless Credit Union	13-18-1-2	Zoning Map Change: NCR to NC
Langhorne Borough	18-14-CP1	Borough Council		New Comprehensive Plan
Lower Makefield Township	20-14-CR1	Board of Supervisors	20-34-47	Institutional Land Development: 7,584 Square-feet
New Britain Borough	25-14-1 (P)	W. C. Weiss	25-9-2	Zoning Map Change: LI to LI-2 Zoning Ordinance Amendment: Multifamily in LI-2
Northampton Township	31-14-CP1	Board of Supervisors		Comprehensive Plan Amendment: Holland Village Master Plan
Yardley Borough	54-14-CP1	Borough Council		Comprehensive Plan Update



BUCKS COUNTY PLANNING COMMISSION

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CONFIDENTIAL — NOT FOR RELEASE

August 6, 2014
BCPC #7-14-1

MEMORANDUM

TO: Chalfont Borough Council
Chalfont Borough Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Park Avenue TOD Overlay District
Applicant: Borough Council
Received: June 27, 2014
Hearing Date: Not set

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal has been sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on August 6, 2014.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to create the Park Avenue Transit Oriented Development (TOD) Overlay District. Higher density residential uses and office and retail uses will be permitted on three parcels northeast of the train station at the intersection of Main Street and Park Road.

Proposed Zoning Provisions: Part 7, R-2 Village Residential Zoning District will be amended to include: a purpose statement; delineation of the TOD overlay district; a list of uses permitted by right and by condition; mix of uses; area and dimensional regulations; parking standards, landscape and buffering standards; standards for stormwater management, sidewalk and pedestrian access, and site amenities; sign regulations; architectural development guidelines; traffic impact study; utilities; roadway improvements.

Multiplex will be permitted at a density of 10 units per acre and Garden Apartments at 20 units per acre. The following retail and consumer service uses will be permitted no larger than 5,000 square feet: Retail Shop, Service Business, Sit Down Restaurant and Indoor Entertainment Facility, Municipal Services, Office, Medical Office will also be permitted by right.

The following uses will be permitted by conditional use: nonresidential accessory building, temporary structure or use, outdoor eating area.

The Park Avenue TOD Overlay District would consist of the following parcels: TMPs #7-6-75, 7-6-98, and 7-6-99. In order for an applicant to qualify to utilize the provisions of the Overlay District, a minimum of two of these contiguous parcels shall be included within the proposed development.

Existing Zoning Provisions: The R-2 Village Residential Zoning District purpose is to retain the existing village character of the existing uses and neighborhood, and provide for compatible infill. Permitted uses include single-family detached dwelling, twin, duplex, multiplex, townhouses, garden apartment, and life care facility. Schools and offices are permitted by conditional use. The minimum lot area is 9,000 square feet. Special exception uses include residential conversion, nursing home, family day care, and accessory apartment.

COMMENTS

We commend the borough for proposing to amend the zoning ordinance to create the TOD Overlay District that will implement policy of both the borough *Comprehensive Plan* and the *Revitalization and TOD Plan*. The overlay district presents standards to implement the recommendations of the *Revitalization and TOD Plan*; although the permitted density is higher than recommended. The TOD district will permit reuse and redevelopment of important sites in the borough. The following comments on the proposed Overlay District Text is intended to help fine tune the requirements while the comments on the Overlay District Parcels are intended to address the appropriateness of the district location.

1. Overlay District Text

- a. **Mix of uses**—Section 27-709(5) of the proposed amendment requires that TOD development have a mix of one residential and one commercial/consumer use within any proposed development. The requirement does not provide a minimum/maximum limit by percentage or area for the use types. Borough officials could consider establishing a limit be provided so that development is balanced and provides for a reasonable mix of uses. For instance, a development of large residential use with a small retail shop may not be an effective mix.

The *Revitalization and TOD Plan* discusses a vertical mix of uses with residential uses over commercial. This type mix of provides for eyes on the street, specific commercial uses to serve transit users such as coffee shops, cafes, newsstands, dry cleaners, and supports transit usage and activity in the evenings and weekends. The intent of the standards are not clear regarding type of mix required. Will uses all be in the same building with different uses on different floors on a parcel or may uses be in separate buildings with a horizontal mix? Borough officials should consider whether vertical or horizontal mixes would be appropriate for the overlay district.

- b. **TOD housing**—The proposed amendment permits multiplexes and garden apartments but does not permit townhouses. TODs usually contain smaller unit sizes

and provides housing choices for smaller households such as singles and retirees. The *Revitalization and TOD Plan* discusses townhouses as part of TOD. Borough officials should determine if the ordinance should be revised to permit townhouses in line with the *Revitalization and TOD Plan*.

- c. **Parking reduction**—Proposed Section 27-709(7).5 states a reduction in parking may be provided; however, the amendment has no standards except that a reduction may be permitted where deemed “appropriate.” Existing zoning ordinance Section 27-532, Reduction of Nonresidential Parking Requirements, allows the borough council to permit a conditional reduction of parking spaces if the following conditions are met:
- The reduction applies to the following uses: Office Park; Shopping Center; and Wholesale Business; and Wholesale Storage or Warehousing. Borough Council may permit a conditional reduction for other uses.
 - The plan must show sufficient spaces for the total number of required parking spaces. The conditional reduction shall provide for establishment of no less than 80 percent of required number of parking spaces.
 - Balance of additional parking spaces shall be provided if required number of spaces are necessary to meet parking demand.
 - Developer shall post performance bond to cover installation of remaining parking spaces.

The borough should consider the need for Overlay District specific parking reduction standards or determine if the existing standards are appropriate.

- d. **Size of use**—The Overlay District lies within the Historic District. Section 27-515.3.b(4) of the existing zoning ordinance states no individual use shall exceed 5,000 square feet of gross floor area (calculated as a total of all floors within any building) in the Borough Historic District. The proposed amendment Section 27-709(6)1.g restricts Retail and Consumer uses to less than 5,000 square feet, but all other uses such as residential, municipal service, and office uses have no maximum size.

In a recent conversation, the borough zoning officer stated that the borough solicitor has determined that the Overlay District regulations would supersede the base zoning regulations. If so, the proposed standards may allow large office uses or large municipal service uses in the historic district. While the proposed standard would allow large residential units, we recognize it is unlikely that the type of proposed permitted residential uses would be greater than 5,000 square feet per unit. Borough officials should determine if the resulting size increase of the proposed amendment for office, municipal service, and residential uses is in line with the intent of the Borough Historic District.

- e. **Editorial comments**—Section 27-709. (6).1.g Maximum square footage for Commercial and Consumer uses. Section 27-407.5 describes these uses as Retail and Consumer–Service uses. Use C9 is described as Municipal Services in the zoning

ordinance. The proposed amendment refers to Borough Services. We recommend that the amendment be revised to use the terms found in the zoning ordinance.

2. Overlay District Parcels

- a. **Existing site and uses**—TMP #7-6-75 (2.14 acres) is occupied by a life care facility called Brighten Place, which will soon close. TMP #7-6-99 (2.3 acres) is occupied by the former St James Lutheran Church. The congregation disbanded and left a sanctuary, fellowship hall, classroom building, and cemetery on a 2.3 acre lot. The former borough fire station lies on TMP #7-6-98 (0.583 acres). The subject site (the Park Avenue TOD Overlay District) is zoned R-2 Village Residential district which permits single-family detached dwellings, twins, duplex, townhouse, garden apartments on lots of 9,000 square feet or more. Schools and offices are permitted as conditional uses.
- b. **Adjacent land use and zoning**—The area north and west of the subject site is predominately occupied by single-family detached dwellings and is zoned R-2 Village Residential District. The LI Light Industrial District southwest of the site, along the SEPTA line, permits utilities offices, terminal is permitted as a conditional use; the minimum lot size is 2 acres. This area contains the train station and railroad right-of-way.

The area to the east of the site is zoned R-2 and occupied by the church parking lot and single-family detached dwellings. Adjacent to the church parking lot is the Pine Creek Apartments. The Patriot Place neighborhood lies northeast of the site and is zoned R-4 Small Lot Single-family Residential District which permits single-family detached dwellings on lots of 12,500 square feet.

The south side of the area to be rezoned contains single-family residential, office, commercial, and multifamily residential use. This area is zoned BC Borough Commercial which permits single-family detached, residential conversion, office, and retail shop on lots of 6,000 square feet or more.

- c. **Additional TOD parcels**—A typical transit-oriented development has the transit facility at its central core with accompanying residential and commercial uses within walking distance, which is typically within 2,000 feet. TODs emphasize a self-sustaining community and pedestrian-oriented environment and reinforce the use of public transportation. The proposed overlay district applies to only three parcels which are more than 300 feet from the existing train platform. There are a number of parcels within a radius of 2,000 feet such as the train station itself (TMP# 7-6-36), the former station warehouse (TMP# 7-6-36-1 Estates Chimney Sweep) on Sunset Avenue west of the train station, and single-family dwellings on Maple Lane. These parcels may not necessarily be redeveloped because of historic district regulation but there may be opportunities for uses which facilitate TOD principles.
- d. **Comprehensive plan**—The *Chalfont Borough Comprehensive Plan* (2010) classifies the Brighten Place site as Medium Density Residential and the church and old fire station sites as Borough Core. The Medium Density Residential classification

accommodates a density of 3 to 5 dwelling units per acre and comprises older residential portions of the borough. The average lot size is 9,000 square feet. The Borough Core area contains retail services, and institutional uses in the center of the borough. Many of buildings are historic and should be preserved and enhanced. Older building contain mixed uses. The overlay district would permit additional uses on the subject site which are not consistent with the comprehensive plan. We recommend that the borough amend the comprehensive plan to include the TOD overlay.

- e. **Other plans**—The *Chalfont Borough Revitalization and TOD Plan* (2013) plan recommends working with interested parties to revitalize Brighten Place, St James Church and the former fire station to capitalize on demand for housing in walkable communities near transit and amenities. A fundamental concept of the plan is support of Transit Oriented Development (TOD), which is mixed use development in close proximity to a transit station. This development is compact, walkable and is higher density to encourage transit use. TOD supports higher more stable property values, revitalization of mature neighborhoods, healthier lifestyles, auto use reduction, and reducing auto emissions. The TOD plan is consistent with policy of the borough comprehensive plan.

Section 5.2.2 of the plan recommends consideration of adopting zoning and regulatory changes that encourage private investment in desirable, context sensitive redevelopment projects on key downtown parcels.

The plan recommendations permit densities of 6 to 10 units per acre, a greater floor to area ratio of 1.5 to 2, expanding the Borough Core district to include St James Church, Brighten Place, former fire station and SEPTA station. Additional recommendations include incorporating a minimum 30-foot building setback and consideration of a maximum setback or build-to line is also recommended on this section. The proposed Overlay District implements most of the recommendations, although the proposed residential density is higher.

- f. **County Comprehensive Plan**—The *Bucks County Comprehensive Plan* (2011) identifies areas throughout the county which are to be the focus of new development. Train stations are primarily located in areas designated as Town Centers and Employment Areas. Town Centers currently have or once had train service. Trains were used to take locally produced goods to market and to bring manufactured goods to Bucks. These communities grew up around the stations and significant infrastructure has been built around them. Employment areas have mainly nonresidential uses but residential uses can be developed to provide housing and activity to make these areas more lively and sustainable.

It behooves communities to maintain and increase investments near train stations to gain the most benefit from them. Enhanced development will lessen development pressure in outlying areas and provide new and different development opportunities.

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

DCZ:kjp

cc: Sandra Zadell, Manager
Dean Ibrahim, Solicitor



BUCKS COUNTY PLANNING COMMISSION

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CONFIDENTIAL — NOT FOR RELEASE

August 6, 2014
BCPC #13-14-1(P)

MEMORANDUM

TO: Falls Township Board of Supervisors
Falls Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Private Request for Zoning Map Change—Light Industrial to Planned Industrial Park
TMP: p/o #13-28-75
Applicant: Waste Gas Fabricating Co., Inc., c/o Kyle Cloman
Owner: same
Received: June 27, 2014
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 professional staff prepared the following review, which was endorsed by the Bucks County Planning Commission at its meeting on August 6, 2014.

GENERAL INFORMATION

Requested Action: Amend the Falls Township Zoning Ordinance map to rezone a 2.42-acre parcel from the LI Light Industrial District to the PIP Planned Industrial Park District.

Location and Size of Site: On the east side of My Lane at Newbold Road. The parcel is part of TMP #13-28-75 which consists of 142.306 acres. It is to be conveyed to and consolidated with adjoining TMP #13-28-88-2, which consists of 4.46 acres, resulting in a parcel of 6.88 acres. (See BCPC #8326-A, dated June 19, 2013.)

Requested Zoning: PIP Planned Industrial Park District permits a variety of manufacturing, commercial, and warehouse uses on a lot of at least 0.5 acre with a maximum impervious surface ratio of 60 percent for parcels of 3 to 8 acres.

Existing Zoning: LI Light Industrial District permits a variety of manufacturing, commercial, and warehouse uses on a lot of at least 0.5 acre with a maximum impervious surface ratio of 60 percent for parcels of 3 to 8 acres.

COMMENTS

The rezoning has been recommended by our office and by the township engineer as an appropriate action to eliminate split zoning of a parcel that will be under single ownership for industrial purposes, and potentially, for future land development. We note the following additional points regarding the application.

1. **Comprehensive plan and zoning consistency**—The site lies within an area designated for industrial use according to the future land use map in the township's comprehensive plan. The proposed rezoning would therefore be consistent with land use policy as outlined in the comprehensive plan.
2. **Surrounding land use and zoning**—The proposed rezoning of the site to PIP is consistent with the PIP zoning to the east and west, and compatible with the LI zoning to the north and the FM zoning to the south, all of which are designated to accommodate manufacturing, warehousing, commercial, mining, and similar intensive non-residential uses. Adjoining land uses within the district consist of a rail yard to the north, and industrial uses on the east and west. A roadway separates the parcel from an industrial use on the south.

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.

GF:kjp

cc: Waste Gas Fabricating Co., Inc., c/o Kyle Cloman
Thomas R. Hecker, Begley, Carlin & Mandio
James Sullivan, T&M Associates, Township Engineer
Peter Gray, Township Manager (via e-mail)
Thomas Bennett, Township Zoning Officer (via e-mail)

PERTINENT INFORMATION

Site Characteristics, Natural Features: The site is vacant and vegetated.

Existing Land Use: Vacant portion of rail yard

Surrounding Land Use:

North: Industrial
East: Industrial
South: Transportation
West: Industrial

Surrounding Zoning:

North: LI Light Industrial
East: PIP Planned Industrial Park
South: FM Farming and Mining
West: PIP Planned Industrial Park

Municipal Comprehensive Plan:

The Future Land Use Plan of the *Falls Township Comprehensive Plan Update (2004)* designates the parcel for industrial use.

Municipal Zoning Ordinance

LI Light Industrial, a district intended for manufacturing, commercial and warehousing uses.

Municipal Sewage Facilities Plan

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



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CONFIDENTIAL — NOT FOR RELEASE

August 6, 2014
BCPC #13-14-2(P)

MEMORANDUM

TO: Falls Township Board of Supervisors
Falls Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Private Request for Zoning Map Change—Institutional and Neighborhood Conservation Residential to Age Qualified District
TMPs: 13-20-306 and p/o 13-24-1
Applicant: New Falls Road, LLC
Owners: Saint Joseph the Worker Catholic Church (TMP #13-24-1) and Frank J. and Maureen E. Walsh (TMP #13-20-306)
Received: July 3, 2014
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 professional staff prepared the following review, which was endorsed by the Bucks County Planning Commission at its meeting on August 6, 2014.

GENERAL INFORMATION

Requested Action: Amend the Falls Township Zoning Ordinance map to rezone a 11.97-acre portion of TMP #13-24-1 from IN Institutional District to AQ Age Qualified District, and to rezone TMP #13-20-306 (0.95 acre) from NCR Neighborhood Conservation Residential District to AQ Age Qualified District. The areas to be rezoned total 12.92 acres.

The Proposed Layout Plan accompanying the application proposes a minor subdivision of TMP #13-24-1 into two lots. One lot is to remain IN district and the other lot is to be rezoned to AQ district and is proposed to contain 76 attached dwelling units and a clubhouse.

Location of Site: On the southeast side of New Falls Road at Thornridge Way.

Requested Zoning: AQ Age Qualified District permits senior housing continuing care, assisted living and nursing homes on a tract of at least 3 acres with a maximum impervious surface ratio of 45 percent.

Existing Zoning: IN Institutional District and NCR Neighborhood Conservation Residential District. The principal permitted uses in the IN District are religious, cultural, educational, and governmental facilities, banks and restaurants; in the NCR District, the principal permitted use is single-family detached dwellings on a lot of at least 15,000 square feet with a maximum impervious surface ratio of 40 percent.

COMMENTS

We recommend that the Board of Supervisors consider the following in addressing the proposal to rezone part of TMP #13-24-1 from IN Institutional to AQ Age Qualified District, and to rezone TMP #13-20-306 from NCR Neighborhood Conservation Residential to AQ Age Qualified District.

1. **Comprehensive plan and zoning consistency**—The site lies within areas designated for institutional and neighborhood commercial use according to the Future Land Use Plan map in the township's comprehensive plan. The proposed rezoning would therefore be inconsistent with land use policy as outlined in the comprehensive plan. If the zoning amendment is adopted, the land use map in the comprehensive plan should be amended as well.
2. **Land use and zoning**—The proposed rezoning of the site to AQ district is compatible with the predominantly residential surrounding land use and zoning, which consists of NCR Neighborhood Conservation Residential to the south and east, NC Neighborhood Commercial and a portion of the parcel that would remain zoned IN Institutional to the west, and NC Neighborhood Commercial to the west and north.

We note that the existing IN district for TMP #13-24-1 allows use types largely similar to those permitted under AQ district: nursing homes, and congregate and elderly housing, the latter two permitted by conditional use.

3. **Split zoning**—If the rezoning is approved but the proposed minor subdivision does not move forward, then the site will become a split-zoned parcel, which may complicate future development of the site.
4. **Impact studies**—The rezoning application notes that impact studies, required under the provisions of Section 209-39 of the zoning ordinance, are forthcoming. The completed studies would be useful in addressing the potential public service, land use, traffic, environmental, drainage and other impacts of the project, and should be reviewed before a rezoning decision is made.
5. **Design and layout considerations**—Although this review addresses the prospective zoning district change and does not constitute a formal land development review, the

Proposed Layout Plan submitted to illustrate the rationale for the zoning amendment raises several concerns as discussed below.

- a. **Buffering yards**—As noted on the Zoning Requirements table on the Proposed Layout Plan, a perimeter buffer yard of 35 feet minimum width is required as prescribed in Table 2 of the zoning ordinance. However, the Proposed Layout Plan does not satisfy this requirement, and as a result, will likely provide an inadequate buffering for homes nearest the roadway, or for homes near the lot lines, depending on the uses on adjoining parcels. We would not recommend the approval of a zoning map change based upon future subdivision/land development plans that do not satisfy this requirement.
- b. **Recreation areas**—According to the Zoning Requirements table on the Proposed Layout Plan, the minimum 10 percent outdoor recreation area will be satisfied on the site. Future plan submissions should identify the location and type of passive and active recreational facilities that will be provided. When possible, indoor and outdoor recreational areas should be centrally located and accessible to residents, and not just left over land or lands associated with the proposed stormwater management areas. For instance, the proposed clubhouse is not centrally located since it is situated at the southeastern perimeter of the site.
- c. **Parking**—According to the Proposed Layout Plan, attached residential units are proposed. While the typical units are intended for diagrammatic purposes, if these units are 2-bedroom or larger, Section 209-42.H.2 requires two off-street parking spaces per unit. While the plan does not provide information on the number of bedrooms or the intended parking arrangement, it appears that two off-street parking spaces (one in the driveway, one in the garage) is shown per unit. Based upon an interpretation of the zoning ordinance, if a garage spaces is allowed to count as an off-street parking space, we recommend that a deed restriction be provided to ensure that the garage space is not used for living space and/or storage, which may result in a shortage of parking spaces throughout the development. If garage spaces are not allowed to count as an off street parking space, then the plan does not satisfy the parking requirements based upon the provision of 2-bedroom or larger attached units.
- d. **Access drive**—The Proposed Layout Plan contains two residential access streets with entrances onto New Falls Road, one of which is designated for emergency access only. The need for an emergency access for this development is unclear, since through-traffic originating from outside the site does not appear to be an issue. Providing two full access streets may help better distribute traffic and eliminate the restriction of a single intersection serving all residents. According to BCPCs *Performance Streets*, residential access streets should be designed so that no section of the street conveys an average daily traffic (ADT) volume of greater than 200. *Performance Street* identifies an average weekday trip generation rate of 8.1 ADT per attached units (townhouses and multiplexes), and 3.3 ADT per Retirement Village

unit.¹ The publication *Residential Street* (2001), identifies a trip generation rate of 5.9 ADT for townhouse and condominium units. Based upon these trip generation rates for the 76 proposed housing units, the ADT would range from 235.6 to 615.6. Therefore, if future plans are submitted for this site, township officials should determine if two full access street would be justified for this site.

Summary

The applicant's proposal is not consistent with the Future Land Use Plan map in the township's comprehensive plan. However, the proposal is compatible with the adjacent land use and zoning. During the review of this proposal, township and applicant should examine the existing IN district, which allows use types largely similar to those permitted under AQ district such as nursing homes, and congregate and elderly housing, the latter two permitted by conditional use. Following the submission of the requisite impact studies, township officials may be in a better position to evaluate the merits of this proposal. The various design and layout considerations discussed above are intended to provide additional insight when reviewing the zoning map change as well as future subdivision/land development plans for this site.

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.

GF:kjp

cc: New Falls Road, LLC
Saint Joseph the Worker Catholic Church
Frank J. and Maureen E. Walsh
Thomas R. Hecker, Begley, Carlin & Mandio, LLP
James Sullivan, Township Engineer, T&M Associates
Thomas Beach, Remington, Vernick & Beach
Peter Gray, Township Manager (via e-mail)
Thomas Bennett, Township Zoning Officer (via e-mail)

¹ Since this publication was prepared in 1980, the ADT characteristics of the current age-qualified housing style developments are likely to have a higher ADT than the 3.3 ADT that is identified for a 'Retirement Village.'

PERTINENT INFORMATION

Site Characteristics, Natural Features: A single-family house sits on TMP #13-20-306. A church, a school and a gymnasium occupy TMP #13-24-1, which has floodplain around much of the southern perimeter.

Existing Land Use: Residential/institutional

Surrounding Land Use:

North: Residential and commercial
East: Residential
South: Residential
West: Residential, commercial, institutional

Surrounding Zoning:

North: NC Neighborhood Commercial
East: NCR Neighborhood Conservation Residential
South: NCR Neighborhood Conservation Residential
West: NC Neighborhood Commercial and IN Institutional

Municipal Comprehensive Plan:

The Future Land Use Plan map of the *Falls Township Comprehensive Plan Update (2004)* designates the parcels for institutional and neighborhood commercial use.

Municipal Zoning Ordinance

IN Institutional District is intended for cultural, religious, educational and governmental facilities. NCR, Neighborhood Conservation Residential District is intended for housing and small service businesses.

Municipal Sewage Facilities Plan

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



BUCKS COUNTY PLANNING COMMISSION

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CONFIDENTIAL — NOT FOR RELEASE

August 6, 2014
BCPC #13-14-3(P)

MEMORANDUM

TO: Falls Township Board of Supervisors
Falls Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Private Request for Zoning Map Change—NCR Neighborhood Conservation
Residential to NC Neighborhood Commercial
TMP: #13-18-1-2
Applicant: Fairless Credit Union
Owner: United Christian Church
Received: July 7, 2014
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 professional staff prepared the following review, which was endorsed by the Bucks County Planning Commission at its meeting on August 6, 2014.

GENERAL INFORMATION

Requested Action: Amend the Falls Township Zoning Ordinance map to rezone TMP #13-18-1-2 from NCR Neighborhood Conservation Residential District to NC Neighborhood Commercial District.

Location and Size of Site: On the northwest side of New Falls Road at Amelia Drive. The parcel consists of 0.8099 acre.

Requested Zoning: NC Neighborhood Commercial District permits a variety of service and business uses (including banks) on a lot of at least 20,000 square feet with a maximum impervious surface ratio of 75 percent.

Existing Zoning: NCR Neighborhood Conservation Residential District permits single-family detached housing on a lot of at least 15,000 square feet with a maximum impervious surface ratio of 40 percent.

COMMENTS

We recommend that the Board of Supervisors consider the following in addressing the proposal to rezone TMP #13-18-1-2 from NCR Neighborhood Conservation Residential District to NC Neighborhood Commercial District.

1. **Comprehensive plan and zoning consistency**—The site is designated for residential/office use according to the Future Land Use Plan map in the township's comprehensive plan. The proposed rezoning would, therefore, be inconsistent with land use policy as outlined in the comprehensive plan. If the zoning amendment is adopted, the land use map in the comprehensive plan should be amended as well.
2. **Surrounding land use and zoning**—The proposed rezoning of the site to NC Neighborhood Commercial is compatible with the NCR Neighborhood Conservation Residential zoning surrounding the site on the north and west, and with the residential land use there, if proper buffering techniques are applied to moderate the potential adverse effects of commercial use on homes adjoining the site along Warwick Circle. (See Item 5a, below.) The rezoning would be consistent with other adjoining land use on the north, a pharmacy.

However, the prospective rezoning would be inconsistent with the adjoining zoning to the south, on TMP #7-5-50, which is situated in Bristol Township, zoned R-1 Low-Density Residential, and occupied by a church. If the subject site is developed in the future, consideration could be given to providing a sufficient buffer to help mitigate impacts to TMP #7-5-50 if it were redeveloped as residential in the future (see comment 3a below).

3. **Design and layout considerations**—Although this review addresses the prospective zoning map change and does not constitute a formal land development review, the sketch plan submitted to illustrate the rationale for the zoning amendment raises several preliminary concerns.
 - a. **Buffering**—The plan depicts a buffer yard so narrow in some parts as to provide minimal protection for adjoining residential and institutional properties. Although Section 209.38.1 of the zoning ordinance requires a minimum 15-foot planted buffer for commercial uses adjoining other uses, the rear buffer yard, which would adjoin residential properties along Warwick Circle, does not attain the minimum 15-foot width along its entirety. Further, the escape lane for the drive-in window appears to be truncated to accommodate a minimal (6.89 feet-wide) buffer yard. Nor does the screened buffer attain the 15-foot minimum width along the entirety of the southern lot line, which adjoins a parcel in Bristol Township zoned for low-density housing and occupied by a church. Section 209-42.A of the zoning ordinance requires plantings at least 4 feet high between parking areas and any lot line or street line, except where a building intervenes or the distance is greater than 150 feet.

- b. **Front yard**—The front yard in some places does not meet the minimum standard set in Table 4 of the zoning ordinance, which is 70 feet in the NC District. The Zoning Table on the Sketch Plan indicates that a variance is required from the front yard setback. We would not recommend the approval of a zoning map change based upon future development plans that do not satisfy the intended district regulations. We acknowledge the limitations of the subject site's lot depth, although it appears there is adequate area to relocate the proposed building while still meeting all (front, side, and rear) yard setback requirements.
- c. **Circulation**—The pattern of internal circulation is not clear from the sketch plan, which appears to show two-way traffic in the eastern side of the parking lot running counter to one-way traffic entering one of the drive-in lanes.
- d. **Parking**—Section 191-37.B of the subdivision and land development ordinance requires at least 15 feet between the curblineline of any uncovered parking area and a building wall, and a minimum distance of 15 feet between parking spaces and any lot line. A parking area of 34 spaces should provide at least two disabled-accessible spaces, under the guidelines of the Americans with Disabilities Act. Also, several of the proposed parking spaces located along the southwest property boundary do not appear to satisfy the requisite layout and dimensional requirements.

Summary

The applicant's proposal is not consistent with the Future Land Use Plan map in the township's comprehensive plan. The proposal is compatible or consistent with adjacent land use and zoning in Falls Township, though inconsistent with low-density residential zoning on the adjacent parcel in Bristol Township. The various design and layout considerations discussed above are intended to provide additional insight when reviewing the zoning map change as well as future subdivision/land development plans for this site. Given the proposed intensity of development on the parcel, and its anticipated 24-hour drive-in banking window, particular attention should be addressed to the adequacy of buffering.

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.

GF:kjp

cc: Fairless Credit Union
United Christian Church
Thomas R. Hecker, Begley, Carlin & Mandio
James Sullivan, Township Engineer, T&M Associates
Thomas Beach, Remington, Vernick & Beach
Peter Gray, Township Manager (via e-mail)
Thomas Bennett, Township Zoning Officer (via e-mail)
Bristol Township (neighboring municipality)

PERTINENT INFORMATION

Site Characteristics, Natural Features: The site is vacant, with no significant natural features.

Existing Land Use: Vacant

Surrounding Land Use:

North: Residential and Commercial
East: Transportation
South: Institutional (Bristol Township)
West: Residential

Surrounding Zoning:

North: NCR Neighborhood Conservation Residential
East: HR High-Density Residential (separated by roadway)
South: R-1 Low-Density Residential (Bristol Township)
West: NCR Neighborhood Conservation Residential

Municipal Comprehensive Plan:

The Future Land Use Plan map of the *Falls Township Comprehensive Plan Update (2004)* designates the parcel for business and professional use.

Municipal Zoning Ordinance

NCR, Neighborhood Conservation Residential, a district intended for housing and small service businesses.

Municipal Sewage Facilities Plan

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



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CONFIDENTIAL — NOT FOR RELEASE

August 6, 2014
BCPC #18-14-CP1

MEMORANDUM

TO: Langhorne Borough Council
Langhorne Borough Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal for Langhorne Borough Comprehensive Plan
Applicant: Langhorne Borough Council
Received: June 27, 2014
Hearing Date: Not Set

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 August 6, 2014.

GENERAL INFORMATION

Proposed Action: Adopt a new comprehensive plan to replace the *Four Boroughs Regional Comprehensive Plan*, adopted in 1975. The four boroughs regional group encompassed Langhorne Manor, Penndel, and Hulmeville, in addition to Langhorne.

COMMENTS

The staff of the Bucks County Planning Commission provided assistance to the borough in the development of the comprehensive plan. We recommend that municipal officials adopt the plan since it is consistent with the requirements of Section 301 of the Pennsylvania Municipalities Planning Code.

We would like to commend Langhorne Borough officials for the level of detail undertaken in its planning process including, community engagement through a residential and business survey and town hall meetings, and its thorough research and analysis of issues and topics. In developing the comprehensive plan, borough officials created a vision statement and set goals and objectives that intend to retain its history and small town character, while channeling forces of change to shape the future in a socially compatible and sustainable manner. Langhorne recognizes that a healthy

environment, strong economy, and viable community social structure are not in conflict but are mutually dependent on one another.

Ways of fostering quality of life in the historic borough include preserving elements of the natural and built environments, restoration and revitalization of the town center and neighborhoods, enhancing pedestrian walkability, neighborhood connections, and circulation systems, encouraging energy conservation, best management practices, and public transit, providing necessary community facilities and services, and working cooperatively with neighboring municipalities to maximize resource sharing as well as dealing proactively with issues of regional concern. Recommended action steps are provided in the plan to help achieve community goals.

The Comprehensive Plan retains the borough's existing land use categories (with minor adjustments) for planning purposes related to future land use. These categories are largely consistent with current land uses and with the zoning districts established under the Langhorne Borough Zoning Ordinance. They are intended to function as a baseline or guide for recommending review, adjustment, or addition of zoning districts. For the purpose of planning land use, the borough is divided into nine land use categories with one subcategory, and two overlay districts areas (historic and riparian enhancement overlay).

We note that in Chapter 13, Future Land Use Plan, there is a discrepancy between the number of historic overlay districts. Since only one historic district is discussed in the text and also illustrated on Map 5, the reference to two historic overlay districts should be corrected.

In general, the Future Land Use Plan provides for land uses within residential neighborhoods that will foster human scale and walkability, and maintain residential neighborhoods as quiet and safe places in which to live. The historic Town Center District, which incorporates both residential and commercial components, contributes to an organic traditional neighborhood of the type many other older municipalities seek to create. Use and design for other commercial areas is intended with the historic nature and connect to the Town Center. The Future Land Use Plan establishes policies for land use within the borough over the next ten years and beyond, and serves as a guide on which to base regulatory controls, such as the zoning and land use regulations.

We would appreciate being notified of borough council's decision 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.

CHG:kjp

cc: C. Anne Porter, Esq., Municipal Solicitor
Sandi Kaiser, Municipal Manager (via email)



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CONFIDENTIAL — NOT FOR RELEASE

August 6, 2014
BCPC #20-14-CR1

MEMORANDUM

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

FROM: Bucks County Planning Commission

SUBJECT: Proposal for Land Development – Lower Makefield Community Center
TMP #20-34-47
Applicant: Lower Makefield Township
Owner: Same
Plan Dated: June 27, 2014
Date Received: July 14, 2014

In accordance with the provisions of Sections 304 and 502 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on August 6, 2014.

GENERAL INFORMATION

Proposal: Construct a 7,584-square-foot building to be used for a community center on a 25.40-acre parcel. A total of 85 parking spaces, 44 of which will be constructed of porous asphalt, will be provided on the site. Public water and sewer facilities are intended to serve the center.

Location: Along the western side of Oxford Valley Road, south of the intersection of Edgewood and Oxford Valley roads.

Zoning: R-2 Residential Medium Density District permits single-family detached dwelling, nursery/greenhouse, public recreational facility, and agricultural uses by right. Community Center is not a permitted use in this district.

Existing Land Use: Open lands and woodlands; baseball/softball fields with associated parking are located on a separate area of the site.

COMMENTS

1. **Requested variances**—Notations on Plan Sheet 2 of 21 indicate that variances have been requested from the Zoning Hearing Board from the following zoning ordinance requirements:

200.20.A to permit a community center use
 200.68.A.(7)(c) to provide less than the minimum 100-foot front, side, and rear yard setbacks to natural resources and property boundary lines

The above-listed variance requests should be resolved before the Board of Supervisors take action on the plan.

2. **Requested waivers**—Notations on Plan Sheets 2 and 11 of 21 indicate waivers are requested from the following sections of the Lower Makefield Township subdivision and land development ordinance:

178.12.D requires separate preliminary and final plan submissions
 178.13.B requires a comprehensive analysis of existing site conditions within 500 feet of the site
 178.13.C requires a site visit
 178.13.D requires a preplan conference
 178.13.E requires the four step design process, and inclusive requirements
 178.20.C.(9) required depiction to underground utilities within two hundred feet of the site
 178.20.C.(10)(b) requires depiction of existing trees 8 inches in caliper or greater
 178.20.E.(29) requires pavement core samples
 178.20.G requires an environmental assessment
 178.39 requires an off-site public transportation impact fee
 178.47.A requires sidewalks along streets
 178.48.A requires the establishment of a bike path
 178.50 requires the installation of street lights
 178.56.A requires an easement for sanitary sewer and storm drainage
 178.56.E requires easements to be monumented
 178.57.E requires the installation of curbing for parking lots
 178.57.G requires 20 feet between the building and the parking lot
 178.82 requires a Type 1 buffer along the western property line
 178.83.A requires a vegetation study for existing vegetation buffers
 178.85.H.(4) requires replacement trees
 178.86 requires open lands or fee-in-lieu
 178.87 requires open space
 178.93.D.(6) requires the infiltration basin side slopes to be no steeper than 4:1
 178.95.C.(4) requires edges of slopes be offset five feet from a property line, or right of way
 178.95.D.(1) requires proposed grade to not exceed four feet horizontal to one foot vertical

In accordance with the requirement of Section 512.1(b) of the Pennsylvania Municipalities Planning Code, the grounds and facts of unreasonableness or hardship on which the request

for each waiver is based. Per Section 512.1(a) of the MPC, a determination as to whether the requested waivers shall be granted will be necessary.

Regarding the waiver requests from sidewalks along streets and the establishment of a bike path, we note that the plan indicates a future sidewalk is to be extended to the property line. The community center will be a destination for township residents. Since it will be located in proximity to the township swimming pool, ballfields, the library, and other facilities, good pedestrian/bike access with connections to surrounding areas and neighborhoods are important and are strongly encouraged.

3. **Requested stormwater management waiver**—Notations on Sheet 2 of 21 of the plans indicate that the following waiver is requested from the Stormwater Management Ordinance (Chapter 173):

173.15.A to permit the 2-year developed rate of runoff to exceed to 1-year pre-developed rate of runoff

This request should be discussed and resolved prior to approval of the plan.

4. **Setbacks from resource protected lands**—Section 200-61.C of the zoning ordinance requires the minimum building setbacks be measured from the limit of the resource protected lands rather than from the lot lines, so that the required minimum yard is free from resource restricted lands. We note that the plan shows setbacks measured from the building.
5. **Crosswalk**—For safety considerations, it is recommended that a pedestrian crosswalk be provided across Oxford Valley Road from the site to the existing sidewalk on the other side of the roadway.
6. **Tree protection fencing**—Information on Sheet 11 of 21 indicates that along some areas of trees that are to remain, a combination of super filter fence and tree protection are proposed. While the detail for tree protection fencing on Sheet 10 of 21 shows a 48-inch high snow fence, which is in compliance with Section 178-85.D.(3) of the subdivision and land development ordinance, a detail for the super filter fabric fence indicates a height of 33 inches. The required tree protection fencing and the super filter fabric fence are generally intended to serve different purposes. For compliance with Section 178-85.D.(3) of the subdivision and land development ordinance, protection fencing along the areas of the proposed tree line should have a minimum height of 48 inches.
7. **Proposed tree type**—Sheets 11 and 12 of 21 proposes seven sweet gum trees (*Liquidambar styraciflua*) along the proposed parking lot and future sidewalk. To reduce the maintenance requirements, we recommend the seedless cultivar 'Rotundiloba' be provided.

The plan also proposes four red oak trees (*Quercus rubra*) for landscaping near the rear parking lot and one proposed as a street tree along Oxford Valley Road. Although we would not recommend removing this variety from the municipal tree lists at this time, there are some concerns with this tree type. We have been alerted that bacterial leaf scorch, which is an infectious chronic disease, has infested an estimated 25 to 35 percent of red oaks in

southeastern Pennsylvania. Municipal officials should monitor planting plans to ensure that the red oak is not overplanted, to avoid the risk of infection and eventual loss of these trees.

8. **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).
9. **Sewage facilities**—The township 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 proposal.

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

LMW:kjp

cc: Terry Fedorchak, Township Manager (via email)
Mark W. Eisold, P.E., Boucher & James, Inc.



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CONFIDENTIAL — NOT FOR RELEASE

August 6, 2014
BCPC #25-14-1(P)

MEMORANDUM

TO: New Britain Borough Council
New Britain Borough Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Private Request for Zoning Map Change and Zoning Ordinance Amendment—LI
Light Industrial to Light Industrial-2
TMP #25-9-2
Owner: Charlotte Aylor-Diaz
Applicant: W.C. Weiss
Received: July 16, 2014
Hearing Date: Not indicated.

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on August 6, 2014.

GENERAL INFORMATION

Requested Action: Amend the zoning ordinance by adding a new zoning district, LI-2 Light Industrial 2, and amend the zoning ordinance by changing the classification of TMP #25-9-2 from LI Light Industrial to LI-2 Light Industrial 2.

Location & Size of Tract: The subject parcel is 6.947 acres and is located at the north side of East Butler Avenue between North Shady Retreat Road and Barrie Court.

Proposed Zoning Provisions: The proposed LI-2 Light Industrial District would be the same as the present LI district but would add multifamily dwelling as a permitted use. Uses permitted would include any use permitted in the LI Light Industrial District by right, by special exception, or by conditional use. Multifamily Dwelling would be permitted with a minimum site area of 6 acres, a maximum site density of 18 units per acre, and a maximum building height of 50 feet. Further provisions include additional bulk and area regulations, parking requirements, and provisions for temporary and permanent signs related to the apartment complex. There is no required open space for the multifamily development.

Existing Zoning Provisions: The LI Light Industrial District purpose is to permit light industrial development along the SEPTA rail line; to ensure that development has sufficient setbacks, buffers, and limits on intensity of development to preserve the overall residential character of the borough; to protect environmental features including woodlands, slopes, wetlands, and floodplains; and to ensure that industrial development along Butler Avenue is consistent with the borough's corridor planning and streetscape standards. The following uses are permitted by right Contractor Service, Hotel/Inn, Nonresidential Accessory Structure, Nursery/Greenhouse/Garden Center, and Governmental Office, Business or Professional Office, Public Recreation Facility, Research, Temporary Use or Structure, and Utilities. Uses permitted by special exception would include Adult Commercial, Automobile Body Repair or Paint Shop, Commercial Communications Tower, Fuel Storage and Distribution, Manufacturing, Truck Sales, Warehousing and Distribution, Wholesale Trade. Uses permitted by special exception are not permitted on lots which front on or which take access from Butler Avenue. Uses permitted by conditional use include lawful uses not otherwise permitted. Unless a different lot size is specified in the use regulations, the minimum lot size is one acre.

COMMENTS

The proposal seeks to amend the borough's zoning ordinance and map to accommodate a new zoning district that allows all the uses permitted in the existing LI district, plus multifamily residential use. However, the multifamily use would be allowed at an intensity greater than currently allowed for in any zoning district and in several cases inconsistent with the policies set forth in the borough's comprehensive plan. The proposed zoning change is located in the Butler Avenue corridor which has been the focus of the borough's redevelopment efforts in recent years. In light of these circumstances, we believe it is premature for the borough to consider amendments to the zoning ordinance which would affect the Butler Avenue corridor until the completion of the borough's planning efforts. The comments below further discuss these concerns and others relative to the proposed zoning map change and zoning ordinance amendment.

A. Zoning Map Change

1. **Consistency with Comprehensive Plan**—New Britain Borough's comprehensive plan was last updated in 2007 and set forth a vision of how the borough should develop and function as a community. The Future Land Use Plan contains analyses of the four commercial areas of the borough and recommendations for each. The Future Land Use Map shows the subject parcel designated as Mining & Manufacturing which reflects the present and current use. The proposed zoning map change would remain consistent with the Future Land Use Map designation, but the proposed addition of provisions for intensive multifamily use as a single use on the site is not directly consistent with the intent of the district.

The subject property is located in a study area that comprises Butler Avenue between Shady Retreat Road and the end of the borough. The land use within the area is a mix of commercial and residential uses, with some offices. The plan identifies the following problems within the area: inadequate parking for some uses; no opportunities for pedestrian circulation; concern about aesthetics; a general desire to upgrade some of the commercial uses; and lack of cohesiveness within the area.

Relevant to the reuse or development of the subject property are recommendations that would include: prohibiting intense commercial uses (e.g., service stations, car washes, pharmacies, convenience stores, and drive-in restaurants); requiring buffering and landscaping; requiring that parking be located to the rear or side; and allowing apartments as part of individual commercial structures. The plan also recommends that development should be guided by the borough's goal of establishing a "Main Street" character to Butler Avenue. The components of this include: establishing sidewalks and street trees; prohibiting highway-oriented, vehicle dependent uses; and avoiding strip commercial development or shopping centers.

2. **Recent and ongoing planning efforts**—In recent years, the borough has engaged the community in visioning and outreach concerning redevelopment within the borough. Public input has been collected through meetings of the Borough council and planning commission, a Town Hall meeting with residents, and meetings of the Community and Business Development Committee. Additional public input was sought through business owner and resident surveys, and land use and market assessments were prepared, all leading to the development of strategic themes and the foundation for a vision.

These recent efforts have led to the submission of proposal for a Transportation and Community Development Initiative (TCDI) grant from the Delaware Valley Regional Planning Commission. The proposal would include the development of a detailed investigation of the land use, transportation, economic development conditions and potential, and streetscape improvements along Butler Avenue. As part of the future TCDI study, various land use and planning factors will be examined including the potential for a mixed-use, main street-style development along this corridor, possibly in conjunction with a Transit-Oriented Development.

The subject parcel would be one part of the overall redevelopment efforts of the borough. We recommend that this proposal be viewed as to how it would fit into the borough's vision for future land use within the Butler Avenue corridor and not as an isolated property. Furthermore, we believe it is premature to amend the borough's zoning ordinance and map until the completion of the forthcoming analysis that will be conducted as part of the TCDI grant. The borough planning commission is actively engaged in reviewing and updating its comprehensive plan, which will incorporate the recommendations from the TCDI study.

3. **Compatibility with Existing Zoning and Land Use**—A portion of the land to the north of the subject parcel is located within Doylestown Township and is zoned R-1 Residential. The remaining section of the northern boundary is within the borough and is zoned R-1 Residence. The zoning to the east of the site is R-1 Residence and C-2 Commercial; to the south the zoning is C-2 Commercial and E-I Educational Institutional; and to the west the zoning is C-3 Commercial.

To the north and northeast of the subject parcel are single-family residences. Also to the north is Cooks Run and its accompanying floodplain which roughly coincides with the wooded part of the property. To the east and south of the property along Butler Avenue are a variety of commercial land uses.

In 2008, the borough amended the Light Industrial district to align the zoning ordinance requirements for properties with access to Butler Avenue with the above mentioned comprehensive plan recommendations. However, the proposal is inconsistent with the comprehensive plan's recommendation of encouraging apartment uses as part of individual commercial structures. Furthermore, the comprehensive plan suggests a mixed use (residential/commercial) development within the area, whereas the proposal would allow the site to be developed with a single land use.

Due to the proposed density permitted for multifamily use, the proposal is not compatible with the adjacent zoning and land uses (see comment B2 below). The bulk, scale and intensity of the proposed multifamily use may not lend itself to a reasonable transition from the existing single-family residential uses. While we acknowledge that there may be some merit to more intense residential development than is presently permitted within the borough, this should be investigated further.

B. Zoning Amendment

- 1. Additional requirements for lots which front on or take direct access to Butler Avenue**—In the existing LI Light Industrial District regulations, Section 509.E.4 has provisions for lots or properties that front on, or take direct access to Butler Avenue. These provisions include the requirement that all development should include elements that contribute to the streetscape of Butler Avenue. These elements include sidewalks, street trees, and access management. An overall site plan is also required that indicates relationships to surrounding properties and how the proposed development will contribute to the streetscape improvements to Butler Avenue. The amendment proposed by the applicant deleted this requirement. We recommend that these requirements be retained.
- 2. Intensity of use**—Currently, the multifamily use is permitted in the R-2 Residence district as a stand-alone use or as part of a Performance Standard Subdivision. The proposed amendment would allow a much more intense multifamily use than is currently permitted within the borough. The maximum density per acre, maximum building height, and maximum number of units per building would all be greater than what is currently permitted. Also, there would be less parking required and no requirement for open space. Attachment A includes a table comparing the proposed requirements to the existing ordinance requirements. (Shaded cells indicate proposed changes that differ significantly from existing provisions.) Below is a narrative comparing the differences.

The proposed amendment would allow a maximum density of 18 units per acre compared to the current maximum density of 8 units per acre for multifamily use and 7 units per acre for a performance subdivision use. For comparison purposes, 10 dwelling units per acre is the median density for multifamily uses in boroughs within the County.

The maximum building height would be 50 feet, which is greater than the current maximum height of 35 feet that applies to all buildings within the borough except for unoccupied parts of some buildings (See Section 602 of the zoning ordinance). The proposed number of units per building is also greater with 33 units per building compared

to 12 units per building in the current multifamily use regulations. The proposed amendment would only require 2 parking spaces per unit with no spillover parking, while the current ordinance requires 2 parking spaces with an additional 0.25 spaces per unit for spillover parking. The proposed amendment would not require open space to be provided on the site, whereas the existing ordinance requires that 40 percent of the site area be reserved for open space.

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:kjp

cc: Michael Goodwin, Esq., Borough Solicitor
Robin Trymbiski, Borough Manager (via email)

Attachment

- Comparison of Existing and Proposed Multifamily Regulations

PERTINENT INFORMATION

Site Characteristics, Natural Features: The 6.947-acre site contains a vacant manufacturing building with its associated parking areas and three small vacant commercial buildings along Butler Avenue. The floodplain of Cooks Run is found along the wooded northern portion of the site.

Existing Land Use: Industrial (vacant).

Surrounding Land Use:

- North: Single-family residential dwellings.
- East: Single-family residential dwellings and commercial.
- South: Commercial and institutional (Delaware Valley College)
- West: Single-family residential dwellings.

Surrounding Zoning:

- North: R-1 Residence (New Britain Borough) and R-1 Residential (Doylestown Township)
- East: R-1 Residence and C-2 Commercial
- South: C-2 Commercial and E-I Educational-Institutional
- West: C-3 Commercial

County Comprehensive Plan: *The Bucks County Comprehensive Plan* (2011) designates the site as in a Secondary Town Center which does not have the same level of services, infrastructure, or the mix of uses found in Town Centers. Secondary Town Centers include boroughs not identified as Town Centers and other nodes of commercial activity. Secondary Town Centers are expected to continue to function as focal points for the areas that surround them.

Municipal Comprehensive Plan: The Future Land Use Map shows the subject parcel designated as Mining & Manufacturing, which reflects the current use. The comprehensive plan provides recommendations relevant to the reuse or development of the subject property that would include prohibiting intense commercial uses; requiring buffering and landscaping; requiring that parking be located to the rear or side; and to allow apartments as part of individual commercial structures. The plan also recommends that development should be guided by the Borough's goal of establishing a "Main Street" character to Butler Avenue.

Municipal Sewage Facilities Plan: The borough's sewage facilities plan indicates that the site is in an area to be served by public sewerage facilities.

Zoning District	R-2 Residential District		Proposed LI-2 Industrial 2 District
	Multifamily Dwelling	Performance Subdivision	Proposed Multifamily Dwelling
Minimum Site Area	6 acres	8 acres	6 acres
Maximum impervious surface ratio	50 percent	30 percent	50 percent
Maximum building coverage	25 percent	20 percent	20 percent
Minimum lot area per unit	2,000sf	2,000sf	2,000sf
Minimum yard requirements			
Front	50 feet	100 feet	50 feet
Side	30 feet	75 feet	30 feet
Rear	50 feet	75 feet	50 feet
Building setbacks			
From street line	50 feet	50 feet	50 feet
From parking areas	30 feet	30 feet	10 feet
From other property lines	50 feet	50 feet	30 feet
Minimum setbacks from East Butler Avenue			
To interal drives	n/a	n/a	n/a
To parking spaces	n/a	n/a	n/a
Maximum number of units per building	12 units	12 units	33 units
Minimum lot width at building line	300 feet	300 feet	300 feet
Maximum building height	35 feet	35 feet	50 feet
Maximum density per acre of site area	8 units/acre	7 units/acre	18 units/acre
Minimum open space (% of site area)	40 percent	40 percent	0 percent
Parking*			
Parking spaces per unit (total)	2.25	2	2
Required under ground spaces per unit	n/a	n/a	1
Parking space dimensions (min.)	10' x 20'	10' x 20'	9' x 18'

* Shaded cells indicate proposed changes that differ significantly from existing provisions.



BUCKS COUNTY PLANNING COMMISSION

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CONFIDENTIAL — NOT FOR RELEASE

August 6, 2014
BCPC #31-14-CP1

MEMORANDUM

TO: Northampton Township Board of Supervisors
Northampton Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal for Comprehensive Plan Amendment for Northampton Township
Applicant: Township Board of Supervisors
Received: June 30, 2014
Hearing Date: Unknown

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 following review was prepared by staff and endorsed by the Bucks County Planning Commission at a meeting held on August 6, 2014.

GENERAL INFORMATION

Proposed Action: To adopt an amendment to the *Northampton Township Comprehensive Plan (1999)* to include the *Holland Village Master Plan*.

COMMENTS

The staff of the Bucks County Planning Commission provided assistance to the township in the development of the *Holland Village Master Plan*. We believe the township should adopt the proposal as submitted since it is consistent with the requirements of Section 301 of the Pennsylvania Municipalities Planning Code.

We commend Northampton Township for the continuing efforts to revitalize its villages through sound planning practices. The *Holland Village Master Plan* is intended to serve as the guiding document for the future of Holland. Past studies and initiatives have focused on aspects of the village or a greater regional setting, but no one plan has focused solely on revitalizing Holland itself, taking into account its history, economic role, and setting in the natural environment. This plan ties together the key recommendations of previous initiatives and explores actions to be

taken to strengthen the village's transportation system, physical appearance, and economic structure.

The plan presents concept plans implementing techniques and improvements as they apply to identified Planning Areas (Figure 13 on page 59) and addresses the challenges of Holland's land use and transportation environment through recommended design and planning strategies. Recommended strategies for planning areas include:

- Alternative road and intersection layouts and improvements
- Access management
- Traffic calming
- Connectivity
- Street improvements
- Improved signage

The plan's market study and community survey map out a path toward economic revitalization. The plan proposes the village of Holland's economic development policy incorporate the following planning and improvement strategies:

1. Support a common vision
2. Designate a coordinating entity
3. Market the area
4. Improve the streetscape
5. Improve signage
6. Make it a place
7. Support code enforcement efforts.
8. Encourage weekend and evening hours
9. Support transportation improvement efforts
10. Plan for the pedestrian

The maps following page 90 (Figures 26, 27, and 28) illustrate strategies and concept plans that form an actionable plan for improving Holland's transportation, land use, and business environment. Each map focuses on a designated Planning Area as described in the previous chapters by showing concepts, resources, and potential improvements. The maps and images provide concrete examples and inspiration for more detailed small-scale projects that are keeping with the plan's principles.

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

MAR/kjp

cc: Joseph Pizzo, Township Solicitor
Michael T. Solomon, Director of Planning and Zoning
Robert Pellegrino, Township Manager (via email)



BUCKS COUNTY PLANNING COMMISSION

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Executive Director

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

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August 6, 2014
BCPC #54-14-CP1

MEMORANDUM

TO: Yardley Borough Council
Yardley Borough Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal for Yardley Borough Comprehensive Plan
Applicant: Yardley Borough Council
Received: July 9, 2014
Hearing Date: September 2, 2014

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 August 6, 2014.

GENERAL INFORMATION

Proposed Action: Adopt a new comprehensive plan that updates and replaces the 2001 borough comprehensive plan.

COMMENTS

We commend the borough officials for the level of detail undertaken in its planning process. In developing the comprehensive plan, borough officials built upon goals and policies outlined in the previous comprehensive plans (1989 and 2001) and its successes in implementation. Town hall meetings were held to gather public input, and various studies and plans were reviewed. Current conditions and demographic information were reviewed and used to formulate strategies and recommendation for the plan update.

The overall goal of the comprehensive plan is to keep Yardley as a desirable place in which to live, work, shop and play, maintaining high standards for new construction and redevelopment, and providing quality community facilities and services to residents, workers and visitors. The plan

establishes goals and objectives for numerous plan elements and provides recommendations and actions intended to achieve the overall community goals.

The new plan retains most of the borough's existing land use categories for future land use. The categories are largely consistent with current land uses and with the zoning districts established under the Yardley Borough Zoning Ordinance. The Land Use Plan establishes policies for land use over the next ten years and beyond, and serves as a guide on which to base regulatory controls, such as the zoning and land use regulations. In general, the Plan provides for land uses within residential neighborhoods that will maintain residential neighborhoods as quiet and safe places in which to live. The Heart of Yardley downtown area incorporates both residential and commercial components and design elements to promote a vibrant and well-connected downtown area for pedestrians and motorists. The Environmental Area is intended to protect sensitive natural resources such as the Delaware River and canal. The Historic Preservation Area encompasses the majority of the commercial downtown area and extends to the north and south into the older residential areas and encourages reuse of structures and compatible design for infill development or additions.

The borough's proposed comprehensive plan is consistent with the requirements of Section 301 of the Pennsylvania Municipalities Planning Code. We offer the following comments to help fine-tune the plan.

Comments

1. **Chapter 3 Population and Housing**—The borough has included adjusted projections based on present conditions and development proposals. These projection may yield a reasonable assessment for future growth in Yardley. Updating the base data may not be necessary, but plans are often used as a source of information on population and housing, so including the most current data could be considered. The following are more recent municipal population and housing projections prepared by the Bucks County Planning Commission that were used to develop the County projections published in the 2011 County Comprehensive Plan.

Population Projections:

Yardley 2020 Pop Projection (no high/low)	2,460
Yardley 2030 High Population Projection	2,530
Yardley 2030 Low Population Projection	2,480

Housing Projections:

Yardley 2020 High Housing Projection	1,250 DUs
Yardley 2020 Low Housing Projection	1,230 DUs
Yardley 2030 High Housing Projection	1,320 DUs
Yardley 2030 Low Housing Projection	1,270 DUs

2. **Chapter 6 Natural Resources**—It may be advantageous to include a delineation of the watershed areas and riparian corridors on the natural features or open space/preservation plan maps because the plan makes recommendations for these areas.

3. **Chapter 10 Land Use Plan**—The Land Use Plan text and map (Figure 5) do not coincide completely with one another. The Land Use Plan map illustrates a Historic Preservation Area, two environmental areas (Delaware River Preservation and Delaware Canal Enhancement) and Heart of Yardley Downtown Area, but these areas are not discussed or explained in this chapter's text. Page 91 mentions historic and floodplain areas, but does not discuss the land use policy for either. Chapter 11 discusses for the Downtown Plan in the Heart of Yardley, which may more clearly be discussed in the Land Use Plan. It will help the borough in the future if the Land Use Plan text and associated map are coordinated with one another.

It is beneficial to municipalities to have a clear statement on future land use policy in the comprehensive plan, as a guide to development of ordinances and as a basis for evaluating zoning change requests or other proposals by developers. It may be beneficial to include zoning guidance for the planning areas and an overview of the strategies, discussed in other related chapters, of the planning approaches recommended by the plan. This will help provide concise guidance for future land uses, especially in situations where two or more planning areas overlap.

4. **Chapter 13 Implementation and Action Plan**—The implementation chapter of a comprehensive plan can provide is a good summary of all the recommendations found elsewhere in the plan and provide a useful checklist to monitor progress. The Implementation Chapter in the draft does not incorporate all of the recommendations from the component chapters, so we suggest that a complete list be provided.

Municipalities often find it helpful to identify the top three or five most important actions needed to implement the plan. These should include specific recommendations or actions that will be undertaken to help achieve the plan's goals and objectives over the 10-year time-frame of the plan. It provides direction for the borough government and establishes priorities for the residents and businesses.

5. **Technical Corrections**—The comprehensive plan is quite thorough and provides clear policy direction for various future land uses and goals. It should be reviewed to correct typographical errors. We can coordinate with the borough staff, if desired, to share our technical comments.

We would appreciate being notified of Borough Council's decision 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.

CHG:kjp

cc: Jordan B. Yeager, Esquire, Borough Solicitor
Michael Mueller, Borough Zoning Officer
John Boyle, Borough Manager (via email)

Bucks County Planning Commission
Subdivision and Land Development Reviews
June 23 to July 25, 2014

Municipality	BCPC Number	Tax Parcel Number(s)	Applicant	Submission Level	Proposal
Chalfont Borough	11904	7-6-56	Belle	F	4 Attached Units 23 Multifamily Units
Doylestown Borough	11720	8-5-8-1 & -8-2	Veterans Lane Shopping Center	P	Commercial Land Development: 33,168 Square-feet
Doylestown Township	7045-E	9-22-79-18	Fitzgibbons	P	2 Single-family Lots
Falls Township	12024	13-3-8-6	38 Cabot Boulevard	P	Industrial Land Development: 15,200 Square-feet
Hilltown Township	12020	15-1-106	201 Keystone Drive, LLC	P	Commercial Land Development: 3,532 Square-feet
Hilltown Township	12023	13-3-8-6	Smith	P	2 Single-family Lots
Milford Township	6494-M	23-2-150-2	Kiddie Academy	P	Lot Line Change Commercial Land Development: 9,860 Square-feet
Newtown Township	10053-C	29-10-76	Villas of Newtown	RF	12 Attached Units
Perkasie Borough	11026	33-5-470 & -471	American House at Perkasie	P	10 Multifamily Units Commercial Land Development: 5,889.18 Square-feet
Plumstead Township	12022	34-4-13	PennDOT	F	Institutional Land Development: 53,500 Square feet
Quakertown Borough	12021	35-6-17 & -17-2	UIG Properties, LLC	P	Lot Line Change
Sellersville Borough	7415-A	39-8-367, etc.	Sellersville Business Campus	P	6 Industrial Lots
Warminster Township	12027	49-24-15-1	ARL/Penn State	P	Industrial Land Development: 1,943 Square-feet
Warrington Township	8726	50-20-6	Warrington Springs	RP	48 Single-family Lots
Warrington Township	11972	50-22-9	Park Road, Deluca	P	3 Single-family Lots



BUCKS COUNTY PLANNING COMMISSION

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July 18, 2014
BCPC #11904

MEMORANDUM

TO: Chalfont Borough Council
Chalfont Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Revised Preliminary/Final Plan of Land Development for Belle Property
TMP #7-6-56
Applicant: The Moser Group
Owner: John & Elizabeth Belle
Plan Dated: March 27, 2014
Last Revised: June 17, 2015
Date Received: June 20, 2014

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: Convert an existing 24,875-square-foot school building into 29 residential conversion units and construct four multiplex units on a 2.2-acre parcel. 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 which permits multiplex units on lots of 8,000 square feet or more per building with a minimum lot area of 2,500 square feet per unit. A residential conversion is permitted by special exception on a minimum lot size of 9,000 square feet. A special exception was granted to permit residential conversion.

The Chalfont Borough Zoning Hearing Board granted variances from the following zoning ordinance requirements on December 12, 2012:

Section 27-407.2.E(1)(e)(1)—30-foot setback from Hamilton Street
Section 27-407-2.H(1)(a)—Maximum density of 7.2 units per acre
Section 27-511.a—Base site area exclude right-of-way
Section 27-533.6—Parking stall dimensions of 10 feet by 20 feet
Section 27-407.2.H(7)—existing nonconforming parking area

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—Submission of preliminary plan before final plan
- Section 22-601.A.6— Plan information showing sewer and water lines within 200 feet
- Section 22-704.11—Road widening of Church and Hamilton streets
- Section 22-705.G—Four-foot-wide grass strip between sidewalk and curb
- Section 22-708—Concrete monuments required at all property boundaries
- Section 22-711—Traffic impact study
- Section 22-712.1—Replacement trees
- Section 22-712.3—Street tree amount
- Section 22-712.5—Parking area plantings

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. In determining whether granting the waivers is appropriate, the borough planning commission and council should consider the following:

- **Street trees**—Section 22-712.3 of the subdivision and land development ordinance requires that street trees be provided along existing streets at an interval of 60 feet. The plan shows street trees along Church and Mains streets but no street trees are shown along Hamilton Street. We recommend that the required street trees be provided to create an attractive streetscape, considering the proximity of the proposed units, the proposed intensity of the site, and the historic character of the property.

The applicant is proposing that existing trees be counted to meet the required street tree and buffering requirements and to justify the waiver requests. This makes tree protection more critical because if existing trees are impacted by construction activities and later die, the residents and the borough are left without the required landscaping. The plan should include a guarantee that any existing trees to remain that die or decline within a specified amount of time (e.g., two years) will be replaced to meet the ordinance requirement.

2. **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. 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). The plan should state specifically how the lot and yard area requirements would be met.
3. **Handicapped parking access**—The proposed handicapped accessible parking space that abuts the parking lot entrance driveway along Church Street is in an inappropriate location

because it is so close to the intersection turning movements and will encounter all of the traffic entering and leaving the parking lot. We realize that the handicapped space has been widened so that it is closer to the sidewalk to the building, but it will be necessary for a disabled person to use the roadway to access the building. To minimize risks to users we recommend that a short sidewalk be provided to connect the handicapped space with the sidewalk leading to the building.

4. **Tree protection**—Section 22-712.10, of the subdivision and land development ordinance, Tree Protection Standards, requires that the area within the tree protection zone (TPZ) not be built upon or any material be stored upon it, and grade changes and excavations shall not encroach on the TPZ. The required tree protection zone and fencing should be provided for the 36-inch sycamore and 24-inch maple along North Street (paper street) unless those trees are intended to be removed.
5. **Use regulations**—The plan does not comply with the following Use B8 Residential Conversion requirements:
 - a. **Unit size**—Section 27-407.2.H(9) of the zoning ordinance requires that all residential conversion units be at least 700 square feet. Proposed conversion units is 664 square feet. The plan should be revised to show compliance.
 - b. **Parking lot buffering**—Section 27-407.2.H(8) of the zoning ordinance requires that all off-street parking lots with three or more spaces be buffered from abutting residences by hedge material. A six-foot-fence may be an alternate provision. The plan should be revised to show the required hedge or fence around the parking lots to provide a visual screen.
6. **Buffer yard**—Section 27-514 of the zoning ordinance requires buffer yards between different residential uses and from nonresidential uses. The site abuts single-family detached dwellings to the northwest on TMPs #7-6-54 and #7-6-55. The revised plan provides plant material in addition to the existing vegetation to meet the required buffering. The borough should determine if the existing plantings are sufficient to meet the buffering requirement, or if additional plant material should be provided.

This review will be included in the Bucks County Planning Commission board materials for the August 6, 2014, 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:kjp

cc: The Moser Group
Showalter & Associates, Inc.
Pat DiGangi, CKS Engineers Inc., Borough Engineer
Sandra B. Zadell, Borough Manager (via email)



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Diane M. Ellis-Marseglia, *1CSW*

July 7, 2014
BCPC #11720

MEMORANDUM

TO: Doylestown Borough Council
Doylestown Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for Veterans Lane Shopping Center
TMP #8-5-8-1 and 8-5-8-2
Applicant: Chapman Lane Investors, LP
Owner: Same
Plan Dated: June 6, 2014
Date Received: June 17, 2014

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 two buildings, totaling 33,168 square feet, to be used for retail uses on a 3.13-acre site. Three existing buildings on the site would be removed. The site comprises two lots, TMP #8-5-8-1 and TMP #8-5-8-2, that are 1.43 and 1.69 acres, respectively. As noted in the Zoning Hearing Board decision the lots will not be combined and will remain in separate ownership. Building A will be 16,453 square feet and contain a Wine and Spirit Shop. Building B will be a 16,715-square-foot multi-tenant building with commercial and business and office uses as yet to be determined. Public water and sewerage serve the site.

Location: The intersection of Veterans Lane and Atkinson Drive.

Zoning: RC-Retail Commercial District, which provides areas for modern office, retail, personal service and related uses. Standards are included to promote the grouping of retail and service uses to be compatible with adjacent shopping center development, and to help ensure an attractive

setting for permitted land uses. There are no minimum lot sizes. The maximum lot coverage is 30 percent and the maximum floor area ratio is 40 percent.

On July 19, 2012 the Doylestown Zoning Hearing Board granted the following variances from the zoning ordinance: Section 502 relative to the front yard setback, Section 514.1 relative to side yard setbacks; Section 614.1.C relative to a solid screen wall in the front yard; Section 707.9 relative to the placement of the monument sign; Section 609 relative to buffer requirements; and Section 803.1 regarding the buffer strip. The applicant was also granted a special exception in accordance with Section 802.7.B relative to the location of parking.

On September 16, 2010 the Doylestown Zoning Hearing Board granted variances from Section 609 of the zoning ordinance to permit a 10-foot buffer and from Section 502 to permit a zero-foot side yard setback.

Present Use: Drive-through beer distributor, LCB liquor store, and shopping center.

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. **Parking calculations**—The site plan indicates that parking will be provided at a rate of one space per 300 square feet of gross floor area devoted to patron use for the proposed buildings. The site plan also indicates a possibility of a use 33 Eating Place, Sit Down which in accordance with Section 801.7 of the zoning ordinance requires one space per 300 square feet of gross floor area devoted to patron use or one space for each five seats, whichever is greater. Borough officials should consider this additional parking requirement.
3. **Minimum radius at curb**—Section 509(c) of the subdivision and land development ordinance requires a minimum radius at curb of 15 feet for two-way driveways within non-residential developments and Section 510(h) requires a minimum radius for all curb lines of 5 feet. The plans do not indicate the curb radii for the proposed driveway and for all of the curb lines within the parking area. The plans should be revised to show the curb radii.
4. **Grading**—The grading plan (Sheet CG-101) indicates that there would be grading within 5 feet of the property lines along the southeast boundary of the site. Section 516(f) of the subdivision and land development ordinance requires that the top or bottom edge of slopes shall be a minimum of 5 feet from property or right-of-way lines.

This review will be included in the Bucks County Planning Commission board materials for the August 6, 2014 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:kjp

cc: Stephen Worth, Chapman Lane Investors, LP, Applicant
Greg Elko, Langan Engineering and Environmental Services
Todd Chambers, MKSD Architects
Karyn Hyland, Gilmore & Associates, Borough Engineer
John Davis, Borough Manager (via email)



BUCKS COUNTY PLANNING COMMISSION

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Diane M. Ellis-Marsaglia, *LCSW*

July 24, 2014
BCPC #7045-E

MEMORANDUM

TO: Doylestown Township Board of Supervisors
Doylestown Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary/Final Plan of Subdivision Plan for Fitzgibbons Tract
TMP #9-22-79-18
Applicant: Geoffrey and Jayne Fitzgibbons
Owner: Same
Plan Dated: June 3, 2014
Date Received: July 15, 2014

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 4.1-acre gross parcel into two lots. Excluding the existing drainage easement area, which comprises 1.455 acres of the tract, Lot 1 would be 1.669 acres and Lot 2 would be 0.976 acres. Lot 1 contains an existing single-family detached dwelling served by on-lot sewerage and water facilities. The same is intended for Lot 2.

Location: Western side of the bend on Water Crest Drive where the road name changes to Pine View Drive.

Zoning: R-1 Residential District permits a single-family detached dwelling with a minimum lot size of 40,000 square feet (0.918 acre) and a lot width of 150 feet at the building setback line.

Present Use: Residential, single-family detached dwelling.

COMMENTS

1. **Yard setbacks**—Section 175-39 of the zoning ordinance requires a minimum side yard of 25 feet and a rear yard of 50 feet. The plan does not identify the side yard on Lot 1 or the rear yard on Lot 2 along the proposed subdivision line as required by Section 153-21.D of the subdivision and land development ordinance.

Zoning ordinance Section 175-17.F(1) also requires that accessory structures comprised of 144 square feet or less be at least 7 feet from the side or rear property line. Structures greater than 144 square feet must meet the setback required for the principle use. The shed on Lot 2 is approximately 288 square feet and is located about 14 feet from the property line. Therefore, the plan should be revised so that the shed lies outside the required rear yard.

Proposed monuments should also be indicated on the plan in accordance with Section 153-21.D(7).

2. **Driveway location**—A clear sight triangle and the required minimum sight distance should be indicated on the plan for the driveway proposed on Lot 2 in accordance with Sections 153-27 and 153-24.E of the subdivision ordinance.
3. **Street trees**—Street trees planted at intervals of no more than 40 feet for large trees and 30 feet for flowering trees are required along all streets where suitable trees do not exist in accordance with subdivision and land development ordinance Section 153-34.B.(3). Some trees exist along Water Crest Drive. However, township officials should determine if additional plantings are needed to supplement gaps along the street.
4. **Drainage easement**—The ownership and maintenance responsibility of the stormwater management facility should be clearly noted on the plan as well as the schedule for general maintenance tasks (Section 153-38 of the subdivision and land development ordinance). Township officials should also ensure the existing detention basin can accommodate any additional runoff generated by the proposed development of Lot 2.
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 August 6, 2014, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

CHG:kjp

cc: Geoffrey and Jayne Fitzgibbons
Gilmore & Associates, Inc.
Mario Canales, P.E., Pickering, Corts & Summerson, Municipal Engineer
Stephanie J. Mason, Township Manager (via email)



BUCKS COUNTY PLANNING COMMISSION

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July 22, 2014
BCPC #12024

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: 38 Cabot Blvd., LP
Plan Dated: June 20, 2014
Date Received: July 2, 2014

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 addition of 15,200 square feet to an existing 159,300-square-foot industrial building on a tract of 7.66 acres. An additional “future” building expansion of 15,000 square feet is shown on the plan, but not included in the subject land development application. 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, which permits a variety of industrial and commercial uses on a lot of at least 0.5 acres. The township’s zoning hearing board on June 10, 2014, granted variances from these two design 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 70 percent.

Present Use: Industrial.

COMMENTS

1. **Landscaping**—Section 209-28.G.2 of the zoning ordinance requires the 30 feet adjacent to any street line and 10 feet adjacent to any lot line not to be used for parking, and to be planted or landscaped. Section 209-28.G.5 of the zoning ordinance requires landscaping of all improved portions of the property not used for buildings or paving. Street trees shall be planted along the sides of all streets where they do not exist, under Section 191-48 of the subdivision and land development ordinance (SALDO). The plan should be revised to depict landscaping meeting the ordinance standards.
2. **Parking**
 - a. **Parking area landscaping**—Each off-street parking area shall have the equivalent of one landscaped parking space for every 30, under Section 209-42.B.3 of the zoning ordinance. And the plan should depict clustered plantings at least 4 feet high between any lot line and the street line, except where a building intervenes or the distance is greater than 150 feet, according to Section 209.42.B.1 of the ordinance. Curbed raised planting beds planted with one shade tree per bed. shall be located at intervals not to exceed 20 parking spaces, and offset on alternating sides of parking rows, under SALDO Section 191-37.G.2.
 - b. **Accessible spaces**—Disabled-accessible spaces should be provided in accordance with the guidelines of the Americans with Disabilities Act and the township's Design Details and Practices. The plan depicts no disabled-accessible parking spaces.
3. **Lighting**—The plan should include a lighting component meeting the requirements of Sections 209-40 and 209-42.C of the zoning ordinance.
4. **Trash removal**—The plan should demonstrate compliance with SALDO Section 191-51.H, which requires provision of a screened trash collection area, if indoor collection is not provided.
5. **Waivers**—The applicant has requested waiver of the following six SALDO provisions, and one provision of the stormwater management ordinance:
 - SALDO Section 191.36.D, to permit use of curbing materials to match existing conditions;
 - SALDO Section 191-37, to permit parking within 35 feet of the building;
 - SALDO Section 191-37.G.4, for exemption from parking lot tree-planting requirements;
 - SALDO Section 191-48.A (misstated on the plan as 191-45.A), for exemption from the requirement to plant street trees;
 - SALDO Section 191-52.1B.3(b)(2) (misstated on the plan as 191-53.1.B.3(b)(1)), to permit 40 percent disturbance of steep slopes in the 15 percent to 25 percent category;
 - SALDO Section 191-61, for exemption from the sidewalk installation requirement; and
 - Section 197.15.C of the stormwater management ordinance, to permit existing conditions to be used in lieu of meadow for facility design.

Under the requirements of Section 512.1(b) of the Pennsylvania Municipalities Planning Code, the applicant must state in full the grounds and facts of unreasonableness or hardship on which the request for waiver is based, the provision or provisions of the ordinance involved and the minimum modification necessary. The final plan should list all granted waivers and variances.

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

This review will be included in the Bucks County Planning Commission board materials for the August 6, 2014, 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.

GF:kjp

cc: 38 Cabot Blvd., LP
Mark Havers, Pickering, Corts & Summerson
Nate Fox, Begley, Carlin & Mandio
Jim Sullivan, T&M Associates
Tom Beach, Remington, Vernick & Beach
Peter Gray, Township Manager (via e-mail)



BUCKS COUNTY PLANNING COMMISSION

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Diane M. Ellis-Marseglia, *LCSW*

July 8, 2014
BCPC #12020

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—201 Keystone Drive
TMP #15-1-106
Applicant: 201 Keystone Drive, LLC
Owner: Same
Plan Dated: May 29, 2014
Date Received: June 13, 2014

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

GENERAL INFORMATION

Proposal: Convert an existing 1,132-square-foot single-family detached residential building into an office and construct a 2,400-square-foot shop associated with an electrician business on a 0.7981-acre site. In addition to the existing single-family dwelling, the site contains a shed that will be removed. The site will be served by public water and sewer.

Location: On the north side of Keystone Drive approximately 1,320 feet west of Bethlehem Pike.

Zoning: Light Industrial (LI) District which is intended to provide for commercial, office, and laboratory research facilities. The purpose of this district is to encourage high quality industrial development, which relates to adjacent areas as a "good neighbor", with appropriate design standards to avoid adverse impacts on neighboring residential uses. Within the LI zoning district, uses D3 Office and G8 Commercial or Industrial Crafts (including electrical shop) are permitted on lots with a minimum size of 2 acres with a minimum width of 200 feet. The subject parcel is nonconforming in size and lot width.

According to the plan, the following variances were granted (no date given):

Section 160-23.D3(A)—variance from parking required to be located in the rear of the building.

Section 160-26—variance from the minimum lot area requirement.

Section 160-27—variance from nonresidential minimum yard and lot width requirements.

Section 160-33.A(4)—variance from buffer yard setback distance from side and rear yard requirement.

Section 160-33.C(1)—variance from Type 1 buffer yard requirement along a residential use.

Section 160-33.C(6)—variance from parking lot periphery buffer yard requirement.

Present Use: Residential.

COMMENTS

1. **Variance**—Our office did not receive a copy of the decision by the township Zoning Hearing Board related to the variances granted to the applicant for the proposed development. Township officials should determine if any conditions were placed on the proposed development as part of the granted variances and if the plan complies with the conditions.
2. **Parking**—The plan shows 14 off-street parking spaces to meet the required 13.46 spaces required by the zoning ordinance for the two uses. Four of the spaces are shown located in the proposed shop area. Township officials should determine if this arrangement meets the parking requirements of Section 160-46.B of the zoning ordinance and complies with the definition of floor area in Section 160-11 of the zoning ordinance. The definition of floor area excludes floor space in an accessory or main building intended or designed for the parking of motor vehicles in order to meet the parking requirements of the zoning ordinance. If deemed appropriate, we recommend that the development be deed restricted to ensure that the area of the shop comprising the parking of vehicles cannot be used for any use or activity other than the parking of vehicles.
3. **Impervious surface calculations**—The impervious surface calculations provided on Sheet 1 as part of the site capacity calculations indicate 4,089 square feet of impervious surface for the proposed buildings; whereas, the sum of the existing building area and proposed building area listed in the parking calculations on Sheet 1 is 3,532 square feet. This discrepancy should be resolved.
4. **Signage**—The plan provides no indication of any signs for the proposed business. If business signage is intended for the site, the plans should be revised to indicate such and the signage should be consistent with the requirements of Article VII of the zoning ordinance, particularly Section 160-80 pertaining to signs permitted in the LI district.
5. **One-way signage**—The eastern driveway entrance to the site is proposed as one-way with one-way arrow striping. We recommend that one-way signage also be placed in an appropriate location to ensure the motorists, particularly those using the two parking spaces in front of the proposed office, do not inadvertently exit the site using the one-way drive.
6. **Street width**—Section 140-29.D(1) of the subdivision and land development ordinance requires a minimum width of paving on existing streets of 26 feet (where curbs are not required). The cartway width of Keystone Drive as shown on the plan appears to be 22.5 feet. Township officials should determine if the plan should be revised to widen the cartway of Keystone Drive to meet this requirement.

7. **Sidewalks**—Section 140-36 of the subdivision and land development ordinance requires sidewalks on both sides of existing streets unless waived by the Board of Supervisors. We note there are no sidewalks in the immediate vicinity of the subject site; however, there is a restaurant in proximity to the site. Township officials should determine if the subject proposal should offer the beginning of establishing a sidewalk system that could be used by future employees of this site and existing and future employees of other business along Keystone Drive.
8. **Plant material**—The landscape plan (sheet 7) indicates that Leyland Cypress is proposed to be planted in the partial buffer yard adjacent to TMP #15-1-114. This tree is not listed in Appendix K Plant Materials List of the subdivision and land development ordinance. Section 160-37.B.7 of the subdivision and land development ordinance indicates that required plant material shall meet the genus, species, and minimum size requirements specified in Appendix K. The plan should be revised accordingly.
9. **Street trees**—Township officials should determine if the existing trees in the site frontage along Keystone Drive are sufficient and suitable to meet the street tree requirements of Section 140-37.C of the subdivision and land development ordinance.
10. **Landscaping of parking areas**—Township officials should determine if the plan complies with Section 140-37.D of the subdivision and land development ordinance related to landscaping, which requires that parking areas be landscaped so that 50 percent of each facility will be shaded with trees. Section 140-37.D.4 also requires that a parking facilities shading plan be submitted with any subdivision or land development application including an off-street parking facility.
11. **Tree protection**—The plan should be revised to show tree protection zones around the existing trees that are to remain on the site in accordance with Section 140-37.F of the subdivision and land development ordinance.
12. **Edge of slope**—Section 140-39 of the subdivision and land development ordinance requires that the top or bottom edges of slopes shall be a minimum of five feet from the property lines or right-of-way lines of streets to permit normal rounding of the edge without encroachment on abutting property. The proposed bottom edge of the slope of the rain garden berm appears to be less than 5 feet from both TMPs #15-1-114 and 15-1-107-1. The township engineer should determine if the plan complies with Section 140-39 and the plan should be revised if determined necessary.
13. **Lighting**—Section 140-45.C(7) of the subdivision and land development ordinance requires that all parking lots be provided with adequate lighting to assure safe maneuverability of vehicles and to promote safety for pedestrians. Section 140-48.A of the subdivision and land development ordinance also requires that lighting shall be provided within parking facilities as required by the township Board of Supervisors. If township officials determine that lighting should be provided, a lighting plan should be prepared in accordance with Section 140-17.I of the subdivision and land development ordinance and any lighting fixtures should comply with the nonresidential lighting requirements of Section 160-41 of the zoning ordinance. We note that outdoor lighting may assist in assuring motorists and pedestrian safety and also provide security for the existing and proposed buildings.

14. **Parking lot visibility and screening**—The subdivision and land development ordinance contains requirements in sections 140-45.C.(10) and 140-45.E.(6) for the screening of parking facilities. Township officials should determine if the existing and proposed planting will provide sufficient screening to prohibit glare onto adjacent properties.
15. **Driveway width**—The plan should be revised to provide a two-way driveway width of 24 feet in accordance with Section 140-45.F(2) of the subdivision and land development ordinance. The plan currently shows the proposed two-way driveway with a width that scales at 20 feet and is labeled 18 feet.
16. **Maintenance of stormwater facilities**—The applicant should provide information on the maintenance that will be required for the stormwater management facilities. Information on the recommended schedule of inspections and required maintenance tasks should be provided to the township. It is important to ensure that the facilities continue to function effectively by defining maintenance requirements and assigning maintenance responsibilities.
17. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module for Land Development must be submitted for this proposed land development. We recommend that the planning module be submitted at the preliminary plan stage to coordinate the land development review with the planning module review.

This review will be included in the Bucks County Planning Commission board materials for the August 6, 2014, 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:kjp

cc: 201 Keystone Drive, LLC
Jason T. Smeland, P.E., Lenape Valley Engineering
C. Robert Wynn, P.E., Township Engineer (via email)
Richard C. Schnaedter, Township Manager (via email)



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Diane M. Ellis-Marseglia, *LCSW*

July 9, 2014
BCPC #12023

MEMORANDUM

TO: Hilltown Township Board of Supervisors
Hilltown Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Subdivision for Smith
TMP #15-35-59
Applicant: Carolyn Landis
Owner: Walter J. Smith c/o Jeffery K. Landis
Plan Dated: June 30, 2014
Date Received: July 2, 2014

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 26.342 (net) acre parcel into two single-family residential lots. Lot 1 would be 15.701 (net) acres and contain an existing single-family detached dwelling and associated accessory buildings. Lot 2 would be 10.64 (net) acres and contain a proposed single-family detached dwelling. The site is to be served by individual on-lot wells and sewage disposal systems.

Location: Southeastern side of Broad Street, approximately 850 feet north of Upper Church Road.

Zoning: Rural Residential (RR) District is primarily intended to serve low-density residential developments on lots of 50,000 square feet (minimum). Use B1 Single-Family Detached is a permitted use by right within the RR district.

Present Use: Residential.

COMMENTS

1. **Street and drainage improvements**—Sections 140-28 and 140-29 of the subdivision and land development ordinance require that where a subdivision abuts an existing street, drainage

improvements and street widening shall be required to meet minimum construction standards. Township officials should determine if improvements are necessary.

2. **Sidewalks and street trees**—Township officials should determine if the plan should be revised to include a sidewalk and street trees along Broad Street as required by sections 140-36.A and 140-37.A.(1) of the subdivision and land development ordinance.
3. **Lighting**—Section 140-48 of the subdivision and land development ordinance requires that lighting shall be provided along all public streets.
4. **Dedication of recreation land**—Section 140-60 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 option. As recreation land has not been proposed within the subject plan, we recommend that the Hilltown Park and Recreation Board provide recommendation for a fee-in-lieu of land dedication.

This review will be included in the Bucks County Planning Commission board materials for the August 6, 2014 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:kjp

cc: Carolyn Landis
Mease Engineering, P.C.
C. Robert Wynn, Township Engineer (via email)
Richard C. Schnaedter, Township Manager (via email)



BUCKS COUNTY PLANNING COMMISSION

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

July 8, 2014
BCPC #6494-M

MEMORANDUM

TO: Milford Township Board of Supervisors
Milford Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Lot Line Change and Land Development—Kiddie Academy
TMP #23-2-150-2 (Lots 2 and 3)
Applicant: Gorski Engineering, Inc.
Owner: Milford Commerce Investments, LLC (aka Gorski Engineering, Inc.)
Plan Dated: June 13, 2014
Date Received: June 23, 2014

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 1.305-acre parcel from Lot 3 to Lot 2 and construct a 9,860-square-foot building for a daycare. The resulting lot sizes would be: Lot 2—7.3051 gross acres (5.3453 net acres) and Lot 3—8.4416 gross acres (3.5817 net acres). Existing conservation easements are located on both lots. After the lot line adjustment, approximately 1.9599 acres of Lot 2 and 4.8599 acres of Lot 3 will be located within conservation easements.

Also, the plan proposes a 9,860-square-foot building intended to be used for a daycare facility on Lot 3. A total of 52 parking spaces is shown for the daycare. Public water and sewer facilities are intended to serve the development.

Location: At the northeastern corner of the intersection of Progress and AM drives.

Zoning: PI—Planned Industrial District which permits a variety of nonresidential uses on a minimum site area of 1 acre with a maximum impervious surface ratio of 60 percent. However, Use C10 Day Care Center is not a permitted use in the PI district.

Present Use: Vacant.

COMMENTS

- **Proposed use**—Per zoning ordinance Section 403 Table of Use Regulations, Use C10 Day Care Center is not a permitted use in the PI District. Therefore, this plan should not be approved as submitted.

If the above noted issue is resolved, we have the following additional comments:

1. **Day care center license**—Section 404.C10.e of the zoning ordinance requires day care centers to receive a license from the Pennsylvania Department of Public Welfare. The township should verify that a permit application has been applied for and any future actions on the land development plan should be contingent upon the applicant receiving the required permit.
2. **Outdoor recreation area**—Section 404.C10.b of the zoning ordinance requires an outdoor recreation area consisting of a minimum of 200 feet for each child and 100 feet for each disabled or elderly person. This section requires that the outdoor play area be located to the side or rear of the lot and be fully enclosed by a 4-foot high fence. Information on Sheet SP-2 indicates that 156 children are intended to be served by the facility. Given the number of children indicated, approximately 31,200 square feet of outdoor recreation area would be required. The fenced-in area shown to the rear of the proposed building consists of approximately 5,500 square feet. The plan should be revised to comply with this ordinance requirement.
3. **Drop-off areas**—To provide a safer layout, we recommend that consideration be given to redesigning the circulation system to provide a greater separation between parking areas and the access lanes to the drop-off areas.
4. **Sidewalks and pedestrian amenities**—The plan shows a short walkway in front of the proposed building along the designated drop-off area. To facilitate safe pedestrian access to and from the building for employees and visitors parking in the lot, it is recommended that the proposed sidewalk be extended along the entire curb line of the parking lot. Additional sidewalks along the parking lot would provide individuals parking in the lot with a safer route to access the building.
5. **Sidewalks**—The plan should be revised to provide sidewalks along the adjacent streets. Section 519 of the subdivision and land development ordinance requires sidewalks.
6. **Required buffer**—Per Section 520.c and Table 1 of the subdivision and land development ordinance, a Class A buffer (25 feet) would be required between a proposed institutional and recreational use and adjacent vacant land in the PI district. While the existing vegetation in the conservation easement would provide a buffer along the eastern property line, the plan should be revised to indicate required buffer yards along other property lines.

7. **Lighting**—Section 517.a.5 of the subdivision and land development ordinance requires lighting standards to be located on the raised parking islands and not on the parking surface. The plan should be revised to relocate the lighting standards shown on the parking surface in the center row of parking.
8. **Clear sight triangle**—Section 523.b of the zoning ordinance states that at each point where a private accessway intersects a public street, a clear sight triangle of 10 feet measured from the point of intersection of the street line and the edge of the accessway shall be maintained within which vegetation or other visual obstructions shall be limited to a height of not more than two feet above the street grade. The plan should be revised to indicate the required clear sight triangle.
9. **Tree protection zone**—Section 521.a of the subdivision and land development ordinance requires a tree protection zone (TPZ) to be delineated on the site prior to construction that conforms to the approved development plans. The plan includes a tree protection detail and tree protection notes on Sheet SP-10 of 13, but does not indicate the location of the proposed tree protection fencing on the site. The plan should be revised to indicate where the protection fencing will be located.
10. **Proposed tree**—The plan proposes three *Fraxinus pennsylvanica* (green ash) trees. Due to the discovery of the emerald ash borer (EAB) in Bucks County, the proposed green ash should be replaced with another type of tree 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 their tree list and consider developing a strategy for existing ash trees located in municipal parks and other public property.
11. **Refuse collection**—Section 524 of the subdivision and land development ordinance requires that where intended, outdoor collection stations shall be screened from view and landscaped. If outdoor refuse collection stations are intended, the plan should be revised to show the proposed location along with required screening.
12. **Stormwater management plan**—Section 512.e of the subdivision and land development ordinance requires that a stormwater management plan be submitted for all subdivision and/or land development activities unless such activity qualifies as an exemption in Section 512.d.
13. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module for Land Development must be submitted for this proposed land development. We recommend that the planning module be submitted at the preliminary plan stage to coordinate the land development review with the planning module review.

This review will be included in the Bucks County Planning Commission board materials for the August 6, 2014, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

LMW/DAS:kjp

cc: John Riebow, Gorski Engineering, Inc.
Kevin Wolf, Anderson Engineering Associates, Inc., Township Engineer
Jeffrey Vey, Township Manager (via email)



BUCKS COUNTY PLANNING COMMISSION

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Diane M. Ellis-Marseglia, *LCSW*

July 23, 2014
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: May 28, 2014
Date Received: June 23, 2014

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: Add 12 multiplex units in three buildings to the approved plan that is under construction. Proposed Buildings 44, 45, and 46 would have four units per building. The approved plan is for the construction of 172 multiplex units and an 8,000-square-foot club house on a 56.94-acre tract. Public water and sewerage facilities are intended.

Location: The Villas of Newtown is located on the eastern side of Upper Silver Lake Road, opposite Penns Trail and north of the Newtown Bypass. The three proposed buildings are located on the southern side of the entrance road to the site (Road A), between Upper Silver Lake Road and Road B.

Zoning: OR Office Research District permits use D-1 Office on a minimum lot area of 15 acres. A stipulation agreement (dated June 30, 2006) permits the site to be developed under use B-17 Elderly Housing. For use B-17 Elderly Housing, all design and dimensional standards set forth in zoning ordinance Section 405.C shall apply for all housing types permitted in the R-2 High Density Residential District. Parking shall be provided at 1.5 spaces per unit. The tract shall have ready access, by means of streets with sidewalks or alternate walkways, to existing commercial and professional areas.

Present Use: Residential.

COMMENTS

1. **Propose amount of open space**—The site capacity calculations on Sheet 11 state the amount of minimum required open space (11.29 acres) and required total open space (17.34 acres), but the amount of proposed open space is not indicated. This information should be provided so that compliance with the zoning ordinance's open space requirement can be determined. Additionally, in the site capacity calculations table under Net Buildable Site Area, the figure for total open space should be 17.34 acres instead of 11.29 acres, equaling 39.09 acres net buildable site area.
2. **Emergency access**—Emergency access for the site should be addressed because only one access road will serve the proposed 184 units. The proposed 12 additional dwelling units are shown on the portion of the site where an emergency access was previously proposed from Building 28 to Upper Silver Lake Road on the 172-unit plan previously reviewed by this office (BCPC #10053-B, July 14, 2006). We strongly recommend that an emergency access be provided for the 184 units now proposed with one access road to the development.
3. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module for Land Development must be submitted for this proposed land development.

We note that this proposal is subject to the Bucks County Water and Sewer Authority's Corrective Action Plan (CAP) and Connection Management Plan (CMP) to address the projected hydraulic overload within portions of the Neshaminy Interceptor. The CMP for Newtown Township includes 172 EDUs for the Villas of Newtown development. It does not include EDUs for the additional 12 dwelling units currently proposed. This issue should be addressed.

This review will be included in the Bucks County Planning Commission board materials for the August 6, 2014, 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:kjp

cc: McGrath Homes
Mark Havers, Pickering, Corts & Summerson, Inc.
Edward Murphy
Jeffrey Garton, Esq., Begley, Carlin & Mandio, Township Solicitor
Michele Fountain, P.E., CKS Engineers, Inc., Township Engineer
Amy B. Kaminski, P.E., Gilmore & Associates, Township Traffic Engineer
Kurt M. Ferguson, Township Manager (via email)
Martin Vogt, Township Zoning Officer
Micah S. Lewis, RLA, Boucher & James, Inc., Township Planner



BUCKS COUNTY PLANNING COMMISSION

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

July 9, 2014
BCPC #11026

MEMORANDUM

TO: Perkasio Borough Council
Perkasio Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for The American House at Perkasio
TMP #33-5-470 and -471
Applicant: Realliance, LLC
Owner: Gwynedd Builders
Plan Dated: June 10, 2014
Date Received: June 26, 2014

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

GENERAL INFORMATION

Proposal: Construct a building with 5,889.18 square feet of retail on the first floor and ten multifamily dwelling units (apartments) on the second and third floors, on an 8,446-square-foot net lot area. The two tax parcels will be consolidated into a single lot. The previously approved final plan proposed 3,653.78 square feet of retail space and five dwelling units, so the proposal is an increase of 2,235.40 square feet and five dwelling units. Public water and sewerage facilities are intended.

Location: Northeastern corner of 7th and Market streets.

Zoning: C-2 General Commercial District and TC Town Center Overlay District. The C-2 District permits office and retail uses. The TC District establishes modified standards for parking, setbacks, and other requirements within the designated TC Town Center area.

The plan indicates that variances were granted by the Zoning Hearing Board on June 2, 2005, from four zoning ordinance requirements regarding provision of a sight triangle at a street intersection and where a public access way intersects a public street or road, minimum parking

stall size and aisle width, and the requirement to provide 5 feet between parking areas and property/street lines.

Present Use: Vacant (canopy trees and a gravel area).

COMMENTS

1. **Parking**

a. **Location of parking spaces**—The plan proposes to eliminate the eight on-lot parking spaces located behind the building on the approved plan due to access issues, and expand the building footprint into a portion of that area. The applicant has indicated that the required parking spaces are proposed to be provided in the municipal parking lot at 8th and Market streets, which is within 300 feet of the site. Zoning ordinance Section 186-62.H states that required off-street parking spaces shall be on the same lot with the principal use served or, where this requirement cannot be met, within 300 feet of the principal use served and within the same district. We recommend that the borough document the number of spaces in the municipal parking lot that will be allocated to this development, as well as to future private uses in the TC District that do not meet their on-site parking requirement. We also recommend that the borough consider whether a minimum number of spaces should be reserved in the municipal lot for use by the general public.

b. **Parking calculation**—The plan should include a parking calculation per the TC Town Center Overlay District requirements of zoning ordinance Section 186-20.J.5.a to indicate the number of required parking spaces. Fifteen parking spaces would be required for the proposed mixed use building.

c. **Accessible parking spaces**—The issue of provision of handicapped accessible parking spaces should be addressed on the plan.

2. **Street tree**—Note 3 on Sheet 1 of the plan indicates that one additional street tree is proposed to meet the requirement of zoning ordinance Section 186-20.J.4.d, but the location of the proposed tree is not shown.

3. **Waivers**—Any waivers granted for the previous plan should be noted on the current plan.

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

This review will be included in the Bucks County Planning Commission board materials for the August 6, 2014 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:kjp

cc: Realliance, LLC
Andersen Engineering Associates, Inc.
Erik Garton, Gilmore & Associates, Borough Engineer
Andrea Coaxum, Borough Manager (via email)
Brandy McKeever, Code Enforcement Administrator
Nate Fox, Begley, Carlin & Mandio, Borough Solicitor



BUCKS COUNTY PLANNING COMMISSION

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Executive Director

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

June 29, 2014
BCPC #12022

MEMORANDUM

TO: Plumstead Township Board of Supervisors
Plumstead Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Final Plan of Land Development for PennDOT Bucks County Maintenance Facility
TMP #34-4-13
Applicant: Commonwealth of PA, Department of General Services
Owner: Same
Plan Dated: November 22, 2011
Last Revised: April 27, 2014
Date Received: June 26, 2014

We have received a request from a representative for the applicant to sign the liens for the subject proposal that have already been approved by the Plumstead Township Board of Supervisors. However, in accordance with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code (MPC), plans for the proposal should be sent to the Bucks County Planning Commission (BCPC) 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 professional staff of the BCPC prepared the following review.

GENERAL INFORMATION

Proposal: Construct a PennDOT County Maintenance Facility containing administration, maintenance, personnel crew buildings, and various material (salt, brine) storage buildings totaling approximately 53,500 square feet located on a 13.09-acre lot. A water storage tank is also proposed on the site.

Location: Southwest of Potters Lane with access to Township Line Road through the lane portion of the lot.

Zoning: LI—Light Industrial District permits various industrial uses including manufacturing, contracting, warehousing, and office uses 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. Sheet C101A identifies 11 separate waiver requests. If these waivers have been approved, we suggest a notation with the date of approval be included on the plan.

This review will be included in the Bucks County Planning Commission board materials for the August 6, 2014 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:kjp

cc: Michael Moscariello, ANG Associates, Inc.
Commonwealth of PA, Department of General Services
Timothy A. Fulmer, P.E., C. Robert Wynn Associates, Inc. (via email)
Carolyn McCreary, Township Manager (via email)
Bedminster Township (Adjacent Municipality)



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June 30, 2014
BCPC #12021

MEMORANDUM

TO: Quakertown Borough Council
Quakertown Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Subdivision—UIG Properties, LLC Lot Line Adjustment
TMP #35-6-17 and -17-2
Applicant: UIG Properties, LLC
Owner: Same
Plan Dated: June 20, 2014
Date Received: June 23, 2014

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 adjust lot lines between two existing parcels. The lot line between TMP #35-6-17, which contains 61,601 gross square feet, and TMP #35-6-17-2, which contains 13,233 gross square feet, will be relocated to be more perpendicular to the street line and to better coincide with existing features on each parcel. The lot line adjustment will result in the following lot sizes: TMP #35-6-17 will contain 50,769 net square feet and TMP #35-6-17-2 will contain 20,569 net square feet.

Location: The parcels are located between South Tenth Street and U.S. Route 309.

Zoning: HC Highway Commercial District permits various commercial and office uses on a minimum lot area of 12,000 square feet, a minimum lot width of 80 feet, a maximum building coverage of 40 percent and a total impervious coverage of 90 percent. Single-family detached dwellings are also permitted in this district on minimum 12,000-square-foot lots.

LR Low Density Residential District permits single-family detached dwellings on a minimum lot area of 10,000 square feet, a minimum lot width of 80 feet, a maximum building coverage of 20 percent and a total impervious coverage of 30 percent.

Present Use: TMP #35-6-17 contains an existing building for office use and associated parking areas; TMP #35-6-17-2 contains a single-family detached dwelling and separate shed.

COMMENTS

1. **Creation of split-zoned parcels**—The existing property line between both parcels proposed for removal coincides with the zoning district boundary line between the HC Highway Commercial and LR Low Density Residential districts. By relocating the property line, as proposed, both parcels will become split-zoned. While a majority of TMP #35-6-17, which contains an existing office building, will still be zoned HC Highway Commercial, we note that almost half of TMP #35-6-17-2, which contains the existing residence, will be zoned HC Highway Commercial. The creation of split-zoned parcels is generally discouraged due to potential problems if alterations or changes to the lots are proposed in the future. If the proposed lot line adjustment is approved, it is recommended that consideration be given to rezoning the LR portion on TMP #35-6-17 to HC and the HC portion on TMP #35-6-17-2 to LR to be consistent with the existing uses on the lots and to avoid any potential zoning problems in the future.
2. **Plan information**
 - a. **Adjacent property owners**—The plan should be revised to indicate the names of the abutting property owners to the northwest of the site in accordance with Section 306.E of the subdivision and land development ordinance.
 - b. **Katharyn Street**—According to the Location Map on Sheet 1 of 1, a paper street identified as Katharyn Street, borders both parcels to the northwest. It is recommended that this street right-of-way be shown on the lot line adjustment plan.

This review will be included in the Bucks County Planning Commission board materials for the August 6, 2014, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

LMW:kjp

cc: UIG Properties, LLC
Janis Weil, Mease Engineering, P.C.
Scott McElree, Borough Manager (via email)
Ken Fretz, Borough Zoning Officer (via email)



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July 14, 2014
BCPC #7415-A

MEMORANDUM

TO: Sellersville Borough Council
Sellersville Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary/Final Plan of Subdivision for Sellersville Business Campus
TMP # 39-8-367 etc. (45 additional parcels)
Applicant: Bucks County Industrial Development Authority
Owner: Equitable Owner - Bucks County Industrial Development Authority
Plan Dated: June 30, 2014
Date Received: July 1, 2014

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 42-acre parcel into 6 industrial lots ranging in size from 3.72 to 10.38 acres. Public water and sewer serve the site.

Location: Northern side of the intersection of Wyckford and Hughes avenues (Hughes Avenue is a paper street). The entrance to the site is one block east of Diamond Street between Fairview and East Clymer Avenue.

Zoning: I Industrial District which permits offices, manufacturing, assembling, processing and repair, research or testing laboratories, warehousing and distribution, wholesale business, contractors office, storage and others on lots of 20,000 square feet or more.

Present Use: Vacant industrial site.

COMMENTS

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

Section 135-19.B —Lot width to depth ratio

Section 135-18.C —Maximum cul de sac length of 400 feet

In accordance with Section 512.1(b) of the Pennsylvania Municipalities Planning Code regarding Modifications, the applicant should submit a waiver letter stating 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. **Natural resource protection**—Each one of the six lots created will be subject to land development approval, when specific uses and buildings are proposed. At that time, the requirements of the borough Zoning Ordinance (Section 160-26.A) will have to be met. This requires that natural resource protection calculations be provided with an application. The calculations will indicate the area of the site with natural resources and the area of natural resources that would be disturbed or encroached upon as well as the protection rate for each resources and what is to be protected. Other requirements such as stream crossing permits will be required for some of the lots.
3. **Tree protection zone**—Section 160-25.E of the zoning ordinance establishes a tree protection zone so that woodlands are protected during and after construction. Future lot land development applications will be required to identify areas of tree protection.
4. **Sidewalks**—The subdivision and land development ordinance Section 135-20(5) requires that sidewalks be extended to the curblin for pedestrian traffic at street crossings. The proposed sidewalk stops at the end of the northern side of the cul-de-sac. The borough officials should discuss the need for additional sidewalks in the development.
5. **Buffer screening**—Subdivision and land development ordinance Section 135-22.B(1) requires a buffer screening between industrial uses and residential uses. Existing woodlands provide an effective and compliant buffer in most areas. If there are gaps in the woodland buffering, additional screening may be required along Hughes Avenue.
6. **Requirements for Individual Land Development Plans**—When the individual lots are proposed for development, plans will have to be submitted for each lot to ensure compliance with the improvements required, such as streetlights, parking, loading, and stormwater management.
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 August 6, 2014, 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:kjp

cc: Jordan P. Kraus, Bucks County Industrial Development Authority
Keith S. Ottens, P.E., Langan Engineering
Todd Meyers, P.E., Cowan Associates, Municipal Engineer
David Rivet, Municipal Manager (via email)
Perkasie Borough (Adjacent Municipality)



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July 22, 2014
BCPC #12027

MEMORANDUM

TO: Warminster Township Board of Supervisors
Warminster Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for ARL/Penn State
TMP #49-24-15-1
Applicant: The Pennsylvania State University
Owner: Same
Plan Dated: March 21, 2014
Date Received: July 7, 2014

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 1,943-square-foot modular office building on a 28.7-acre parcel. The site is occupied by an existing 20,553-square-foot research building and 2,262-square-foot mechanical building. The site is served by public water and sewer.

Location: Eastern side of the northern terminus of Newtown Road and south of Warminster Community Park.

Zoning: IO Industrial Office District which permits research and development facility, business or professional office and other uses on parcels of 1 acre or more.

Present Use: Industrial-Research facility.

COMMENTS

1. **Handicapped parking** —The plan shows a handicapped parking space partially located on a concrete pad in front of an existing shed. It appears that parking in the space may block

access to the shed. The space should be moved or assurances provided that access to the shed will be taken after hours.

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

This review will be included in the Bucks County Planning Commission board materials for the August 6, 2014, 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:kjp

cc: The Pennsylvania State University ARL Navigation R & D Center
Larry Byrne, Eastern/Chadrow Associates, Inc.
Megan Weaver, Executive Assistant (via email)
Karen Hulshizer, Gilmore & Associates, Township Engineer (via email)
Steven Weissner, Municipal Manager (via email)



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Lynn T. Bush
Executive Director

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

July 22, 2014
BCPC #8726

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 and Land Development for Warrington Springs
TMP #50-20-6, 50-10-110, and 50-10-111
Applicant: KTMT Warrington Springs, LP and Phillips Avenue Realty, LP
Owner: Warrington Springs, Inc. (TMP #50-20-6) and Phillips Avenue Realty (TMPs #50-10-110 and -111)
Plan Dated: March 4, 2014
Last Revised: May 23, 2014
Date Received: June 24, 2014

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 27.17-acre parcel into 48 single-family detached residential lots as part of a Single-Family Detached Subdivision with transferrable development rights (TDR). Common open space of 4.83 acres is provided. The average lot size is 14,157 square feet. Public water and sewer will serve the lots.

Location: Southwestern side of the intersection of Phillips Avenue and Street Road.

Zoning: R-2 Medium Density Residential zoning district which permits Single-Family Detached Subdivision with transferrable development rights on lots of 8,500 square feet or larger and a maximum density of 3 units per acre.

Present Use: Vacant.

COMMENTS

1. **Conditional use**—Section 411.G(6)(a)[1] of the zoning ordinance permits Single-Family Detached Subdivision with transferrable development rights as a conditional use. A letter from the applicant states that conditional approval has been granted. We recommend that the plan be revised to note that conditional approval was granted and indicate any conditions of approval that were imposed, including an acknowledgement of the number of TDRs used.
2. **Waivers requested**—The plan indicates that the following waivers will be requested from the requirements of the subdivision and land development ordinance.

Section 304.2—Existing street improvements

Section 312.3—Curb construction

Section 319.2.C(9)—Stormwater drain pipe fill

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. **Lot 23 issues**
 - a. **Open space**—The plan indicates that Open Space D, which is 3.44 gross acres including Detention Basin 3, will be part of Lot 23 and that Open Space D would be maintained by the homeowners association (HOA). There is no benefit to the community in having required open space for the development be part of Lot 23. There is no access to this “open space” for the public and it is not visible to most of the community since it is not centrally located. We recommend that the plan show Open Space D as a separate parcel like Open Space A, B and C.
 - b. **Plan note on open space**—Note 3 on Sheet 2 of the plan indicates, “Open Space D is to be owned by the owner of Lot 23 but maintained by the homeowners association; however, applicant may request zoning relief for Lot 23 to allow Open Space D to be conveyed to the homeowners association.” Although not specified on the plan, we assume the zoning relief referenced would be from the minimum lot width requirement. This puts the burden and expense of subdividing the lot and petitioning for zoning relief (and proving hardship), on the future owner of Lot 23. It is inappropriate for the plan to create these access and zoning issues and put the responsibility for correcting them on a future lot owner.
 - c. **Detention basin access**—The plan shows no vehicular access to the detention basin. There is a storm sewer easement shown between Lots 21 and 22, but it is unclear if this is intended for detention basin maintenance as well, since there is no curb cut or improvements for a maintenance vehicle to use in the case of routine maintenance or repair being necessary. The plan should be revised to show an adequate easement for access to the detention basin for maintenance purposes.
4. **Active recreation**—The Environmental Restrictions Form 307, site capacity calculations, indicates that 2.88 acres of active open space are required. Section 411.H of the zoning

ordinance states that if it is determined that open space land as depicted on the plan is not suitable with regard to size, shape, location access or maintenance, the township may accept a fee in lieu of land and/or facilities. The plan proposes 48 lots and 4.83 net acres of open space. The land reserved for common open space is not accessible to residents and is wooded or will be occupied by stormwater facilities. The plan shows no active open space and notes that active recreation requirements will be met with a fee in lieu.

We recommend that the plan be revised to show active recreation such as a tot lot or other facility suitable for the future residents of the neighborhood. The facilities should be centrally located within the proposed development so that they are accessible and useable to the proposed lots.

5. **Tree replacement**—Section 411.J of the zoning ordinance permits forest disturbance on a site where TDR is used only if the amount of disturbance otherwise permitted is replaced onsite, at another township site, or a fee in lieu is provided. Woodlands cover approximately 91 percent of the site (24.75 acres), and 21.03 acres of woodlands (or 85 percent of the existing) are to be removed. The plan notes that tree replacement will be met with a fee in lieu. The township and applicant should consider if there are any sites in the township that should be provided with trees in accordance with Section 411.J.

This review will be included in the Bucks County Planning Commission board materials for the August 6, 2014, public meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the Bucks County Planning Commission board and staff.

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

DCZ:kjp

cc: Sam Costanza, P.E., Van Cleef Engineering Associates
Robert Gundlach, Fox Rothschild LLC
Tom Gockowski, Township Engineer
Tim Tieperman, Township Manager (via email)



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Evan J. Stone

Lynn T. Bush
Executive Director

COUNTY COMMISSIONERS:

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

July 16, 2014
BCPC #11972

MEMORANDUM

TO: Warrington Township Board of Supervisors
Warrington Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary/Final Plan of Subdivision for 2506 Park Road—DeLuca Homes
TMP # 50-22-09
Applicant: DeLuca Homes
Owner: Same
Plan Dated: October 16, 2013
Date Received: June 27, 2014

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

GENERAL INFORMATION

Proposal: Subdivide a 3.007-acre parcel into three single-family detached dwelling lots. The lots will comprise 29,091 square feet, 46,349 square feet, and 42,851 square feet and be served by public water and sewer. The parcels contain an existing single-family dwelling which will be removed.

Location: Between Liberty Lane and the intersection of Park Road and School Lane.

Zoning: R-2 Medium Density Residential District which permits single-family detached dwellings on lots of 20,000 square feet or more.

Present Use: Residential/vacant.

COMMENTS

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

Sections 312.2 and 409.2—Road improvements along Park Road

Section 408.1—Sidewalks
Section 502.5(A)(1)—Plan scale
Section 121.N(4)—Detention basin draining time
Section 312.2B(4)—Storm pipe minimum diameter
319.B(9)—Storm drain pipe minimum soil cover
319.B(12)—Storm drain pipe material
325.5E(2)—Street trees

We note that several waivers appear to be incorrect section references. The references for sections 121.B(4) and 321.2B(4) and 319.B(9) should be corrected.

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. **Driveway access**—Section 309.2 of the subdivision and land development ordinance, Driveways, requires that driveways provide access to the street of lower classification when a corner lot is bounded by streets of two different classifications. Proposed Lot 3 is not a corner lot but has frontage on two streets of different classification. Park Road is a secondary street while Liberty Lane is a cul-de-sac. The plan should be revised to show Lot 3 taking access to the Liberty Lane cul-de-sac.
3. **Tree protection fence**—Section 325.4.D of the township subdivision and land development ordinance requires that during the construction of any site, all trees to be retained within 25 feet of a construction area, including disturbance for roads and parking, shall be protected by a four-foot-high fence to ensure there is no encroachment within the tree dripline. The location of temporary tree protection fencing shall be indicated on the grading or erosion and sedimentation control plans. The plan shows tree protection fencing around individual trees to be retained but not groups of trees. The plan shows groups of trees adjacent to the proposed residence and the proposed rain garden on Lot 3 which are to remain but which are susceptible to disturbance. We recommend that all trees located near proposed construction activity be protected with a fence.
4. **Street trees**—Subdivision and land development ordinance section 325.E, Street Trees, requires that trees be planted for any subdivision or land development where suitable street trees do not exist and that they be planted a minimum distance of two feet outside and parallel to the right-of-way line. The plan shows existing vegetation including trees on each lot but there are no trees along the street frontage. Street trees should be shown on the plan.
5. **Right-of-way dedication**—The plan shows a proposed cul-de-sac and notes the underground detention facility in the cul-de-sac turnaround will be dedicated to and maintained by the township. The plan, however, does not note that the cul-de-sac will be dedicated to the township. The plan should be revised to offer the cul-de-sac right-of-way to the township if that is the intent.

6. **Conservation easement**—In order to prevent homeowners from removing additional trees to enlarge their lawn area we recommend that the township and applicant consider establishing a conservation easement for the wooded area.
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.
8. **Editorial comment**—The plan labels School Lane as School Road. The plan should be revised to show the correct name of the street.

This review will be included in the Bucks County Planning Commission board materials for the August 6, 2014, 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:kjp

cc: DeLuca Homes
Robert Showalter, Showalter & Associates
Tom Gockowski, Gilmore & Associates, Municipal Engineer
Tim Tieperman, Municipal Manager (via email)

Bucks County Planning Commission
Planning Module Reviews
June 23 to July 25, 2014

Municipality	Development	BCPC Number	Tax Parcel Number(s)	PaDEP Code Number	Plan Review Number
Falls Township	International Salt Co.	6253-P2	13-51-1	1-09002-223-3	20080-0182
Bensalem Township	Lifestyle Healthcare, Inc.	11973	2-1-36-1	1-09004-337-3J	20080-0183
Newtown Township	Optimail Sport Health Club		29-10-86	1-09935-190-3J	20080-0185
New Britain Township	Pine Valley Crossing	9578-A	26-11-72	1-09932-249-3J	20080-0186
Newtown Township	Stonehaven-Durham Road	12006	29-4-39	1-09935-194-3J	20080-0187



BUCKS COUNTY PLANNING COMMISSION

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

PLANNING COMMISSION:

Robert M. Pellegrino, *Chairman*
David R. Nyman, *Vice Chairman*
Walter S. Wydro, *Secretary*
Joseph A. Cullen, *ESQ.*
James J. Dowling
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Diane M. Ellis-Marseglia, *LCSW*

July 7, 2014

Stephen Benben
Triton Environmental, Inc.
385 Church St., Suite 201
Guilford, CT 06437

RE: International Salt
PaDEP Code #1-09002-223-3
BCPC #6253P-2
TMP: p/o #13-51-1
Falls Township, Bucks County, PA

Dear Mr. Benben:

We have received a copy of the planning module¹ regarding the plan for expansion of a salt packaging plant on a leasehold site of 25.5 acres on Roebbling Road, in U.S. Steel's Keystone Industrial Port Complex. The project involves addition of a travelway, truck ramp and tank pad. The development would be connected to the U.S. Steel sewer system.

The 2002 *Update Revision to Official Sewerage Facilities Plan Conveyance System* is the official Act 537 Plan for Falls Township. The plan indicates the site is in an area intended to be served by the U.S. Steel sewer system. Therefore, the proposed project is consistent with the township's Act 537 Plan.

Enclosed correspondence from the Pennsylvania Fish & Boat Commission indicates concern about the potential effects of the project on threatened or endangered species. Also enclosed is the applicant's written response to the state agency, stating that the project will incorporate an above-ground steel crossover built on concrete piers, and is not expected to disturb potential habitat areas, or areas within 300 feet of habitat. A determination by the Fish & Boat Commission is pending.

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.

Mr. Stephen Benben

July 7, 2014

Page 2

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,

A handwritten signature in cursive script that reads "Gail Friedman".

Gail Friedman, AICP
Planner

GF:kjp

Attachment

cc: Scott Cressman, BCDH
Elizabeth Mahoney, PaDEP
Peter Gray, Manager, Falls Township (via email)
Act 537 file



DEP Code #
 1-09002-223-3
 BCRC# 6253P-2

**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

International Salt

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

1. Date plan received by county planning agency. May 27, 2014
2. Date plan received by planning agency with areawide jurisdiction _____
 Agency name _____
3. Date review completed by agency July 7, 2014

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

Yes No

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

Yes	No	SECTION C. AGENCY REVIEW (continued)	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	11.	Have all applicable zoning approvals been obtained?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	12.	Is there a county or areawide subdivision and land development ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	13.	Does this proposal meet the requirements of the ordinance? If no, describe which requirements are not met <u>N/A</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14.	Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan? If no, describe inconsistency _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15.	Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe <u>None known to this agency</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.	Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
<input type="checkbox"/>	<input type="checkbox"/>		If yes, is the proposed waiver consistent with applicable ordinances. If no, describe the inconsistencies _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	17.	Does the county have a stormwater management plan as required by the Stormwater Management Act?
<input checked="" type="checkbox"/>	<input type="checkbox"/>		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: <u>Gail Friedman</u> Title: <u>Planner</u> Signature:  Date: <u>July 7, 2014</u> Name of County or Areawide Planning Agency: <u>Bucks County Planning Commission</u> Address: <u>The Almshouse, 1260 Almshouse Road, Doylestown, PA 18901</u> Telephone Number: <u>(215) 345-3400</u>

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

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

The county planning agency must complete this Component within 60 days.
This Component and any additional comments are to be returned to the applicant.



BUCKS COUNTY PLANNING COMMISSION

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

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Executive Director

COUNTY COMMISSIONERS:

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

July 1, 2014

Andrew C. Birtok, PE
Tri State Engineers & Land Surveyors, Inc.
801 W. Street Road
Feasterville, PA 19053

RE: Lifestyle Healthcare Group Planning Module
PaDEP Code # 1-09004-337-3J
BCPC #11973
TMP #2-1-36-1
Bensalem Township, Bucks County, PA

Dear Mr. Birtok:

We have received a copy of the planning module¹ concerning the proposal to construct a 2-story medical service center (127,543 square feet), a 5-story skilled nursing facility (71,163 square feet), and a 3-story parking garage (22,204-square-foot footprint) on a 10.76-acre site. Wastewater flows (20,500 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. Sanitary sewer overflows have occurred in the City of Philadelphia's Poquessing Interceptor and new connections must be consistent with the Corrective Action Plan and the Connection Management Plan. The revised projected flows from 5,756 GPD to 20,500 GPD have been approved by Pennsylvania Department of Environmental Protection (Pa DEP) as a revision to the Connection Management Plan in accordance with the Consent Order and Agreement with Pa DEP for the Poquessing Interceptor.

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

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.

Mr. Andrew C. Birtok, PE

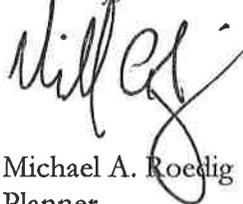
July 1, 2014

Page 2

Mahoney, Sewage Planning Supervisor, Wastewater Management Planning, Pa DEP, Southeast Regional Office, 2 East Main Street, Norristown, PA 19401.

Should you have any questions, please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael A. Roedlig". The signature is written in a cursive style with a large, sweeping flourish at the end.

Michael A. Roedlig
Planner

MAR:kjp

cc: Eric Ponert, Philadelphia Water Department
Scott Cressman, BCDH
Ron Gans, O'Donnell & Naccarato
William Cmorey, Township Manager (via email)
Loretta Alston, Bensalem Township Department of Building and Planning
Elizabeth Mahoney, PaDEP
Act 537 file



SEWAGE FACILITIES PLANNING MODULE
COMPONENT 4B - COUNTY PLANNING AGENCY REVIEW
(or Planning Agency with Areawide Jurisdiction)

BCPC #11973

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

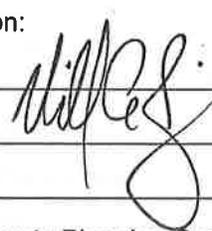
Lifestyle Healthcare Group, Inc.

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

1. Date plan received by county planning agency. June 30, 2014
2. Date plan received by planning agency with areawide jurisdiction _____
 Agency name _____
3. Date review completed by agency July 1, 2014

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

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

Yes	No	SECTION C. AGENCY REVIEW (continued)
<input type="checkbox"/>	<input type="checkbox"/>	11. Have all applicable zoning approvals been obtained? <u>N/A</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	12. Is there a county or areawide subdivision and land development ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	13. Does this proposal meet the requirements of the ordinance? <u>N/A</u> If no, describe which requirements are not met: _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan? If no, describe inconsistency: _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe: _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
<input type="checkbox"/>	<input type="checkbox"/>	If yes, is the proposed waiver consistent with applicable ordinances. <u>N/A</u> If no, describe the inconsistencies: _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	17. Does the county have a stormwater management plan as required by the Stormwater Management Act?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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: <u>Michael Roedig</u> Title: <u>Community Planner</u> Signature:  Date: <u>July 1, 2014</u> Name of County or Areawide Planning Agency: <u>Bucks County Planning Commission</u> Address: <u>1260 Almshouse Road, Doylestown, PA 19001</u> Telephone Number: <u>215-345-3400</u>

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

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

The county planning agency must complete this Component within 60 days.
This Component and any additional comments are to be returned to the applicant.



BUCKS COUNTY PLANNING COMMISSION

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

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

July 16, 2014

James Ceglia
SiteWorks Consultants, Inc.
6 Village Row, Logan Square
New Hope, PA 18938

RE: Optimal Sport Health Club Planning Module
PaDEP Code #1-09935-190-3J
TMP #29-10-86
Newtown Township, Bucks County, PA

Dear Mr. Ceglia:

We have received a copy of the subject planning module¹ regarding the renovation of a 14,610-square-foot portion of an existing building to be used as a health club facility. The 13.10-acre site is located within the Newtown Business Commons.

The planning module indicates that the building is connected to the Newtown, Bucks County, Joint Municipal Authority sanitary sewer system. Wastewater flow will be conveyed through the Core Creek Interceptor, then the Bucks County Water and Sewer Authority's Neshaminy Interceptor, and ultimately to the Northeast Philadelphia Wastewater Treatment Plant.

The *Newtown Township Act 537 Official Plan Revision (1993)*, which is the official sewage facilities plan for this portion of Newtown Township, indicates that the site is within a public sewer service area. The proposal is consistent with the township's official sewage facilities plan.

However, several issues should be addressed in the planning module submission. A discrepancy in the number of proposed EDUs should be clarified. We note that Section G.1.b of the planning module indicates 8 proposed EDUs, but the narrative and the Neshaminy Interceptor Connection Management Plan table for Newtown Township indicate 6 EDUs. Additionally, treatment flows should be provided in the table in Section J.2. We also note that, although the planning module submission indicates that documentation is attached regarding the Pennsylvania Historic and Museum Commission review letter and the Pennsylvania Natural Diversity Inventory review, this

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

Mr. James Ceglia

July 16, 2014

Page 2

information 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 letter; plans; narrative; copies of the BCPC and BCDH review letters) should be sent to Elizabeth Mahoney, Sewage Planning Supervisor, Wastewater Management, PaDEP Southeast Regional Office, 2 East Main Street, Norristown, PA 19401.

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

Sincerely,



Maureen Wheatley
Senior Planner

MW:kjp

Attachment

cc: Scott Cressman, BCDH
Elizabeth Mahoney, PaDEP
Kurt Ferguson, Newtown Township Manager (via email)
Act 537 file



**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

Optimal Sport Health Club

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

1. Date plan received by county planning agency. June 12, 2014
2. Date plan received by planning agency with areawide jurisdiction _____
 Agency name _____
3. Date review completed by agency July 16, 2014

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

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

Yes	No	SECTION C. AGENCY REVIEW (continued)
<input type="checkbox"/>	<input type="checkbox"/>	11. Have all applicable zoning approvals been obtained? <u>N.A.</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	12. Is there a county or areawide subdivision and land development ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	13. Does this proposal meet the requirements of the ordinance? If no, describe which requirements are not met <u>N.A.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan? If no, describe inconsistency _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
<input type="checkbox"/>	<input type="checkbox"/>	If yes, is the proposed waiver consistent with applicable ordinances. <u>N.A.</u> If no, describe the inconsistencies _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	17. Does the county have a stormwater management plan as required by the Stormwater Management Act?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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: <u>Maurcen Wheatley</u>
		Title: <u>Senior Community Planner</u> Signature: <u>Maurcen Wheatley</u>
		Date: <u>July 16, 2014</u>
		Name of County or Areawide Planning Agency: <u>Bucks County Planning Commission</u>
		Address: <u>1260 Almshouse Road, Doylestown, PA 18901</u>
		Telephone Number: <u>(215) 345.3400</u>

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

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

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

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



BUCKS COUNTY PLANNING COMMISSION

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

COUNTY COMMISSIONERS:

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

PLANNING COMMISSION:

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

Lynn T. Bush
Executive Director

July 16, 2014

Chuck Frantz
Forino Co., LP
555 Mountain Home Rd.
Sinking Spring, PA 19608

RE: Pine Valley Crossing
PaDEP Code # 1-09932-249-3J
BCPC #9578-A
TMP #26-11-72
New Britain Township, Bucks County, PA

Dear Mr. Frantz:

We have received a copy of the subject planning module¹ regarding the proposed connection to public sewer to serve a planned development of 36 detached single-family homes on a 17.78-acre parcel situated at the intersection of Old Iron Hill and Ferry roads.

According to the *Act 537 Sewage Facilities Plan for On-Lot Sewage Service Area New Britain Township Bucks County, Pennsylvania (2006)*, the official Act 537 Plan for the on-lot sewage service area in the township, this site is located in a part of the township now served by public sewer. Therefore, the proposal is consistent with the Act 537 Plan. The proposal is also subject to the terms of a stipulation agreement dated August 21, 2012, and last revised March 8, 2013, that authorizes connection to public sewer facilities of the Chalfont-New Britain Township Joint Sewage Authority.

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 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.

Mr. Chuck Frantz
July 16, 2014
Page 2

The alternative sewage facility analysis indicates that the existing collection, conveyance, and treatment system has an existing hydraulic or organic overload. Documentation should be provided indicating that the proposed project is in compliance with the Connection Management 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 4b; transmittal letter; plans; narrative; copies of the BCPC and BCDH review letters) should be sent to: Elizabeth Mahoney, Supervisor, Wastewater Management Planning, PaDEP, Southeast Regional Office, 2 East Main Street, Norristown, PA 19401.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Gail Friedman", with a long horizontal flourish extending to the right.

Gail Friedman, AICP
Community Planner

GF:kjp

Attachment

cc: Scott Cressman, BCDH
Elizabeth Mahoney, PaDEP
Eileen Bradley, Manager, New Britain Township (via email)
Act 537 file



DEP Code #
 1-09932-249-3J
 BCPC #9578-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
 Pine Valley Crossing (aka Wordsworth Academy)

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

1. Date plan received by county planning agency. June 30, 2014
2. Date plan received by planning agency with areawide jurisdiction _____
 Agency name _____
3. Date review completed by agency July 15, 2014

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

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

Yes	No	SECTION C. AGENCY REVIEW (continued)	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	11.	Have all applicable zoning approvals been obtained?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	12.	Is there a county or areawide subdivision and land development ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	13.	Does this proposal meet the requirements of the ordinance? If no, describe which requirements are not met <u>N/A</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14.	Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan? If no, describe inconsistency _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	15.	Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe <u>Existing sewage system has organic and hydraulis overload; inclusion in current connection management plan is required per attached letter of July 1, 2014, from Bucks County Health Department.</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.	Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
<input type="checkbox"/>	<input type="checkbox"/>		If yes, is the proposed waiver consistent with applicable ordinances. If no, describe the inconsistencies <u>N/A</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	17.	Does the county have a stormwater management plan as required by the Stormwater Management Act?
<input checked="" type="checkbox"/>	<input type="checkbox"/>		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: <u>Gail Friedman</u> Title: <u>Community Planner</u> Signature:  Date: <u>July 15, 2014</u> Name of County or Areawide Planning Agency: <u>Bucks County Planning Commission</u> Address: <u>Neshaminy Manor Center, 1260 Almshouse Rd., Doylestown, PA 18901</u> Telephone Number: <u>215 345-3400</u>
SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)			
This Component does not limit county planning agencies from making additional comments concerning the relevancy of the proposed plan to other plans or ordinances. If additional comments are needed, attach additional sheets.			
The county planning agency must complete this Component within 60 days.			
This Component and any additional comments are to be returned to the applicant.			



BUCKS COUNTY PLANNING COMMISSION

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

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Joseph A. Cullen, Esq.
James J. Dowling
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Carol A. Pierce
Evan J. Stone

Lynn T. Bush
Executive Director

COUNTY COMMISSIONERS:

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

July 22, 2014

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

RE: Stonehaven-Durham Road Planning Module
PaDEP Code #1-09935-194-3J
BCPC #12006
TMP #29-4-39
Newtown Township, Bucks County, PA

Dear Mr. Richardson:

We have received a copy of the subject planning module¹ regarding the subdivision of a 2.50-acre parcel with an existing single-family detached dwelling into two lots, and connection of the proposed dwelling on the second lot to public sewer service. The site is on the eastern side of Durham Road, north of the Newtown Bypass and across from Cloverlee Lane.

One additional EDU is proposed because the existing dwelling, which is to be removed and rebuilt, currently is connected to the public sewer system. Wastewater flow will be conveyed through the Bucks County Water and Sewer Authority's collection and conveyance system located in Durham Road to the Northeast Philadelphia Wastewater Treatment Plant.

The *Newtown Township Act 537 Official Plan Revision (1993)* is the official sewage facilities plan for this portion of Newtown Township. The proposal to connect to the public sanitary sewer system is consistent with the township's official Act 537 Plan, since the plan indicates that the subject site is within an area to be served by public sewers. The proposal also is consistent with Bucks County Water and Sewer Authority's Neshaminy Interceptor Connection Management Plan (NICAP).

We also note that, although the planning module submission indicates that documentation is attached regarding the Pennsylvania Historic and Museum Commission review letter and the Pennsylvania Natural Diversity Inventory review, this information was not included in the copy of the planning module packet submitted to our office for review.

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

Mr. John Richardson

July 22, 2014

Page 2

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

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

Sincerely,

A handwritten signature in cursive script that reads "Maureen Wheatley".

Maureen Wheatley
Senior Planner

MW:kjp

Attachment

cc: Scott Cressman, BCDH
Elizabeth Mahoney, PaDEP
Kurt Ferguson, Newtown Township Manager (via e-mail)
Act 537 file



**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

Stonehaven Homes-Durham Road Minor Subdivision

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

1. Date plan received by county planning agency. July 8, 2014
2. Date plan received by planning agency with areawide jurisdiction _____
 Agency name _____
3. Date review completed by agency July 22, 2014

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

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

Yes	No	SECTION C. AGENCY REVIEW (continued)	
<input type="checkbox"/>	<input type="checkbox"/>	11.	Have all applicable zoning approvals been obtained? <u>N.A.</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	12.	Is there a county or areawide subdivision and land development ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	13.	Does this proposal meet the requirements of the ordinance? <u>N.A.</u> If no, describe which requirements are not met _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14.	Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan? If no, describe inconsistency _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15.	Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.	Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
<input type="checkbox"/>	<input type="checkbox"/>		If yes, is the proposed waiver consistent with applicable ordinances. If no, describe the inconsistencies <u>N.A.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	17.	Does the county have a stormwater management plan as required by the Stormwater Management Act?
<input checked="" type="checkbox"/>	<input type="checkbox"/>		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: <u>Maureen Wheatley</u> Title: <u>Senior Planner</u> Signature: <u>Maureen Wheatley</u> Date: <u>July 22, 2014</u> Name of County or Areawide Planning Agency: <u>Bucks County Planning Commission</u> Address: <u>1260 Almshouse Road, Doylestown, PA 18901</u> Telephone Number: <u>(215) 345.3400</u>

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

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

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

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

BUCKS COUNTY PLANNING COMMISSION MEETING

Wednesday, September 3, 2014 2:00 P.M.

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

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Approval of Minutes of August 6, 2014
4. Executive Director's Report
5. Sellersville Borough Revitalization Area Report & Certified Redevelopment Area Plan
~ Jeff Darwak, Bucks County Redevelopment Authority
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
August 6, 2014

MEMBERS PRESENT: Joseph A. Cullen; 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: Charles T. McIlhinney; Lynn T. Bush; David Johnson; Robert Keough; Timothy A. Koehler; David A. Sebastian; Patricia Stockett; Maureen Wheatley; Bryan Guthrie, Intern; Jonathan Letisio, Intern

GUESTS: Jessica Blair, Marquis Robert, and Brad Warner from Fairless Credit Union

1. CALL TO ORDER

Mr. Pellegrino called the meeting to order at 2:00 PM.

2. PLEDGE OF ALLEGIANCE

All rose for the pledge of allegiance.

3. APPROVAL OF MINUTES FOR THE MEETING OF JUNE 4, 2014

Upon motion of Mr. Wydro, seconded by Ms. Pierce, with the vote being 8-0-1 the motion carried to approve the minutes of the June 4, 2014 meeting. Mr. Goodnoe abstained as he was not present.

4. EXECUTIVE DIRECTOR'S REPORT

The Executive Director's Report was submitted to the board prior to the meeting.

Ms. Bush stated that the Delaware Valley Regional Planning Commission (DVRPC) recently adopted the new funding plan for 2015-2017 with Bucks County receiving about \$5.5 million for transportation funding. She described how the funding will enable Bucks County to move forward with several very important transportation projects, such as the I-95–Turnpike connection, Route 1 in Lower Bucks County, County Line Road and the Levittown Train Station.

Ms. Bush announced a new DVRPC transportation improvement funding program called the Municipal Bridge Retro-Reimbursement Program (MBRP) which was conceived by Bucks County and championed by Rich Brahler of the BCPC transportation staff. It is an effort on the part of Bucks County to ease the burden on small townships and boroughs who have huge bridge repair bills and will reduce the number of structurally-deficient, locally-owned bridges. She explained it as a competitive process in which municipalities will apply for reimbursement after the completion of bridge repairs. She stated that all four counties, (Bucks, Chester, Delaware and Montgomery) along with PennDot agreed to support this new program.

Ms. Bush used the new Rockhill Road Bridge in East Rockhill Township as an example of the MBRP program. On Friday, August 1, she attended the official ribbon cutting ceremony. The work to rehabilitate this bridge began in March, with the township investing more than \$1 million of its own money to have the repairs completed. East Rockhill Township will now begin the process of applying for 80 percent retroactive reimbursement with PennDOT.

Ms. Bush informed the board that next week is the Middletown Grange Fair which runs from August 13-17. The BCPC will have displays highlighting planning programs, the Open Space and Farmland Preservation Programs, the Household Hazardous Waste and Old Electronics Recycling Program. The Bucks County Bicycle Task Force, which promotes safe biking in Bucks County, will also have a display. Ms. Bush invited the board to come and check out the displays in the county tent.

Ms. Bush informed the board that Roger Collins joined the County of Bucks as director of Housing and Community Development on July 28. His experience and knowledge of the community will be an asset to the department. Formerly, he was executive director of the Bucks County Opportunity Council for 12 years. Ms. Bush said he will attend one of our future meetings.

Mr. Cullen inquired about plans for the old courthouse once the new Justice Center opens. Ms. Bush replied that the county has hired the architectural firm Dewberry from Fairfax, Virginia to study and provide plans. Ideas include potentially selling real estate such as 50 North Main Street in order to consolidate offices into the vacated space. She said that she can have someone come and present an overview.

5. GEOGRAPHIC INFORMATION SYSTEMS (GIS) – HOW WE USE IT...HOW YOU CAN USE IT

Robert Keough, BCPC Senior GIS Planner gave the presentation using Power Point. He provided an overview of the capabilities of the Bucks County GIS department. He identified venues where you may have seen the use of GIS including your cell phone, Global Positioning System (GPS), Google, movies, and television shows. He explained how GIS is utilized across Bucks County within more than 15 departments. The Planning Commission uses GIS data for mapping and analysis to identify areas suitable for different types of development or open space. He demonstrated how the Health Department uses its mobile GIS well inspection data collection system which was developed by the BCPC GIS department. He said that daily approximately 75-100 members of the general public access and view online the Bucks and Floodplain Web viewers. Utilizing a software tool resource called Business Analyst Online, he walked the board through how to identify potential market areas and prepare a location analysis for economic development and businesses. He summarized by emphasizing the unlimited future potential use of GIS data within Bucks County to improve productivity and services to citizens. Mr. Keough polled the group for questions.

Board discussion focused on the services available through joining the GIS consortium group for a fee of \$2,000. Mr. Keough spoke briefly about the user support provided to the 40 townships and boroughs that are onboard and use GIS every day.

6. ACT 247 REVIEWS

Ms. Bush referenced BCPC review #13-14-3(P) which was handed out at the meeting. It is a Falls Township Zoning Map Change and the applicant is Fairless Credit Union. She clarified that after the packet was sent out, a revised plan came in so we had to update it and make some minor last minute changes. Tim Koehler is aware of it and can explain the details.

Ms. Bush highlighted BCPC review #7415-A for Sellersville Borough which is in the packet. It is a Preliminary/Final Plan of Subdivision for the Sellersville Business Campus. Ms. Bush provided background on the former AMETEK industrial site which is approximately 44 acres. The Bucks County Industrial Development Authority (IDA) has secured a \$4.5 million grant from the Pennsylvania Department of Community & Economic Development to acquire the property and put in the improvements to redevelop the site. The project will provide six improved, developable

parcels for purchase. Bucks County will use its resources to attract new businesses and jobs. Ms. Bush said that she will keep the board updated on this project as it moves forward.

Due to the cancellation of the July BCPC Board Meeting, the reviews of July 2 and August 6 were mailed to the board for their review prior to the meeting. Mr. Pellegrino polled the board for any questions on the reviews. On motion of Ms. Pierce, seconded by Mr. Nyman the board approved both the July 2 and August 6, 2014 Act 247 reviews. There were no abstentions.

7. OLD BUSINESS

There was no old business.

8. NEW BUSINESS

There was no old business.

9. PUBLIC COMMENTS

There was no public comment.

10. ADJOURNMENT

Mr. Pellegrino adjourned the meeting at 2:55 PM.

Submitted by:

Patricia Stockett
Staff Secretary

BUCKS COUNTY PLANNING COMMISSION

Executive Director Report

August 2014

Quakertown Borough – Several of the staff met with Quakertown. They are enthusiastic about doing some improvements to their downtown, and they are asking for our guidance.

Bristol Borough – Bristol Borough continues to have a devoted group of citizens who are moving ahead with their revitalization. We are providing guidance on tax abatement programs, for residential and nonresidential properties. Many communities now seem interested in LERTA, a tax abatement approach for commercial properties.

Grange Fair Displays – The displays were well received and will be in our meeting room at the BCPC meeting for you all to see.

Household Hazardous Waste – we completed our season of collection events, again with overwhelming responses. The collection of electronics gets more complicated every year, with shifting pricing, people removing the valuable metals before they bring them to the collection events, and general confusion about what needs to be recycled.

BUCKS COUNTY PLANNING COMMISSION

Staff Report

August 2014

PLANNING SERVICES

COMMUNITY PLANNING

- > **Meeting Attendance**—Attended the regular monthly planning commission meetings of New Britain Borough, Buckingham Township, and the Quakertown Area Planning Committee.
- > **Lower Makefield Township Comprehensive Plan**—Continued preparation of the complete second draft.
- > **Northampton Township Village Commercial Design Guidelines**—Executed contract for the project and began staff discussions on project scope and scheduling.
- > **Tinicum Township Comprehensive Plan**—Revised the Future Land Use chapter. Began second draft revisions.
- > **Upper Makefield Township**—Development of an enhanced report of the public visioning meeting for the Taylorsville study area.
- > **Upper Southampton Township**—Completed final draft of the Industrial Area Study report.
- > **West Rockhill Township**—Continued collecting background information on the village of Almont. Began drafting the introduction and land use chapter.
- > **Cross Keys Study**—Continued inventory and data collection for the study.
- > **Brownsville Road Study**—Prepared revised draft of initial report and met with Bensalem and Lower Southampton representatives to further scope out the project.
- > **Solebury Township**—Revised the draft comprehensive plan per township officials' comments and suggestions.
- > **Springfield Township**—Continued development of the sewage capacity analysis for the Development Area and Route 309 Corridor concentrating on revising the model to account for building and sewage system setback requirements and existing site conditions.
- > **Yardley Borough**—Met with Yardley Borough's zoning officer to discuss comprehensive plan comments prior to plan adoption by municipal officials.

Planning Information and Agency Coordination

- > Provided information about BCPC services and programs to the public at the Grange Fair.
- > Provided information to the public on various topics including demographic and socioeconomic data, development proposals, review letters, local zoning, and municipal regulations. Attended meeting of the Bicycle Task Force and assisted with BTF Grange Fair display
- > Attended Bucks County Homeless Continuum of Care meetings.
- > Reviewed Act 14, 67, 68 NPDES permit applications.

Act 247 and 537 Review Activity

- > 15 Subdivision and Land Development Proposals
- > 3 Sketch Plans
- > 3 Municipals
- > 1 Sewage Facility Planning Module
- > 1 Traffic Impact Study

ENVIRONMENTAL PLANNING

Stormwater Management

- > Assisted municipal engineers and residents regarding stormwater management issues.

William Penn Foundation: Poquessing Watershed Cluster

- > Researched land ownership information for parcels and HOAs within Lower Southampton and Bensalem Townships
- > Identifying groups to be contacted to inquire participation in watershed educational training to become citizen monitors.
- > Began to develop watershed monitoring program and associated educational materials and guidelines.
- > Plan for public kick-off meeting scheduled for September.

Natural Resources

- > Update of New Hope Borough Floodplain ordinance to be in compliance with FEMA's requirements.

Integrated Water Resources Planning Work Program

- > Continue to review documents to identify watershed information, problem areas and proposed implementation projects documented.
- > Met with Poquessing group to discuss and develop habitat assessment guidelines and worksheets that citizen monitors can utilize when conducting monitoring. The results can be used in other Bucks County watersheds.

Grants

- > Continue to research grants for opportunities to implement recommendations of the Neshaminy Creek Watershed Sediment Reduction Plan.

Bucks County Open Space & Greenway Planning

- > Attended Doylestown Bike & Hike Committee meeting.
- > Finalized narrative of Mill-Queen Anne-Black Ditch Creek Trail Feasibility Study.
- > Started site analysis on Middle Neshaminy Creek trail study.
- > Conducted public meeting on 8/5 for the Lower Neshaminy Creek Trail study.
- > Met with representatives from Heritage Conservancy relative to their future role in implementation of the Neshaminy Creek Trail project.
- > Met with representatives from Appalachian Mountain Club relative to status of various trail planning efforts in the Quakertown area.
- > Held brainstorming session relative to next steps for trails in Bucks County.
- > Initiated site analysis for Lower Neshaminy Creek Trail Study.

Recycling and Solid Waste

- > Met with regional recycling coordinators at regular monthly meeting with current vendor.
- > Preparing first two chapters of the Bucks County Municipal Waste Plan update.
- > Preparing for next HHW event.
- > Finished draft of the Recycling Guide.

Hazard Mitigation Planning

- > Working on updating grant application.
- > Getting FEMA grant-entry certified.
- > Attended “Legal Aspects of Hazard Mitigation” workshop held by PEMA in Harrisburg.

TRANSPORTATION AND GEOGRAPHIC INFORMATION SYSTEM (GIS)

General Transportation Planning

- > Continued working on project to determine the feasibility of renaming Butler Pike to Business Route 202. Coordinated with PennDOT for review and comment.
- > Produced Annual Report of Activity for Supportive Regional Highway Planning Program.
- > Participated in Pennsylvania Long Range Transportation Plan Webinar.
- > Provided Transportation Budget information for fiscal year 2015 to department bookkeeper.
- > Attended Bucks County Trails Committee Meeting. Developed information related to the Newtown Rail Trail and East Coast Greenway.
- > Participated in webinar to discuss improving roadway safety by assessing compliance with Manual on Uniform Traffic Control Devices.

Public Transportation

- > Reviewed SEPTA Board Meeting Materials.
- > Continued report development for SEPTA Rail Station Visibility Enhancement Study Phase II.
- > Reviewed SEPTA FY 2015 Capital Budget.
- > Reviewed information for Roosevelt Boulevard Better Bus Project.

Transportation Assistance to Planning Staff

- > Discussed transportation related issues with staff for subdivision and land development reviews.
- > Attended Almont Village internal staff meeting. Continued developing computer-enhanced imagery for Almont Study. Began production of Transportation section.

Transportation Improvement Program

- > Provided Transportation Improvement Program information to various individuals and agencies.
- > Produced and submitted TIP amendment request for three additional bridges for Act 13 funding.
- > Reviewed 15 Requests for Qualifications for County Bridge #333. Provided rankings to Purchasing Department. Attended Consultant Selection Meeting. Attended Bucks County Local Bridge Coordination Meeting.
- > Provided Municipal Bridge Program information to all municipalities. Responded to various questions regarding program eligibility.
- > Reviewed Route 611 Corridor Project Study Purpose and Needs Statement. Provided consensus letter to consultant. Attended Project Status Meetings for Zone 3 and Zone 2/4/5.

Geographic Information Systems (GIS)

- > Continued development of County-Wide Enterprise GIS program.
- > Continued database development of site addresses and EMS, Fire, and Police response zones.
- > Continued updating of Enterprise Geodatabase and ArcGIS Server.
- > Continued coordination with GIS consultant on the Land Records and EMS projects.
- > Continued development and support of County GIS Consortium efforts.

- > Continued updating and editing of county Road Centerline database.
- > Continued GIS technical software support to IT and GIS staff at Board of Assessment.
- > Continued support of County hosted GIS web server connection and interface.
- > Provided GIS technical support to Emergency Communication staff.
- > Continued technical support for County GIS Web Viewer.
- > Continued editing of county-wide data layers using GIS Data Reviewer tool.
- > Continued editing procedures on land base parcel annotation features.
- > Continued updating and testing of latest GIS software versions on desktop systems.
- > Attended SE PA 9-1-1 GIS Shared Services meeting at Montgomery Co. Training Campus.
- > Provided GIS Consortium data updates to Northampton and Plumstead Townships.
- > Attended GIS Python programming training webinar.
- > Met with AAA Director Najja Orr to discuss possible GIS uses and applications.

GIS Map Production

- > Produced presentation maps for Community, Environmental and Preservation Planning units.
- > Continued development of maps of county parks and facilities for print and web deployment.

GIS Transportation

- > Continued development of Region-wide GIS Transportation initiative.

Bucks County Planning Commission
Municipal Reviews
September 3, 2014

Municipality	BCPC Number	Applicant	Tax Parcel Number(s)	Proposal
Doylestown Township	9-14-1	Board of Supervisors		Zoning Ordinance Amendment: Wireless Communications Facilities
New Britain Township	26-14-1	Board of Supervisors		Zoning Ordinance Amendment: Woodlands SLDO Amendment: Woodlands
Silverdale Borough	40-14-3	Borough Council		Zoning Ordinance Amendment: Accessory Apartments



BUCKS COUNTY PLANNING COMMISSION

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

CONFIDENTIAL — NOT FOR RELEASE

September 3, 2014
BCPC #9-14-1

MEMORANDUM

TO: Doylestown Township Board of Supervisors
Doylestown Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Wireless Telecommunication Facilities
Applicant: Board of Supervisors
Received: August 22, 2014
Hearing Date: September 30, 2014

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 September 3, 2014.

GENERAL INFORMATION

Proposed Action: Amend Sections 175-9, 175-16.F(1), and 175-16.F.(4) to provide definitions, design and standards, and construction and maintenance for wireless communication facilities. Articles VI to XVIII A would also be amended to permit Non-Tower Wireless Communication Facilities in all zoning districts. Articles XIII, XIV and XVII would be amended to permit Tower-Based Wireless Communication Facilities in the C-1, C-2, and LI districts by special exception.

Proposed Zoning Provisions: Definitions of wireless communications facilities (WCFs) are provided and the definition of right-of-way is amended. The description of Use F1 Utility operating facility is amended to include wireless communication facilities.

Use F-4 Wireless Communication Facility is replaced with new descriptions and standards. Tower-Based Wireless (WCF) Outside the Rights-of-Way are permitted as special exception in C-1, C-2 and L-1 districts. The maximum height permitted is 150 feet and the subject zoning district minimum site area and setbacks must be met. A tower may be combined with another use. Towers must be setback 200 feet from occupied building. Where sites abut residential zoning districts the tower must be disguised so that it fits within the character of the community.

Tower-Based WCFs Inside the Rights-of-Way are prohibited in rights-of-way of neighborhood collectors, residential access streets, and in residential zoning districts. No Tower-Based WCF

located in residential zone or within 500 feet of residential use or residential boundary. Maximum permitted height is 35 feet.

Non-Tower WCFs are permitted in all zoning districts. Non-Tower WCFs outside Rights-of-Way shall be collocated on existing structures, shall not exceed a maximum height 150 feet, and may not extend more than 15 feet above existing structure height unless a conditional use permit is obtained. Non-Tower WCFs in the Rights-of-Way shall be collocated and may not exceed 6 feet above structure unless a conditional use permit is obtained.

Existing Provisions: Use F-4 Telecommunication facility is permitted as a conditional use in the C-1, C-2, and LI districts. The maximum height of a telecommunication facility is 150 feet. Collocated facilities are permitted as a conditional use in any district. They may not extend more than five feet above the existing structure. The standards do not address collocated antenna specifically.

COMMENTS

1. **Inspection**—Proposed Section 175-16.F.(4)(b)[1] requires that documentation be provided indicating that the Tower-Based WCF will be maintained, repaired, modified, and removed in strict compliance with current applicable standards including ANSI. This section and balance of the proposed amendment do not appear to specifically address inspection schedules.

We note the ANSI/TIA/222-F 1996 Structural Standards for Steel Antenna Towers and Antenna Supporting Structures recommends that owners inspect towers every 3 years and every 5 years for self-supporting tower (e.g., monopoles) and after every severe wind and/or ice storms or other extreme loading conditions. We recommend that the amendment be revised to require inspection at specific intervals after severe storms and other extreme loading conditions. The township should also require that inspection reports be submitted to the township engineer.

2. **Communications building**—Some WCFs contain batteries and/or generators with fuel tanks for emergency. We recommend that the applicant be required to inform local emergency service providers of the presence of these hazards.
3. **Tower type**—WCFs can be of several types including guyed mast, lattice type, and monopole. Monopole towers may be the least visually intrusive type of tower. If the township has a preference of tower types, it can be included within the regulations.
4. **Tower districts**—The proposed amendment permits Tower-Based WCFs Outside the Rights-of-Way with a maximum height of 150 feet in the C-1, C-2 and LI districts. Several of these districts are within the approach zone of the Doylestown Airport along North Main Street as identified in Section 175-30.2 Doylestown Airport Overlay Zone. This Overlay Zone prohibits structures beyond a given height depending upon its proximity/location from the airport runway. We recommend that the proposed amendment be revised to include reference to this Section 175-30.2 of the zoning ordinance.

We note that there are only two other areas zoned C-1 and C-2 in the township: along Route 611 south of Turk Road and between York and Edison Furlong roads along Old York Road. The township should determine if there are sufficient opportunities for construction of Tower-Based WCFs.

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 of the Pennsylvania Municipalities Planning Code.

DCZ:kjp

cc: Jeffrey Garton, Municipal Solicitor
Mario Canales, Municipal Engineer
Stephanie Mason, Municipal Manager (via email)



BUCKS COUNTY PLANNING COMMISSION

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

COUNTY COMMISSIONERS:

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

CONFIDENTIAL — NOT FOR RELEASE

September 3, 2014
BCPC #26-14-1

MEMORANDUM

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

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance and Subdivision and Land Development Ordinance—Woodlands
Applicant: Board of Supervisors
Received: August 14, 2014
Hearing Date: September 15, 2014

In accordance with the provisions of Sections 304, 505, and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held September 3, 2014.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance provisions for woodlands by revising or expanding upon the existing definitions and protection standards. Corresponding provisions of the subdivision and land development ordinance (SALDO) would also be amended. The definition of woodland would be revised to incorporate trees of slightly smaller caliper than now protected by ordinance and to add a quantitative measure of diameter.

COMMENTS

The proposed amendment appears to be broadly consistent with the ordinance requirements as prescribed by the Pennsylvania Municipalities Planning Code and applicable case law. Amending both the zoning ordinance and the SALDO at the same time maintains consistency between the two sets of regulations. Several editorial changes have been made to enhance the clarity of the text.

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

GF:kjp

cc: John B. Rice, Grim, Biehn & Thatcher
Eileen M. Bradley, Township Manager (via email)



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

CONFIDENTIAL — NOT FOR RELEASE

September 3, 2014
BCPC #40-13-2

MEMORANDUM

TO: Silverdale Borough Council
Silverdale Borough Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Accessory Apartments
Applicant: Silverdale Borough Council
Received: August 6, 2014
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 September 3, 2014.

GENERAL INFORMATION

Proposed Action: Amend Subsections 340-19(B)(3) and 340-20.B of the borough zoning ordinance to exclude accessory apartments from the R-1 Residence zoning district.

Current Zoning Provisions: The current zoning ordinance allows Use B3 Accessory apartment in the R-1 Residence zoning district with additional use regulations found in Subsection 340-19(B)(3).

COMMENTS

We recognize that the proposal is consistent with the applicable comprehensive plan and municipal ordinances; however, we recommend that the borough consider the following issues prior to taking action on this proposal:

1. **Use regulations for Accessory apartments**—Section I of the proposed amendment would remove Subsection 340-19(B)(3) from the zoning ordinance. In the existing zoning ordinance, this subsection provides use regulations for the B3 Accessory apartment use. If Subsection 340-19(B)(3) is removed, Use B3 would no longer exist, which would conflict with the Table of Use Regulations, since Use B3 is a permitted use in the R-C and I/I districts. We question whether this is the intent of the proposal.

2. **References to zoning district**—The proposed amendment refers to the “Residential Zoning District.” The zoning ordinance refers to this district as the R-1 Residence district. We recommend that within the proposed amendments, all references to the Residential Zoning District refer to the R-1 Residence District throughout the current zoning ordinance for consistency purposes.

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:kjp

cc: Grim, Biehn & Thatcher
Lisa Herrmann, Borough Manager (via email)

Bucks County Planning Commission
Subdivision and Land Development Reviews
July 28 to August 22, 2014

Municipality	BCPC Number	Tax Parcel Number(s)	Applicant	Submission Level	Proposal
Bensalem Township	9045-R	2-1-18-13	Panda Express	P	Commercial Land Development: 2,660 Square-feet
Bensalem Township	12029	2-1-32-1 & -11-29	Sal-Ben Realty, LP	P	Commercial Land Development: 47,550 Square-feet
Bristol Township	12025	5-44-26 & -52-1	Deon Square	P	Commercial Land Development: 17,584 Square-feet
Doylestown Borough	11243	8-9-66	155 East Oakland Avenue	F	2 Single-family Lots
Durham Township	10581	11-5-59	Elaine J. Finney Trust	S	2 Single-family Lots
Falls Township	4589-C	13-28-22-4	Extra Space Storage	P	2 Commercial Lots Commercial Land Development: 1,200 Square-feet
Falls Township	6253-M2	13-51-1	Fairless Energy, LLC	P	Industrial Land Development: 7,100 Square-feet
Hilltown Township	12026	15-35-64, -64-1 & -64-2	Wargo	S	1 Single-family Lot 1 Commercial Lot
Hilltown Township	10730	15-34-103	Hillside Estates (Murphey)	RF	2 Single-family Lots
Milford Township	11660-F	23-15-99, etc.	Milford Village	P	4 Lot Line Changes
Newtown Borough	12030	28-2-69	Buckman Place	P	4 Single-family Lots
Newtown Township	12028	29-10-37-1	Margiotti & Kroll Pediatrics	P	Office Land Development: 5,110 Square-feet
Newtown Township	7939-E	29-3-3	BCCC Science Building	P	Institutional Land Development: 38,598 Square-feet
Northampton Township	7323	31-35-28	Price	P	15 Single-family Lots
Springfield Township	7325-A	42-9-98 & 42-9-98-1	Bechtel	P	Lot Line Change
Warrington Township	9017-A	50-33-13, etc.	St. Robert Bellarmine Church	S	Institutional Land Development: 3,799 Square-feet
Warrington Township	11815-B	50-10-110 & -111	Warrington Springs Phase 3	P	5 Single-family Lots
Warrington Township	12031	50-35-180 & -187	Knell	F	Lot Line Change



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Diane M. Ellis-Marseglia, *LCSW*

August 21, 2014
BCPC #9045-R

MEMORANDUM

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

FROM: Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for Panda Express
TMP p/o #2-1-18-13, Lot 2
Applicant: Intrepid Horizon Lot 2 Owner, LP
Owner: Same
Plan Dated: July 18, 2014
Date Received: August 11, 2014

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

GENERAL INFORMATION

Proposal: Construct a 2,660-square-foot fast-food restaurant on a 101.07-acre site. The site will be served by public water and sewerage.

Location: Adjacent to the south side of Rockhill Road, between Old Lincoln Highway and Lincoln Highway.

Zoning: PCD Planned Commerce Park District permits a variety of uses, including professional offices, retail sales and services, lodging, specialized commercial business, and recreational/leisure uses with a minimum tract area of 20 acres, minimum lot area of 1 acre, maximum building area of 35 percent, and maximum impervious surface area of 50 percent. Tracts with areas over 100 acres are permitted a maximum impervious surface area of 75 percent. Individual lots within such tracts are not subject to the yard and lot width requirements of Sections 232-464(c) and (d), provided the overall tract meets these ordinance requirements.

Present Use: Vacant.

COMMENTS

1. **Parking**—Sheet C-3 demonstrates compliance with a parking requirement of 5 spaces per 1,000 square feet of building area, providing 46 spaces for Building “B” and “C”, where 25 would be required. However, restaurant uses under Section 232-586(c)(3), Parking Space Requirements, require one space per employee, plus either one for every two seats or one per 50 square feet of floor space devoted to patron use, whichever is greater. The plan should be revised accordingly.
2. **Bypass lane**—We acknowledge the long, narrow buildable area of the site, which is located between McDonald’s and Chipotle. The applicant is proposing a drive-thru lane adjacent to the restaurant that provides no way for cars to immediately exit. The township and applicant should consider the provision of a bypass lane to allow cars to exit the drive-thru lane in case of emergency or unexpected delay.

Otherwise, the township may wish to have the applicant remove the drive-thru altogether from the proposal. Depending upon the required parking spaces (see Comment #1), an alternative may be to shift the building northeast to the location of the proposed parking spaces. This would provide adequate area for the bypass lane adjacent to the proposed drive-thru lane.

3. **Pedestrian connection**—We recommend the applicant provide a crosswalk and sidewalk connection from the restaurant to the Horizon Boulevard sidewalk, similar to what has been provided at the adjacent McDonald’s restaurant.
4. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module for Land Development must be submitted for this proposed land development. We recommend that the planning module be submitted at the preliminary plan stage to coordinate the land development review with the planning module review.

This review will be included in the Bucks County Planning Commission board materials for the September 3, 2014, 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:kjp

cc: Intrepid Horizon Lot 2 Owner, LP
Bohler Engineering
Ron Gans, O'Donnell & Naccarato
Loretta Alston, Bensalem Dept. of Building and Planning
William Cmorey, Township Manager (via email)



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Executive Director

August 13, 2014
BCPC #12029

MEMORANDUM

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

FROM: Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development of Hotel for Sal-Ben Realty
TMP #2-1-32-1; 2-11-29
Applicant: Sal-Ben Realty, LP
Owner: Same
Plan Dated: July 10, 2014
Date Received: July 21, 2014

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

GENERAL INFORMATION

Proposal: Construct a 47,550-square-foot, 5-story hotel building on a 1.48-acre site. The site is served by public water and sewage disposal systems.

Location: South of the intersection of Lincoln Highway (Route 1) and Old Street Road (vacated).

Zoning: H-C1 Highway Commercial District, which permits highway commercial uses on a minimum lot area of 15,000 square feet with a minimum lot width of 75 feet. Any use permitted in the G-C General Commercial District is also permitted in the H-C1 Highway Commercial District. Hotels and motels are permitted by special exception in the G-C General Commercial District.

PCD Planned Commerce Park District, which permits a variety of uses, including professional offices, retail sales and services, lodging, specialized commercial business, and recreational/leisure uses with a minimum tract area of 20 acres, minimum lot area of 1 acre, maximum building area of 35 percent, and maximum impervious surface area of 50 percent.

R-2 Residential District, which permits single-family detached dwellings on a minimum lot size of 7,500 square feet with a minimum lot width of 75 feet.

Variances from the following Bensalem Township Zoning Ordinance sections were granted by the Bensalem Township Zoning Hearing Board at a meeting on June 2, 2011:

- 232-59(a)(2)a.1, to permit a 100 percent disturbance of 8-15 percent steep slope areas.
- 232-59(a)(2)a.2, to permit a 100 percent disturbance of 15-25 percent steep slope areas.
- 232-59(a)(2)a.3, to permit a 100 percent disturbance of 25 percent or more steep slope areas.
- 232-166, to permit a parking lot as a use within the R-2 Residential District.
- 232-167(d), to permit an impervious area of 53.1 percent instead of the required maximum 45 percent in the R-2 Residential District.
- 232-380(13)c, to permit a lot area of 1.38 acres instead of the required 6 acres for a 4-story habitable building.
- 232-380(13)c.1, to permit an impervious area of 80.1 percent instead of the required maximum 60 percent in the G-C General Commercial District.
- 232-380(13)c.2 and 232-409(3), to allow a minimum front yard setback of 68 feet from Lincoln Highway, a side setback of 45 feet instead of the required minimum 75 feet from all property lines.
- 232-592, to not require a 20-foot buffer yard along each boundary that is opposite or adjacent to a residential district.
- A special exception was also granted at this meeting that would permit the G-C General Commercial District use of a hotel in the HC-1 Highway Commercial District (232-380(13)c of the zoning ordinance).

Additional variances and modifications from the following sections of the Bensalem Township Zoning Ordinance were granted by the Bensalem Township Zoning Hearing Board at a meeting on May 1, 2014:

- 232-167(d), to permit an impervious area of 56 percent instead of the required maximum 45 percent in the R-2 Residential District.
- 232-380(13)c, to permit a lot area of 1.48 acres instead of the required 7 acres for a 4-story habitable building.
- 232-380(13)c.1, to permit an impervious area of 88 percent instead of the required maximum 60 percent in the G-C General Commercial District.
- 232-380(13)c.2 and 232-409(3), to allow a minimum front yard setback of 53 feet from Lincoln Highway, a side setback of 40 feet instead of the required 75 feet from all property lines.
- 232-586(a)(1), to permit parking space on adjacent lots that do not contain the specific use.
- 232-593, to not require a 75-foot yard from the rear 20-foot buffer yard.

Present use: Vacant.

COMMENTS

1. **Waivers**—Waivers from the following sections of the Bensalem Township Subdivision and Land Development Ordinance are being requested:

- 201-103(e), to not require a park or open space fee.
- 201-104(b)(1) and 111, to not provide sidewalks on adjacent roads.
- 201-106(c)(1), to not provide street trees along Lincoln Highway.
- 201-112(h), to allow parking areas closer than 15 feet to the property line.
- 201-112(p), to not require berms or walls to screen parking areas adjacent to the public right-of-way.

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

2. **Street vacation**—The plan proposes the vacation of Old Street Road along TMP #2-1-32-1 and 2-11-29. As the plan also proposes the consolidation of this area with TMP #2-1-32-1, the plan should be revised to indicate this subdivision and consolidation.
3. **Sidewalks**—The plan should extend sidewalks along the entrance drive to connect the hotel to the adjacent proposed hotel parking lot and neighborhood businesses (Section 201-111 of the subdivision and land development ordinance). This would provide a convenient and safe route for hotel patrons to access the parking, as well as the restaurant and other nearby businesses.
4. **Loading space**—The plan shows a loading space over top of several parking spaces in the south parking lot. Section 232-587 of the zoning ordinance requires that the space for off-street loading and unloading shall be in addition to the required off-street parking spaces and aisles.
5. **Landscaping**
 - a. **Planting strip**—Section 201-112(d) of the subdivision and land development requires a planting strip with an average width of ten feet and minimum width of 7 feet between the edge of the parking area and the outside wall of the nearest building. The building does not show the required planting strip.
 - b. **Site trees**—The plan should show compliance with Section 106(b)(10) of the subdivision and land development ordinance, which requires ten trees per acre of gross site area plus one tree for every five parking spaces.
 - c. **Ash trees**—The plan proposes three *Fraxinus pennsylvanica* ‘Patmore’ (Patmore green ash) trees in the parking lot adjacent to the hotel. The ash trees should be replaced with another tree from the township’s approved tree list, due to the discovery of the emerald ash borer (EAB) in Bucks County (Warrington Township) in 2012. The EAB is very destructive and once ash trees are infested, they will die without insecticide treatment. In addition, township officials should remove the *Fraxinus* trees (white and green ash) from the list of approved trees for street planting in open areas (Section 201-106(c)(8)c of the subdivision and land development ordinance)

and consider developing a strategy for ash trees located in municipal parks and other public property.

6. Stormwater management

- a. **Report**—The plan submission has not included a stormwater management report as required by Section 196-64 of the Bensalem Township Stormwater Management Ordinance.
- b. **Facility ownership and maintenance**—The plan proposes a rain garden, porous pavement, and underground detention to manage the site's stormwater runoff. The plan should identify ownership, maintenance procedures, and responsibilities for the facilities.

Section 192-66 of the Bensalem Township Water Quality Ordinance requires a BMP Operations and Maintenance plan, which describes how the stormwater BMPs will be operated and maintained, including who will be responsible for maintaining the facilities and what those operation and maintenance responsibilities will be. An operations and maintenance plan will allow regular scheduled maintenance tasks to be included in annual planning. We recommend the applicant's engineer prepare a detailed operation and maintenance manual for the person or persons responsible for inspection and maintenance in order to ensure proper care of the facilities. This is critical in ensuring that, in the future, facilities operate as intended and continue to function over the long run.

7. Plan information

- a. **Number of stories**— The proposed building footprint on Sheet 2 shows a 5-story hotel. However, the zoning table indicates a 4-story building (Section 201-41(d)(11) of the subdivision and land development ordinance). This discrepancy should be eliminated.
- b. **Wetland certification**—The plan should include a wetlands certification, signed by the site investigator (Section 201-41(d)(15) of the subdivision and land development ordinance).
- c. **Signature blocks**—The applicant must show the signature blocks to meet the requirements of the subdivision and land development ordinance. Section 201-41(d)(13) of the subdivision and land development ordinance requires the following information: a certification of ownership, acknowledgment of plan, and offer of dedication shall be lettered on the plan, duly acknowledged and signed by the owner of the property, and notarized; a certificate for approval of the plan by the Bensalem Township Council and review by the Township Engineer shall be provided; space shall be left in which the review stamp of the Bucks County Planning Commission may be applied; space shall be left along the lower edge of the sheet, in order that the Bucks County Recorder of Deeds may acknowledge receipt and recording of the plan when it is presented.

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 land development. We recommend that the planning module be submitted at the preliminary plan stage to coordinate land development review with the planning module review.

This review will be included in the Bucks County Planning Commission board materials for the September 3, 2014, 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:kjp

cc: Sal-Ben Realty, LP
Mark Havers, Pickering, Corts, & Summerson, Inc.
Thomas Hecker, Bagley, Carlin & Mandio
Loretta Alston, Bensalem Dept. of Building and Planning
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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July 30, 2014
BCPC #12025

MEMORANDUM

TO: Bristol Township Council
Bristol Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development—Deon Square Shopping Center
Redevelopment
TMP #5-44-52-1; 5-44-26
Applicant: Pasquale T. Deon, Sr.
Owner: Same
Plan Dated: June 25, 2014
Date Received: July 2, 2014

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 redevelop an existing shopping center that is located on a 9.1-acre (gross) site. The applicant proposes to consolidate two lots, remove portions of the existing shopping center, and construct 17,584 square feet of new commercial space for a total building area of 74,614 square feet. The revised center would consist of three individual buildings (a bank; a CVS pharmacy; and a 7,535-square-foot commercial building) and a 49,493-square-foot strip shopping center containing 12 separate retail and office spaces. A total of 352 parking spaces is proposed. Public water and sewer facilities currently serve the site.

Location: At the southwestern corner of South Oxford Valley Road and South Olds Boulevard.

Zoning: C Commercial District which permits retail establishments on a minimum lot area of 5,000 square feet with a minimum lot width of 50 feet. The maximum building area and maximum impervious surface ratio in this district are 35 and 70 percent, respectively.

Present Use: Commercial.

COMMENTS

1. **Requested waiver**—Information on Sheet 2 of 20 indicates that the applicant is requesting a waiver from the required minimum distance between parking and building. Parking spaces are shown as close to the building as 0 feet. Section 509.f of the subdivision and land development ordinance requires no less than 15 feet of open space shall be provided between the curb line of any uncovered parking area and the outside wall of the nearest building except for parking areas associated with single-family dwelling units.

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. **Existing nonconformities**—Sheet 2 of 20 of the plan identifies the following existing nonconformities on the site in regards to zoning ordinance requirements for: front yard (existing 27.37 feet as opposed to the required 35 feet); front yard parking setback (4.29 feet as opposed to the required 5 feet); maximum allowable impervious surface ratio (78.6 percent as opposed to the maximum allowable 70 percent); residential buffer (0.30 feet as opposed to the required 30 feet); and maximum accessway width (43.75 feet as opposed to maximum allowed of 35 feet).

According to the plan, the proposed redevelopment will not change the existing front yard, front yard parking setback, residential buffer, and accessway width, which are to remain the same. While still nonconforming, the impervious surface ratio is proposed to decrease from 78.6 percent to 76.7 percent. Township officials should ensure the plan complies with the standards for Nonconformities in Section 2203 of the zoning ordinance.

3. **Parking**
 - a. **Parking along access aisle**—The plan indicates two separate rows of parking spaces directly accessing the main drive in front of the buildings. A total of 38 parking spaces is directly perpendicular to the main access aisle. This design, as shown, presents the possibility for conflicts between vehicles maneuvering into and out of the spaces and vehicles traveling in the moving lanes. We strongly recommend that the parking lot be redesigned to provide a safer layout by providing a separation between parking spaces and the main drive.
 - b. **Parking spaces behind the building**—The plan shows 8 parallel parking spaces and 6 perpendicular parking spaces behind the large building. Given the proximity to proposed loading areas, it is recommended that the plan be revised to relocate these spaces to a different area on the site that is separate from the loading area. Furthermore, we note that Section 509.g of the subdivision and land development ordinance states that parallel parking in off-street parking facilities shall be permitted only where Council determines angled parking is not practical.

Additionally, it is unclear who would park in those spaces and how the users would access the shops because sidewalks do not connect to the front of the building. If

employees are to use the parking spaces behind the building, would they enter the loading dock doors, or walk through the loading area and parked trucks to the front of the building? Also, the lighting plan indicates the existing light fixtures are to remain, but is the lighting adequate for people who park behind the building?

- c. **Parking calculations**—The parking calculations provided on Sheet 2 of 20 are based on the large retail store requirement for the total square footage on the site. Zoning ordinance Section 2114 contains a parking requirement for Use D3 Financial Establishment that is different from the requirement for Use D2 Large Retail Store. The plan should be revised to show parking calculations based on required standards for the proposed uses to ensure compliance with the zoning ordinance.
4. **Loading areas and site circulation**
 - a. **Location and width of loading areas**—Section 2116.D of the zoning ordinance requires that off-street loading facilities have adequate maneuvering space and be arranged so that they may be used without blocking or otherwise interfering with the use of automobile accessways. There are several areas on the site where proposed loading areas are located within accessways. The loading stall shown alongside of the proposed CVS pharmacy, when occupied by a delivery or service truck, will almost completely block the moving aisle around the southern side of the building. Also, when designated loading areas along the proposed AutoZone and strip shopping center in the rear of the site are occupied, trucks and other vehicles may not be able to maneuver around the buildings. The plan should be revised to ensure vehicles can adequately maneuver around the buildings, even when loading facilities are occupied.
 - b. **Truck circulation and loading facilities**—Sheet 20 of 20 shows the proposed truck circulation plan for the development. From the layout, it appears that delivery trucks would be able to maneuver around the buildings to access the loading areas. However, the plan does not show the loading areas. When designated loading stalls and loading berths along the side and rear of the buildings are occupied, trucks and other vehicles may not be able to maneuver around some of the loading areas. The truck circulation plan should be revised to show that trucks will be able to adequately maneuver around the buildings when loading areas are occupied.
5. **Accessway aisle width**—Section 509.g of the subdivision and land development ordinance requires a minimum accessway width of between 20 to 24 feet wide for two-way traffic depending upon the angle of parking along the driveway. The plan should be revised to clearly indicate compliance with this requirement, especially near the loading areas and parking spaces proposed adjacent to moving lanes around the large building.
6. **Curbing within parking lot**—Section 509.K of the subdivision and land development ordinance requires that all internal parking lots, separator islands, and aisles shall be confined with curbing. The plan should be revised to comply with this requirement.
7. **Traffic impact study**—Sections 525.c and 803.d.16 of the subdivision and land development ordinance require the submission of a traffic impact study for any commercial development consisting of over 25,000 square feet. The renovated shopping center will

consist of 74,614 square feet. Our office did not receive a traffic impact study with the plan submission.

8. **Proposed building height**—The plan indicates that the building height will be less than 50 feet. Zoning ordinance Section 902.G allows a maximum height of 50 feet in the C Commercial District, but for each foot of height above 35 feet, one foot of buffer area shall be added. The proposed height of the building should be provided so that compliance with Section 902.G can be determined.
9. **Buffer yard and plantings adjacent to residential district and uses**—Table 2 in Section 2103 of the zoning ordinance requires a 30-foot-wide planted buffer between proposed retail and consumer service uses and residential uses. We note that the lack of a planted buffer between the shopping center and adjacent residential uses is an existing nonconformity (see comment #2). However, in light of the proposed redevelopment of the site, it is recommended that consideration be given to reducing potential negative impacts to adjacent property owners by providing appropriate screening.
10. **Landscaping requirements**
 - a. **Parking lot landscaping**—Section 509.q of the subdivision and land development ordinance requires that street trees 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 landscaping. Such trees shall be planted in a manner as to afford maximum protection from the sun for parked vehicles. The plan shows only 2 proposed shade trees near Oxford Valley Road (boxwood shrubs are shown along the entrance/exit drive accessing Oxford Valley Road and near the proposed bank). Based on a total count of 352 parking spaces, 70 trees should be provided throughout the parking areas.
 - b. **Street trees**—Section 519.a.1.c of the subdivision and land development ordinance requires street trees to be planted from 25 to 50 feet apart depending upon the size of the tree chosen. Based upon an approximate street frontage distance of 1,100 feet (totaling Oxford Valley Road, South Olds Boulevard, and Doe Run Drive), between 22 to 44 street trees should be provided. The plan should be revised to show compliance with this requirement.
11. **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.
12. **Sight distance**—The plan should indicate the sight distance requirements for all driveways in accordance with the Pennsylvania Code, Title 67, Transportation, Chapter 441 “Access To and Occupancy of Highways by Driveways and Local Roads,” as referenced in Section 508 of the subdivision and land development ordinance.

13. **Stormwater management**

- a. **Required study**—A stormwater management plan should be submitted for the proposal in accordance with Sections 803.d.18 and 518 of the subdivision and land development ordinance.
- b. **Maintenance**—The plan shows two underground basins in the northeastern portion of the site. We recommend that the applicant prepare and submit to the township a detailed schedule of all anticipated long- and short-term operational and maintenance procedures for the proposed basins. The maintenance manual should include any type of potential maintenance that may be necessary to continue sound performance of the facilities. Copies of the manual should also be provided to those responsible for stormwater facility maintenance on the site, in this case, the property owner.

14. **Required information**—The plan should be revised to provide the following required information for the proposed land development in accordance with Section 803 of the subdivision and land development ordinance:

- | | |
|----------|---|
| 803.c.2 | the names of owners, tax parcel numbers, and zoning classification of land immediately adjacent to or across the tract |
| 803.d.13 | a landscape plan showing proposed contours and required street trees, parking lot plantings, plant schedule (see comment #10) |
| 803.d.16 | a transportation impact study (see comment #7) |
| 803.d.18 | a stormwater management plan in accordance with Section 518 (see comment #13.a). |

15. **Plan information**—Within the Bulk Requirements table on Sheet 2 of 20, the plan indicates an existing building area of 81,770 square feet on the site. However, on that same plan sheet under Loading Requirements, the plan indicates the overall center consists of 72,619 square feet. This discrepancy should be resolved, and if necessary, applicable percentages and plan information should be corrected for consistency.

In addition, also on Plan Sheet 2 of 20, a proposed impervious coverage of 304,397 square feet (6.988 acres) is indicated in the Bulk Requirements table. However, under F. of the Site Capacity Analysis, the plan indicates that 303,517 square feet (6.967 acres) of impervious surfaces are proposed. This discrepancy should be corrected.

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

This review will be included in the Bucks County Planning Commission board materials for the September 4, 2014, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

LMW:pas

cc: Pasquale T. Deon, Sr.
LANDCORE Engineering Consultants, PC
William McCauley, Bristol Township Managing Director (via email)
Larry Young, Gilmore and Assoc., Bristol Township Engineer
Randy Flager, Flager and Yockey, Bristol Township Solicitor
Colleen Costello, Bristol Township Department of Licenses and Inspections (via email)
Glenn Kucher, Bristol Township Zoning Officer (via email)



BUCKS COUNTY PLANNING COMMISSION

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

August 11, 2014
BCPC #11243

MEMORANDUM

TO: Doylestown Borough Council
Doylestown Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Revised Preliminary/Final Plan of Subdivision for 155 East Oakland Avenue
TMP #8-9-66
Applicant: Mack-Roedel Custom Builders, LLC
Owner: Same
Plan Dated: April 10, 2014
Plan Revised: July 10, 2014
Date Received: July 16, 2014

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 TMP #8-9-66 into two lots and construct two single-family detached dwellings. Lot 1 and Lot 2 would be 8,027 and 7,981 (net) square feet, respectively. The site is served by public water and sewerage facilities.

Location: Northwestern side of East Oakland Avenue, approximately 80 feet west of South Church Street.

Zoning: CR Central Residential District, which is intended to retain and maintain the character and density of the central residential areas where a variety of housing types are permitted, as well as to provide standards for the development of new housing sites in order to broaden the borough's housing base and to add to the vitality of the core of the borough. Single-family detached dwelling (Use 1) is a permitted use in the CR Central Residential district with a minimum lot size of 5,000 square feet.

Present Use: Residential.

COMMENTS

We previously reviewed this proposal in reviews dated May 8, 2014 and June 4, 2014 (BCPC #11243). The applicant has addressed our comments. We recommend that the plan be approved provided all issues noted in the borough engineer's review letter are satisfactorily addressed.

This review will be included in the Bucks County Planning Commission board materials for the September 3, 2014 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:kjp

cc: Philip Mack, Mack & Roedel Construction
Paul Dietz, III, PE, Urwiler & Walter, Inc.
Karyn Hyland, Gilmore & Associates, Borough Engineer
John Davis, Borough Manager (via email)



BUCKS COUNTY PLANNING COMMISSION

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

August 19, 2014
BCPC #10581

MEMORANDUM

TO: Durham Township Board of Supervisors
Durham Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Sketch Plan of Minor Subdivision for Elaine J. Finney Trust
TMP: #11-5-59
Applicant: Brian Finney
Owners: Finney, Elaine J. Retained Annuity Trust
Plan Dated: July 10, 2014
Date Received: August 12, 2014

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

GENERAL INFORMATION

Proposal: Subdivide a 65.725-acre (gross) parcel into 2 lots. Lot 1 would contain 32.917-acres and Lot 2 would contain 32.808-acres (gross). A single-family detached dwelling is proposed to be built on Lot 1. The proposed dwelling unit on Lot 1 would be served by on-lot water and sewerage systems.

Location: The site is located on the northern side of Lehnenberg Road, approximately 1,900 feet north of the intersection of Lehnenberg Road and Coon Hollow Road.

Zoning: RP – Resource Protection District permits single-family detached dwellings on lots of 3 acres or more.

Present Use: Agricultural.

COMMENTS

1. **Stormwater management**—Section 501 of the subdivision and land development ordinance includes provisions relative to sketch plans; however, stormwater management is not required to be addressed at the sketch plan stage. It should be noted that this site is within the drainage area of Cooks Creek, rated as an Exceptional Value stream by the Pennsylvania Department of Environmental Protection. Future versions of this plan should include stormwater management facilities and provide any information deemed necessary by the township to ensure that the proposal complies with all applicable township regulations regarding stormwater management, including Section 505(H) of the zoning ordinance, and the Durham Township Stormwater Management Ordinance, in order to protect this important resource.
2. **Lehnenberg Road**
 - a. **Cartway width, curbs, and sidewalks**—Section 606(b)(2)(b) of the subdivision and land development ordinance, as amended by Ordinance 1994-1, classifies Lehnenberg Road, a state road, as a “major collector.” Section 606(b)(3)(a) of the subdivision and land development ordinance requires that major collector roads that are also state roads meet Pennsylvania Department of Transportation regulations relative to cartway width, sidewalks, and curbs.
 - b. **Roadway improvements**—Section 704(d) of the subdivision and land development ordinance requires improvements to existing streets at the discretion of the Board of Supervisors. We recommend that the township determine what roadway improvements to Lehnenberg Road, if any, should be included in future versions of this plan.
3. **Driveways**—Section 606(h)(1)(c) of the subdivision and land development ordinance requires that driveways provide a reasonable sight distance. We recommend that future versions of this plan provide such information for the proposed driveways and that the applicant follow the standards provided in Table 1 of Title 67 (Transportation) of the Pennsylvania Code, Chapter 441.8 to ensure adequate safety.
4. **Resource protection standards**—Section 501(B) of the zoning ordinance, as amended by Ordinance 2002-2, specifies a resource protection percentage for lake & pond shorelines of 100%. The plan as submitted currently shows an open space ratio / protection standard of .80 / 80% for pond shore and .70 / 70% for lake shore. This information should be corrected in future submissions of this plan.
5. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module for 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 September 3, 2014 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:kp

cc: Brian Finney
Finney, Elaine J. Retained Annuity Trust
Van Cleef Engineering Associates
Scott Mease, Mease Engineering, Township Engineer
Joe Kulick, Township Manager (via email)



BUCKS COUNTY PLANNING COMMISSION

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

August 14, 2014
BCPC #4589-C

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 Extra Space Storage
TMP #13-28-22-4
Applicant: David Plante
Owner: Extra Space of Morrisville
Plan Dated: June 30, 2014
Date Received: July 25, 2014

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 parcel of 10.2032 acres into two lots: one of 6.8135 acres (Lot 1) and one of 3.3888 acres (Lot 2). Proposed Lot 1 is occupied by a storage building of 296,000 square feet and nine storage units ranging in size from 1,218 square feet to 6,158 square feet. In addition, an office building of 1,200 square feet is proposed for construction on Lot 1. A building of 147,620 square feet occupies proposed Lot 2. Public water and sewer serve the site.

Location: The northeast corner of Business Route 1 (Lincoln Highway) and West Trenton Avenue.

Zoning: HC, Highway Commercial District. The district permits a variety of commercial space uses on a lot of at least 40,000 square feet, with a maximum impervious surface ratio of 70 percent.

Present Use: Commercial.

COMMENTS

- Variations and waivers**—Section 209-23.G of the zoning ordinance requires a 200-foot front setback for uses along U.S. Route 1. The office building depicted for construction on proposed Lot 1 would lie within the front yard setback. The plan notes, “building setback line (approved by variance),” and Note 10 on Sheet 3 of the plan references “waivers and variations granted previously on land development plan dated 6/28/98.” Township officials should confirm

whether previously issued variances and waivers for the front yard setback and/or other development standards are applicable to the proposed subdivision and new construction. The zoning criteria table on Sheet 4 of the plan notes that variances have been requested for relief from side yard requirements for Lots 1 and 2. Township officials should not take action on the plan until the zoning hearing board has made a decision on the variance requests. The final plan should list all granted variances and waivers.

2. **Subdivision line**—Part of the proposed subdivision line would cut through an existing building. This configuration would result in complications and hardship in event of a change in property ownership or use. Under Section 209-23.H.1 of the zoning ordinance, any lot may contain more than one permitted structure, provided that each principal structure is located in a manner which will allow the possibility of subdividing the lot in a manner that each structure and resulting lot would conform to the zoning and subdivision and land development regulations, including frontage on a public street. Table 4 of the zoning ordinance requires a minimum 20-foot side yard in the HC District. The subdivision would render both proposed lots nonconforming with regard to that standard.
3. **Use**—Township officials should determine whether the office building addition is a permitted use in the HC District under provisions of Section 209-23.B of the zoning ordinance, or whether it is an expansion of a nonconforming use under the provisions of Section 209-41.
4. **Impervious surface**—The impervious area table on Sheet 1 cites a reduction in impervious surface on proposed Lot 1, from 90.75 percent to 87.55 percent that apparently would result from the new development. The plan should also cite the impervious surface ratio on proposed Lot 2, as well as the ratio for the parcel as it now exists. Table 4 of the zoning ordinance sets a maximum ratio of 70 percent impervious surface in the HC District.
5. **Parking**
 - a. **Number of spaces**—The plan depicts seven parking spaces, including one that is disabled-accessible, to serve the proposed office building. The zoning criteria table on Sheet 1 of the plan cites 168 spaces existing to serve proposed Lot 2, but they are not depicted on the plan. Township officials should confirm that adequate parking is made available for both existing and proposed structures, on both lots, according to the requirements of Section 209-42 of the zoning ordinance.
 - b. **Dimensions**—The parking space dimensions are given as 8.5 feet by 18 feet. Section 191-37.C of the subdivision and land development ordinance requires dimensions of 10 feet by 20 feet for parking spaces at a 90-degree angle. In a self-storage establishment, it is likely that patrons would be using vans or other large vehicles, as well as standard-size cars.
6. **Sidewalks**—Sidewalks should be depicted along road frontages of Old Lincoln Highway, in accord with the requirements of Section 191-39.G of the subdivision and land development ordinance.
7. **Natural resource protection**—The plan should include site capacity calculations for each lot in accord with Section 191-52.1 of the subdivision and land development ordinance. Note 7

on the zoning legend on Sheet 1 of the plan advises that “the survey does not address the presence or absence of freshwater wetlands.” All natural resources should be detailed in the site capacity calculations.

8. **Street trees**—The township should determine if street trees along the West Trenton Avenue frontage are required under the provisions of Section 191-48.A of the subdivision and land development ordinance.
9. **Landscape plan**
 - a. **Plant quantity and location**—On the landscape plan (Sheet 5), the General Plant Palette table should be revised to indicate the proposed quantity of each plant and the proposed trees shown on the plan should be labeled to indicate the species.
 - b. **Tree selection**—The General Plant Palette lists *Zelkova serrata* ‘Green Vase’. The ‘Green Vase’ cultivar has weak branch angles and is susceptible to wind damage. We recommend replacing that cultivar with ‘Village Green’ or ‘Halka’ which are superior for form and long term branch strength, to avoid problems in the future as the trees mature.

The General Plant Palette also lists the deciduous tree *Liquidambar styraciflua* (Sweetgum). We recommend specifying the seedless cultivar ‘Rotundiloba’ because the species produces hard, spiked fruit that can be a nuisance, particularly if planted near driving aisles, parking, or sidewalks.
10. **Off-street loading**—The plan should show off-street loading provisions for the uses on Lots 1 and 2 in accord with Section 209-42.I of the zoning ordinance and Section 191-51.F of the subdivision and land development ordinance.
11. **Refuse collection**—Unless indoor trash collection is proposed, the plan should show screened outdoor refuse collection facilities for the uses on Lots 1 and 2 in accord with Section 191-51.H of the subdivision and land development ordinance

This review will be included in the Bucks County Planning Commission board materials for the September 3, 2014 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.

GF:kjp

cc: Extra Space of Morrisville
David Plante, Ruggiero Plante Land Design
John DiBenedetto Associates Architects, Inc.
Jim Sullivan, T&M Associates, Township Engineer
Peter Gray, Township Manager (via e-mail)



BUCKS COUNTY PLANNING COMMISSION

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Evan J. Stone

Lynn T. Bush
Executive Director

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

July 29, 2014
BCPC #6253-M2

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 Fairless Works Energy Station Storage Structures
TMP: p/o #13-51-1
Applicant: Fairless Energy LLC
Owner: USX Realty Development
Plan Dated: June 3, 2014
Date Received: July 3, 2014

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: Construction of a stationary 6,300-square-foot storage structure and two movable 400-square-foot storage structures on a 45-acre leased site occupied by an existing energy plant in the U.S. Steel Keystone Industrial Port Complex. Sewer and water service to the site are provided by U.S. Steel. The two movable structures could be relocated to "envelopes" delineated within various places on the site (identified as Areas 2, 3, and 4 on the plan), depending on facility needs.

Location: North side of Sinter Road, about 700 feet west of Sorrells Boulevard, in the U.S. Steel Keystone Industrial Port Complex.

Zoning: MPM, Materials Processing and Manufacturing District, which 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 for parcels exceeding 8 acres.

Present Use: Industrial

COMMENTS

1. **Parking**—Township officials should confirm that existing parking arrangements are adequate in number and location for facility needs. General Note 4 on Sheet 1 of the plan states that the number of parking spaces complies with ordinance standards “per prior approval.” Section 191-79.C(3) of the subdivision and land development ordinance (SALDO) requires parking spaces to be at least 15 feet away from the outer wall of any building. Alternate A, Area 2, as depicted on Sheet 1 of the plan, shows parking spaces within that prescribed setback.
2. **Loading**—Township officials should confirm that off-street loading facilities exist in compliance with section 209-30.F of the zoning ordinance.
3. **Street trees**—SALDO Section 191-48 requires street trees to be planted at intervals of at least 40 feet along the sides of all streets where they do not exist.
4. **Stormwater management**—Township officials should confirm that the proposal will comply with provisions of the stormwater management ordinance.
5. **Editorial**—According to Table 5 of the zoning ordinance, the maximum allowed impervious coverage ratio in the MPM District is 80 percent for parcels greater than 8 acres in size, rather than the 75 percent stated on the zoning table on Plan Sheet 1.

This review will be included in the Bucks County Planning Commission board materials for the September 3, 2014, 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.

GF:pas

cc: Fairless Energy, LLC
USX Realty Development
Denis F. Keenan, P.E., French & Parrello Associates
Jim Sullivan, T&M Associates, Township Engineer
Peter Gray, Township Manager (via e-mail)



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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July 29, 2014
BCPC #12026

MEMORANDUM

TO: Hilltown Township Board of Supervisors
Hilltown Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Sketch Plan of Subdivision for Stephen & Patricia Wargo
TMP #15-35-64, 15-35-64-1, and 15-35-64-2
Applicant: Stephen & Patricia Wargo
Owner: Same
Plan Dated: June 24, 2014
Date Received: July 3, 2014

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 71.573-acre parcel into two lots. Lot 1 would be 46.33 acres and contain an existing single-family detached dwelling. Lot 2 would be 24.86 acres and be used for a proposed nursery. The site is served by individual on-lot wells and on-lot sewage disposal systems.

Location: On the west side of Stump Road at the intersection of Old Limekiln Road.

Zoning: Rural Residential District (RR) is intended to serve low density residential development and permits use B1 Single-Family Detached Dwellings on lots of a minimum 50,000 square feet and use A2 Nursery on lots of a minimum of 3 acres.

Present Use: Residential.

COMMENTS

1. **Flag lot**—According to the sketch plan, proposed Lot 2 is a flag lot that is intended to contain a nursery use. Section 160-51.C.1 of the zoning ordinance states that a flag lot may only contain single-family lots.
2. **Alternative lot layout**—For Lot 2, an alternative to proposing a flag lot is to provide a standard lot that satisfies the minimum lot width of 150 feet at the required building setback along Upper Stump Road.
3. **PECO easement**—The sketch plan identifies a PECO easement that traverses the site. For future plan submissions, the applicant should secure the appropriate permits from PECO for driveway access through this easement to Lot 2.
4. **New well**—It is not indicated on the sketch plan if a new well is proposed for the A2 Nursery use. The applicant should be aware that a water impact study would be required for any new well proposed as part of the A2 Nursery use.

This review will be included in the Bucks County Planning Commission board materials for the September 3, 2014, 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:kjp

cc: Stephen & Patricia Wargo
Urwiler & Walter, Inc.
C. Robert Wynn, Township Engineer (via email)
New Britain Township, (Adjacent Municipality)
Richard C. Schnaedter, Township Manager (via email)



BUCKS COUNTY PLANNING COMMISSION

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Diane M. Ellis-Marseglia, *LCSW*

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Edward Kisselback
Carol A. Pierce
Evan J. Stone
Lynn T. Bush
Executive Director

August 15, 2014
BCPC #10730

MEMORANDUM

TO: Hilltown Township Board of Supervisors
Hilltown Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Subdivision for Hillside Estates
TMP #15-34-103
Applicant: Gregory Wuerstle
Owner: Gregory R. and Jane P. Wuerstle
Plan Dated: June 25, 2014
Date Received: July 23, 2014

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

GENERAL INFORMATION

Proposal: Subdivide a 12.42-acre parcel into two lots. Lot 1 would be 6.4 acres and contain an existing single-family detached dwelling and garage. Lot 2 would be 6.02 acres and contain a proposed single-family detached dwelling. Both lots are to be served by individual on-lot wells and on-lot sewage disposal systems.

Location: Southeastern side of Skunk Hollow Road, approximately 3,600 feet from its intersection with Callowhill Road.

Zoning: Rural Residential (RR) District is intended to serve low-density residential development and permits use B1 Single-Family Detached Dwellings on lots of 50,000 square feet, or a minimum of 3 acres when not served by public water.

Present Use: Residential.

COMMENTS

1. **Disclosure**—Within Hilltown Township, adjacent TMPs# 15-34-84 and 15-34-85 are located within the Quarry zoning district and are currently operated as a quarry. Given the intensity of quarry activities, which generate noise, vibration, and truck traffic, we

recommend that information regarding the current and proposed uses of TMP#s 15-34-84 and 15-34-85 be disclosed on deeds, agreements of sale, and in the disclosure statements to ensure that prospective buyers receive appropriate documentation to make an informed decision.

2. **Sidewalks and Open Space Link**—The *Hilltown Township Open Space Plan* (2009) identifies a second priority link along Skunk Hollow Road, which includes the full frontage of the subject parcel. While sidewalks may not be appropriate given the projects location and size of the proposed lots, the provision of some type of pedestrian/bicycle path may assist in meeting the intentions of the open space plan.
3. **Dedication of recreation land**—Section 140-60 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 option. As recreation land has not been proposed within the subject plan, we recommend that the Hilltown Park and Recreation Board provide recommendation for a fee-in-lieu of land dedication.

This review will be included in the Bucks County Planning Commission board materials for the September 3, 2014, 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:kjp

cc: Gregory R. and Jane P. Wuerstle
Scott P. McMackin, Cowan Associates, Inc.
C. Robert Wynn, Township Engineer (via email)
Richard C. Schnaedter, Township Manager (via email)



BUCKS COUNTY PLANNING COMMISSION

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Executive Director

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

August 1, 2014
BCPC #11660-F

MEMORANDUM

TO: Milford Township Board of Supervisors
Milford Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Final Plan of Lot Line Adjustments for Milford Village
TMPs #23-10-177-1, -10-179, -180, and 23-15-99, -15-100, -15-115
Applicant: LifeQuest
Owner: Same
Plan Dated: June 4, 2014
Date Received: July 30, 2014

We have received a request from a representative for the applicant to sign the liens for the subject proposal that have already been approved by the Milford Township Board of Supervisors. However, in accordance with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code (MPC), plans for the proposal should be sent to the Bucks County Planning Commission (BCPC) 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 professional staff of the BCPC prepared the following review.

GENERAL INFORMATION

Proposal: As part of the revisions to the Milford Village Master Plan, six parcels will be affected by lot line adjustments as follows: TMPs #23-177-1 and 23-15-100 will be increased by 2.06 and 10.61 acres, respectively and TMPs #23-10-179, 23-10-180, 23-15-99, and 23-15-115 will be reduced by 0.73, 3.22, 8.59, and 0.13 acres, respectively.

Location: Northeastern corner of John Fries Highway (SR 663) and Mill Hill Road

Zoning: RD—Rural Development District permits single-family detached dwellings (Use B1) with a minimum lot area of 1 acre, single-family cluster (Use B5) with a minimum lot area of 20,000 square feet, and institutional uses with a minimum lot area of 2 acres.

Present Use: Institutional (LifeQuest nursing facility)

COMMENTS

After reviewing the subject plan, we find no major issues to address regarding the proposed lot line adjustments.

This review will be included in the Bucks County Planning Commission board materials for the September 3, 2014 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:pas

cc: LifeQuest c/o Roger Hiser
Pany & Lentz Engineering Company
Kevin Wolf, Andersen Engineering Associates, Inc.
Jeff A. Vey, Township Manager (via email)
Lisa Wolff, QAPC



BUCKS COUNTY PLANNING COMMISSION

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Executive Director

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

August 18, 2014
BCPC #12030

MEMORANDUM

TO: Newtown Borough Council
Newtown Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for Buckman Place
TMP #28-2-69
Applicant: Buckman Place, LP
Owner: Donald Fitch
Plan Dated: July 8, 2014
Date Received: July 21, 2014

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 0.910-acre parcel into four single-family detached lots: Lot 1 of 9,954 square feet, Lot 2 of 10,964 square feet with an existing dwelling to remain, Lot 3 of 9,323 square feet, and Lot 4 of 9,382 square feet. An existing 2-story office building is to be removed. Public water and sewerage serve the site.

Location: Eastern side of North State Street, just north of Greene Street and across from the Newtown Theater.

Zoning: V-1 Village Conservation District permits single-family detached dwellings on a minimum lot area of 4,000 square feet per dwelling unit, maximum lot size of 10,000 square feet per principal use, and minimum lot width at street line of 50 feet.

Present Use: Residential with office.

COMMENTS

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

Ordinance No. 633 (this appears to refer to Section 400.B.2)—Requires that development plans be submitted first on a preliminary basis and upon preliminary approval from the Newtown Borough Council, plans be submitted on a final basis.

Section 503.F—Requires that top or bottom edge of slopes shall be a minimum of 5 feet from property or right-of-way lines of streets or alleys.

Section 505.A—Requires that lot dimensions and areas shall not be less than specified by provisions of the zoning ordinance.

Section 506.A—Requires that easements with a minimum width of 20 feet shall be provided as necessary for utilities.

Section 510.A—Requires street trees to be planted behind the right-of-way.

Section 511—Regarding the requirements of the Tree Protection Area and that trees with a diameter of 16 inches or greater be preserved.

Section 605.A—Requiring concrete monuments to be placed at each change in direction of property boundary and easement.

Section 701.C.2—Requiring existing features information within 400 feet of any part of the land to be subdivided or developed.

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

Regarding Section 511 Tree Protection, we note that the only tree protection shown is at the rear of proposed Lot 1. Protection from construction activity should be provided for all trees intended to remain, including the 28-inch caliper pine on the northern boundary of Lot 1, the two street trees in front of Lot 3, and the evergreen tree row at the rear of Lots 2 through 4.

2. **Maximum lot size**—Zoning ordinance Section 606.C requires a minimum lot area of 4,000 square feet per dwelling unit and maximum lot size per principal use of 10,000 square feet. Proposed Lot 2 is 10,964 square feet. Footnote 7 of the Zoning Information table on Sheet 2 states that the proposed subdivision is reducing an existing nonconformity. This issue should be resolved prior to plan approval.
3. **Buffer plantings**—On Sheet 9, a note at the rear of proposed Lot 4 states, “Existing buffer to be supplemented by replacement of dead trees to provide adequate buffering for borough guidelines.” No proposed plant material is shown and tree protection is not provided for the existing buffer. The plan should be revised to show how the buffering will be supplemented by proposed plant material.
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.

This review will be included in the Bucks County Planning Commission board materials for the September 3, 2014 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:kjp

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



BUCKS COUNTY PLANNING COMMISSION

The Almshouse Neshaminy Manor Center 1260 Almshouse Road
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Evan J. Stone
Lynn T. Bush
Executive Director

August 15, 2014
BCPC #12028

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 Margiotti & Kroll Pediatrics
TMP #29-10-37-1
Applicant: Gerbar, LLC
Owner: Newtown Veterinarian Hospital Property LLC
Plan Dated: July 10, 2014
Date Received: July 15, 2014

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: Renovate an existing 5,110-square-foot building for medical office use on an 81,121-square-foot (1.86-acre) tract. Public water and sewerage facilities are intended.

Location: Northern side of Newtown-Yardley Road (T 563), west of Dolington Road/Terry Drive.

Zoning: O-LI Office-Light Industrial District permits use D-2 Medical Office on a minimum lot area of 80,000 square feet (1.84 acres).

Present Use: Vacant veterinarian office.

COMMENTS

1. **Variances granted**—The applicant has submitted a copy of the Zoning Hearing Board decision, dated July 14, 2014, indicating that variances have been granted from the following zoning ordinance requirements:

Section 1001(B)(5)—To permit driving aisles less than the required 25-foot width;

Section 1001(F)(6)(a)—To permit parking in the required setback; and

Section 1002(B)—To permit a loading area within the travel lane and rear yard setback.

The plan should be revised to include the variances granted and the condition that the use is limited to a medical office use.

2. **Sidewalks**—Subdivision and land development ordinance Section 517.1 states that sidewalks shall be provided along both sides of all public streets. Additionally, the site frontage abuts the Newtown Trail that is designated along Newtown Yardley Road on the Newtown Township Trail Map. A sidewalk/trail should be provided along Newtown Yardley Road.
3. **Street trees**—According to subdivision and land development ordinance Section 530.1.A(3), street trees shall be required for existing streets when they abut or lie within the land development. Street trees should be provided along Newtown Yardley Road.
4. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module for Land Development must be submitted for this proposed land development.

This review will be included in the Bucks County Planning Commission board materials for the September 3, 2014 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:kjp

cc: Joshua Dowd, Gerbar, LLC
Jose I. Lazo, BL Companies
Don Marshall
Michele Fountain, P.E., CKS Engineers, Inc., Township Engineer
Kurt M. Ferguson, Township Manager (via email)
Martin Vogt, Township Zoning Officer
Micah S. Lewis, RLA, Boucher & James, Inc., Township Planner



BUCKS COUNTY PLANNING COMMISSION

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Diane M. Ellis-Marseglia, *LCSW*

August 7, 2014
BCPC #7939-E

MEMORANDUM

TO: Newtown Township Board of Supervisors
Newtown Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for Science Building Addition
TMP #29-3-3
Applicant: Bucks County Community College
Owner: Same
Plan Dated: June 27, 2014
Date Received: July 11, 2014

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 38,598-square-foot addition to Founders Hall to house chemistry, biology, biotech, and nursing laboratories and teaching space to replace the existing modular buildings on the 202.23-acre campus. The project also involves revised pedestrian circulation, installation of utilities, stormwater facilities, and erosion controls, and the removal of seven existing modular buildings. Public water and sewerage facilities are intended.

Location: The campus is on the southern side of Swamp Road across from Helen Randle Park.

Zoning: EIR Educational, Institutional & Recreational District permits Use C-2 School (including a college or junior college) by conditional use approval on a minimum lot area of 10 acres.

Present Use: Institutional.

COMMENTS

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

Section 402.1.A—Requires a plan scale of 1"=50' or 1"=100'; proposed plan scale is 1"=30'.

Sections 402.3.B and C—Require that plan show streets, property lines and names of owners, and location, size, name, and names of owners of all existing buildings, historical structures, sewer lines, drains, hydrants, culverts, bridges, petroleum lines or gas mains, and other significant manmade features within 400 feet of the site; plan proposes use of an aerial photograph to show existing features within 400 feet of the site.

Section 403.1.F—Requires a final plan sheet size of 18" x 24"; 24" x 36"; or 36" x 48"; proposed plan is 42" x 30".

Section 520.2—Requires provision of a drainage easement on existing watercourses within the site; proposed plan indicates easements are not proposed since existing watercourses are in woodland or floodplain areas.

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. **Landscaping**—Section 530.1.A of the subdivision and land development ordinance states that street trees and associated planting shall be required for any subdivision or land development as part of the design and construction of new streets, sidewalks or pedestrian ways, or existing streets, sidewalks, pedestrian ways, bicycle or other trails or pathways when they abut or lie within the land development. The plan does not include a landscape plan.
3. **Outdoor refuse collection areas**—Section 534.10 of the subdivision and land development ordinance states that, when indoor collection is not provided, outdoor collection stations shall be located to avoid being offensive and shall be screened from view and landscaped. If outdoor refuse collection is intended, the stations should be located, screened, and landscaped in accordance with this requirement.
4. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module for Land Development must be submitted for this proposed land development.

This review will be included in the Bucks County Planning Commission board materials for the September 3, 2014 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:kjp

cc: Dennis Matthews, Bucks County Community College
Nicholas E. Feola, P.E., Bursich Associates, Inc.
Eric Gianelle, KCBA Architects, Inc.
Edward Murphy, Esq., Wisler Pearlstine, LLP
Michele Fountain, P.E., CKS Engineers, Inc., Township Engineer
Kurt M. Ferguson, Township Manager (via email)
Martin Vogt, Township Zoning Officer (via email)
Micah S. Lewis, RLA, Boucher & James, Inc., Township Planner
Northampton Township (Adjacent Municipality)



BUCKS COUNTY PLANNING COMMISSION

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Executive Director

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

August 13, 2014
BCPC #7323
NT #14-4

MEMORANDUM

TO: Northampton Township Board of Supervisors
Northampton Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Preliminary Plan of Subdivision and Land Development for J. Michael Price (Waverly)
TMP #31-35-28
Applicant: J. Michael Price
Owner: Same
Plan Dated: July 3, 2014
Date Received: July 21, 2014

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 17.7 acres into 15 single-family detached dwellings, ranging from 40,001 to 74,690 square feet. Public water supply and sewerage are proposed.

Location: Southwest of the intersection of East Holland Road and Belmont Way.

Zoning: R-1 Single Family District, which permits single-family detached houses on a minimum lot area of 40,000 square feet with a minimum lot width of 150 feet.

Present Use: Residential and fallow agricultural.

COMMENTS

1. **Waivers**—The applicant is requesting waivers from the following requirements of the Northampton Township Stormwater Management and Grading Ordinance:

- Section 23-501.2K, to not require that the maximum headwater depth be 1 foot below the top of the inlet grate. The maximum headwater depth is proposed to be below the top of grate.
- Section 23-501.5K, to permit a dwelling unit to be within 100 feet of the highest free water surface of a detention basin.

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

2. **Cluster design regulations**—We recommend consideration be given to the cluster design regulations via the provisions of Section 27-903 of the zoning ordinance. A cluster subdivision would permit the same number of units on smaller lots and would allow the elimination of frontage lots along East Holland Road, provide an opportunity for common open space and the protection of natural resource areas, and permit greater site flexibility.
3. **Natural resource disturbance**—Sheet 4 shows the limit of disturbance to comply with the natural resource protection requirements of Section 27-1120 of the zoning ordinance. We are concerned that homeowners will clear such areas to increase the size of their yards in violation of the ordinance. We recommend that the township enforce its disclosure requirements (Section 11-103 of the township code) to prevent homeowners from disturbing protected woodland and wetland areas.
4. **Stormwater basin ownership**—Note 7 on Sheet 2 indicates that the owners of Lots 2, 4, and 5 will own and maintain the proposed detention basin that serves the entire development. We recommend that the facility be given its own lot and the responsibility for maintaining this basin be given to a homeowners association or dedicated to Northampton Township. Maintenance responsibilities can be expensive and overwhelming to homeowners. If the system fails, it is unlikely to be noticed by the property owner or municipal authorities until severe damage takes place.
5. **Ash trees**—The two *Fraxinus pennsylvanica* ‘Marshall’s Seedless’ (seedless green ash) trees proposed around the detention basin should be replaced with another tree from the township’s tree list, due to the discovery of the emerald ash borer (EAB) in Bucks County (Warrington Township) in 2012. The EAB is very destructive and once ash trees are infested, they will die without insecticide treatment. Also, township officials should remove the *Fraxinus* species from the tree list in Section 22-615.E.1 of the subdivision and land development ordinance 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 September 3, 2014, 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:kjp

cc: J. Michael Price
Mark Havers, P.E., Pickering, Corts, & Summerson
Edward F. Murphy
CKS Engineers, Inc., Township Engineer
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@co.bucks.pa.us

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Evan J. Stone
Lynn T. Bush
Executive Director

COUNTY COMMISSIONERS:

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

August 19, 2014
BCPC #7325-A

MEMORANDUM

TO: Springfield Township Board of Supervisors
Springfield Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Lot Line Change for Bechtel
TMP #42-9-98 & 98-1
Applicant: Jeffrey Bechtel
Owner: Same
Plan Dated: August 13, 2014
Date Received: August 15, 2014

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 an area of 6.376 acres from TMP #42-9-98 to TMP #42-9-98-1. As a result of the conveyance, TMP #42-9-98 will be 3.558 gross acres (3.216 net acres) and TMP #42-9-98-1 will be 10.195 gross acres (10.013 net acres). No further development is proposed at this time.

Location: The southern side of Pleasant View Road at its intersection with Deer Trail Road.

Zoning: RP—Resource Protection District requires a minimum lot area of 3 acres. A 200-foot minimum lot width, 40-foot side yards (each) and 60-foot front and rear yards are also required.

Present Use: Residential.

COMMENTS

- **Horizontal isolation distance**—Title 25 PA Code Chapter 73, Section 73.13(c)(1) requires a minimum horizontal isolation distance of 10 feet between a property line and the perimeter of the aggregate in the absorption areas of a sewage disposal system. According to the plan submission, the 'approximate location of septic system drainfield' is shown to be adjacent to the proposed lot line. The applicant should ensure that the plan satisfies the requisite minimum horizontal isolation distance.

This review will be included in the Bucks County Planning Commission board materials for the September 3, 2014, 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:kjp

cc: Jeffrey Bechtel
Mease Engineering, P.C.
C. Robert Wynn Associates (via email)
Michael Brown, Township Manager (via email)



BUCKS COUNTY PLANNING COMMISSION

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Evan J. Stone

Lynn T. Bush
Executive Director

COUNTY COMMISSIONERS:

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

August 1, 2014
BCPC #9017-A

MEMORANDUM

TO: Warrington Township Board of Supervisors
Warrington Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Sketch Plan of Land Development for St. Robert Bellarmine Building Addition
TMP #50-33-14; -15; -16; -24; -25; -26; -31; -31-1 ; -32; and -33
Applicant: St. Robert Bellarmine c/o James Beisel
Owner: Same
Plan Dated: July 3, 2014
Date Received: July 21, 2014

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

GENERAL INFORMATION

Proposal: To construct a 3,799-square-foot addition to the narthex (welcoming area) of an existing 28,830-square-foot sanctuary and fellowship hall on a 15.004-acre site. The site also contains a 24,000-square-foot school building. The site is served by public water and sewer.

Location: Western side of the intersection of Euclid Avenue and Carriage Way.

Zoning: R-2 Residential District permits Private educational, religious or philanthropic uses as conditional uses on lots of 10 acres or more.

Present Use: Institutional-place of worship

COMMENTS

- Conditional use**—Section 803.E of the zoning ordinance permits private educational, religious or philanthropic uses as conditional uses. In accordance with Section 2302 of the zoning ordinance the Board of Supervisors shall have the power to approve conditional uses at a public hearing. Conditional use approval must be obtained prior to preliminary plan approval.
- Waivers**—The plan indicates that a waiver will be requested from the subdivision and land development ordinance and from the stormwater management ordinance, but no ordinance sections are specified.

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

This review will be included in the Bucks County Planning Commission board materials for the September 3, 2014, public meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the Bucks County Planning Commission board and staff.

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

DCZ:pas

cc: St. Robert Bellarmine c/o Rev. Monsignor James Biesel
Kirk W. Clause, P.E., Schlosser & Clauss
Tom Gockowski, Municipal Engineer
Tim Tieperman, Township Manager (via email)



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Executive Director

COUNTY COMMISSIONERS:

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

August 26, 2014
BCPC #11815-B

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 and Land Development for
Warrington Springs Phase III
TMPs #50-10-110 and -111
Applicant: KTMT Warrington Springs, LP
Owner: Warrington Springs, Inc.
Plan Dated: July 28, 2014
Date Received: July 30, 2014

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 10.01-acre parcel into 5 single-family detached residential lots (12,325 square feet each) as part of a Single-Family Detached Subdivision with transferrable development rights. The proposed development is part of a 48-unit development located on the southwest side of Street Road. Common open space of 7.38 (gross) acres will be provided. Public water and sewer will serve the lots.

Location: Northeastern side of Street Road east of its intersection with Wedge Way.

Zoning: R-2 Medium Density Residential District permits Single-Family Detached Subdivision with transferrable development rights on lots of 8,500 square feet or larger and a maximum density of 3 dwelling units per acre.

Present Use: Vacant

COMMENTS

1. **Conditional use**—Section 411.G(6)(a)[1] of the zoning ordinance permits Single-Family Detached Subdivision with transferrable development rights as a conditional use. The Board

of Supervisors granted conditional approval on May 13, 2014. The township should assure that the plan meets all of the conditions of conditional use approval.

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

Section 304.2—Existing street improvements

Section 312.3—Curb construction

Section 319.2.C(9)—Stormwater drain pipe fill

Section 504.5.C(2)— Existing features within 400 feet of site

In accordance with the requirement of Section 512.1.(b) of the Pennsylvania Municipalities Planning Code, the applicant has submitted a rationale for the requested waivers. The township planning commission and board of supervisors should determine if granting the waivers is appropriate.

3. **TDR use**—The plan indicates that a Single-Family Detached Subdivision with transferrable development rights option is proposed. The plan does not indicate that any TDRs are to be used. We recommend that the preliminary plan indicate how many transferable development right certificates are to be used for the development of the site.
4. **Sidewalks**—The plan shows sidewalks along most of the Street Road frontage except for the northern end of the site. We recommend that the plan be revised to show a sidewalk along the entire length of Street Road.

Section 311.1 of the subdivision and land development ordinance requires that sidewalks be provided along both sides of all streets classified as secondary streets or greater in all districts except in Residential Agricultural (RA) Districts where sidewalks will be required in developments of five homes or more. Sidewalks can also be required at the discretion of the Board of Supervisors along residential streets and culs-de-sac where foot traffic volumes warrant.

If township agrees to the proposed marginal access street design (See Comment #6), we recommend that the township and applicant consider relocating the proposed sidewalk from along Street Road, to along the marginal access street in front of the proposed dwellings. This will enhance pedestrian safety by eliminating the need for future residents to cross the marginal access street to reach the sidewalk.

5. **Parking spaces**—The plan shows four separate areas along the western side of Road A that appear to serve as perpendicular parking bays. The plan does not show individual parking spaces, but it appears that there is sufficient area for 21 parking spaces. Section 310.2 of the subdivision and land development ordinance prohibits perpendicular parking along a public street.

The zoning ordinance requires two parking spaces per dwelling unit. The plan proposes two spaces in the driveway and two spaces in the unit garages (total of four parking spaces per unit), not including the more than four additional spillover parking spaces per unit proposed as perpendicular parking spaces along Road A. We recognize the benefits of spillover parking,

but such parking should be arranged so that vehicles are not required to back up into a public access street, which is prohibited by Section 310.2. Alternative arrangements that may be appropriate include off-street parking courts or possibly on-street parallel parking spaces.

6. **Marginal access street design**—The proposed marginal access street (Road A) is 26 feet in width, except along its radii adjacent to Lots 49 and 53. To reduce or eliminate unnecessary impervious surfaces, construction and maintenance costs. We recommend a consistent pavement width of 26-feet with an appropriate radius be provided for Road A.

Proposed Road A, which has two access points to Street Road, is a public street that will incur expense for construction and maintenance. We recommend that the township and applicant consider shared driveways instead. Two shared driveways and a single driveway serving five units will add only one more access point than currently proposed. Similarly, the provision of shared driveways would reduce the amount of new impervious surface and resulting stormwater management, construction cost for the developer and maintenance cost for the township. This arrangement would allow street trees to be planted directly adjacent to Street Road, which may be more aesthetically pleasing. (See Comment #7 below.)

7. **Street trees**—The plan shows street trees along the eastern side of the proposed Road A but none along Street Road, creating a void along the streetscape of Street Road. Subdivision and land development ordinance Section 325.5.E(1) requires that street trees be planted for any subdivision or land development where suitable street trees do not exist, as part of the design and construction of all new streets and existing streets. The plan should be revised to propose street trees along Street Road as well.

The 36 street trees (*Gleditsia triacanthos Inermis*?) indicated in the landscape schedule on Sheet 7 appears to reflect the total number of required street trees, but the plan does not identify them along both sides of the proposed Road A.

A recent conversation with the township engineer suggests that the township is wary of assuming responsibility for trees planted in the right-of-way along Street Road. There are funding and bonding approaches available to townships to cover future maintenance responsibilities. If the township and applicant consider the shared driveway arrangement and elimination of the marginal access street as discussed in Comment #6, the street trees could be planted within the private lots outside the public right-of-way, placing the maintenance requirements of these street trees on the individual property owners.

8. **Tree protection fence**—Subdivision and land development ordinance Section 325.4.D requires a four-foot-high plastic webbed construction fencing, snow fencing or equivalent to ensure that there is no encroachment within the area of the tree drip line of trees to be protected. The location of temporary tree protection fencing should be indicated on the grading or erosion and sedimentation control plans. The erosion and sedimentation plan (Sheet 7) shows a super silt fence around the area bounded by woodlands on the site but the height of the fence is not specified. Sheet 13 of the plan shows a tree protection fence detail drawing with four-foot-high tree protection fence but the location of the fence is not shown on the plan. A four foot high tree protection or silt fence should be shown on the plan in all areas where trees are to be preserved.

9. **Stormwater basin maintenance**—The proposed stormwater basins are to be maintained by the homeowners association (HOA). Maintenance of stormwater facilities is important to ensure their continued function at design levels. The applicant should prepare a projected schedule of maintenance tasks, both short- and long-term, and operation requirements for this facility, and provide them to the HOA and the township. This information should include should include frequencies for mowing seeding and fertilization, a sediment removal schedule, and estimated useful lifespan of materials, such as concrete pads and outlet structures. This will allow adequate planning on the part of the HOA for scheduling and budgeting for maintenance, and will provide an indication to the municipality regarding the projected lifespan of the facility.

This review will be included in the Bucks County Planning Commission board materials for the September 3, 2014, public meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the Bucks County Planning Commission board and staff.

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

DCZ:kjp

cc: Robert Gundlach, Fox Rothschild LLC
Sam Costanzo, P.E., Van Cleef Engineering Associates
Tom Gockowski, Carroll Engineering Corporation, Township Engineer
Tim Tieperman, Township Manager (via email)



BUCKS COUNTY PLANNING COMMISSION

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Diane M. Ellis-Marseglia, *LCSW*

August 19, 2014
BCPC #12031

MEMORANDUM

TO: Warrington Township Supervisors
Warrington Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Final Plan of Lot Line Change for Knell
TMP #50-35-180 & 35-187
Applicant: Edward Knell
Owner: Same
Plan Dated: October 31, 2013
Date Received: August 6, 2014

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 11,111-square-foot parcel from TMP #50-35-187 (31.65 acres), which contains the Hampton Greens residential complex (191 multiplex units) to adjacent TMP #50-35-180 (1.45 acres) which contains a single-family detached dwelling. The site is served by public water and sewer.

Location: Eastern side of Costner Drive within the Hampton Greens complex.

Zoning: PRD Planned Residential Development District permits single-family detached dwelling, townhouse at a density not to exceed 3 units per acre. The minimum lot size for single-family detached units is 13,500 square feet and 800 to 2,700 square feet for multiplex units.

Present Use: Residential.

COMMENTS

- Perimeter requirements**—Zoning Ordinance Section 506.3.F, Perimeter Requirements, states in no event shall any structure be located less than 50 feet from the perimeter of a planned residential development. On TMP #50-35-180, aerial photographs indicate the presence of a multiplex building approximately 50 feet from the existing property line. The

proposed subdivision would bring the property line closer than 50 feet to the multiplex building. The plan should be revised to maintain the 50-foot separation.

2. **Plan information**—Section 502 5.B.(4) of the subdivision and land development ordinance requires that the plan show present zoning classification on the subject tract and adjacent properties, and requirements on the subject tract. Section 502.5.D(3) and (4), Proposed Layout, requires that building setback lines and gross and net lot areas be provided.

TMP #50-35-180 contains multiplex units which lie close to the proposed lot line. It appears that the proposed line will be within 25 feet of the multiplex units. We recommend that the plan be revised to show the adjacent multiplex building and associated building setback line so an accurate assessment of the proximity can be determined.

This review will be included in the Bucks County Planning Commission board materials for the September 3, 2014, 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:kjp

cc: Edward Knell
Joseph Bonargo
Tom Gockowski, Carroll Engineering, Township Engineer
Tim Tieperman, Township Manager (via email)

Bucks County Planning Commission
Planning Module Reviews
July 28 to August 22, 2014

Municipality	Development	BCPC Number	Tax Parcel Number(s)	PaDEP Code Number	Plan Review Number
Bristol Township	Mary Devine Elementary School	5-14-SD1	5-53-51	1-09001-252-3J	20080-0188



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

August 22, 2014

Kenneth Bissinger
RENEW DESIGN GROUP, INC.
121 North Main Street
Suite 301
Souderton, PA 18964

RE: Mary Devine Elementary School
PaDEP Code #1-09001-252-3J
BCPC #5-14-SD1
TMP #5-5-53-51
Bristol Township, Bucks County, PA

Dear Mr. Bissinger:

We have received a copy of the subject planning module¹ for the proposed new Mary Devine Elementary School on a 22.36-acre site. The existing elementary school will be demolished and replaced with a larger school consisting of 140,450 square feet to accommodate the consolidation of three existing elementary schools. The proposed land development is located along the northern side of River Road and bounded partially by Summit Avenue to the north and Anne Street to the west.

According to the Planning Module submitted to our office, wastewater flow from the project will be directed through the Mary Devine Interceptor with eventual treatment at the Bristol Township Wastewater Treatment Plant. Section G. of the Planning Module (Component 3 submitted to our office via email on August 12, 2014) indicates that 14 additional EDUs are required for the new school; the existing school currently uses 12 EDUs.

The *Sewage Facilities Plan – Act 537 for Bristol Township, Bucks County, Pennsylvania* (revised 1998), which is the official sewage facilities plan for this portion of Bristol Township, indicates that the site is within a public sewer service area. The proposal is consistent with the township's official sewage facilities plan.

In the transmittal letter submitted on July 22, 2014, it is indicated that the Bristol Township Wastewater Treatment Plant is under a moratorium by the Pennsylvania Department of

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

Mr. Kenneth Bissinger
August 22, 2014
Page 2

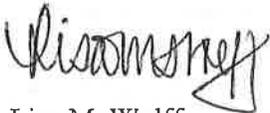
Environmental Protection. Information in the Project Narrative indicates that the proposed project is the result of aging infrastructure and not the result of proposed enrollment increases. The narrative describing the proposed sewage flows indicates that although the proposal will almost triple the number of persons in the school, the amount of sewage generated per day per person is proposed to be reduced from 9.49 to 5.5 gallons. Given that two other schools in the same serving area will close to combine with this one, the net result may actually be less sewage flows.

In further review of the planning module submission, we note a discrepancy in the number of additional EDUs that will be needed. The Component 3 and the Alternative Analysis submitted on July 22, 2014, indicate that 8 additional EDUs are needed. However, the executed copy of Component 3 submitted to our office by email on August 12, 2014, indicates that 14 additional EDUs are needed for the project. Also, we note subsection J.4.a in the copy of Component 3 that includes signatures (from email received on August 12, 2014) has not been checked. However, we do note that this section has been completed in the copy of Component 3 received in the mail by our office on July 22, 2014. These discrepancies should be resolved prior to submission to PaDEP.

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

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

Sincerely,



Lisa M. Wolff
Community Planner

LMW:kjp

Attachment

cc: William McCauley, Bristol Township Managing Director (via email)
Colleen Costello, Bristol Township Department of Building, Planning & Development
Glenn Kucher, Director of Building, Planning & Development
Scott Cressman, BCDH
Elizabeth Mahoney, PaDEP
Act 537



**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

Mary Devine Elementary School - Bristol Township School District

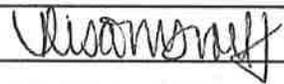
SECTION B. REVIEW SCHEDULE (See Section B of instructions)

1. Date plan received by county planning agency. Original submission - July 22, 2014 & most recent August 12, 2014
2. Date plan received by planning agency with areawide jurisdiction _____
 Agency name _____
3. Date review completed by agency August 22, 2014

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

- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i>)? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation?
If no, describe inconsistencies: _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact <u>Culvert crossing for access drive - less than 0.1 of an acre to be permitted through GP-7.</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7. Will any known historical or archeological resources be impacted by this project?
If yes, describe impacts _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance?
If no, describe inconsistencies _____ |

N.A.

Yes	No	SECTION C. AGENCY REVIEW (continued)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	11. Have all applicable zoning approvals been obtained?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	12. Is there a county or areawide subdivision and land development ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	13. Does this proposal meet the requirements of the ordinance? If no, describe which requirements are not met _____ N.A.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan? If no, describe inconsistency _____
<input type="checkbox"/>	<input type="checkbox"/>	15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? <u>NOT KNOWN</u> If yes, describe _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
<input type="checkbox"/>	<input type="checkbox"/>	If yes, is the proposed waiver consistent with applicable ordinances. If no, describe the inconsistencies _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	17. Does the county have a stormwater management plan as required by the Stormwater Management Act?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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: <u>LISA M. WOLFF</u> Title: <u>Planner</u> Signature: <u></u> Date: <u>August 22, 2014</u> Name of County or Areawide Planning Agency: <u>BUCKS county Planning Commission</u> Address: <u>The Almshouse, Neshaminy Manor Center, 1260 Almshouse Rd.</u> Telephone Number: <u>215-345-3400</u> <u>Doylestown, PA 18901</u>
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.		

Sellersville Borough Revitalization Area Report & Certified Redevelopment Area Plan



**Prepared by:
Redevelopment Authority
of the County of Bucks**

August 2014



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Table of Contents

Section I – Existing Conditions Report

Introduction	Pg. 5
Vision, Mission, Goals	Pg. 6
Brief Overview of Sellersville Borough	Pg. 7
General Site Description	Pg. 7
Boundary Map	Pg. 8
Existing Conditions and Summary of Reports	Pg. 9
Photo Documentation	Pg. 17

ATTACHMENTS:

- 1) Letter of Support – Sellersville Borough**
- 2) Resolution – Bucks County Planning Commission**

Table of Contents

Section II – Certified Redevelopment Area Plan

Boundaries	Pg. 30
Zoning	Pg. 32
Land Use	Pg. 32
Preliminary Site Plan	Pg. 33
Rehousing of Families	Pg. 33
Street Layouts, Street Levels, & Proposed Traffic Regulation	Pg. 34
Acquisition and Redevelopment Costs	Pg. 35
Standards & Controls	Pg. 35

ATTACHMENTS:

- 1) Certified Redevelopment Area Map**
- 2) Site Plan**
- 3) Sellersville Borough Zoning Map**
- 4) Resolution – Bucks County Planning Commission**
- 5) Resolution – Bucks County Commissioners**
- 6) Resolution – Bucks County Redevelopment Authority**
- 7) Public Hearing Notice**

SECTION I – EXISTING CONDITIONS REPORT

INTRODUCTION

WHAT ARE “CERTIFIED REDEVELOPMENT AREAS”

Certified Redevelopment Areas (CRAs) are areas in a community which may need improvement because the existence of the following conditions may be present:

1. unsafe, unsanitary, inadequate or overcrowded conditions
2. inadequate planning
3. excessive land coverage
4. lack of proper light, air and open space
5. faulty street and lot layout
6. defective design and arrangement of buildings
7. economically or socially undesirable land use

The presence of any one of these criterion in an area establishes the need for a CRA designation. It is not necessary to demonstrate that all seven criterion exists, nor is it necessary to demonstrate that all properties in a study area are in need of improvement. Comprehensive planning requires that proposed CRAs are considered in their entirety and not in severable parts.

CRAs are established in areas designated by the Planning Commission of the County or City in which a Redevelopment Authority exists. The legislation governing establishment of a CRA is “The Urban Redevelopment Law, Pennsylvania Act 385.”

SELLERSVILLE REVITALIZATION AREA

➤ Vision

The vision for the Sellersville Revitalization Area is one that seeks to help repair, restore, and revitalize the community and the local economy through a strong and well managed public-private partnership, guided by a well-defined management and implementation plan, achieved through a participatory process of the local community invited and encouraged to become fully vested.

➤ Mission

The mission is to identify those contiguous areas within Sellersville Borough, where the community's economic security is threatened, their quality of life is reduced, and the opportunity for a brighter future is increasingly diminished. And where, with active support, resources and participation of the County's Industrial Development Authority, Redevelopment Authority in cooperation with Planning Commission those dangers can be addressed, the trends can be reversed, and the seeds of a new prosperity can be planted.

➤ Goals

The goal of establishing a CRA is to provide incentives and direction in a comprehensive fashion, particularly in the areas of land use planning, zoning and regulatory regimes, in a way that addresses barriers to economic growth while at the same time attracting new investment, both public and private. It seeks to accomplish these goals in order to provide family sustaining jobs, increased tax revenues for essential local services and quality education, resulting in an improved quality of life in and around the Revitalization Area for entire community.

Brief Overview of Sellersville Borough



Sellersville Borough is located in the upper portion of Bucks County, approximately 30 miles north of Philadelphia and 22 miles south of Allentown. According to the U.S. Census of 2010, there were 4,249 people residing in the borough.

Sellersville was founded in the early 18th century. It was centered on a major road known as Bethlehem Pike that connected Philadelphia to Bethlehem and the rest of what was then far Western Pennsylvania. Sellersville grew slowly until the Industrial Revolution. In the 1860s the North Pennsylvania Railroad was

built, running parallel to Bethlehem Pike. This stimulated the growth of industry and brought a wave of population growth to Sellersville and the surrounding area.

However, widespread industrial decline occurred over several decades in the mid-to-late twentieth century which impacted industries located in Sellersville as they shut down or relocated and Sellersville became mainly a residential town.

One of the borough's largest employers was the U.S. Gauge Division which employed hundreds of people in its Sellersville manufacturing plants. The company, which operated in the mid-1900's, shut down all operations in the borough in 2008. After the facilities located at 900 Clymer Avenue were vacated, nearly all structures were demolished, leaving behind an area of the borough in need of revitalization that would not be possible without public assistance.

General Description of Sellersville Borough Revitalization Area

The Sellersville Borough Revitalization Area encompasses over 50 parcels spanning 46± acres of land and is more commonly known as the former Ametek U.S. Gauge Division property located at 900 Clymer Avenue in Sellersville Borough (the "Site"). The Site is a former pressure and vacuum gauge manufacturing facility which operated from approximately 1957 until 2008. The Site is irregular in shape and is surrounded by woods and residential areas to the north, south, east and west. The Site is comprised of over 50 vacant parcels and paper streets.

In 2012 all building structures on the site were demolished, except the concrete foundations and slabs which were left intact and a shed housing a groundwater pump and treat system. The utilities associated with the former Site's operation were disconnected prior to demolition in 2012 with electrical service maintained for the on-site groundwater well.

Boundary Map



Sellersville Revitalization Area Boundaries outlined in red

The Area is irregular in shape and is surrounded by woods and residential areas to the north, south, east and west. It is comprised of 50± parcels totaling 46± acres located entirely in the Borough of Sellersville. The boundaries for the Area can be described as follows:

- Diamond Street and residential to the south
- Wyckford Drive and residential to the east
- Mews Drive and residential and wooded area to the north
- East Pine Street and wooded area to the west

Existing Conditions

The following section reviews the existing conditions in relation to the criteria used to determine whether the area merits designation as a Certified Redevelopment Area as defined by Act 385. This report cites specific examples of the conditions satisfying three of the criteria:

- 1. unsafe, unsanitary, inadequate or overcrowded conditions**
- 2. inadequate planning**
3. excessive land coverage
4. lack of proper light, air and open space
- 5. faulty street and lot layout**
6. defective design and arrangement of buildings
- 7. economically or socially undesirable land use**

Unsafe, unsanitary, inadequate or overcrowded conditions

The Site operated as a manufacturing plant from 1957 until 2008 when the facility was closed and is a classic Brownfield property as defined by EPA:

“Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.”

Brownfields create an overall negative perception of the community in which they are located because of the real or perceived presence of a hazardous substance, pollutant, or contaminant. The subject area is a classic example of a brownfield site and there have been extensive studies and reports over the past few decades regarding the environmental conditions. A summary of the environmental studies and reports is provided for below.

Furthermore, all of the parcels that comprise the area are vacant. Vacant lots provide clear evidence of inadequate conditions and can also attract crime, vandalism as well as rodents and other vermin which present unsafe and unsanitary conditions.

Faulty street and lot layout and inadequate planning

Evidence of faulty street and lot layout and inadequate planning is demonstrated by the numerous paper streets and large number of vacant parcels within the subject area. The

streets and lots have been poorly laid out and are clearly inadequate for the industrial zoning district in which the area is located and are poorly configured for reuse as a business park.

Economically or socially undesirable land use

Vacant properties are undesirable as they deprive the community of revenue from business and real estate and create a negative perception of the community. Moreover, vacant industrial properties deprive the community of good paying jobs, and as a result, property values depreciate placing an undue burden on both municipal services and taxpayers. This is harmful to the overall social and economic well being of the community and limits the potential for new investment to occur to the scale the community desires and needs.

Documented environmental conditions provide clear evidence of Unsafe, unsanitary, inadequate or overcrowded conditions and economically or socially undesirable land use. The Redevelopment Authority commissioned a Phase I and Phase II Environmental Site Assessment (ESA) on the property and a Phase I report dated February 2014 and Phase II report dated June 19, 2014 was prepared by Langan Engineering and Environmental Services. The following is a summary of the reports which includes previous investigations and regulatory correspondence provided for in the Phase I and II ESA reports.

Consent Order

A Consent Order was issued to Ametek on June 29, 1990 by the US EPA under Section 3008(h) of the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984, 42 U.S.C. Section 6928(h) for the site. The Consent Order was signed by Ametek on June 11, 1990. A summary of the RCRA activities and selected remedy is provided below.

Based on a review of past and present site environmental practices, soil and groundwater sampling activities, historical investigations and ongoing remedial activities at the site (i.e. operation of a groundwater recovery and treatment system), groundwater is the medium of concern for continued environmental activities at the site, and the focal point for the remedy selected by EPA.

The selected remedy consists of the following:

- Establishment of a Technical Impracticability (TI) Boundary for site groundwater that coincides with the site's boundary;
- Continued operation and maintenance of the site's groundwater extraction and treatment system;
- Long-term groundwater COC stability monitoring and reporting; and

- Development and filing of a site environmental covenant with the PADEP (i.e. per Act 68, the Uniform Environmental Covenants Act) to memorializing long term site engineering control requirements, development restrictions and groundwater-related use restrictions at the site.

Draft RCRA Facility Investigation Report 1997

The result of the RCRA Facility Investigation Report (RFI) completed by Ametek pursuant to the Consent Order were presented to the EPA in the Draft RCRA Facility Investigation Report, Groundwater Technology, Inc. dated February 24, 1997 (Draft RFI Report). The scope of the RFI activities included the characterization of site groundwater, soil, surface water and sediment, a soil gas survey, continuous hydrogeologic groundwater level monitoring survey, and a Baseline Risk Assessment (BRA). The Draft Report provided details on the following potential source area:

- Northern Areas – Former Wet Lagoon Area, Paint Storage Shed, Chip Shed and the Former Process Waste Transport Line.
- Southern Area- Former Dry Lagoon Area

The history of remedial actions (e.g. sludge and soil removal) conducted in the Former Wet Paint Lagoon Area and the Former Dry Lagoon Area in 1983, as well as investigation work conducted in these areas and the other area listed above, are discussed extensively in the Draft RFI report. However, no soil or analytical data, post excavation sampling, or analytical data were identified for the sludge removal of the Wet Lagoon. Additionally, no sampling for inorganics was identified for the Dry Lagoon closure.

Based on the characterization data collected and the results of the BRA, the primary potential exposure pathway was concluded to be the migration of VOCs from groundwater into down gradient off-site residential wells. EPA provided comments to the Draft RFI Report in a letter dated September 11, 1997, and in response, Ametek prepared a report titled RCRA Facility Investigation Response Letter Report to EPA Comments date December 9, 1997. This report set the stage for the additional groundwater-related site characterization activities conducted from 1999 to 2008.

As established during the RFI, the VOCs of concern in the site groundwater are the chlorinated VOCs cis-1,2-dichloroethene (cis- 1,2-DCE), 1,1-DCE, tetrachloroethene (PCE), toluene, 1,1,1-TCA and TCE. Based on the findings presented in the Draft RFI report and the EPA comments, additional characterization activities were conducted from 1999 through 2008 as described below.

Additional Groundwater Investigation (1999-2008)

Various additional environmental investigation activities have been conducted at the Ametek site since the submittal of the Draft RFI report. Based on the results of the 1997 RFI, site investigation activities were focused on the primary media of concern, groundwater.

The following conclusions regarding site groundwater were made and approved by the EPA based on the results of the investigation activities conducted:

- Hydraulic control of the impacted groundwater at the site was maintained via the sites existing IRM groundwater extraction and treatment system.
- As described in the 3rd Quarterly Letter Report on Additional Environmental Investigation Activities, dated December 2003, EPA was concerned that 1,4-Dioxane may be present in groundwater given the elevated levels of 1,1,1-TCA detected in some of the monitoring wells. Therefore, beginning from August 2003, 1,4-Dioxane was added to the list of constituents sampled during the semi-annual groundwater sampling events.
- With the exception of monitoring wells MW-21S, MW-21D (new) and MW-22D, site groundwater with COC levels (e.g. chlorinated VOCs) above EPA MCLs, was confined to site property boundaries, and site groundwater monitoring wells.
- Remaining local residences served by domestic water supply wells have been shown to be free of impacts by site COCs during 12 sampling events conducted from 2003 to 2008.
- The closest known public water supply well, PBA-10 located approximately three quarters of a mile northeast of the site, has been deactivated indefinitely by the PBA. While in operation, water provided by PBA-10 was treated with an air stripper to remove VOCs prior to distribution.
- According to PBA, a preliminary wellhead protection area (WHPA) has been established for the boroughs of Perkasio and Pennridge. Only the WHPA for well PBA-10 contacts the site boundaries, and as described above, well PBA-10 has been deactivated.
- Based on Perkasio Borough Ordinance 186-14 and according to PBA, if public water is accessible to a residence within Perkasio Borough, then PBA would not issue a permit for a private well. Public water was available to all residents in Perkasio Borough; therefore, no new private wells may be drilled.
- Indoor vapor intrusion as a result of the site groundwater plume was negligible and does not pose a human health risk.

RFI Approval (1997-2009)

In a letter date May 14, 2009, EPA issued a final approval of the Ametek RFI. Based on the data collected as part of the RFI, and EPAs approval of the RFI Phase of work, site groundwater is the

medium of concern for continued environmental activities at the site, and the focal point for the selected remedy. Long term goals for site groundwater are 1) The eventual attainment of the MCLs at and beyond the TI boundary of the chlorinated VOCs COCs described in these and previous reports, and 2) The continued monitoring of 1,4-Dioxane levels in site groundwater with respect to EPAs Screening Concentration for 1,4-Dioxane of 6.1 µg/l during remediation to attain the aforementioned MCLs.

US EPA Final Decision

Based on a review of past and present site environmental practices, soil and groundwater sampling activities, historical investigations and ongoing remedial activities at the site (i.e. operation of a groundwater recovery and treatment system), groundwater was the medium of concern for continued environmental activities at the site, and the focal point for the selected remedy.

The selected remedy consists of the following:

- Establishment of a Technical Impracticability (TI) Boundary for site groundwater. The site TI boundary conforms to the site's conceptual hydrogeological model, and incorporates elements of EPAs Guidance for the Evaluating the Technical Impracticability of Groundwater Restoration (EPA/540-R-93-080).
- The TI Boundary coincide with site's boundary.
- Continued operation and maintenance of the site's groundwater extraction and treatment system.
- Long-term groundwater COC stability monitoring and reporting.
- Development and filing of a site environmental covenant with PADEP (i.e. per Act 68, the Uniform Environmental Covenants Act) to memorialize long term site engineering control requirements, development restrictions and groundwater related use restrictions at the site.

Langan Phase I ESA – February 2014

The specific RECs that were identified in the Phase I ESA include:

REC-1 – Identified Soil Impacts

Langan reviewed numerous reports and investigations which have been conducted on the site. A majority of these investigations were conducted prior to the change in the PADEP MSCs. Based on a review of the analytical data, the following impacts were identified:

1. TCE – Maximum detected concentration of 1.3 mg/kg exceeds the soil to groundwater residential (.5 mg/kg) and non-residential (.5mg/kg) values.

2. Lead – Maximum detected concentration of 542 mg/kg exceeds the soil to groundwater residential (450 mg/kg) and non-residential (450 mg/kg) values and direct contact residential (500 mg/kg) value.
3. Manganese – Maximum detected concentration of 2,650 mg/kg exceeds the soil to groundwater residential (2,000 mg/kg) and non-residential (2,000 mg/kg) values.

REC 2 – Soil Vapor

Volatile organic compounds have been identified as impacting the site from historic operations. The EPA approved final remedy includes a pump and treat system, as well as, pending institutional and engineering controls. Soil vapor from these identified VOC impacts in on-site groundwater has the potential for vapor intrusion to occur within future building construction.

REC 3 – Historical Operations

Groundwater impacts have been identified and previously evaluated based on the historic operations of the site. However, no sub-slab soil investigations have been performed in the remaining building foundation. Based on a review of the historical site descriptions several trenches were identified in an area known as the "nickel room." This area was identified as being the location for metal plating operations by dipping the material to be plated into a succession of trenches. The integrity of these trenches has not been evaluated. The Historic Operations also includes the following areas; Former Paint Shed, Former Chip Shed, Former Process Area, and Former Waste Transfer Line. Additionally, the waste product from these sub-surface interior trenches was transported to the Former Wet Lagoons via an underground pipe system. The potential exists for soil impacts to exist below these areas and this has been identified as REC 3.

REC 4 – Former Wet Lagoon

Based on a review of the historic documents and reports, waste product from the historic operations, including heavy metals and VOC's, were piped directly to a settling lagoon. The 1997 RFI indicated that the sludge from the former wet lagoon was excavated and properly disposed; however, no post excavation soil sampling was performed prior to backfilling.

REC 5 – Former Dry Lagoon

Based on a review of the historic documents and reports, waste product from the historic operations, including heavy metals and VOC's, were piped directly to a Wet Lagoon. Upon reasonable drying, the sludge's were moved to the Dry Lagoon. The 1997 RFI indicated that the sludge's from the Former Dry Lagoon was excavated and properly

disposed; while VOC sampling was performed, no indications of analytical sampling was performed for metals prior to backfilling.

Based on the findings of the Phase I ESA, Langan recommended a Phase II ESA be conducted. The purpose of the Phase II ESA was to identify the presence or likely presence of potential soil impacts associated with the identified RECs listed above. The proposed Phase II activities included the collection of soil and soil gas samples for analysis of the most likely constituents.

Langan Phase II Environmental Site Assessment – June 19, 2014

Conclusion

Langan collected soil and soil gas samples for laboratory analysis from six AOIs, which were determined to be areas more likely to exhibit impacts to the selected media based on information ascertained from a Phase I ESA completed for the site.

Based on the analytical results obtained for this focused Phase II assessment, the following constituents of concern were detected in soils at concentrations above the PA residential and non-residential soil-to-groundwater MSCs: 1 A-dioxane, tetrachloroethene, vinyl chloride, 1,1-dichloroethene, trichloroethene, manganese, and nickel. None of the constituents analyzed exceeded their corresponding PA Direct Contact MSCs.

Constituent concentrations that exceed the PA Soil-to-Groundwater MSCs represent potential sources of impacts to groundwater. Ongoing RCRA obligations of AMETEK include the continued long-term operations and maintenance of the site's groundwater extraction and treatment system and long term monitoring of groundwater to ensure protection of potential receptors. These ongoing obligations to control and monitor site-related groundwater impacts provide assurances that the soil to groundwater pathway is incomplete because the groundwater exposure pathway is protected. If there is interest in pursuing a release of environmental liability via the Pennsylvania Land Recycling Program, attainment of the PA Site Specific standards via pathway elimination should be able to be supported.

Arsenic concentrations were identified in soils at multiple AOIs, exceeding the Residential Soil Direct Contact MSC, but the concentrations were below the Non-residential Direct Contact MSC and Residential and Non-Residential Soil to Groundwater MSCs. Arsenic is known to be naturally occurring in the soils of Pennsylvania, and it appears that these levels are consistent with reported natural background levels. According to Vosnakis and Perry\ overall natural/background concentrations of arsenic in Pennsylvania are between 1 .3 mg/kg or ppm) and 67.7 mg/kg, with a median concentration of 10.3 mg/kg. According to Shacklette and Boerngen2 , arsenic concentrations in shallow soil in the United States range from non-detect to 97 mg/kg. Soil arsenic concentrations in Pennsylvania range from 3.8 mg/kg to 31 mg/kg, with a mean of 13 mg/kg. These Pennsylvania-specific values were determined from

Shacklette's and Boergen's dataset published online at the following link: <http://tin.er.usgs.gov/metadata/ofr-81-197.faq.html>. Concentrations of arsenic at the Site (ranging from 0 to 28 mg/kg) fall between these natural/background ranges. Additionally, Based on a review of publicly available US EPA records on the site, previous subsurface investigations have indicated that bedrock beneath the site consist of soft red to reddish brown siltstones, shale and fine grained sandstone inter-bedded with gray to almost black units of shale and argillite. These inter-fingered sequences of reddish and grayish sedimentary rocks comprise the Brunswick Formation and Lockatong Formation. Arsenic is known to be present in naturally high concentrations in these formations particularly in the shale.

A geophysical anomaly that resembles a potential underground storage tank (UST) with an approximate volume of 2,000-gallons was identified by the geophysical survey performed on May 19, 2014. Soil boring TL-3 was advanced and a sample collected from a depth of 1.5-2.0 ft bgs and 5.0-5.5 ft bgs to investigate potential soil impacts near this suspect UST. The results from these samples identified concentrations of metals which exceeded the PA Act 2 Soil-to-Groundwater MSC for manganese and the PA Act 2 Residential Soil Direct Contact MSC for arsenic. The soil samples from this area required dilution by the laboratory, reportedly because of interference caused by matrix interference. TICs were reported for these sample results which have the potential to be associated with petroleum products; however the results are not conclusive. The presence of tentatively identified petroleum hydrocarbons indicates a potential for petroleum hydrocarbon releases to soils and further investigation of the potential UST should be considered if an Act 2 Release of Liability is desired. In addition, the suspected UST location should be further evaluated to confirm the presence/absence of a UST and to determine the regulatory status and likely closure requirements.

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PHOTO DOCUMENTATION



Photo #	Location	Conditions of Blight					
		Unsafe unsanitary inadequate overcrowded	Inadequate planning	Excessive land coverage	Lack of proper light, air and open space	Faulty street or lot layout	Economically or socially undesirable
1	Clymer Ave entrance	x	x			x	x
2	Pad - NW	x	x			x	x

PHOTO DOCUMENTATION



Photo #	Location	Conditions of Blight					
		Unsafe unsanitary inadequate overcrowded	Inadequate planning	Excessive land coverage	Lack of proper light, air and open space	Faulty street or lot layout	Economically or socially undesirable
3	Clymer Ave	x	x			x	x
4	Pad - W	x	x			x	x

PHOTO DOCUMENTATION

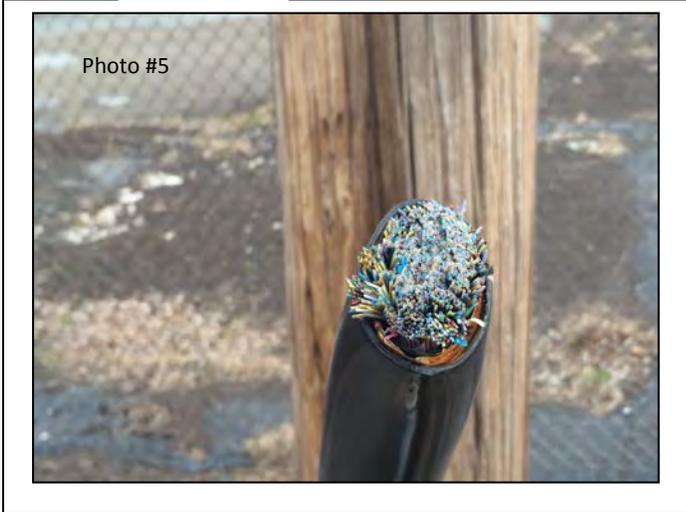


Photo #	Location	Conditions of Blight					
		Unsafe unsanitary inadequate overcrowded	Inadequate planning	Excessive land coverage	Lack of proper light, air and open space	Faulty street or lot layout	Economically or socially undesirable
5	Clymer Ave	X	X			X	X
6	Pad - W	X	X			X	X

PHOTO DOCUMENTATION



Front of the property facing northeast at the remaining building foundation



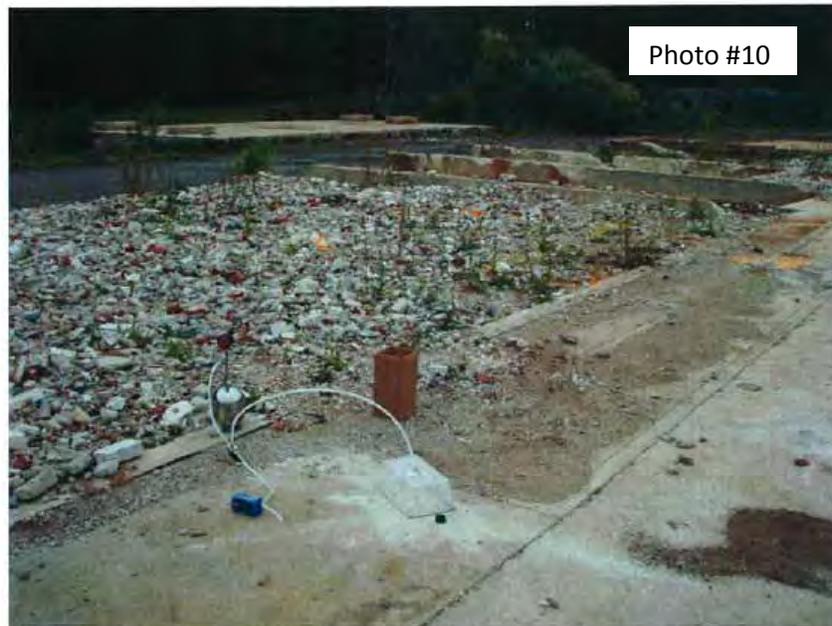
Advancing soil borings at the Former Process Area

Photo #	Location	Conditions of Blight					
		Unsafe unsanitary inadequate overcrowded	Inadequate planning	Excessive land coverage	Lack of proper light, air and open space	Faulty street or lot layout	Economically or socially undesirable
7	Lot facing NE	x					x
8	Former Process Area	x					x

PHOTO DOCUMENTATION



Collecting sub-slab soil vapor samples from the Former Process Area



Collecting a sub-slab soil vapor sample in the vicinity of the Former Nickel Room

Photo #	Location	Conditions of Blight					
		Unsafe unsanitary inadequate overcrowded	Inadequate planning	Excessive land coverage	Lack of proper light, air and open space	Faulty street or lot layout	Economically or socially undesirable
9	Former Process Area	X					X
10	Former nickel room	X					X

PHOTO DOCUMENTATION



Photo #11

Advancing soil borings at the Former Paint Shed



Photo #12

Advancing soil borings at the Former Chip Shed

Photo #	Location	Conditions of Blight					
		Unsafe unsanitary inadequate overcrowded	Inadequate planning	Excessive land coverage	Lack of proper light, air and open space	Faulty street or lot layout	Economically or socially undesirable
11	Paint shed	X					X
12	Chip shed	X					X

PHOTO DOCUMENTATION



Photo #13

Advancing soil borings at the Former Electrical Transformer Pad



Photo #14

Advancing soil borings along the Former Waste Transport Line

Photo #	Location	Conditions of Blight					
		Unsafe unsanitary inadequate overcrowded	Inadequate planning	Excessive land coverage	Lack of proper light, air and open space	Faulty street or lot layout	Economically or socially undesirable
13	Transformer pad	X					X
14	Waste Transportation Line	X					X

PHOTO DOCUMENTATION

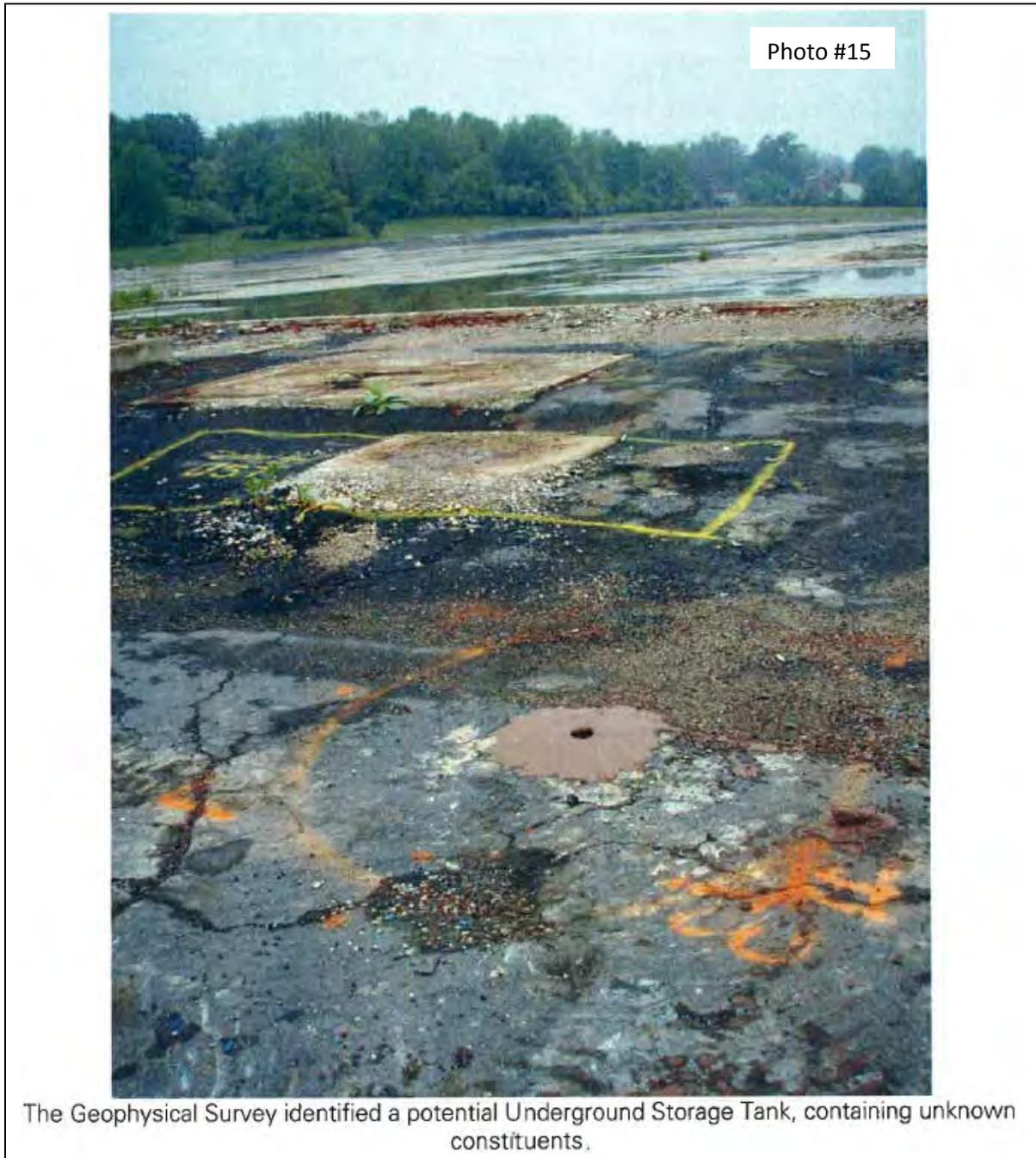


Photo #	Location	Conditions of Blight					
		Unsafe unsanitary inadequate overcrowded	Inadequate planning	Excessive land coverage	Lack of proper light, air and open space	Faulty street or lot layout	Economically or socially undesirable
15	Pad - UST	X					X

PHOTO DOCUMENTATION



Photo #16

Advancing soil borings at the Dry Lagoon. Dense vegetation and steep terrain was encountered



Photo #17

Advancing soil borings at the Wet Lagoon. The Pump and Treat System is visible, located in the north rear of the property.

Photo #	Location	Conditions of Blight					
		Unsafe unsanitary inadequate overcrowded	Inadequate planning	Excessive land coverage	Lack of proper light, air and open space	Faulty street or lot layout	Economically or socially undesirable
16	Dry Lagoon	X					X
17	Wet Lagoon	X					X

ATTACHMENTS

- 1) LETTER OF SUPPORT – SELLERSVILLE BOROUGH**
- 2) RESOLUTION - BUCKS COUNTY PLANNING COMMISSION**

ATTACHMENT 1

Letter of Support – Sellersville Borough



BOROUGH of SELLERSVILLE

INCORPORATED DECEMBER 7, 1874



LOCATED ON THE LIBERTY BELL TRAIL

140 East Church Street Phone (215) 257-5075
Fax (215) 257-6163 Sellersville, PA 18960
Website: <http://www.sellersvilleboro.org>

Thomas C. Hufnagle—Mayor, CBO
David J. Rivet—Manager/Secretary

BOROUGH COUNCIL

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August 19, 2014

Mr. Robert White, Executive Director
Bucks County Redevelopment Authority
One North Wilson Avenue
Bristol, PA 19007

RE: Sellersville Borough Revitalization Area

Dear Mr. White:

The purpose of this letter is to inform you that the Borough of Sellersville strongly supports the establishment of a Certified Redevelopment Area (CRA) for the Sellersville Borough Revitalization Area more commonly referred to as the former Ametek site. Establishing a CRA will enable the Redevelopment Authority to assemble the land necessary to revitalize this area into a thriving industrial and business park, bringing back much needed jobs, generating tax revenue and enhancing the overall quality of life in Sellersville Borough.

Located at 900 Clymer Avenue, this 46+ acre vacant industrial zoned area is made up of approximately 50 parcels of land. This area was once an economic drive for the area, providing for hundreds of jobs in the community. After operations ceased at the Ametek plant, all buildings were demolished leaving only the building foundation and a shed for the pump and treat system that addresses groundwater impacts.

We are well aware of the legacy of brownfield sites and the negative perceptions associated with the communities in which they are located. The establishment of a CRA will give our Borough the tools and resources necessary to address these conditions and bring jobs and economic development back to our community. Please be assured that the Borough of Sellersville strongly supports the establishment of a CRA for the Sellersville Borough Revitalization Area.

Sincerely,

Robert C. Rudick
President
Sellersville Borough Council

ATTACHMENT 2

RESOLUTION – BUCKS COUNTY PLANNING COMMISSION

**RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF BUCKS CERTIFYING CERTAIN AREAS
OF THE BOROUGH OF SELLERSVILLE CONTAINING LANDS OF THE
SELLERSVILLE BOROUGH REVITALIZATION AREA**

WHEREAS, the Planning Commission of the County of Bucks is the official advisory agent to the County of Bucks in matters pertaining to the general planning or land uses; and

WHEREAS, the Planning Commission of the County of Bucks has made study of certain areas in the County of Bucks, a description of which is attached hereto and marked Exhibit "A"; and

WHEREAS, the Planning Commission of the County of Bucks has examined the above described area and finds that it presents some or all of the following characteristics which warrant its being considered a Redevelopment Area as defined by the Urban Redevelopment Law, approved the 24th day of May, 1945, P.L. 991:

- a. Unsafe, unsanitary, inadequate or overcrowded conditions of dwellings therein
- b. Inadequate planning of the area
- c. Excessive land coverage of the buildings thereon
- d. Lack of proper light, air and open space
- e. Defective design and arrangement of the buildings thereon
- f. Faulty street and lot layout
- g. Economically or socially undesirable land use

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the County of Bucks that:

- a. It is found and determined that the above-described area is a blighted area because of the existence of a combination of some or all of the conditions enumerated above.
- b. The above described area is hereby certified to the Redevelopment Authority of the County of Bucks as a Redevelopment Area as defined by the Urban Redevelopment Law, supra.

I, hereby certify that the foregoing is a true and correct copy of the Resolution adopted by the Planning Commission of the County of Bucks at its meeting held on the ____ day of _____, 2014.

Secretary

Section II – Certified Redevelopment Area Plan

Introduction

The Certified Redevelopment Area Plan sets forth the redevelopment objectives for the Sellersville Borough Revitalization Area. This redevelopment plan builds on the findings of the Existing Conditions Report of August 2014. A redevelopment plan is necessary to enable and implement revitalization to the scale the community both needs and desires.

Boundaries



The Area is irregular in shape and is surrounded by woods and residential areas to the north, south, east and west. It is comprised of 50± parcels totaling 46± acres located entirely in the Borough of Sellersville. The boundaries for the Area can be described as follows:

- Diamond Street and residential to the south
- Wyckford Drive and residential to the east
- Mews Drive and residential and wooded area to the north
- East Pine Street and wooded area to the west

The following tax parcels encompass the Certified Redevelopment Area and are included in the Redevelopment Area Plan:

39-008-194; 39-008-357; 39-008-367; 39-008-368; 39-008-369; 39-008-370; 39-008-371; 39-008-372;
39-008-373; 39-008-374; 39-008-375; 39-008-376; 39-008-377; 39-008-378; 39-008-379; 39-008-380;
39-008-381; 39-008-382; 39-008-383; 39-008-384; 39-008-385; 39-008-386; 39-008-387; 39-008-388;
39-008-389; 39-008-390; 39-008-391; 39-008-392; 39-008-393; 39-008-394; 39-008-395; 39-008-396;
39-008-397; 39-008-398; 39-008-399; 39-008-400; 39-008-401; 39-008-402; 39-008-403; 39-008-404;
39-008-405; 39-008-406; 39-008-407; 39-008-408; 39-008-409; 39-008-410; 39-008-411; 39-008-412;
39-008-413; 39-008-414; 39-008-415; 39-008-416; 39-008-417

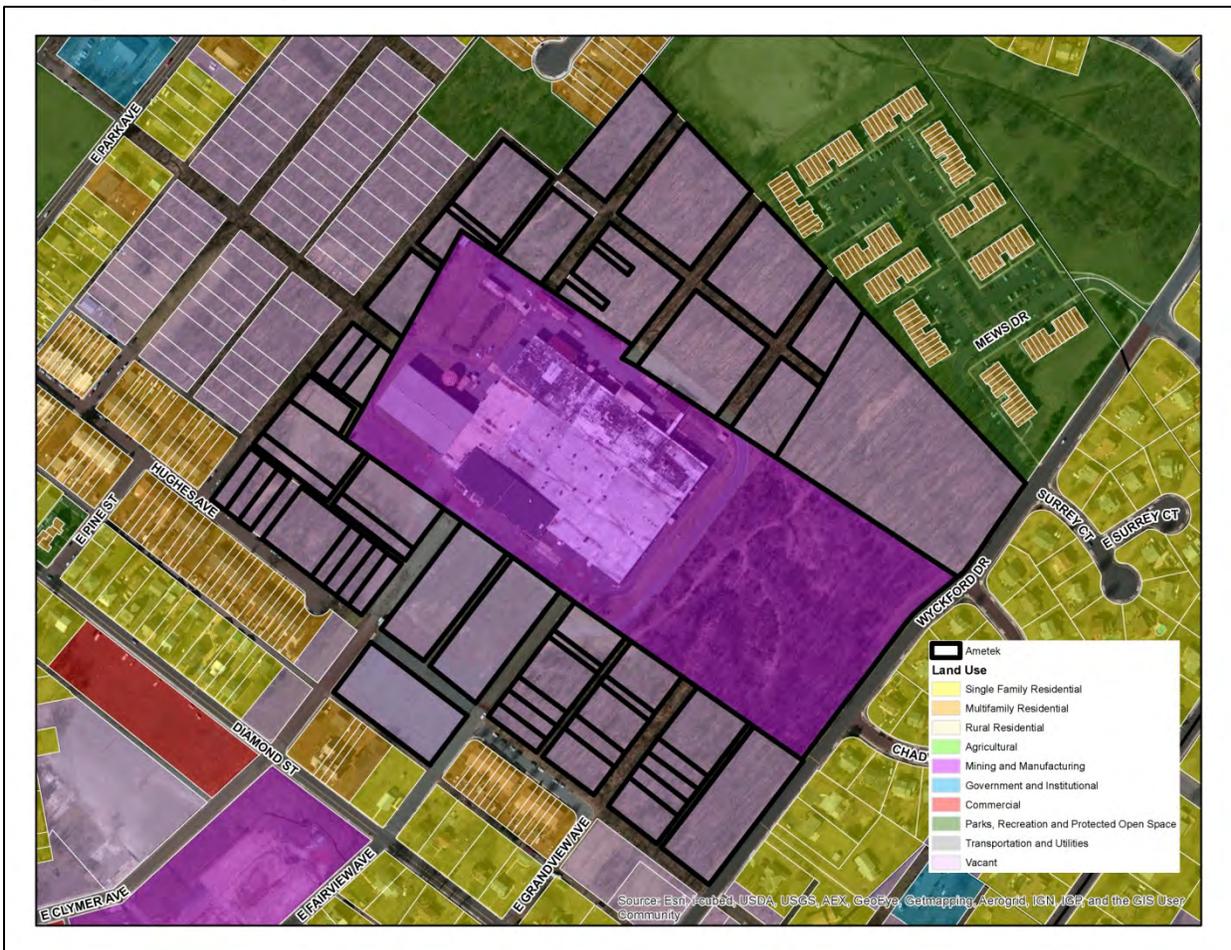
Zoning Map



The Sellersville Borough Revitalization Area lies within the Industrial Zoning District of Sellersville Borough with a small portion zoned Medium Density Residential.

There are no proposed changes to zoning ordinances or maps.

Existing Land Use Map



Existing land use for the entire Area is vacant.

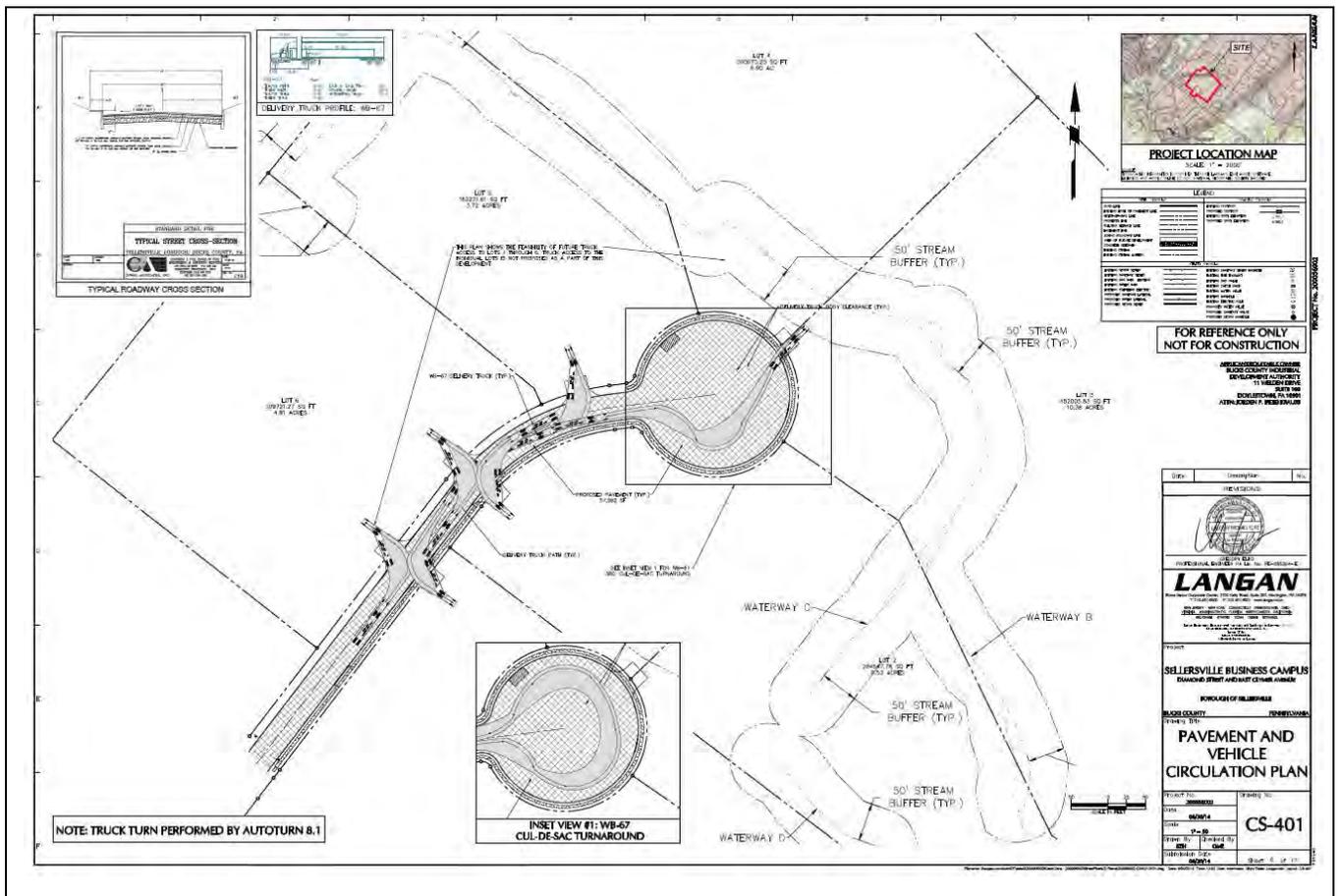
Street layouts, street levels, and proposed traffic regulation

A Traffic Impact Study dated June 30, 2014 was conducted by Langan Engineering to determine the scope of changes, if any, to existing street layouts, street levels and traffic regulation. The following intersections were included in the study:

- Main Street and Park Avenue and Diamond Street
- Diamond Street and Clymer Avenue/Site Driveway
- Main Street and Clymer Avenue

Based on the results of the study, future operation of surrounding roadways will not be negatively impacted by the proposed development and can be constructed without adverse impact to the future traffic operation conditions.

Paper streets that are located within the area are expected to be vacated. Access to the area is proposed via a single cul-de-sac that would extend from Clymer Avenue pictured below.



Acquisition and redevelopment costs

The cost of acquisition is estimated to be approximately \$1,000,000.00. The estimated cost of the redevelopment plan is expected to be in the neighborhood of \$1.5 million providing total projected hard cost of \$2.5 million for acquisition and associated improvements to implement this redevelopment area plan. Estimates for individual lots will be dependent on specific development proposals.

Standards and controls

Redevelopment of the Sellersville Borough Revitalization Area will be in conformity with this Redevelopment Area Plan and with Sellersville Borough Zoning and Code of Ordinances. Standards and controls for uses, density, land coverage, building area, parking and off-street loading will be established by Sellersville Borough Zoning Code. Building and site design will be included in redevelopment agreements. Additional controls will be in accordance with the EPAs Final Decision and Response Comments and Pennsylvania's Voluntary Cleanup Program.

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ATTACHMENTS

- 1) CERTIFIED REDEVELOPMENT AREA MAP
- 2) SITE PLAN
- 3) SELLERSVILLE BOROUGH ZONING MAP
- 4) RESOLUTION - BUCKS COUNTY PLANNING COMMISSION
- 5) RESOLUTION - BUCKS COUNTY COMMISSIONERS
- 6) RESOLUTION - BUCKS COUNTY REDEVELOPMENT AUTHORITY
- 7) PUBLIC HEARING NOTICE

ATTACHMENT 1

CERTIFIED REDEVELOPMENT AREA MAP



ATTACHMENT 2

SITE PLAN

BOROUGH OF SELLERSVILLE, BUCKS COUNTY ZONING TABLE			
ZONING DISTRICT: INDUSTRIAL			
ITEM	REQUIRED ZONE	PROPOSED ZONE	
Permitted Land Use	Conversion Apt., Bus. College, Trade Sch., Music and Dance Sch., Police and Fire Sta., Bus. Service, Motor Vehicle Service Sta., Office/Bus. Professional Public Service Facility, Vehicle and Equipment Sales and Rental, Contractor Office and Storage, Manufacture, Assembly, Processing and Repair, Storage or sale of feed, oil, lumber, grain or gas, Research and testing, warehouse and distribution including wholesale bus. Bus and Taxi Terminal, Communication, Community garage or parking, Principal supply uses, Rail terminal, Sewage Facilities.	Conversion Apt., Bus. College, Trade Sch., Music and Dance Sch., Police and Fire Sta., Bus. Service, Motor Vehicle Service Sta., Office/Bus. Professional Public Service Facility, Vehicle and Equipment Sales and Rental, Contractor Office and Storage, Manufacture, Assembly, Processing and Repair, Storage or sale of feed, oil, lumber, grain or gas, Research and testing, warehouse and distribution including wholesale bus. Bus and Taxi Terminal, Communication, Community garage or parking, Principal supply uses, Rail terminal, Sewage Facilities.	180-24
Minimum Requirements:			
Min. Lot Area	20,000 SF	162,222 SF	180-24
Min. Lot Width	100 FT	100 FT	180-24
Min. Building Setback (Front Yard)	30 FT	30 FT	180-24
Min. Side Yard	20 FT (40 FT AGGREGATE)	20 FT (40 FT AGGREGATE)	180-24
Min. Rear Yard	30 FT	30 FT	180-24
Min. Building Height	40 FTD STORES (I)	40 FTD STORES (I)	180-24
Max. Building Coverage	50%	50%	180-24
Max. Building Floor Area Ratio	75%	75%	180-24
Buffer Yards: Zoning	15 FT	15 FT	180-22
In addition to required front side or rear yards, No structure manufacturing processing parking or material storage permitted in buffer yard.			
Buffer Yards: SADD	50 FT (I)	50 FT (I)	180-22.B
Buffer between Industrial/Commercial and Residential Uses, No structure manufacturing processing parking or material storage permitted in buffer yard.			
Lot Design:			
Minimum Length	500 FT (I)	500 FT	130-19.A
Maximum Length	1,500 FT (I)	1,500 FT	130-19.A
Open Lot Lines	Right angles or Parallel to street lines	Right angles or Parallel to street lines	130-19.B
Lot Depths	Minimum: one times the average width Maximum: 2.5 times the average width	Minimum: 1.43 times the average width Maximum: 2.28 times the average width	130-19.B
Off-Street Parking:	1 Space / 600 SF of Total Gross Floor Area or 1 Space / 2 Employees at peak hours of operation, whichever is greater	1 Space / 600 SF of Total Gross Floor Area or 1 Space / 2 Employees at peak hours of operation, whichever is greater	180-108
For any lot > 6,000 SF, 1 loading space. For any lot > 20,000 SF, 1 loading space for initial 20,000 SF and one additional berth for each 60,000 SF above 20,000 SF		For any lot > 6,000 SF, 1 loading space. For any lot > 20,000 SF, 1 loading space for initial 20,000 SF and one additional berth for each 60,000 SF above 20,000 SF	180-109
12 FT X 16 FT X 14 FT		12 FT X 16 FT X 14 FT	180-109
On-street streets:			
Maximum Length	400 FT	1305 FT	130-18.C
Placed Turnaround Minimum Dimensions	Diameter = 80 FT to the outside curb; 100 FT to the legal right-of-way	200 FT	130-18.C
Approach to intersection (Minimum)	50 FT street course	50 FT street course	130-18.C
Driveway and Sidewalk Openings	Minimum Width = 20 FT, Maximum Width = 30 FT	Minimum Width = 20 FT, Maximum Width = 30 FT	180-109
Street Alignment			
Horizontal Alignment	Secondary Streets: 150 FT Primary Streets: 300 FT	300 FT	130-18.D
Signage:			
Sign Area:	Window sign < 8' LF from Building Length Window sign exceeding 8' LF, window area shall be included In case shall all areas exceed 25% of wall area	TBD	180-100
Signage:			
Sign Area:	1 per Project 1 SF / 2 FT of Lot Frontage 20	TBD	180-100

NOTES:
 (1) See section 180-67 - Maximum structural height for non human occupancy.
 (2) Where existing roads, streets or other aerial bodies, public roads (other than Arterial roads), or railroads exist along the boundary of any such proposed development, such use may serve to meet the buffer requirement, provided that is deemed acceptable by the Planning Commission or Borough Council.
 (3) Modifications are possible in multi-family, commercial, and industrial developments.
 (4) Unless topographic conditions and/or road shape, density, building style, etc., warrant an increase, such increase, however, to be at the borough's discretion. Length of the cul-de-sac street shall be measured from the center of the turnaround to the point of intersection of the center line of the cul-de-sac street and the right-of-way line of the intersection street.
 (5) Center Avenue is characterized as a Primary Street, requiring minimum of 300 FT center line radii for horizontal curve. This application requests that proposed road be considered a secondary street.

LOT #	LOT AREA		DEVELOPABLE AREA (BUILDING ENVELOPE)	
	SF	ACRES	SF	ACRES
1	417,276	9.58	260,639	5.98
2	284,548	6.53	170,598	3.92
3	452,006	10.38	237,668	5.46
4	300,575	6.90	137,708	3.16
5	162,222	3.72	96,783	2.22
6	209,721	4.81	143,592	3.30
TOTAL	1,826,447	41.93	1,046,968	24.04

NOTES:
 1. TOTAL DEVELOPABLE AREA EXCLUDES AREAS IN FUTURE ROAD RIGHT-OF-WAY, EXISTING UTILITY RIGHTS-OF-WAY, AND LAND WITH RESOURCE RESTRICTION AND RESOURCE PROTECTION.
 2. LANDS WITH RESOURCE RESTRICTION AND RESOURCE PROTECTION INCLUDE WATERWAY SETBACKS, NATURALLY OCCURRING STEEP SLOPES, AND WOODLANDS PROTECTION.
 3. TOTAL DEVELOPABLE AREA ACCOUNTS FOR A MINIMUM OF 50% WOODLAND DISTURBANCE.

OWNERS STATEMENT OF INTENT
 I (WE) HAVE LAD OUT UPON MY (OUR) LAND SITUATED IN THE BOROUGH OF SELLERSVILLE, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, LOTS AND STREETS ACCORDING TO THIS PLAN WHICH IS INTENDED TO BE RECORDED.
 WITNESS MY (OUR) HAND AND SEAL THIS _____ DAY OF _____, 20____.

 PRINTED NAME

 SIGNATURE

 DATE SIGNED

ACKNOWLEDGMENT OF OWNERS STATEMENT OF INTENT
 ON THE _____ DAY OF _____, 20____, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED _____ (NAME OF ALL OWNERS), WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF STREETS AND PROPERTY SHOWN THEREON, SITUATED IN THE BOROUGH OF SELLERSVILLE COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

 SEAL NOTARY PUBLIC

MY COMMISSION EXPIRES _____

BUCKS COUNTY PLANNING COMMISSION APPROVAL OR REVIEW
 APPROVED (REVIEWED) BY THE BUCKS COUNTY PLANNING COMMISSION

 SIGNATURE

 DATE SIGNED

APPROVAL OF BOROUGH OF SELLERSVILLE PLANNING COMMISSION
 APPROVED BY THE SELLERSVILLE BOROUGH PLANNING COMMISSION

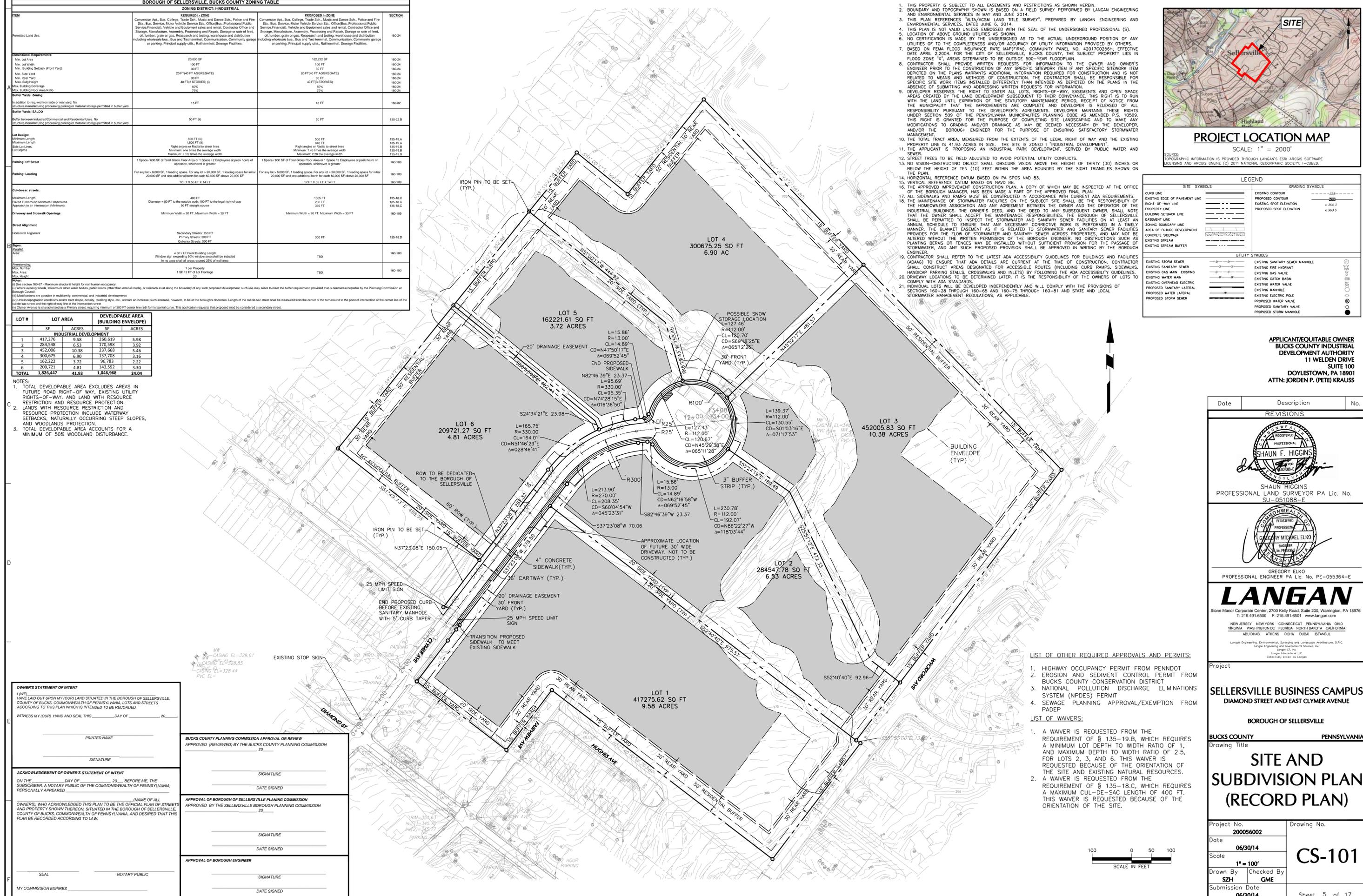
 SIGNATURE

 DATE SIGNED

APPROVAL OF BOROUGH ENGINEER

 SIGNATURE

 DATE SIGNED



- GENERAL NOTES:**
- THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS AS SHOWN HEREIN.
 - BOUNDARY AND TOPOGRAPHY SHOWN IS BASED ON A FIELD SURVEY PERFORMED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES IN MAY AND JUNE 2014.
 - THIS PLAN REFERENCES "ATA/ACSM LAND TITLE SURVEY", PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, DATED JUNE 6, 2014.
 - THESE ARE NOT UNLESS EXEMPTED BY THE SEAL OF THE UNDERSIGNED PROFESSIONAL (S).
 - LOCATION OF ABOVE GROUND UTILITIES AS SHOWN.
 - NO CERTIFICATION IS MADE BY THE UNDERSIGNED AS TO THE ACTUAL UNDERGROUND POSITION OF ANY UTILITIES OF TO THE COMPLETENESS AND/OR ACCURACY OF UTILITY INFORMATION PROVIDED BY OTHERS.
 - FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
 - BASED ON FEMA FLOOD INSURANCE RATE MAP(FIRM), COMMUNITY PANEL NO. 42017C0256H, EFFECTIVE DATE APRIL 2,2004, FOR THE CITY OF SELLERSVILLE, BUCKS COUNTY, THE SUBJECT PROPERTY LIES IN FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
 - CONTRACTOR SHALL PROVIDE WRITTEN REQUESTS FOR INFORMATION TO THE OWNER AND OWNER'S ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM IF ANY SPECIFIC SITEWORK ITEM DEPICTED ON THE PLANS WARRANTS ADDITIONAL INFORMATION REQUIRED FOR CONSTRUCTION AND IS NOT RELATED TO MEANS AND METHODS OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR SPECIFIC SITE WORK ITEMS INSTALLED DIFFERENTLY THAN INTENDED AS DEPICTED ON THE PLANS IN THE ABSENCE OF SUBMITTING AND ADDRESSING WRITTEN REQUESTS FOR INFORMATION.
 - DEVELOPER RESERVES THE RIGHT TO ENTER ALL LOTS, RIGHTS-OF-WAY, EASEMENTS AND OPEN SPACE AREAS CREATED BY THE LAND DEVELOPMENT SUBSEQUENT TO THEIR CONVEYANCE. THIS RIGHT IS TO RUN WITH THE LAND UNTIL EXPIRATION OF THE STATUTORY MAINTENANCE PERIOD, RECEIPT OF NOTICE FROM THE MUNICIPALITY THAT THE IMPROVEMENTS ARE COMPLETE AND DEVELOPER IS RELEASED OF ALL RESPONSIBILITY PURSUANT TO THE DEVELOPER'S AGREEMENTS. DEVELOPER MAINTAINS THESE RIGHTS UNDER SECTION 509 OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE AS AMENDED P.S. 10509. THIS RIGHT IS GRANTED FOR THE PURPOSE OF COMPLETING SITE LANDSCAPING AND TO MAKE ANY MODIFICATIONS TO GRADING AND/OR DRAINAGE AS MAY BE DEEMED NECESSARY BY THE DEVELOPER, AND/OR THE BOROUGH ENGINEER FOR THE PURPOSE OF ENSURING SATISFACTORY STORMWATER MANAGEMENT.
 - THE TOTAL TRACT AREA, MEASURED FROM THE EXTENTS OF THE LEGAL RIGHT OF WAY AND THE EXISTING PROPERTY LINE IS 41.93 ACRES IN SIZE. THE SITE IS ZONED "I" INDUSTRIAL DEVELOPMENT.
 - THE APPLICANT IS PROPOSING AN INDUSTRIAL PARK DEVELOPMENT, SERVED BY PUBLIC WATER AND SEWER.
 - STREET TREES TO BE FIELD ADJUSTED TO AVOID POTENTIAL UTILITY CONFLICTS.
 - NO VISION-OBSTRUCTING OBJECT SHALL OBSCURE VISION ABOVE THE HEIGHT OF THIRTY (30) INCHES OR BELOW THE HEIGHT OF TEN (10) FEET WITHIN THE AREA BOUNDED BY THE SIGHT TRIANGLES SHOWN ON THE PLAN.
 - HORIZONTAL REFERENCE DATUM BASED ON PA SPCS NAD 83.
 - VERTICAL REFERENCE DATUM BASED ON NAVD 88.
 - THE APPROVED IMPROVEMENT CONSTRUCTION PLAN, A COPY OF WHICH MAY BE INSPECTED AT THE OFFICE OF THE BOROUGH MANAGER, HAS BEEN MADE A PART OF THE APPROVED FINAL PLAN.
 - ALL SIDEWALKS AND RAMPS MUST BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA REQUIREMENTS.
 - THE MAINTENANCE OF STORMWATER FACILITIES ON THE SUBJECT SITE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION AND ANY AGREEMENT BETWEEN THE OWNER AND THE OPERATOR OF THE INDUSTRIAL BUILDINGS, THE OWNER'S DEED, AND THE DEED TO ANY SUBSEQUENT OWNER, SHALL NOTE THAT THE OWNER SHALL ACCEPT THE MAINTENANCE RESPONSIBILITIES. THE BOROUGH OF SELLERSVILLE PROVIDES FOR THE FLOW OF STORMWATER AND SANITARY SEWER ACROSS PROPERTIES, AND MAY NOT BE ALTERED WITHOUT THE WRITTEN PERMISSION OF THE BOROUGH ENGINEER. NO OBSTRUCTIONS SUCH AS PLANTING BERMS OR FENCES MAY BE INSTALLED WITHOUT SUFFICIENT PROVISION FOR THE PASSAGE OF STORMWATER, AND ANY SUCH PROVISION SHALL BE APPROVED IN WRITING BY THE BOROUGH ENGINEER.
 - CONTRACTOR SHALL REFER TO THE LATEST ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES (ADAAG) TO ENSURE THAT ADA DETAILS ARE CURRENT AT THE TIME OF CONSTRUCTION. CONTRACTOR SHALL CONSTRUCT AREAS DESIGNATED FOR ACCESSIBLE ROUTES INCLUDING CURB RAMPS, SIDEWALKS, HANDICAP PARKING STALLS, CROSSWALKS AND INLETS) BY FOLLOWING THE ADA ACCESSIBILITY GUIDELINES. DRIVEWAY LOCATIONS TO BE DETERMINED LATER. IT IS THE RESPONSIBILITY OF THE OWNERS OF LOTS TO COMPLY WITH ADA STANDARDS.
 - INDIVIDUAL LOTS WILL BE DEVELOPED INDEPENDENTLY AND WILL COMPLY WITH THE PROVISIONS OF SECTIONS 160-28 THROUGH 160-65 AND 160-75 THROUGH 160-81 AND STATE AND LOCAL STORMWATER MANAGEMENT REGULATIONS, AS APPLICABLE.



PROJECT LOCATION MAP
 SCALE: 1" = 2000'
 SOURCE: TOPOGRAPHIC INFORMATION IS PROVIDED THROUGH LANGAN'S ESRI ARCSOFT SOFTWARE LICENSING AND ARCSOFT ONLINE (C) 2011 NATIONAL GEOGRAPHIC SOCIETY, I-CUBED.

LEGEND

SITE SYMBOLS	GRADING SYMBOLS
—○— CURB LINE	--- ELEVATION ---
—○— EXISTING EDGE OF PAVEMENT LINE	--- ELEVATION ---
--- RIGHT-OF-WAY LINE	--- ELEVATION ---
--- BUILDING SETBACK LINE	--- ELEVATION ---
--- EASEMENT LINE	--- ELEVATION ---
--- ZONING BOUNDARY LINE	--- ELEVATION ---
--- AREA OF FUTURE DEVELOPMENT	--- ELEVATION ---
--- CONCRETE SIDEWALK	--- ELEVATION ---
--- EXISTING STREAM	--- ELEVATION ---
--- EXISTING STREAM BUFFER	--- ELEVATION ---
--- EXISTING STORM SEWER	--- ELEVATION ---
--- EXISTING SANITARY SEWER	--- ELEVATION ---
--- EXISTING FIRE HYDRANT	--- ELEVATION ---
--- EXISTING GAS VALVE	--- ELEVATION ---
--- EXISTING WATER MAN	--- ELEVATION ---
--- EXISTING CATCH BASIN	--- ELEVATION ---
--- EXISTING WATER VALVE	--- ELEVATION ---
--- EXISTING OVERHEAD ELECTRIC	--- ELEVATION ---
--- EXISTING MANHOLE	--- ELEVATION ---
--- PROPOSED WATER LATERAL	--- ELEVATION ---
--- PROPOSED WATER VALVE	--- ELEVATION ---
--- PROPOSED SANITARY VALVE	--- ELEVATION ---
--- PROPOSED STORM MANHOLE	--- ELEVATION ---

APPLICANT/EQUITABLE OWNER
BUCKS COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
 11 WELDEN DRIVE
 SUITE 100
 DOYLESTOWN, PA 18901
 ATTN: JORDEN P. (PETE) KRAUSS

Date	Description	No.
REVISIONS		
	 SHAUN F. HIGGINS PROFESSIONAL LAND SURVEYOR PA Lic. No. SU-051088-E	
	 GREGORY ELKO PROFESSIONAL ENGINEER PA Lic. No. PE-055364-E	

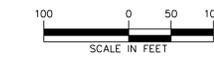
LANGAN
 Stone Manor Corporate Center, 2700 Kelly Road, Suite 200, Warrington, PA 18976
 T: 215-891-6500 F: 215-891-6501 www.langan.com
 NEW JERSEY NEW YORK CONNECTICUT PENNSYLVANIA OHIO VIRGINIA WASHINGTON DC FLORIDA NORTH DAKOTA CALIFORNIA ABU DHABI ATHENS DOHA DUBAI ISTANBUL
 Langan Engineering, Environmental, Surveying and Landscape Architecture, P.C.
 Langan Engineering and Environmental Services, Inc.
 Langan Environmental LLC
 Collectively known as Langan

SELLERSVILLE BUSINESS CAMPUS
 DIAMOND STREET AND EAST CLYMER AVENUE
 BOROUGH OF SELLERSVILLE

BUCKS COUNTY PENNSYLVANIA
 Drawing Title
SITE AND SUBDIVISION PLAN (RECORD PLAN)

Project No. **200056002** Drawing No. **CS-101**
 Date **06/30/14**
 Scale **1" = 100'**
 Drawn By **SZH** Checked By **GME**
 Submission Date **06/30/14** Sheet 5 of 17

- LIST OF OTHER REQUIRED APPROVALS AND PERMITS:**
- HIGHWAY OCCUPANCY PERMIT FROM PENNDOT
 - EROSION AND SEDIMENT CONTROL PERMIT FROM BUCKS COUNTY CONSERVATION DISTRICT
 - NATIONAL POLLUTION DISCHARGE ELIMINATIONS SYSTEM (NPDES) PERMIT
 - SEWAGE PLANNING APPROVAL/EXEMPTION FROM PADEP
- LIST OF WAIVERS:**
- A WAIVER IS REQUESTED FROM THE REQUIREMENT OF § 135-19.B, WHICH REQUIRES A MINIMUM LOT DEPTH TO WIDTH RATIO OF 1, AND MAXIMUM DEPTH TO WIDTH RATIO OF 2.5, FOR LOTS 2, 3, AND 6. THIS WAIVER IS REQUESTED BECAUSE OF THE ORIENTATION OF THE SITE AND EXISTING NATURAL RESOURCES.
 - A WAIVER IS REQUESTED FROM THE REQUIREMENT OF § 135-18.C, WHICH REQUIRES A MAXIMUM CUL-DE-SAC LENGTH OF 400 FT. THIS WAIVER IS REQUESTED BECAUSE OF THE ORIENTATION OF THE SITE.



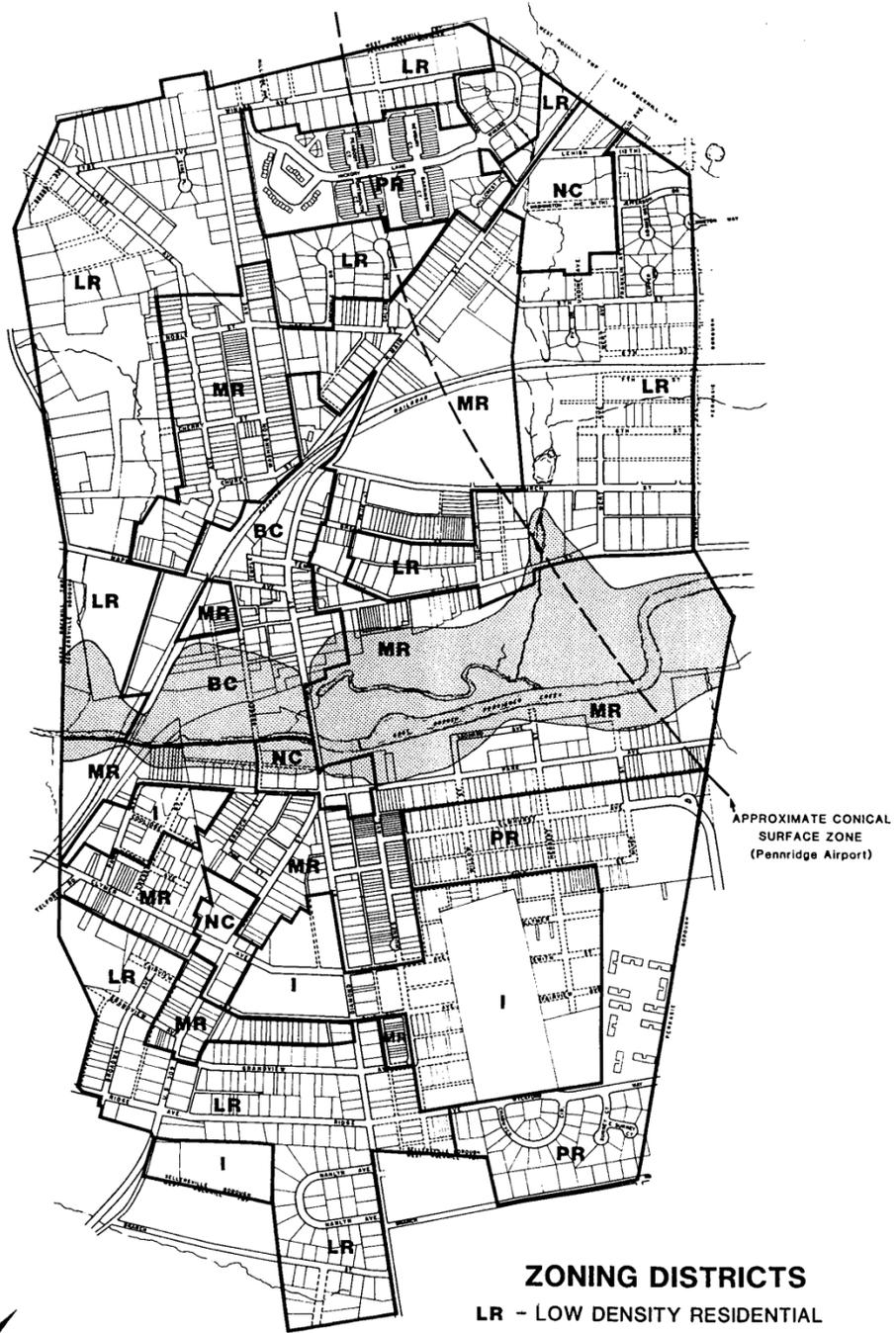
ATTACHMENT 3

SELLERSVILLE BOROUGH ZONING MAP

ZONING

160 Attachment 2

Borough of Sellersville



ZONING DISTRICTS

- LR - LOW DENSITY RESIDENTIAL
- MR - MEDIUM DENSITY RESIDENTIAL
- PR - PLANNED RESIDENTIAL
- NC - NEIGHBORHOOD COMMERCIAL
- BC - BOROUGH CORE
- I - INDUSTRIAL
-  - FLOOD PLAIN DISTRICT

SELLERSVILLE BOROUGH
BUCKS COUNTY, PENNSYLVANIA
0 200 400 800 1600 2000
Scale In Feet
PREPARED BY:
BUCKS COUNTY PLANNING COMMISSION 1993

ATTACHMENT 4

**RESOLUTION – BUCKS COUNTY
PLANNING COMMISSION**

**RESOLUTION OF THE PLANNING COMMISSION OF
THE COUNTY OF BUCKS WITH RESPECT TO THE
REDEVELOPMENT AREA PLAN FOR THE
SELLERSVILLE BOROUGH REVITALIZATION AREA**

WHEREAS, the Sellersville Borough Revitalization Area, as described in “Exhibit A”, attached hereto was certified as a Redevelopment Area on the ____ day of _____, 2014; and

WHEREAS, in accordance with the Urban Redevelopment Law of Pennsylvania, there was prepared a Redevelopment Area Plan; and

WHEREAS, in order for the Redevelopment Authority of the County of Bucks to obtain financial assistance in undertaking its Redevelopment Proposal certain approvals and determinations must be made; and

NOW, THEREFORE, BE IT RESOLVED as follows:

1. That the Redevelopment Area Plan for the Sellersville Borough Revitalization Area, as described in “Exhibit A”, is hereby approved; and
2. That the Redevelopment Proposal for the Sellersville Borough Revitalization Area was submitted for review to the Planning Commission and the Planning Commission after due consideration hereby certifies its approval to the Board of Commissioners of the County of Bucks; and
3. That said Redevelopment Proposal is in conformity with the Comprehensive Plan for the Borough of Sellersville and the plans for the neighborhood and district of which the subject is a part.

This is to certify that the foregoing Resolution is a true and correct copy of the Resolution passed by the Planning Commission on this ____ day of _____, 2014.

Secretary

ATTACHMENT 5

RESOLUTION – BUCKS COUNTY COMMISSIONERS

**RESOLUTION OF THE BOARD OF COMMISSIONERS
OF THE COUNTY OF BUCKS
APPROVING A REDEVELOPMENT PROPOSAL FOR THE
SELLERSVILLE BOROUGH REVITALIZATION AREA**

WHEREAS, there has been prepared and referred to the Board of Commissioners of the County of Bucks (herein called the Governing Body) for review and approval a Redevelopment Proposal for the Sellersville Borough Revitalization Area, dated _____, 2014; and

WHEREAS, said Redevelopment Proposal has been approved by the Planning Commission of the County of Bucks, as evidenced by the copy of said Body's duly certified resolution approving said Redevelopment Proposal which is attached hereto, and

WHEREAS, the Planning Commission of the County of Bucks which is duly designated and acting official planning body for the Governing Body, has submitted its report and recommendation respecting said Redevelopment Proposal for the Project Area and has certified that the said Redevelopment Proposal conforms to the General Plan for the Locality as a whole, and the Governing Body has duly considered said report, recommendations, and certification of the planning body; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE COUNTY OF BUCKS as follows:

1. That it is hereby found and determined that the project is a blighted area and qualifies as an eligible project area under the Pennsylvania Urban Redevelopment Law of 1945, as amended.
2. That said Redevelopment Proposal for the project aforementioned having been duly reviewed and considered, is hereby approved, and the Chief Clerk be and is hereby directed to file said copy of the Redevelopment Proposal with the minutes of this meeting.
3. That it is hereby found and determined that the Redevelopment Proposal for the Project Area conforms to said General Plan for the Locality.
4. That in order to implement and facilitate the effectuation of the Redevelopment Proposal hereby approved, is found and determined that certain official actions must be taken by this Body, and accordingly, this Body hereby (a) pledges its cooperation in helping carry out such Redevelopment Proposal, (b) requests various officials, departments, boards and agencies of the Locality having administrative responsibilities in the premises likewise to cooperate to such end, and to exercise their respective functions and powers in a manner consistent with said Redevelopment Proposal; and (c) stands ready to consider and take appropriate action upon proposals and measures designed to effectuate said Redevelopment Proposal.

CERTIFICATE OF RECORDNG OFFICER

The undersigned hereby certifies that:

She/he is the duly qualified and acting Chief Clerk of the County of Bucks, Pennsylvania, (herein called the "Locality"), and the custodian of the records of the Locality including the journal of proceedings of the Board of Commissioners of the County of Bucks (herein called the 'Governing Body), and is duly authorized to execute this certificate.

Attached hereto is a true and correct copy of a resolution including the WHEREAS clauses, adopted at a meeting of the Governing Body held on the ___ day of _____ 2014, (hereinafter called the Resolution of the Governing Body').

Also attached hereto is a true and correct copy of the Redevelopment Proposal, which has been previously approved by the Planning Commission of the County of Bucks as evidenced by a duly certified resolution of the Planning Commission, attached to said Plan presented at said meeting, and approved by the Resolution of the Planning Commission.

The Resolution of the Governing Body has been duly recorded in the journal of said meeting and is now in full force and effect.

Said meeting was duly convened and held in all respects in accordance with law and the by-laws of the Locality. To the extent required by law or said by-laws, due and proper notice of said meeting was given. A legal quorum of members of the Governing Body was present throughout said meeting, and a legally sufficient number of members of the Governing Body voted in the proper manner for the adoption of the Resolution of the Governing Body, including any publication, if required by law, have been duly fulfilled, carried out, and otherwise observed.

The seal, which appears below, constitutes the official seal of the Locality and was duly affixed by the undersigned at the time this certificate was signed.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand this ___ day of _____, 2014.

(SEAL)

Chief Clerk

ATTACHMENT 6

**RESOLUTION – REDEVELOPMENT AUTHORITY OF THE
COUNTY OF BUCKS**

Resolution # _____

RESOLUTION OF THE REDEVELOPMENT AUTHORITY OF THE COUNTY OF BUCKS APPROVING THE REDEVELOPMENT PROPOSAL FOR THE SELLERSVILLE BOROUGH REVITALIZATION AREA PROJECT

WHEREAS, there was presented to this meeting of the Governing Body of the Redevelopment Authority of the County of Bucks, for its consideration and approval, a copy of the Redevelopment Proposal for the Sellersville Borough Revitalization Area Project, date _____ 2014; and

WHEREAS, the Plan was subject of a duly advertised public hearing held in the County of Bucks on the _____ day of _____ 2014; and

WHEREAS, the Redevelopment Authority of the County of Bucks has considered all public comments; and

WHEREAS, the Redevelopment Proposal has been reviewed by the Board of the Redevelopment Authority of the County of Bucks at its regular meeting held this _____ day of _____ 2014.

NOW, THEREFORE BE IT RESOLVED, by the Redevelopment Authority of the County of Bucks as follows:

1. That the Redevelopment Proposal is hereby in all respects approved and the Secretary is hereby directed to file a certified copy of said Redevelopment Proposal with the minutes of this meeting.
2. That the Executive Director is authorized to take such actions and file such document as are necessary to effectuate said Proposal.

CERTIFICATE OF RECORDNG OFFICER

The undersigned hereby certifies that:

She/he is duly qualified and acting Secretary of the Redevelopment Authority of the County of Bucks (hereinafter called the "Local Public Agency"), and the custodian of the records of the Local Public Agency including the minutes of the proceedings of the Governing Body of the Local Public Agency, and is duly authorized to execute this certificate.

Attached hereto is a true and correct copy of a resolution including the WHEREAS clauses, adopted at a meeting of the Governing Body held on the ____ day of _____, 2014.

Said Resolution has been duly recorded in the minutes of said meeting and is now in full force and effect.

Said meeting was duly convened and held in all respects in accordance with the law and bylaws of the Local Public Agency. To the extent required by said law or said bylaws, due and proper notice of said meeting was given. A legal quorum of members of the Governing Body was present throughout said meeting, and a legally sufficient number of members of the Governing Body voted in the proper manner for the adoption of said Resolution. All other requirements and proceedings under applicable law, said bylaws, said Resolution have been dully fulfilled, carried out and otherwise observed.

The seal, which appears below, constitutes the official seal of the Local Public Agency and was duly affixed by the undersigned at the time this certificate was signed.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand this ____ day of _____ 2014.

(SEAL)

Secretary

ATTACHMENT 7

PUBLIC HEARING NOTICE

**NOTICE OF PUBLIC HEARING
SELLERSVILLE BOROUGH REDEVELOPMENT AREA PLAN
SELLERSVILLE BOROUGH
BUCKS COUNTY, PENNSYLVANIA**

In compliance with the provisions of the Pennsylvania Urban Redevelopment Law of 1945, P.L. 991 as amended, a Public Hearing will be held on Monday, September 15, 2014 at 6:30 PM, at the Sellersville Borough Building, 140 East Church Street, Sellersville Borough, Pennsylvania 18960.

The purpose of the Public Hearing is to consider the adoption of a Redevelopment Proposal for the Sellersville Borough Redevelopment Area Plan, dated August 2014, prepared by the Redevelopment Authority of the County of Bucks. The project boundaries are generally as follows:

The Redevelopment Area is irregular in shape and is surrounded by woods and residential areas to the north, south, east and west. The Boundaries include Diamond Street and residential to the south, Wyckford Drive and residential to the east, Mews Drive and residential and wooded area to the north, East Pine Street and wooded area to the west. The Redevelopment Area encompasses approximately 46± acres of land with 53 vacant parcels and numerous paper streets.

The following tax parcels encompass the Certified Redevelopment Area and are included in the Redevelopment Area Plan:

#39-008-194; #39-008-357; #39-008-367; #39-008-368; #39-008-369; #39-008-370; #39-008-371; #39-008-372; #39-008-373; #39-008-374; #39-008-375; #39-008-376; #39-008-377; #39-008-378; #39-008-379; #39-008-380; #39-008-381; #39-008-382; #39-008-383; #39-008-384; #39-008-385; #39-008-386; #39-008-387; #39-008-388; #39-008-389; #39-008-390; #39-008-391; #39-008-392; #39-008-393; #39-008-394; #39-008-395; #39-008-396; #39-008-397; #39-008-398; #39-008-399; #39-008-400; #39-008-401; #39-008-402; #39-008-403; #39-008-404; #39-008-405; #39-008-406; #39-008-407; #39-008-408; #39-008-409; #39-008-410; #39-008-411; #39-008-412; #39-008-413; #39-008-414; #39-008-415; #39-008-416; #39-008-417

Copies of the Redevelopment Proposal are available for public review Monday through Friday, 9:00 A.M. to 4:00 P.M., at the Sellersville Borough Manager's Office, 140 East Church Street, Sellersville, Pennsylvania 18960, the office of the Redevelopment Authority of the County of Bucks, One North Wilson Avenue, Bristol, Pennsylvania, 19007 and Bucks County Free Library of Perkasie, 491 Arthur Avenue, Perkasie, Pennsylvania 18944.

Patricia L. Bachtle
Chairman

BUCKS COUNTY PLANNING COMMISSION MEETING

Wednesday, October 1, 2014 2:00 P.M.

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

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Approval of Minutes of September 3, 2014
4. Executive Director's Report
5. Bucks County Housing & Community Development: Introduction of new department name, new director, and new directions.
~ Roger Collins, Director
6. Act 247 Reviews
7. Old Business
8. New Business
9. Public Comment
10. Adjournment

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

AGENDA SUBJECT TO CHANGE PRIOR TO MEETING

BUCKS COUNTY PLANNING COMMISSION
Minutes of Meeting
September 3, 2014

MEMBERS PRESENT: Joseph A. Cullen; 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: Charles T. McIlhinney; Lynn T. Bush; Timothy A. Koehler; David P. Johnson; David A. Sebastian; Maureen Wheatley; Margaret A. McKeivitt, Donna W. Byers

GUESTS: Commissioner Robert G. Loughery, Chairman
Bucks County Industrial Development Authority: Jordan P. (Pete) Krauss, Executive Director
Redevelopment Authority of the County of Bucks: Robert White, Executive Director; Jeff Darwak, Deputy Director; Allen Toadvine, Esquire, Solicitor

1. CALL TO ORDER

Mr. Pellegrino called the meeting to order at 2:00 PM.

2. PLEDGE OF ALLEGIANCE

All rose for the pledge of allegiance.

3. APPROVAL OF MINUTES FOR THE MEETING OF AUGUST 6, 2014

Upon motion of Mr. Nyman, seconded by Mr. Dowling, with the vote being 9-0, the motion carried to approve the minutes of the August 6, 2014 meeting.

4. EXECUTIVE DIRECTOR'S REPORT

The Executive Director's Report was submitted to the board prior to the meeting.

Ms. Bush reported on the Middletown Grange Fair. The BCPC displays and handouts that were presented at the Grange were set up in the meeting room for the board to look over.

Ms. Bush updated the board on the Municipal Economic Development Initiative, stating that the BCPC has been meeting with Quakertown Borough, who are enthusiastic about ongoing improvements to the downtown area. Ms. Bush said the BCPC continues to assist Bristol Borough with their improvement program, and have been guiding them on tax abatement programs for residential and non-residential properties.

Ms. Bush reported it was another successful year for the Household Hazardous Waste and Electronics Collection Programs; particularly television recycling, although people are removing valuable metals from televisions before bringing them to the collection events.

Ms. Bush provided the board with a handout: *Bucks2Invest Update*. The handout provides an overview of the program, and update on the financing programs that include: Bucks Guaranteed, Bucks Rebuilt, Bucks Renewed, Core Industry Fund, New Economy Fund, and the Taste & Tour Bucks County. She said the list summarizing the financing projects that have been approved by the Bucks County Industrial Development Authority (IDA), and leverage of private investments

is impressive. Mr. Krauss added that the IDA works very closely with the Redevelopment Authority of Bucks County, the Bucks County Commissioners, and the Bucks County Planning Commission; and has been focusing on what the public sector can accomplish and in what ways they can be encouraged to invest.

Ms. Bush raised for discussion the recent newspaper article crediting the nation's most dangerous intersection to be Street and Knights roads in Bensalem. Ms. Bush said the Director of Public Safety, Bensalem Township, and PennDOT did a good job handling questions and explaining the article that did not appear to be a fair assessment.

5. SELLERSVILLE BOROUGH REVITALIZATION AREA REPORT & CERTIFIED REDEVELOPMENT AREA PLAN – Jeff Darwak, Bucks County Redevelopment Authority

Jeff Darwak, Deputy Director for the Redevelopment Authority of the County of Bucks (RDA), delivered a PowerPoint presentation on the Sellersville Borough Certified Redevelopment Area & Redevelopment Area Plan for the former Ametek site. The area is a vacant industrial site zoned Industrial with a small portion zoned Medium Density Residential. He stated the building structures in the area were demolished in 2012. The vacant property is a confirmed brownfield site that consists of 53 parcels, and which has faulty street and lot layout, and is both economically and socially undesirable.

Mr. Darwak presented the RDA's plan to acquire all 53 parcels and prepare the site for development. In a plan summary, he recommended the zoning stay industrial and proposed 46 acres would be redeveloped into a business park for light manufacturing and high tech industry. The total developable area is approximately 27.14 acres and the main access would be via Clymer Avenue. Mr. Darwak reported that a traffic impact study found the future operation would not negatively impact the proposed development. He said estimated cost to implement the redevelopment proposal is \$1.5 million.

Mr. Darwak requested the board support the designation of the area as a certified redevelopment area, and certify approval of the plan as presented by the RDA.

Mr. Kisselback asked if some of the surrounding area is residential and if the existing zoning is industrial. Mr. Darwak answered yes, the existing area is zoned industrial and is surrounded by some residential and wooded areas.

Mr. Dowling asked for a breakdown of the total projected cost of \$2.5 million for the acquisition, and if Sellersville Borough has seen and is on board with the agreement. Mr. Darwak answered \$1.5 million is the projected cost for the site improvements. The RDA would acquire the property for \$1 million. He further responded that Sellersville Borough has been presented with and approves the RDA's plan.

Mr. Kisselback asked if the industrial zoning is specified as light, medium, or heavy, and whether new zoning should be written to prevent less desirable industries (e.g. adult entertainment business) from going into the industrial park. Ms. Bush responded that current zoning could allow for a range of businesses, but it is not consistent with the vision. Commissioner Loughery added that with the County and RDA behind the plan there is no time constraint to sell the properties, and having spent time attending meetings with the Sellersville Borough Council and Planning Commission, it is clear they would like to go above and beyond in the development of the property to attract businesses they will be proud of.

Mr. Dowling inquired about the \$4.5 million grant the IDA was awarded for the site. Commissioner Loughery explained that the \$4.5 million is a loan; once they draw down the money for the acquisition and eventually clean-up and development of the property, it will amortize when the lots are sold.

Ms. Pierce asked whether the parking lot area that is behind an abandoned gas station located about one block down from the demolished U.S. Gauge building (across the street from the Ametek site) is included in the acquisition/site plan. Mr. Darwak answered that it is not included. Commissioner Loughery said it was decided not to include the property in question at this time. He said the property has different zoning and was not included in the Environmental Protection Agency's clean-up.

Mr. McIlhinney asked how many separate private owners are involved with this site. Mr. Darwak said there are three.

Mr. Pellegrino polled the board for further questions.

Upon motion of Mr. Dowling, seconded by Mr. Cullen, the board unanimously passed Resolution #2014-03, determining the Sellersville Borough revitalization area of the former Ametek site a blighted area and certifying the area as a redevelopment area.

Upon motion of Mr. Goodnoe, seconded by Ms. Pierce, the board unanimously passed Resolution #2014-04, approving the Sellersville Borough Certified Redevelopment Plan as presented.

6. ACT 247 REVIEWS

The reviews of September 3, 2014 were mailed to the board for their review prior to the meeting. Upon motion of Mr. Stone, seconded by Ms. Pierce, the motion carried to approve the September 3, 2014 Act 247 reviews. There were no abstentions.

7. OLD BUSINESS

There was no old business.

8. NEW BUSINESS

There was no new business.

9. PUBLIC COMMENTS

There was no public comment.

10. ADJOURNMENT

Mr. Pellegrino adjourned the meeting at 2:30 PM.

Submitted by:
Donna W. Byers, Staff Secretary

BUCKS COUNTY PLANNING COMMISSION

Executive Director Report

September, 2014

Grants for Economic Development Projects – This news should be official by the time you read this report: BCPC has been successful in obtaining two grants from the Transportation and Community Development Initiative for two of our projects, through PennDOT and DVRPC. The projects are the Cross Keys study (\$80,000) and the New Britain Borough study (\$80,000). Both of these grants will be used to further the economic development work we are doing for these two areas. We will be using a portion of these grants for other consultants, such as traffic engineers, but this will enable us to greatly advance the studies and planning for these two areas. Bucks County was awarded three project grants. In addition to these two, Bensalem Township will get a grant for its waterfront district planning.

We are waiting for Delaware Valley College to release its strategic plan for the college property, which will be one of the inputs into the land use and streetscape design for New Britain Borough.

PECO Green Region Grants – Six Bucks County municipalities received grants from PECO for trails and open space projects. They were:

Doylestown Borough – Stormwater Best Management Practices

Langhorne Borough – Trail

Upper Southampton – Trail

New Britain Borough – Orchard Park

Morrisville Borough – Park improvements

DVRPC – I made a presentation to the Delaware Valley Regional Planning Commission economic development group on our Sellersville Borough redevelopment project of the Ametek site.

Gaming Funds – The law that allowed for gaming in Pennsylvania created a municipal grant program, so the host municipality (Bensalem), the County, and municipalities that touch Bensalem (Bristol Township, Lower Southampton, Hulmeville, Middletown) are eligible to receive some of the gaming proceeds. The Redevelopment Authority administers the program, which dedicates funds to infrastructure and services that are necessary to deal with the impacts of gaming in the community. The County will apply for funding to support the Lower Bucks Public Safety Training Center and for the Bucks County Health Improvement Project clinic in Bensalem.

Montgomery County Comprehensive Plan – We received a draft copy of the new Montgomery County Plan. I will see if I can get a presentation for the Board.

Access to the Internet statewide – When our staff is conducting citizen surveys, we often talk about how many people have internet access, as we evaluate using mail or email surveys. The U.S. Census has completed its census on computers and internet access, which revealed some interesting results. There is no data specifically for Bucks County in this initial report.

Of the 5 million households in Pennsylvania:

81.4% have a computer

73.7% have internet access

58.7% have a handheld computer (tablet or smart phone)

Most households have more than one device – only 22.1% have a laptop or desktop as their only computer

This is lower than the U.S. as whole, where:

83.8% have a computer

74.4% have internet access

Pennsylvania ranks 39th among states for people with handheld computers.

Utah has the highest percentage of households with handheld computers: 73.3%

West Virginia has the lower percentage: 51.5%

BUCKS COUNTY PLANNING COMMISSION

Staff Report

September, 2014

PLANNING SERVICES

COMMUNITY PLANNING

- > **Meeting Attendance**—Attended the regular monthly planning commission meetings of New Britain and Perkasio boroughs, and Buckingham Township.
- > **Lower Makefield Township Comprehensive Plan**—Finalized and distributed the second draft to the township. Attended the Lower Makefield Township Planning Commission meeting to highlight some of the new material that was added in the second draft.
- > **Middletown Township**—Began review of the comprehensive plan, land use ordinances and other documents regarding policies and regulations for nonresidential development and economic opportunities.
- > **Northampton Township Village Commercial Design Guidelines**—Executed contract for the project and began staff discussions on project scope and scheduling.
- > **Richboro Village Master Plan**—Began collecting background information on Richboro.
- > **Tinicum Township Comprehensive Plan**—Completed second draft revisions. Held a meeting with comprehensive plan group to discuss second draft revisions.
- > **Upper Southampton Township**—Reviewing final draft of the Industrial Area Study report.
- > **West Rockhill Township**—Continued collecting background information on the village of Almont. Continued drafting the land use chapter.
- > **Cross Keys Study**—Continued inventory and data collection for the study and prepared a draft business survey and PowerPoint presentation.
- > **Brownsville Road Study**—Revised draft of initial report and PowerPoint presentation after meeting with Lower Southampton and Bensalem township staffs.
- > **Solebury Township**—Provided copies of revised draft comprehensive plan to township officials for review.
- > **Springfield Township**—Completed the sewage capacity analysis for the Development Area and Route 309 Corridor.
- > **Yardley Borough**—Met with Yardley Borough's zoning officer to discuss mapping changes and inclusion of riparian corridor protection in the comprehensive plan.

Planning Information and Agency Coordination

- > Provided information to the public on various topics including demographic and socioeconomic data, development proposals, review letters, local zoning, and municipal regulations.
- > Attended meeting of the Bicycle Task Force.
- > Attended Bucks County Homeless Continuum of Care meetings.
- > Continued to work on the creation of a comprehensive plan implementation progress model handbook to track and monitor recommendations outlined in planning documents.
- > Reviewed Act 14, 67, 68 NPDES permit applications.

Act 247 and 537 Review Activity

- > 14 Subdivision and Land Development Proposals
- > 0 Sketch Plans
- > 11 Municipals

- > 2 Sewage Facility Planning Modules
- > 2 Traffic Impact Studies

ENVIRONMENTAL PLANNING

William Penn Foundation: Poquessing Watershed Cluster

- > Reached out to groups potentially interested in educational training to become citizen monitors.
- > Worked with GIS Department to create maps for use during the public meeting/workshop and for identification of problem areas and potential visual assessment sites.
- > Developing watershed monitoring program and associated educational materials and guidelines.
- > Attended kick-off meeting on September 10.
- > Follow-up communicate with residents interested in participating in the program.
- > Updated GIS map based on workshop participant feedback and stream or point sections they want to monitor.
- > Begin preparing for training workshops to be held in October.

Natural Resources

- > Completed update of New Hope Borough floodplain ordinance to be in compliance with FEMA's requirements.
- > Prepared the natural resources section for the Almont Village MEDI study.

Alternative Energy

- > Attended a meeting with DVRPC and MCPC staff related to solar and wind energy technology and incorporating language in zoning ordinances to permit alternative energy.

Integrated Water Resources Planning Work Program

- > Reviewed documents to identify watershed information, problem areas and proposed implementation projects documented.
- > Developed habitat assessment guidelines and worksheets that citizen monitors of Poquessing Watershed can utilize when conducting monitoring. The results can be used in other Bucks County watersheds.

Coastal Zone Management

- > Had additional discussions with PaDEP staff concerning grant selection process following non-funding of Phase II of the Neshaminy Creek Watershed Sediment Reduction Plan.
- > Spoke to DEP staff regarding recent CZM grant application proposal and restructuring of MS4 program.
- > Considering ways that the current application could be modified to be in compliance with new MS4 requirements to determine if the grant application should be resubmitted in October.

Bucks County Open Space & Greenway Planning

- > Attended meetings with representatives from Doylestown Bike & Hike Committee and Heritage Conservancy regarding implementation of the Upper Neshaminy Creek Trail Feasibility Study.
- > Continued site analysis for the Middle Neshaminy Creek Trail Feasibility Study.
- > Started site analysis on Lower Neshaminy Creek Trail Feasibility Study.
- > Developed informational fact sheets regarding trail planning efforts and funding requirements for three sections of the Upper Neshaminy Creek Trail and the Quakertown Rail Trail / Saucon Valley Rail Trail extension as a follow-up to the brainstorming session held in August relative to next steps for trails in Bucks County.

Recycling and Solid Waste

- > Met with regional recycling coordinators at regular monthly meeting with current vendor.
- > Preparing all chapters of the Bucks County Municipal Waste Plan update.
- > Preparing reports for 2014 HHW season.
- > Finished draft of the Recycling Guide; working on getting it approved.

Hazard Mitigation Planning

- > Working on grant application for plan update.

Employee Green Committee

- > Conducted a quarterly meeting of the BEGIN (Green) Committee. Reported on results and recommendations of the department paper use survey.

Information to the Public

- > Presented to the Southeastern County Assessors Association of Pennsylvania (SECAAP).

TRANSPORTATION AND GEOGRAPHIC INFORMATION SYSTEM (GIS)

General Transportation Planning

- > Continued working on project to determine the feasibility of renaming Butler Pike to Business Route 202. Coordinated with PennDOT for review and comment.
- > Finalized DVRPC FY 2015 contract for Supportive Regional Highway Planning Program.
- > Began development of request for proposals for Cross Keys Land Use and Transportation Study.
- > Participated in webinar for Congestion Management Program.
- > Attended PA Circuit Working Group Committee Meeting.
- > Attended PA Subcommittee Meeting of the RTC regarding Access Management.
- > Provided announcement to all municipalities regarding second round of the Multi Modal Transportation Fund.

Public Transportation

- > Reviewed SEPTA Board Meeting Materials.
- > Completed report development for SEPTA Rail Station Visibility Enhancement Study Phase II.
- > Finalized DVRPC FY 2015 contract for Transit Support Program.
- > Reviewed Trenton Line Access Study and provided comments to DVRPC.

Transportation Assistance to Planning Staff

- > Discussed transportation related issues with staff for subdivision and land development reviews.
- > Continued developing computer-enhanced imagery for Almont Study. Continued production of Transportation section.
- > Began reconnaissance for Richboro Village Study.

Transportation Improvement Program

- > Provided Transportation Improvement Program information to various individuals and agencies.
- > Provided response to comments regarding TIP amendment request for three additional bridges for Act 13 funding.
- > Attended Information Resources Exchange Group Meeting.

- > Attended Regional Technical Committee Meeting.
- > Attended Local Bridge Meeting Committee Meeting.
- > Provided assistance to several municipalities regarding Local Municipal Bridge Retro Reimbursement Program.

Geographic Information Systems (GIS)

- > Continued development of County-Wide Enterprise GIS program.
- > Continued database development of site addresses and EMS, Fire, and Police response zones.
- > Continued updating of Enterprise Geodatabase and ArcGIS Server.
- > Continued coordination with GIS consultant on the Land Records and EMS projects.
- > Continued development and support of County GIS Consortium efforts.
- > Continued updating and editing of county Road Centerline database.
- > Continued GIS technical software support to IT and GIS staff at Board of Assessment.
- > Continued support of County hosted GIS web server connection and interface.
- > Provided GIS technical support to Emergency Communication staff.
- > Continued technical support for County GIS Web Viewer.
- > Continued editing of county-wide data layers using GIS Data Reviewer tool.
- > Continued editing procedures on land base parcel annotation features.
- > Continued updating and testing of latest GIS software versions on desktop systems.
- > Attended SE PA 9-1-1 GIS Shared Services meeting at Chester County GIS.
- > Met with ESRI representative to discuss ArcGIS Online application for Health.
- > Provided GIS Consortium updates to Hilltown Township and Perkaskie Borough
- > Attended Penn State webinar on Open GIS Mapping.
- > Continued production of county Park and Recreation maps.

GIS Map Production

- > Produced presentation maps for Community, Environmental and Preservation Planning units.
- > Continued development of maps of county parks and facilities for print and web deployment.

GIS Transportation

- > Continued development of Region-wide GIS Transportation initiative.

Bucks County Planning Commission
Municipal Reviews
October 1, 2014

Municipality	BCPC Number	Applicant	Tax Parcel Number(s)	Proposal
Bensalem Township	2-14-1 (P)	Provco Partners, LP	1-42, -42-3, -43 & -47	Zoning Ordinance Amendment: Planned Commerce Park Zoning Map Change: PCD to PCD-UD
Bristol Borough	4-14-SD1	Bristol Borough School District	10-201-1, -202 & -24-1	Lot Line Change
Bristol Township	5-14-CR1	Township Council	5-29-99 & -100	Institutional Land Development: 6,313 Square-feet
Bristol Township	5-14-CR2	Township Council	5-53-57	Institutional Land Development: 9,600 Square-feet
Falls Township	13-14-1 (P) R	Board of Supervisors	13-28-88-2	Zoning Map Change: Light Industrial to Planned Industrial Park
Lower Southampton Township	21-14-1	Board of Supervisors		Zoning Ordinance Amendment: Various
New Hope Borough	27-14-1 (P)	Gateway to New Hope, LLC		Zoning Ordinance Amendment: Various
Perkasie Borough	33-14-4	Borough Council		Zoning Ordinance Amendment: Open Space Preservation Performance Subdivision I & II
Perkasie Borough	33-14-5	Borough Council		SLDO Amendment: Park and Recreation Fees
Warrington Township	50-14-3	Board of Supervisors		Zoning Ordinance Amendment: Floodplain Ordinance
Warrington Township	50-14-4	Board of Supervisors	50-25-28	Zoning Map Change: R-2 to CR/O-IU



BUCKS COUNTY PLANNING COMMISSION

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

PLANNING COMMISSION:

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

COUNTY COMMISSIONERS:

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

CONFIDENTIAL — NOT FOR RELEASE

October 1, 2014
BCPC #2-14-1(P)

MEMORANDUM

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

FROM: Bucks County Planning Commission

SUBJECT: Private Request for Zoning Map Change and Zoning Ordinance Amendment
TMP #2-1-42, 2-1-42-2, 2-1-42-3, 2-1-43, 2-1-45, 2-1-46, 2-1-47-1, and 2-1-47-2
Applicant: Provco Partners
Owner: Various
Received: August 25, 2014
Hearing Date: Not indicated

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on October 1, 2014.

GENERAL INFORMATION

Requested Action: Amend the zoning map by changing the zoning of TMPs #2-1-42, 2-1-42-2, 2-1-42-3, 2-1-43, 2-1-45, 2-1-46, 2-1-47-1, and 2-1-47-2 to a newly created zoning district, PCD-UD Planned Commerce Park Unified Development District, subject to specific development standards.

Location and Size of Parcels: The 29.25-acre tract is located at the southeast corner of Route 1 and Street Road.

Proposed Zoning: PCD-UD Planned Commerce Park Unified Development District is substantially the same as the PCD Planned Commerce Park District. The proposed district has an additional subsection that permits 100 percent of the tract to be used for convenience stores, retail sales and commercial services, lodging, and recreation/leisure time, should the site meet the following area regulations:

Minimum Tract Area	8 acres
Minimum Lot Area	1 acre
Minimum Lot Width	100 feet
Minimum Front Yard Setback (Multi-Story)	100 feet
Minimum Front Yard Setback (One-Story)	40 feet
Minimum Side Yard Setback	25 feet
Minimum Rear Yard Setback	85 feet
Minimum Landscaped Area Rear Yard to Parking or Access Drive	0 feet
Minimum Buffer to Residential District	30 feet
Minimum Parking Setback to Side	0 feet
Minimum Building Separation	20 feet
Maximum Building Coverage	35 percent
Maximum Impervious Coverage	70 percent
Minimum Green Space	30 percent
Maximum Building Height	6 stories
Minimum Building Height (Hotel)	3 stories
Minimum Loading Space (11.5ft. x 58 ft.)	
Convenience Store	1 space
Retail	N/A
Lodging	N/A
Recreation/Leisure Time	N/A

Existing Zoning Provisions: PCD Planned Commerce Park District permits a variety of uses, including professional offices, retail sales and services, lodging, specialized commercial business, and recreational/leisure uses with a minimum tract area of 20 acres, minimum lot area of 1 acre, maximum building area of 35 percent, and maximum impervious surface area of 50 percent. Tracts with areas over 100 acres are permitted a maximum impervious surface area of 75 percent. Individual lots within such tracts are not subject to the yard and lot width requirements of Sections 232-464(c) and (d), provided the overall tract meets these ordinance requirements.

COMMENTS

A. Zoning Map Change

We recommend that Township Council consider the following in addressing the proposal to rezone the subject site from PCD to PCD-UD:

1. **Comprehensive Plan**—The *Township of Bensalem, Bucks County, Pennsylvania, Comprehensive Plan (2002)* has no specific recommendations for this tract. However, the plan notes that “Bensalem should continue to encourage commercial growth along appropriate commercial corridors, such as Street Road, in a way that future design considerations take into account existing scale of development. Future commercial development should not overwhelm existing infrastructure and resources.”

2. **Compatibility with surrounding zoning and land use**¹—The permitted land uses in the proposed district are compatible with the surrounding zoning and land use, with the exception of the single-family zoning and land use to the west.

Summary

The permitted land uses in the proposed district are compatible with the surrounding zoning and land use, with the exception of the single-family zoning and land use to the west. The *Township of Bensalem, Bucks County, Pennsylvania, Comprehensive Plan (2002)* states that “Bensalem should continue to encourage commercial growth along appropriate commercial corridors, such as Street Road, in a way that future design considerations take into account existing scale of development. Future commercial development should not overwhelm existing infrastructure and resources.”

B. Zoning Ordinance Amendment

We recommend that Township Council not adopt the amendment until the following concerns have been addressed:

1. **Use regulations**—Section 232-493(a)(3) states that “Notwithstanding subsections (1) and (2) above, as part of a unified development, 100 percent of the gross useable tract areas *may be* used for three or more of the following purposes: convenience stores, retail sales and commercial services, lodging, recreation/leisure time.” The provision is not clear as to whether the applicant is *required* to propose three or more use types or whether one or two uses would be permitted. We also suggest the ordinance include a minimum and maximum percentage for each use to prevent a single use from dominating the use mix.
2. **Green space**—The proposed area regulations under Section 232-493(a)(3)A do not define what “green space” comprises. Green space is not defined in Section 232-6, Definitions, of the township zoning ordinance.
3. **Development standards**—Section 232-493(a)(3)B.1.a through c. provides locational requirements for “this use.” The ordinance should be clarified to specify which particular use or uses are subject to these locational requirements.
4. **Height requirements**—Section 232-496 refers to “those items set forth in Section 105 pertaining to the height of structure or building.” The provision should be clarified to show which section of the ordinance it is referring to.
5. **PCD Planned Commerce Park District land use policy**—While the comprehensive plan supports the ordinance amendment, we note that other projects (e.g., Horizon Corporate Center) have required modifications to the existing PCD Planned Commerce Park District to accurately reflect local market conditions. In particular, the district requires a substantial amount of office development (65 percent of the site). Commercial real estate reports have observed that vacant office space has been overbuilt in recent years and vacancy rates in this category remain high throughout the region. We support comprehensively planned projects, but suggest township officials take a closer look at

¹ The surrounding land use and zoning is described on the last page of our review under Pertinent Information.

ordinance requirements to ensure they are encouraging planned commercial growth in a way that reflects market conditions.

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:kjp

cc: Michael Cooley, Provco Partners
William Rearden, P.E., Bohler Engineering
Loretta Alston, Bensalem Township Department of Building and Planning
Ron Gans, O'Donnell & Naccarato, Township Engineer
William Cmorey, Township Manager (via email)

PERTINENT INFORMATION

Site Characteristics: The parcels contains two hotels, a restaurant, tavern, daycare, and vacant land.

Existing Land Use: Commercial; Vacant.

Surrounding Land Use:

South: Commercial
North: Transportation
East: Vacant; Commercial
West: Commercial; Single-Family Residential

Surrounding Zoning:

South: L-I Light Industrial
North: N/A
East: IN Institutional; A-D Apartment District; H-C1 Commercial
West: H-C1 Commercial; R-2 Residential

Municipal Comprehensive Plan: The *Township of Bensalem, Bucks County, Pennsylvania, Comprehensive Plan* (2002) makes no recommendations as to the parcels' future land use.



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CONFIDENTIAL — NOT FOR RELEASE

October 1, 2014
BCPC #4-14-SD1

MEMORANDUM

TO: Bristol Borough Council
Bristol Borough Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Preliminary Plan of Subdivision for Bristol Borough School District
TMP #4-10-201-1, 4-10-202, and 4-24-1-1
Applicant: Bristol Borough School District
Owner: Same
Plan Dated: February 17, 2014
Date Received: September 8, 2014

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 October 1, 2014.

GENERAL INFORMATION

Proposal: Combine TMP #4-10-201-1 (2.204 acres) and Parcel 'A' (1.779 acres), a portion of TMP #4-10-202, to create a 3.983-acre lot. Combine TMP #4-24-1-1 (3.533 acres) and Parcel 'B' (4.748 acres), a portion of TMP #4-10-202, to create an 8.281-acre lot.

Location: On Trenton Avenue at its intersection with West Circle.

Zoning: C Conservation District is intended for those areas where, because of natural geographic factors and existing land uses, it is considered feasible and desirable to conserve open spaces, water supply sources, woodland areas, wildlife, and other natural resources. Public Park/Recreation Facility (Use 2Q) is permitted by-right on minimum lot area of 10,000 square feet.

Present Use: School and Public Park/Recreation Facility.

COMMENTS

1. **Plan information**—Section 405.B.2.b. requires that existing features including the names of owners, the location of sanitary sewers and storm drains, and the location of other similar features within 200 feet of the property be shown on the plan. Section 405.B.2.d. requires that the location, species and size of stand-alone trees 3 inches in caliper or more, and the outline of all wooded areas be shown on the plan. We recommend that the plan be revised to show these existing features.
2. **School district land**—Section 305.b of the Pennsylvania Municipalities Planning Code requires that any school district action related to sale or lease of land shall be submitted to the municipal and county planning agencies for recommendation prior to execution of said action by the school district. If the site is to be sold we recommend that a plan be submitted to this office for review.

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

MMW:kjp

cc: Bristol Borough School District
Kurt Schroeder, P.E., Gilmore & Associates, Inc.
James Dillon, Borough Manager (via email)



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CONFIDENTIAL — NOT FOR RELEASE

October 1, 2014
BCPC #5-14-CR1

MEMORANDUM

TO: Bristol Township Council
Bristol Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development—Municipal Facility Improvements (Sallyport and Salt Shed)
TMP #5-29-99, -100
Applicant: Township of Bristol
Owner: Same
Plan Dated: July 29, 2014
Date Received: August 28, 2014

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 October 1, 2014.

GENERAL INFORMATION

Proposed: Construct a one-story addition to the existing township administration building and a separate wood frame salt shed on the 11.6-acre municipal site. The proposed building addition will be used for a sallyport. The proposed salt shed will be located in the northern portion of the site near other structures used for municipal functions. Public water and sewer facilities serve the site.

Location: Along the northeastern side of Bath Road, approximately 2,000 feet northwest of the intersection of Bath and Oxford Valley roads.

Zoning: MS Municipal Services District permits municipal services use on sites having a minimum lot area of 10,000 square feet. The maximum permitted building area and impervious surface area ratios are 35 and 65 percent, respectively.

Present Use: Municipal Services – Municipal Complex.

COMMENTS

1. **Plan sheets**—Information on the plan submitted to our office indicates that the plan set consists of five sheets. Our office received only one plan sheet labeled “Drawing No. C-01 Waiver of Land Development Plan.” We did not receive the following listed plan sheets: C-02 Grading and Drainage Plan; C-03 Erosion and Sedimentation Plan; C-04 Erosion and Sedimentation Notes; and C-05 Construction Details. Therefore, we cannot comment on information presented on those plan sheets.
2. **Driveway around building**—The corner of the proposed addition is shown approximately 24 feet from the edge of curbing around the parking lot and appears to extend into the vehicular moving lanes alongside of the building. With perpendicular parking spaces lining much of the perimeter curb line, the location of the addition would interrupt the smooth flow of traffic by requiring motorists to make an awkward turn to maneuver around this portion of the building. While it is understood that, to function as needed, the location of the addition needs to be compatible with the interior building layout, we recommend that vehicular circulation around the building be carefully evaluated to ensure the safest layout possible.
3. **Parking**—According to information on the plan, 226 parking spaces are required based on areas utilized for human occupancy and for the conduct of business, not accessory structures utilized for vehicle and equipment repair. The plan indicates that 200 parking spaces are provided, which is an existing nonconformity, and that additional parking spaces can be made available in the future, if deemed necessary by the Township Council. This issue should be addressed prior to final plan approval.

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

LMW:kjp

cc: Kurt Schroeder, P.E., Gilmore & Associates, Inc., Township Engineer
Randy Flager, Flager & Yockey, Bristol Township Solicitor
William McCauley, Bristol Township Managing Director (via email)
Colleen Costello, Bristol Township Department of Licenses and Inspections (via email)
Glenn Kucher, Bristol Township Zoning Officer (via email)



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CONFIDENTIAL — NOT FOR RELEASE

October 1, 2014
BCPC #5-14-CR2

MEMORANDUM

TO: Bristol Township Council
Bristol Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development—Public Works Facility (Garage)
TMP #5-53-57
Applicant: Township of Bristol
Owner: Same
Plan Dated: August 15, 2014
Date Received: August 28, 2014

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 October 1, 2014.

GENERAL INFORMATION

Proposed: Construct a one-story garage consisting of 9,600 square feet on a 15.6-acre site that serves as the township's public works maintenance yard. Several other municipal structures are located on the site. Public water and sewer facilities serve the site.

Location: Along the southern side of River Road, approximately 1,200 feet east of the intersection of Rosa Avenue and River Road.

Zoning: MS Municipal Services District permits municipal services use on sites having a minimum lot area of 10,000 square feet. The maximum permitted building area and impervious surface area ratios are 35 and 65 percent, respectively.

Present Use: Municipal Services – Public Works Maintenance Yard.

COMMENTS

1. **Plan sheets**—Information on the plan submitted to our office indicates that the plan set consists of four sheets. Our office received only one plan sheet labeled “Drawing No. C-01 Waiver of Land Development Plan.” We did not receive the following listed plan sheets: C-02 Construction Plan; C-03 Erosion and Sedimentation Control Plan & Details; and C-04 Erosion and Sedimentation Notes. Therefore, we cannot comment on information presented on those plan sheets.
2. **Parking**—According to information on the plan, 89 parking spaces are required based on areas utilized for human occupancy and for the conduct of business, not accessory structures utilized for vehicle and equipment repair. The plan shows the location of 25 parking spaces. However, plan notes indicate 35 parking spaces are provided, which is an existing nonconformity. This issue should be addressed prior to final plan approval.

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

LMW:kjp

cc: Kurt Schroeder, P.E., Gilmore & Associates, Inc., Township Engineer
Randy Flager, Flager & Yockey, Bristol Township Solicitor
William McCauley, Bristol Township Managing Director (via email)
Colleen Costello, Bristol Township Department of Licenses and Inspections (via email)
Glenn Kucher, Bristol Township Zoning Officer (via email)



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CONFIDENTIAL — NOT FOR RELEASE

October 1, 2014
BCPC #13-14-1(P)R

MEMORANDUM

TO: Falls Township Board of Supervisors
Falls Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Map—Light Industrial to Planned Industrial Park
TMP #13-28-88-2
Applicant: Board of Supervisors
Received: September 4, 2014
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 professional staff prepared the following review, which was endorsed by the Bucks County Planning Commission at its meeting on October 1, 2014.

GENERAL INFORMATION

Proposed Action: Amend the Falls Township Zoning Ordinance map to rezone a 2.42-acre portion of TMP #13-28-88-2 from the LI Light Industrial District to the PIP Planned Industrial Park District.

Location of Site: On the east side of My Lane at Newbold Road.

Proposed Zoning: PIP Planned Industrial Park District permits a variety of manufacturing, commercial, and warehouse uses on a lot of at least 0.5 acre with a maximum impervious surface ratio of 60 percent for parcels of 3 to 8 acres.

Existing Zoning: LI Light Industrial District permits a variety of manufacturing, commercial, and warehouse uses on a lot of at least 0.5 acre with a maximum impervious surface ratio of 60 percent for parcels of 3 to 8 acres.

COMMENTS

The rezoning has been recommended by our office and by the township engineer as an appropriate action to eliminate split zoning of a parcel that will be under single ownership for industrial purposes, and potentially, for future land development. This proposal was previously reviewed by our office as BCPC #13-14-1(P), dated August 6, 2014. At that time, we found it consistent with land use policy and surrounding land use and zoning.

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.

GF:kjp

cc: Thomas R. Hecker, Begley, Carlin & Mandio
James Sullivan, Township Engineer, T&M Associates
Peter Gray, Township Manager (via e-mail)
Thomas Bennett, Township Zoning Officer (via e-mail)



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Diane M. Ellis-Marseglia, *LCSW*

CONFIDENTIAL — NOT FOR RELEASE

October 1, 2014
BCPC #21-14-1

MEMORANDUM

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

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Various
Applicant: Board of Supervisors
Received: September 15, 2014
Hearing Date: Not indicated.

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on October 1, 2014.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance by adding Section 1724 to govern the parking, housing, or maintaining of vehicles on a residential premises; amending the name of Use 45 Private Ambulance Service to Ambulance/Medical Transport Vehicle, and adding a provision to Section 2203 to require a zoning permit upon the transfer of ownership of any commercial property.

COMMENTS

We recognize that the proposal is consistent with the applicable comprehensive plan, the municipal ordinances; however, we recommend that the township consider the following comment prior to taking action on this proposal.

- **Commercial vehicle definition**—The proposed amendment would regulate the parking of commercial vehicles within residential districts; however, there is no definition within the zoning ordinance. Township officials should consider adding a definition of commercial vehicle.

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

MMW:kjp

cc: Michael J. Savona, Esq., Township Solicitor
John McMenamin, Township Manager (via email)
Carol Drioli, Zoning Department Director (via email)



BUCKS COUNTY PLANNING COMMISSION

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Executive Director

CONFIDENTIAL — NOT FOR RELEASE

October 1, 2014
BCPC #27-14-1(P)

MEMORANDUM

TO: New Hope Borough Council
New Hope Borough Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Private Request for Zoning Ordinance Amendment
Applicant: Gateway to New Hope, LLC
Received: September 18, 2014
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 review that follows was prepared by the professional staff and endorsed by the Bucks County Planning Commission at a meeting held on October 1, 2014.

GENERAL INFORMATION

Requested Action: The applicant proposes to amend the zoning ordinance to revise the requirements for the Historic River Hospitality use, to permit the deconstruction of historic buildings and reuse of materials, to permit the modification of the dimensional criteria, and include sign regulations for the MU-Mixed Use Zoning District.

Existing Zoning Provisions: New Hope Borough Council amended the Zoning Ordinance in 2008 to create a new combined development use called "Historic River Hospitality." The Historic River Hospitality use is permitted in the MU, Mixed Use, zoning district by right. This zoning district encompasses the area along the river, at the southern end of the borough. The Historic River Hospitality use was established to encourage redevelopment and revitalization of the prominent southern gateway and entry area to New Hope Borough. The Historic River Hospitality use encourages the restoration, rehabilitation or reuse of existing structures and their original materials and promotes development of properties adjoining the Delaware River and Delaware Canal. The current zoning ordinance envisions the reuse and restoration of historic structures.

Proposed Zoning Provisions: This amendment, if adopted, would:

- a. Modify the purpose of the Historic Hospitality Use by allowing for the “deconstruction” of historic structures and reuse of the materials to maintain the historic aspect of the original use, rather than rehabilitating the historic buildings;
- b. Allow Borough Council to have flexibility in setting the area and dimensional requirements where a deconstructed building is rebuilt using materials from the existing structures and where architectural features from the deconstructed building are incorporated;
- c. Allow for an increase in building height above 40 feet through a conditional use process;
- d. Allow for outdoor eating in areas where the current zoning ordinance would not permit it;
- e. Increase the permitted size of individual establishments within the overall Historic Hospitality Use; and
- f. Establish sign regulations for the use.

COMMENTS

The Borough Comprehensive Plan identifies this area as having the potential to provide a positive image and southern gateway to the downtown. A revitalization and renovation of a property in the Mixed Use District has the potential for a positive impact on the region, its citizens and the Delaware Canal State Park. We recognize the importance of redeveloping this area that has been vacant and unused. We note the following issues the Borough should address during its review.

1. **Maximum height**—According to proposed ordinance (Section 275-23.B.(3)(d)[5]), a projection may exceed the maximum building height of 40 feet under certain conditions described in the amendment, upon conditional approval from Borough Council. However, this section does not provide a maximum building height. According to the July 25, 2014, justification letter from Edward Murphy (applicant’s lawyer), they are requesting the maximum building height be increased to 55 feet. We recommend that a maximum building height be set at either 55 feet or at a height acceptable to the Borough.
2. **Eating areas**—According to the proposed ordinance (Section 04), outdoor eating areas are allowed only in the following areas: “the property’s southern yard; the property’s yard adjacent to the Delaware Canal; and within any areas over the Delaware Canal for which the applicant has secured leased air rights.” Several portions of this section are of concern. They include:
 - a. **Property specific language**—This section refers to “the property’s southern yard.” Reference to a “southern yard” appears to be a site-specific regulation rather than one that could apply anywhere in the MU district. The potential area suitable for “eating areas” may vary depending upon the site characteristics and location related to the Delaware River and Delaware Canal in the Mixed Use District to which this ordinance would apply. Therefore, reference to a “southern yard” should be replaced with more appropriate language.
 - b. **Air rights over the Delaware Canal**—One of the areas in which eating areas are proposed to be allowed includes areas where the applicant has leased “air rights” over the Delaware Canal. In an effort to maintain the historic, cultural, and scenic integrity of the Delaware Canal, we recommend that any projections over the Canal be discouraged; and therefore, we recommend that eating areas not be allowed “over” the Canal.

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:kjp

cc: T.J. Walsh, Borough Solicitor
John Burke, Borough Manager (via email)
Edward Murphy, Wisler Pearlstine, LLP



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CONFIDENTIAL — NOT FOR RELEASE

October 1, 2014
BCPC #33-14-4

MEMORANDUM

TO: Perkasio Borough Council
Perkasio Borough Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Open Space Preservation Performance
Subdivision I and II
Applicant: Borough Council
Received: August 25, 2014
Hearing Date: October 6, 2014

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on October 1, 2014.

GENERAL INFORMATION

Proposed Action: Add two new residential uses, Open Space Preservation Performance Subdivision I and Open Space Preservation Performance Subdivision II, to be permitted in the R-1A and R-1B districts.

In general, the new cluster uses differ from the current single-family detached cluster option by permitting a higher density, increasing the impervious surface ratio, lot coverage, and building height, revising the required buffer requirements, and permitting stormwater management facilities in the required open space. It also proposes changes to the minimum lot areas, lot widths, site area, and minimum open space ratio.

Proposed Zoning Provisions: Open Space Preservation Performance Subdivision I (permitted in the R-1A and R-1B districts) does not specify the dwelling unit type permitted, but requires a minimum site area—5.01 to 10.0 acres, maximum density—5.5 dwelling units (DU) per net acre, maximum impervious surface ratio—35 percent, maximum lot coverage—35 percent, minimum open space ratio—45 percent, minimum lot area—6,500 square feet (sq. ft.), and minimum lot width at building setback—60 feet.

Open Space Preservation Performance Subdivision II (permitted in the R-1A and R-1B districts) does not specify the dwelling unit type permitted, but requires a minimum site area—10.01 acres, maximum density—5.5 DU per net acre, maximum impervious surface ratio—35 percent, maximum lot coverage—35 percent, minimum open space ratio—30 percent, minimum lot area—11,500 sq. ft., and minimum lot width at building setback—80 feet.

Existing Zoning Provisions: Single-family Cluster (permitted in R-1A and R-1B Districts) permits single-family detached dwellings on a minimum site area—5 acres, maximum density—5.14 DU per net acre, maximum impervious surface ratio—20 percent, maximum lot coverage—30 percent, minimum open space ratio—45 percent, minimum lot area—7,500 sq. ft, and minimum lot width at building setback—70 feet.

The ordinance includes another cluster option, Performance Standard Subdivision (permitted in R-1B District), which permits a variety of housing types on a minimum site area—5 acres, maximum density—8.30 DU per net acre, maximum impervious surface ratio—35 percent, and minimum open space ratio—45 percent; the other area and dimensional requirements depend on the specific DU type(s).

COMMENTS

In reviewing the proposed amendment, the borough should consider issues such as whether there is a need for two additional single-family cluster options, what are the perceived problems or deficiencies with the existing single-family cluster regulations, and whether the existing regulations can be amended to address those issues.

1. **Necessity for two additional uses**—It is unclear why two new single-family cluster options are needed, in addition to the existing single-family cluster use, when it appears that there are few developable parcels in the borough that would meet the proposed minimum site areas of 5 and 10 acres. The following is a basic comparison between the two proposed uses and the existing single-family cluster regulations, based on the information provided on the Hallmark Homes sketch plans for the Church of the Nazarene and Kratz tracts.

- a. **Open Space Preservation Performance Subdivision I** (minimum site area 5.01 acres to 10.0 acres)—Applying the proposed regulations to the Hallmark Homes sketch plan for the Church of the Nazarene as an example, the maximum base site area of 7.5 acres allows a maximum of 22 DU (5.5 DU per acre) and the proposed minimum lot size of 6,500 square feet yields 27 lots.

Using the existing single-family cluster regulations, 21 DU are permitted (5.14 DU per acre) and 23 lots result at the 7,500-square-foot minimum lot size. Both examples require 3.4 acres of open space (including 1.69 acres natural resource protected land), so the net buildable site area is 4.1 acres. The controlling factor is density, so in this example, one additional lot is achieved from the proposed new use regulations.

- b. **Open Space Preservation Performance Subdivision II** (minimum site area 10.01 acres)—Applying the proposed regulations to the Hallmark Homes sketch plan for the Kratz tract, the maximum base site area of 28.95 acres allows a maximum of 111 DU (5.5 DU per acre) and the proposed minimum lot size of 11,500 square feet yields

76 lots. The minimum required open space is 8.69 acres, and 8.18 acres of that is natural resource protected land, leaving 0.52 acre for use as recreation land or for stormwater management facilities, as permitted in the amendment.

Using the existing single-family cluster regulations, 81 DU are permitted (5.14 DU per acre) and 117 lots result based upon the 7,500-square-foot minimum lot size. The minimum required open space is 13.03 acres, with 8.18 acres of that being natural resource protected land, leaving 4.85 acres for potential use as recreation land. The existing regulations would yield 81 lots versus 76 from the proposed new use regulations.

Therefore, when compared to the existing cluster use, one of the proposed uses provides one additional lot and the other proposed use results in five fewer lots.

2. **BCPC's Cluster Regulations Analysis**—At the request of the borough, the staff of the BCPC prepared a Cluster Regulations Analysis (July 18, 2014). The borough asked the BCPC if certain aspects of the existing single-family cluster ordinance are reasonable as compared to other cluster ordinances in Bucks County, and if standards requested by Hallmark Homes for two sketch plan developments are in line with other cluster developments in the county. A brief summary of the issues the BCPC was asked to address, and our opinion on these issues, is as follows (although the supporting text of the report should be reviewed for the rationale and qualifiers):

- Minimum Lot Width Decrease to 60 feet from 70 feet: Reasonable
- Impervious Surface Increase to 35 percent from 20 percent: Reasonable
- Minimum Lot Coverage Increase to 35 percent from 30 percent: Reasonable (Concern related to Church of Nazarene sketch showing lower minimum lot size than permitted by zoning ordinance)
- Stormwater Facilities Allowed in Open Space: Absolutely Unacceptable
- Access to Kratz Subdivision: Prefer multiple access points, interconnection with adjacent development, or secondary emergency access to South Main Street and/or Callowhill Street.
- Building Height Increase: Although not requested by the applicant, we recommend increasing maximum height to 35 feet from 30 feet due to the recent amendment to the R-3 District.

The issues we were asked to evaluate did not include decreasing the minimum lot area from 7,500 square feet, although a Hallmark Homes sketch plan for the Church of the Nazarene site showed a minimum lot area of 6,600 square feet.

3. **Open space standards**—The amendment would add Section 186-58 Open Space Standards which permits stormwater management facilities in required open space of the two new cluster uses, as follows: “On any site developed for an Open Space Preservation Performance Subdivision I or Open Space Preservation Performance Subdivision II, naturalized stormwater management facilities in accordance with the Pennsylvania Department of Environmental Protection BMP Manual and approved by the borough engineer, shall be permitted in the required open space. 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.” There are several issues that should be addressed.

- a. **Definition of “naturalized stormwater management facility”**—The proposed amendment does not define what is meant by a “naturalized stormwater management facility” and the term is not defined in the Pennsylvania Department of Environmental Protection Best Management Practices (BMP) Manual. Additionally, the amendment does not limit the amount of open space that can be used for “naturalized stormwater management facilities.” It is unclear whether the phrase, “at the discretion of the borough engineer,” means the borough engineer can determine the types of additional stormwater facilities, including retention basins, that are permitted on 20 percent of the required open space, or if the engineer has discretion to determine whether 20 percent of the required open space can be used for additional stormwater management facilities including retention basins. In addition, allowing the stormwater management facilities within the required open space would not encourage designs that incorporate BMPs such as rain gardens and on-lot infiltration beds.
- b. **Conflict with definition of open space**—Permitting required open space to be developed as stormwater management facilities conflicts with the definition of open space in the zoning ordinance, since open space does not include stormwater management facilities. Section 186-5 states, “To qualify as ‘open space,’ such land must be used only for ‘open space’ uses, recreation, amenity, buffer, or resource protection. ‘Open space’ does not include land occupied by buildings, roads, or road rights-of-way, nor does it include the yards or lots of individual or group dwelling units as required by the provisions of this chapter in Sections 186-18 and 186-20. ‘Open space’ shall be left in its natural state, except in the case of recreation uses. All impervious surfaces within ‘open space’ areas shall be countable as part of the total impervious surface area in arriving at impervious surface ratio for the development.”

The idea behind cluster subdivisions is to group smaller individual lots at higher density on a portion of a tract and retain a significant area of the site as undeveloped, in order to balance the increased intensity on the developed portion and provide for natural resource protection, recreation purposes, and buffer. As noted in Comment 3.a above, the proposed amendment allows the entire required open space area to be used for stormwater management facilities, with no area required to be retained for open space uses. This increases the intensity of the site and is contrary to the intended purpose and definition of open space.

Stormwater management is a required improvement, mandated by state law, and is an essential part of a development, like streets or electric lines or utilities. It is not an amenity and should not occupy the open space area that is to be set aside as an enhancement to the development. Municipalities that have allowed for stormwater in open space have usually regretted it.

If borough officials decide that stormwater management facilities meet their concept of the intent and purposes of open space, the definition of open space in Section 186-5 should be revised to reflect this change in philosophy and policy.

- c. **Natural resource protection land**—We note that required open space often contains a substantial amount of natural resource protected land. If the borough decides to permit required open space to be developed as stormwater management facilities, the amendment should at least state that any type of stormwater management facility shall **not** be located on any required open space area comprising required natural resource protected land according to zoning ordinance Sections 186-56 (Site Capacity Calculations) and 186-57 (Environmental Performance Standards).

Using the Hallmark Homes sketch plan for the Kratz tract as an example, the minimum required open space (30 percent ratio) for an Open Space Preservation Performance Subdivision II is 8.69 acres and the total required natural resource protected land is indicated as 8.18 acres, leaving 0.52 acre that is not required to be preserved in its natural state. This remaining area may not be adequate to serve as recreational and stormwater management purposes.

- d. **Design standards for open space**—The proposed amendment's preamble indicates that a purpose is to maximize and consolidate preserved open space in single-family development settings. However, proposed Section 186-58 Open Space Standards includes no standards for achieving that purpose, and instead permits unlimited use of required open space for stormwater management facilities. We recommend that this section include open space design standards to ensure that there will be sizable, contiguous areas of usable open space for the benefit of the residents. For example, the amendment should state that narrow or irregular lands that serve no public open space function, or remnants left over after the lots and streets have been laid out, shall not be considered to meet the ordinance requirements for open space and shall not be counted in the calculation of minimum required open space. Areas proposed for play fields may be designated where the land does not contain natural resource restrictions, and where such use is recommended by the Borough Park and Recreation Board and approved by Borough Council. Proposed common green areas should be accessible to the public and centrally located in the development. Standards for ownership options and maintenance requirements also could be specified.
4. **Impervious surface and lot coverage**—As stated in Comment 2 above in the Cluster Regulations Analysis, we feel increasing the maximum impervious surface ratio to 35 percent is reasonable. We also believe increasing maximum lot coverage to 35 percent from 30 percent is reasonable. The zoning ordinance defines lot coverage as the proportion of the lot covered by the footprint of all principal and accessory buildings, including balconies, decks, porches, breezeways, and carports. It differs from impervious surface coverage because it does not include driveways or sidewalks. Increasing maximum lot coverage to 35 percent would be a moot point if the maximum impervious surface ratio is increased to 35 percent, because maximum impervious surface ratio would be the controlling factor on an overall site basis.

As proposed in the Tables of Dimensional Requirements For Open Space Preservation Performance Subdivisions, we support the concept of allowing a 5 percent greater impervious surface ratio on individual lots to allow for future improvements, provided the site as a whole meets the maximum 35 percent, and that the stormwater facilities shall be designed based on the maximum impervious surface ratio for the site. Typically, such a standard would be listed in the table of dimensional requirements as:

Maximum Impervious Surface Ratio (Site)	35 percent
Maximum Impervious Surface Ratio (Lot)	40 percent

However, the reference to lot coverage should be deleted from the proposed footnote. It states that lot coverage may be exceeded by 5 percent for on-lot improvements, but the developer is subject to the maximum lot coverage ratio of 35 percent. By definition, lot coverage is specific to individual lots, not to the overall site.

5. **Definitions**—The proposal amends the definitions of two terms defined in Section 186-5:

- a. **Net buildable site area**—The existing definition of net buildable site area is, “A calculated area upon which the density and impervious surface ratio requirements for the various districts are computed. It can be computed for a particular tract of land by completing the Site Capacity Calculations found in Section 186-56.” It would be replaced with the proposed definition, “A calculated area for various districts taking into consideration protected natural resources. It can be determined for a particular tract of land by completing the Site Capacity Calculations found in Section 186-56.”

Section 186-56.C. Determination of Site Capacity states that individual site capacity is based on net buildable site area. For single-family cluster or performance standard subdivisions, the number of allowable dwelling units is determined by multiplying the density by net buildable site area. Net buildable site area is the base site area minus the total resource protection land or minimum required open space, whichever is greater.

To make the proposed definition of net buildable site area clearer, we recommend revising the first sentence by replacing the phrase, “taking into consideration protected natural resources,” so that the sentence states, “A calculated area for various districts to determine the allowable number of dwelling units.”

- b. **Impervious surface ratio**—The proposed definition of impervious surface ratio changes the calculation of impervious surface ratio to base it on base site area rather than gross site area. This is consistent with many ordinances and typically will result in a higher percentage of proposed impervious surface on a site. Borough officials should determine if this revised definition is appropriate.

6. **Buffering**—For both proposed uses, the Table of Dimensional Requirements in the R-1A and R-1B zoning districts includes a requirement for “Minimum 20-foot Class C Buffer.” Additionally, Section 3 of the proposed amendment states that zoning ordinance Section 186-54 Buffering shall be amended to add “F. Supplemental Regulations” which states, “The minimum buffer requirement to be provided by either Open Space Preservation Performance Subdivision I or Open Space Preservation Performance Subdivision II shall be a Class C 20-foot buffer yard.”

To be consistent with the zoning ordinance format, this buffer requirement instead should be included in Table 1: Determination of Buffer Yard Class in Section 186-54 Buffering. To add a specific buffer requirement for the new residential uses, the table should be revised to add a

category under Proposed Use” and under “Adjacent Use” for Open Space Preservation Performance Subdivision I and II residential uses, and add a qualifier to the existing “Single-Family Cluster” proposed and adjacent use categories to distinguish that use from the new Open Space Preservation Performance Subdivision I and II residential uses.

The table also should indicate the letter of the required buffer class (A, B, C, or D) that should be provided for each potential adjacent use, depending on the intensity of the adjacent use. The Class C buffer proposed in the amendment may not be appropriate in all situations. For example, the existing “Single-Family Cluster” proposed use requires anywhere from a Class A buffer (street trees) along adjacent single-family detached, single-family cluster, C-1 and I-1 Districts, and secondary/marginal access street frontages, to a Class D buffer along adjacent Utilities, Public Service and Industrial uses.

7. **Formatting and editorial issues**—The amendment should not be adopted until the following issues are addressed, so that the amendment is consistent with the recently updated zoning ordinance.
 - a. **Description of proposed new uses**—The proposed amendment would create two new uses, Open Space Preservation Performance Subdivision I and Open Space Preservation Performance Subdivision II, to be permitted in the R-1A and R-1B districts. The first paragraph of the preamble of the proposed ordinance refers to amending the zoning ordinance “to create a new single family subdivision classification.” However, there is nothing in the proposed ordinance language that describes the districts and indicates that they would be limited to single-family detached dwellings. To be consistent with the zoning ordinance’s format, the descriptions of the proposed districts should be added to Section 186-18.B Principal and Accessory Use Regulations under Section 186-18.B Residential Uses, possibly inserted after (7) Single-family Cluster as subsections (7.1) and (7.2), or as subsections (12) and (13).
 - b. **Reference in Table of Uses by District**—Section 1.A of the proposal indicates that Section 186-20, Table of Use Regulations, Part 1, shall be amended to permit the two new uses as permitted uses, but there is no such table in the existing ordinance. There is a Table of Uses by District in the back of the ordinance that is listed in the Table of Contents, but it is not referenced in Section 186-20. It appears that this point should state that the Table of Uses by District should be amended to add two new uses, “7.1 (or 12) Open Space Preservation Performance Subdivision I” and “7.2 (or 13) Open Space Preservation Performance Subdivision II”, to be permitted (“P”) in the R-1A and R-1B districts and not permitted (“N”) in the remaining seven zoning districts.
 - c. **Location of open space standards in ordinance**—Section 4 of the proposal indicates that Section 186-58 shall be added to include Open Space Standards. Section 186-58 is a reserved section number in Article VIII Off-Street Parking and Loading. The amendment should propose that Section 186-58 be moved to the preceding Article VII General Performance Standards.

- d. **Table of Contents**—The amendment should indicate all necessary changes to the Table of Contents resulting from the proposed changes to the ordinance, e.g., moving Section 186-58 from Article VIII to Article VII, as stated in Subpoint c. above.

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

MW:kjp

cc: Nate Fox, Begley, Carlin & Mandio, Borough Solicitor
Doug Rossini, Gilmore & Associates, Borough Engineer
Andrea Coaxum, Borough Manager (via email)
Brandy Mckeever, Code Enforcement Administrator (via email)



BUCKS COUNTY PLANNING COMMISSION

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Diane M. Ellis-Marseglia, *LCSW*

CONFIDENTIAL — NOT FOR RELEASE

October 1, 2014
BCPC #33-14-5

MEMORANDUM

TO: Perkasio Borough Council
Perkasio Borough Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Subdivision and Land Development Ordinance—Park and Recreation Fees
Applicant: Borough Council
Received: September 8, 2014
Hearing Date: October 20, 2014

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 October 1, 2014.

GENERAL INFORMATION

Proposed Action: Amend the subdivision and land development ordinance to authorize the payment of fees in lieu of providing required recreation land.

Proposed Subdivision and Land Development Ordinance Provisions: Amend Section 164-36.D(3) to add a requirement that suitable open areas shall be required for recreation in residential subdivisions or land development applications of from 1 to 50 families, at a rate of 0.015 acre per dwelling unit. Add Subsection E. Park and Recreation Impact Fee, which states that where the requirements of Section 164-36.D.(3) are not met, the borough may assess a park and recreation impact fee up to \$1,500 per unit for any residential subdivision or land development application. In addition, the applicant may receive a credit of up to \$500 per unit for documented expenditures made toward recreation improvements within the subdivision or land development, including dedicated recreation areas, playground equipment, or similar improvements. The credit shall be calculated by dividing the total expenditures for recreation improvements by the number of units.

Existing Subdivision and Land Development Ordinance Provisions: In subdivisions or land development applications providing housing for more than 50 families, suitable open areas shall

be required for recreation. Standards to be used by Borough Council in testing the adequacy of space provided shall be as follows:

- (a) For 50 to 300 families: 1 ½ acres per 100 families.
- (b) For over 300 families: 4 ½ acres, plus ¼ acre per 100 families over 300.

COMMENTS

1. **Municipalities Planning Code**—We support the borough’s proposed efforts to update the park and recreation requirements in the subdivision and land development ordinance and include an option to pay a fee in lieu of required land. The authority for municipalities to require the reservation of land for park and recreation purposes, or payment of fees in lieu of, is established in Section 503(11) of the Municipalities Planning Code (MPC). The borough solicitor should be satisfied that the proposed ordinance meets the standards (having an objective methodology for determining the value of land, etc.) that are established in the statute.
2. **Standards for required amount of recreation land**—Currently, Section 164-36.D(3) requires provision of recreation land for subdivisions and land developments in two categories: (a) for 50 to 300 families at 1 ½ acres per 100 families, and (b) for over 300 families at 4 ½ acres, plus ¼ acre per 100 families over 300. The proposal adds a third category for subdivisions and land developments for 1 to 50 families at 0.015 acre per dwelling unit.
 - We note that 0.015 acres is the equivalent of 1 ½ acres per 100 families or 4 ½ acres for 300 families. Since any number of proposed dwelling units will be subject to the recreation land requirement, there is no need for three categories. The ordinance could be simplified by eliminating proposed Subsections (a), (b), and (c), and adding the requirement for 0.015 acre (653.4 square feet) per dwelling unit, plus ¼ acre (108.9 square feet per dwelling unit) per 100 dwelling units over 300, to the text of Section 164-36.D(3).
 - The terminology should be standardized by replacing “families” with “dwelling units.”
 - Some municipalities require provision of recreation land or fee in lieu of only for residential subdivisions or land developments of 3 or more dwelling units. The borough may consider exempting minor subdivisions from this requirement.
3. **Fee in lieu**—Proposed Section 164-36.E could allow for updating the fee schedule by adding a statement that the fee may be adjusted periodically by Borough Council, based on the Consumer Price Index. Alternatively, the fee could be established by resolution, rather than included in the subdivision and land development ordinance, so that a change in the fee schedule would not require an ordinance amendment.

Additionally, we recommend that the terminology of the amendment be consistent with the MPC, which authorizes a fee in lieu of park and recreation improvements, not an impact fee.

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 505(b) of the Pennsylvania Municipalities Planning Code.

MW:kjp

cc: Nate Fox, Begley, Carlin & Mandio, Borough Solicitor
Doug Rossini, Gilmore & Associates, Borough Engineer
Andrea Coaxum, Borough Manager (via email)
Brandy Mckeever, Code Enforcement Administrator (via email)



BUCKS COUNTY PLANNING COMMISSION

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Diane M. Ellis-Marseglia, *LCSW*

CONFIDENTIAL — NOT FOR RELEASE

October 1, 2014
BCPC #50-14-3

MEMORANDUM

TO: Warrington Township Board of Supervisors
Warrington Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Floodplain Ordinance
Applicant: Borough Council
Received: May 21, 2014
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 October 1, 2014.

GENERAL INFORMATION

Proposed Action: Delete the existing floodplain performance standards in Chapter 27, Sections 2303.1 through 2303.6 of the zoning ordinance and replace them with a reference to the standards set forth in Chapter 8 of the Warrington Township Code of Ordinances. Chapter 8 (Exhibit A) consists of a stand-alone floodplain ordinance consistent with the requirements of the Federal Emergency Management Agency (FEMA).

Delete 2319.1.A(2) to prohibit fences in the front yard.

Proposed Zoning Provisions: Sections 2303.1 through 2303.6 (Floodplain Performance Standards) of the zoning ordinance would be deleted, and a reference incorporating Chapter 8, Floodplain Standards, and standards for review and variances would be added in its place.

Delete Section 2319.1.A.(2), which permits fences in the front yard when the side yard is defined as a front yard due to abutting road frontage. This deletion would prohibit construction of a fence in the front yard but a fence may be constructed outside the front yard such as in the building envelope.

A sentence will be added to Section 2403.1, Permits, to prohibit development without obtaining a permit from the Zoning Officer and Floodplain Administrator.

Delete Section 2406.6.D(1) through 2406.6.D(6) which specify procedures and standards for variances to the delineated one-hundred-year floodplain line and elevations as established in the Flood Insurance Study (FIS).

Existing Provisions: Section 2303 Floodplain Restrictions Overlay contains standards for criteria and guidelines to qualify for the National Flood Insurance Program (NFIP) use and implementation of the overlay map; Use regulations, uses prohibited; general regulations conditional and permit applications.

Section 305 Environmental Restriction Standards requires that Type I Streams, Type I Waterbody, and wetlands be 100 percent protected.

Section 2319.1A. Fences in Front Yards Prohibited, prohibits continuous constructed barrier forward of the front building setback line. Two exceptions to this rule are as follows: On multiple frontage lots within the yard which abuts a municipal boundary; Where the yard on the side of the house (i.e., perpendicular to the main entrance of the house) is defined by this Chapter as a front yard due to abutting road frontage, a fence may be erected within this yard perpendicular to the main entrance.

COMMENTS

The proposed revisions appear to be consistent with the ordinance requirements as presented by the Pennsylvania Municipalities Planning Code and FEMA. We suggest that township officials consider a review of the subdivision and land development ordinance to ensure flood-related provisions are compatible with the terms and requirements of Chapter 8.

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.

DCZ:kjp

cc: William Casey, Esq
Tim Tieperman, Township Manager (via email)
Tom Gockowski, P.E., Gilmore & Associates



BUCKS COUNTY PLANNING COMMISSION

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

CONFIDENTIAL — NOT FOR RELEASE

October 1, 2014
BCPC #50-14-4

MEMORANDUM

TO: Warrington Township Board of Supervisors
Warrington Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Map
Applicant: Board of Supervisors
Received: September 17, 2014
Hearing Date: Not set

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal has been sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on October 1, 2014.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to rezone TMP #50-25-28 (0.72 acres or 31,363 square feet) from R-2 Residential to CR/O-IU Corridor Residential/Office-Institutional Use District.

Proposed Zoning Provisions: CR/O-IU Corridor Residential Office-Institutional Use District which permits offices and multifamily dwellings and combined office multifamily complexes. The maximum density permitted for multiplex and townhouses is 8 units per acre and for garden and midrise apartments 12 units per acre. The minimum lot size is 4 acres for residential uses and 2 acres for offices. Open space of 3 acres per 100 units is required. Commercial conversion to office, antique shop, beauty salon, music stores, or residential (single family, two family or multifamily) is permitted as a conditional use on a minimum lot size of 35,000 square feet.

Existing Zoning Provisions: R-2 Residential District permits single-family detached dwellings on lots of 20,000 square feet or more. Bed and breakfast and municipal use are permitted as conditional uses.

COMMENTS

We recommend that the Board of Supervisors consider the following in addressing the proposal to rezone TMP #50-25-38 from R-2 Residential to CR/O-IU district:

1. **Land use and zoning**—The site contains a municipal water well, elevated storage tank, and office building. Previous site tenants include medical offices and the township water and sewer authority. The parcel is zoned R-2 Residential which permits single-family-detached dwellings on lots of 20,000-square-feet or more. Bed and breakfast and municipal use are permitted as conditional uses.

The site abuts single-family detached units that are part of the Palomino Farms subdivision to the north, south, and east. The Health and Wellness Center, a medical office building, abuts the site to the west. The area to the northwest contains a day care center offices, bank, and restaurant.

The residential areas to the north, south, and east are zoned R-2 district. The Health and Wellness Center site is zoned CR/O-IU. The area to the northwest is zoned C-2 district which permits retail business or service establishment, professional or business office, bank or similar financial institutions, and funeral home. The required minimum lot size is 20,000 square feet. Therefore, the proposal is generally consistent with the adjacent land use and zoning.

2. **Nonconformity**—The proposed rezoning would create a nonconforming lot as defined in Section 2301 of the zoning ordinance. The parcel is less than 1 acre, and the minimum lot size in the CR/O-IU district is 2 acres for offices, and 4 acres for residential uses. A conversion of a building to office or residential use is permitted by conditional use on a minimum lot size of 35,000 square feet but the subject site is 31,363 square feet.

If the required minimum lot area required by the CR/O-IU district presents obstacles to the lots effective use, rezoning the area to C-2 district is an option that could be evaluated. Depending upon the township's intention for rezoning the subject site, the existing building and site appears to be suitable for general or medical offices as part of rezoning to the C-2 district. The size of any potential use on the site may be limited by the land available for parking. Township officials may wish to consider the merits of rezoning to the C-2 district if the permitted uses the township are targeting is consistent with this zoning designation.

3. **Consistency with comprehensive plan**—Section 603.j of the Pennsylvania Municipalities Planning Code requires that the zoning ordinance be consistent with the comprehensive plan. The subject parcel is classified as Institutional on the Future Land Use Map of the *Warrington Township Comprehensive Plan Update* (2006). The areas to the north, south, and east are classified as residential and to the northwest is classified as mixed use. The proposed rezoning is consistent with the township comprehensive plan.

Summary

The proposal is consistent with the township's comprehensive plan and generally consistent with the adjacent land use and zoning. However, the proposed CR/O-IU zoning requires a minimum lot size larger than the subject site's size, which would render the site nonconforming. The adjacent C-2

zoning requires a minimum lot size smaller than the subject site so this zoning district may be more compatible with the site's size constraints and the township's vision for the site. If township officials determine that rezoning the site to C-2 district (versus CR/O-IU district) has merit, the township's comprehensive plan should be amended to be consistent with the zoning change.

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

DCZ:kjp

cc: William Casey, Esq.
Tim Tieperman, Township Manager (via email)

PERTINENT INFORMATION

Site Characteristics, Natural Features: The site contains street trees and landscape plantings.

Existing Land Use: Vacant office and municipal water facilities.

Surrounding Land Use:

North: Single-family residential and commercial

East: Single-family residential

South: Single-family residential

West: Institutional office

Surrounding Zoning:

North: R-2 Residential, C-2 Commercial

East: R-2 Residential

South: R-2 Residential

West: CR/O-IU Corridor Residential/Office-Institutional use

County Comprehensive Plan: The *Bucks County Comprehensive Plan* (2012) classifies the site as part of Employment Areas.

Employment Areas consist primarily of nonresidential growth (commercial, industrial, and office development) has and will continue to occur along, or in close proximity to, arterial corridors having access to the regional transportation network (i.e., rail, interstate highways, and ports). These areas are often characterized by single use and land intensive development.

Municipal Comprehensive Plan: The *Warrington Township Comprehensive Plan* (2006) classifies the site as institutional.

Municipal Sewage Facilities Plan: The *Warrington Township Act 537 Plan* indicates the site is in an area served by public sewer.

Bucks County Planning Commission
Subdivision and Land Development Reviews
August 25 to September 19, 2014

Municipality	BCPC Number	Tax Parcel Number(s)	Applicant	Submission Level	Proposal
Bedminster Township	4560-C	1-11-14 & -14-1	Cliffside Manor, Phase 2	F	10 Semi-detached Units
Bensalem Township	12037	2-39-179	FKK Properties	P	2 Single-family Lots
Bensalem Township	12033	2-1-42, -42-3, -43 & -47-1	Provco Group	P	Commercial Land Development: 28,735 Square-feet
Falls Township	6253-00	13-51-1	Keystone-NAP Data Storage	P	Industrial Land Development: 62,450 Square-feet
Falls Township	12036	13-17-196	W. G. Lincoln Properties	P	Commercial Land Development: 9,748 Square-feet 3 Multifamily Units
Falls Township	12035	13-28-60	Silvi Concrete Products CNG Facility	P	Industrial Land Development: 2,400 Square-feet
Lower Makefield Township	10337-C	20-3-43-8, -11 & -12	Peters	P	Lot Line Change
Lower Southampton Township	9850	21-15-369	Emerald Pointe	P	32 Attached Units
Morrisville Borough	11949-A	24-8-213	Morrisville Fire Company	P	Institutional Land Development: 5,878 Square-feet
New Hope Borough	11925-A	27-10-75, -80 & -81	18-20 W. Mechanic Street	P	Lot Line Change Commercial Land Development: 1,901 Square-feet 3 Attached Units 2 Semi-detached Units
Tinicum Township	11645-A	44-32-3-1 & -8	102 & 104 Cafferty Road	P	Lot Line Changes
Tullytown Borough	12032	46-6-36 & -36-2	Levittown Intermodal Transportation Center	P	Institutional Land Development: 1,021 Square-feet
Warminster Township	12038	49-24-41-3	County Builders	P	2 Institutional Lots
Yardley Borough	10688-A	54-3-91-1, -92 & -95-1	Yardley Lakeview Properties	F	Commercial Land Development: 5,960 Square-feet 7 Multifamily Units



BUCKS COUNTY PLANNING COMMISSION

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September 18, 2014
BCPC #4560-C

MEMORANDUM

TO: Bedminster Township Board of Supervisors
Bedminster Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Final Plan of Subdivision for Cliffside Manor (Phase II)
TMP #1-11-14 and 1-11-14-1
Applicant: Lincoln Woods L.P.
Owner: Same
Plan Dated: June 13, 2014
Last Revised: August 20, 2014
Date Received: September 14, 2014

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: Cliffside Manor has received plan approval for 53 townhouses and 10 twin dwelling units on a 27.1795-acre tract. Phase II of the Cliffside Manor development proposes the construction of the remaining 10 semi-detached or twin units (lots 54 through 63). The lots range in size from 5,065.25 square feet to 6,725.57 square feet. Miller Court, a cul-de-sac road, will provide access to the units. The record plan indicates area at the end of the cul-de-sac for future road extension and snow storage. A 0.9142-acre area is provided for stormwater management facilities and 7.1982 acres of open space (natural area). Public water and sewerage facilities are proposed.

Location: Bucks and Buchanan roads in the Cliffside Manor development.

Zoning: R-3 Residential District, which permits twins and townhouse use under the provisions of a Performance Standard Subdivision. A minimum lot area of 4,000 square feet is required for a twin unit (3 bedrooms or less).

Present Use: A stream traverses the vacant land where Phase II of the development is proposed.

COMMENTS

The plan appears to comply with all pertinent ordinance requirements. Before granting final plan approval, township officials should ensure that the plan meets all conditions of plan approval. In addition, we note the following for the applicant and township officials to consider:

1. **Landscaping plan**—Sheet SP-6 (Landscaping, Signage, and Lighting Plan) indicates that ash trees (*Fraxinus americana* and *Fraxinus pennsylvanica* ‘Lanceolata’) are proposed. The planting of new ash trees is no longer recommended given the susceptibility of this tree to the emerald ash borer (EAB). The EAB is very destructive and once trees are infested, they will die without insecticide treatment. We recommend that another tree species be used and that the *Fraxinus* trees be removed from the township’s accepted tree lists.

Additionally, we suggest that smaller trees be considered for planting along Miller Court due to the proximity of the trees to the units and limited yard space. Native trees such as serviceberry, redbud, chokeberry or dogwood would provide seasonal variety and be in scale with the neighborhood over the longer-term.

We also note that according to the tree list on the plan, 54 *Thuja occidentalis* (American arborvitae) are to be planted on this portion of the site. The plan shows two areas for the planting of this tree referenced by plant symbol TO. The area along the parking lots illustrates 10 trees while the TO symbol indicates 38 proposed trees for this area. The plan should be revised to reconcile the proposed number and locations of this plant material. It is noted that previous plans for the overall development of the tract provided a landscape detail showing that arborvitae would be planted in between two evergreen trees. If this is still the case, the appropriate plan detail should be included on the record plan for Phase II.

2. **Lighting Plan**—Sheet SP-7 indicates post lantern specifications (26 inches in height) but does not provide an illustration of these lighting fixtures or show where the fixtures will be situated. We recommend that the lighting fixtures be coordinated with other improvements to meet the needs of residents in a way that does not cause a nuisance or glare into nearby homes.

This review will be included in the Bucks County Planning Commission board materials for the October 1, 2014, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

CHG:kjp

cc: Lincoln Woods L.P.
Scott P. McMackin, P.E., Cowan Associates, Inc.
Thomas J. Fountain, P.E., Keystone Municipal Engineering, Township Engineer
Richard Schilling, Township Manager (via email)



BUCKS COUNTY PLANNING COMMISSION

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Diane M. Ellis-Marseglia, *LCSW*

September 11, 2014
BCPC #12037

MEMORANDUM

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

FROM: Bucks County Planning Commission

SUBJECT: Preliminary Plan of Minor Subdivision for FKK Properties, Inc.
TMP #2-39-179
Applicant: FKK Properties, Inc.
Owner: Same
Plan Dated: July 29, 2014
Date Received: September 5, 2014

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 22,072.80 square feet into two single-family detached lots of 8,400.00 (Lot 1) and 13,672.80 square feet (Lot 2). Both lots contain existing single-family detached dwellings. Public water and sewerage will serve the site.

Location: Along the northeast side of the terminus of Green Avenue.

Zoning: R-2 Residential District permits single-family detached dwellings on a minimum lot size of 7,500 square feet with a minimum lot width of 75 feet.

Present Use: Residential.

COMMENTS

1. **Variance**—The applicant is requesting a variance from Section 232-167(b) of the zoning ordinance to permit a lot frontage and width of 70 feet, which is less than the required 75 feet. The township planning commission should not make a recommendation to the township council until the resolution of the requested variances is received from the zoning hearing board. The final plan should note all granted variances.

2. **Sidewalks and curbs**—Sections 201-110(a) and 201-111(a) of the subdivision and land development ordinance require curbs and sidewalks along all streets.
3. **Street trees**—The plan does not indicate street trees. Section 201-106(c)(1) of the subdivision and land development ordinance requires that within any land development or subdivision, street trees shall be planted along all streets where suitable street trees do not exist.
4. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module for Subdivision must be submitted for this proposed subdivision. We recommend that the planning module be submitted at the preliminary plan stage to coordinate the subdivision review with the planning module review.

This review will be included in the Bucks County Planning Commission board materials for the October 1, 2014, 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:kjp

cc: FKK Properties, Inc.
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)



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Diane M. Ellis-Marseglia, *LCSW*

September 22, 2014
BCPC #12033

MEMORANDUM

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

FROM: Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for Provco Partners
TMP #2-1-42, 2-1-42-3, 2-1-43, 2-1-47-1
Applicant: Provco Partners
Owner: Shrinath Twp.; Provco Partners
Plan Dated: August 15, 2014
Date Received: August 25, 2014

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

GENERAL INFORMATION

Proposal: Construct two 8,000-square-foot retail buildings and a 5,585-square-foot convenience store with 7,150-square-foot canopy and 16 fuel pumps on a 9.63-acre site. The site will be served by public water and sewerage.

Location: At the northwest corner of Street Road and Kingston Way.

Zoning: PCD Planned Commerce Park District, which permits a variety of uses, including professional offices, retail sales and services, lodging, specialized commercial business, and recreational/leisure uses with a minimum tract area of 20 acres, minimum lot area of 1 acre, maximum building area of 35 percent, and maximum impervious surface area of 50 percent.

Proposed Zoning: PCD-UD Planned Commerce Park Unified Development District is substantially the same as the PCD Planned Commerce Park District. The proposed district has an additional

subsection that permits 100 percent of the tract to be used for convenience stores, retail sales and commercial services, lodging, recreation/leisure time, should the site meet the following area regulations:

Minimum Tract Area	8 acres
Minimum Lot Area	1 acre
Minimum Lot Width	100 feet
Minimum Front Yard Setback (Multi-Story)	100 feet
Minimum Front Yard Setback (One-Story)	40 feet
Minimum Side Yard Setback	25 feet
Minimum Rear Yard Setback	85 feet
Minimum Landscaped Area Rear Yard to Parking or Access Drive	0 feet
Minimum Buffer to Residential District	30 feet
Minimum Parking Setback to Side	0 feet
Minimum Building Separation	20 feet
Maximum Building Coverage	35 percent
Maximum Impervious Coverage	70 percent
Minimum Green Space	30 percent
Maximum Building Height	6 stories
Minimum Building Height (Hotel)	3 stories
Minimum Loading Space (11.5ft. x 58 ft.)	
Convenience Store	1 space
Retail	N/A
Lodging	N/A
Recreation/Leisure Time	N/A

Present Use: Restaurant; hotel; tavern.

COMMENTS

The proposed land development does not comply with the existing zoning because a convenience store with fuel pumps is not a permitted use in the PCD District. The proposed plan is based on the proposed PCD-UD Planned Commerce Park Unified Development District, which is under consideration by Township Council. For the BCPC's review comments on the proposed PCD-UD District, see BCPC #2-14-1(P). The following comments on the land development proposal are based on the proposed ordinance provisions.

1. **Sidewalks**—Sidewalks are not shown along Street Road, Old Street Road, or Kingston Way (Section 201-110 of the subdivision and land development ordinance). Sidewalks along Old Street Road would assist residents of the adjacent neighborhood in accessing the proposed park and the proposed convenience store and retail buildings.

2. **Curbing**—Curbing has not been provided along sections of Old Street Road (Section 201-111 of the subdivision and land development ordinance).
3. **Circulation**
 - a. **High speed entrance**—We are concerned that the sweep of the entrance to the proposed convenience store will encourage high-speed traffic to enter the parking lot. We suggest a deceleration lane along Street Road and a tighter turning radius to slow entering traffic.
 - b. **Kingston Way/Old Street Road intersection**—The intersection appears excessively wide, especially for westbound traffic along Kingston Way. The large radius of the northbound turn on Old Street Road from Kingston Way will encourage speeding traffic on a partially residential street. In addition, the intersection is misaligned; west- and eastbound left-turning movements from Kingston Way onto Old Street Road will have a greater risk of collision.
4. **Outdoor seating**—The proposed retail stores show outdoor seating for both buildings. Usually, outdoor seating is associated with a restaurant use. The applicant should clarify the use of the buildings; if the buildings are to be used as restaurants, then the applicant should provide the required number of parking spaces for a restaurant use.
5. **Proposed park**—The proposed park is shown with a walking path and gazebo. The township's park and recreation committee should be consulted to ensure the facility is in keeping with the needs and desires of township residents.
6. **Street trees**—The plan does not indicate street trees along Old Street 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.
7. **Invasive plant**—The landscape plan (Sheet 11) proposes the shrub, *Spirea japonica* 'Little Princess'. *Spirea japonica* (Japanese spirea) has been classified as an invasive exotic plant in Pennsylvania by the Department of Conservation and Natural Resources (DCNR). <http://www.dcnr.state.pa.us/forestry/invasivetutorial/List.htm>. Therefore, we recommend that the plan be revised to provide an appropriate substitution. Native alternatives to the invasive exotic plants on DCNR's list can be found on their website by clicking on 'Fact Sheet.'
8. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module for Land Development must be submitted for this proposed land development. We recommend that the planning module be submitted at the preliminary plan stage to coordinate the land development review with the planning module review.

This review will be included in the Bucks County Planning Commission board materials for the October 1, 2014, 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:kjp

cc: Michael Cooley, Provco Partners
William Reardon, P.E., Bohler Engineering
Loretta Alston, Bensalem Township Department of Building and Planning
Ron Gans, O'Donnell & Naccarato, Township Engineer
William Cmorey, Township Manager (via email)



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August 28, 2014
BCPC #6253-OO

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 Keystone-NAP Data Storage Facility
TMP #13-51-1 (p/o)
Applicant: Keystone-NAP
Owner: U.S. Steel Corporation
Plan Dated: July 31, 2014
Date Received: August 7, 2014

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: Conversion of an existing 62,450-square-foot vacant industrial building into a data storage facility, plus installation of a parking area, on a site of 9.42 acres, which was designated Lot 2 in a previous subdivision. (See BCPC #6253-NN, Preliminary Plan of Subdivision for U.S. Steel, March 11, 2014). Public sewer and water service to the site are to be provided, according to the plan.

Location: On the south side of Solar Drive, at its intersection with Middle Drive, in U.S. Steel's Keystone Industrial Port Complex.

Zoning: MPM, Materials Processing and Manufacturing District, which 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 for parcels exceeding 8 acres in area.

Present Use: Vacant industrial.

COMMENTS

1. **Sewage facilities**—The cover sheet of the plan notes a granted waiver of Section 191-79.C.3 of the subdivision and land development ordinances (SALDO), requiring verification that a

sewage facilities planning module application has been submitted to the Pennsylvania Department of Environmental Protection. The waiver of the proof of mailing requirement does not appear to exempt the applicant from the requirement to prepare and submit a planning module. The application for this project states that public sewer and water will serve the development. 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.

2. **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.

This review will be included in the Bucks County Planning Commission board materials for the October 1, 2014, 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.

GF:kjp

cc: Keystone-NAP
U.S. Steel Corporation
Ciampitti Associates, P.C.
Tom Beach, Remington & Vernick
Jim Sullivan, T&M Associates, Township Engineer
Peter Gray, Falls Township Manager (via e-mail)



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September 11, 2014
BCPC #12036

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 W.G. Lincoln Properties
TMP #13-17-196
Applicant: W.G. Lincoln Properties
Owner: Same
Plan Dated: August 11, 2014
Date Received: August 25, 2014

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

GENERAL INFORMATION

Proposal: Construct a 9,748-square-foot commercial building with three apartments occupying the second floor, on a site of 0.503 acre. The site is served by public water and sewer.

Location: South side of Old Lincoln Highway (Business Route 1) at Oak Lane.

Zoning: NCR Neighborhood Conservation Residential District. The district permits predominantly residential, agricultural, institutional and open space uses. The Falls Township Zoning Hearing Board on September 10, 2013, issued a variance to permit mixed commercial/residential use of the property.

Present Use: Vacant commercial.

COMMENTS

1. **Variations**—The summary of variations table on Sheet 3 of the plan identifies variations proposed from Section 209-38.F.2 of the zoning ordinance, to allow a reduction in the “parking” buffer from 15 feet to 5 feet (that ordinance section actually requires a 20-foot landscaped buffer yard between residential and commercial uses); from Section 209-42.G, to allow a reduction in (two-way) driveway width from 25 feet to 24 feet; and from Section 209-

45, for relief from various signage standards. The zoning analysis table on the same sheet identifies an additional proposed variance for relief from the maximum impervious surface ratio of 40 percent specified in Table 1 of the zoning ordinance. As noted in the engineer's letter accompanying the land development application, the use variance granted by the zoning hearing board applies to two second-floor apartments, while the plan now under consideration depicts three.

The board of supervisors should not take action on the proposal until the issue of variances has been resolved. The final plan should list all granted variances.

2. **Landscaping**

- a. **Buffer**—Condition 8 of the zoning hearing board decision of September 10, 2013, requires a mature evergreen landscaped buffer along the entire southwest property line, between the outdoor storage area and neighboring residential uses. This landscaping is not depicted on the plan.
- b. **Street trees**—Section 191-48 of the subdivision and land development ordinance (SALDO) requires street trees to be planted at minimum 40-foot intervals along all roadways where trees do not exist. Street trees are not shown along Old Lincoln Highway.

3. **Conditional use**—Signage is permitted as a conditional use in the NCR District under Section 209-20.H(1) of the zoning ordinance. Township officials should determine whether conditional use requirements, in addition to variance requirements, apply to the signage proposed for this development. (See Item 1, above.)

4. **Waivers**—The plan and application materials identify various waivers to be requested from several provisions of the SALDO and from one section of the stormwater management ordinance, as follows:

- SALDO Sections 191-31.A, and 191-61.A, for relief from sidewalk installation requirements (the plan also lists Section 191-31.G, which does not exist in the SALDO);
- SALDO Section 191-36.D, regarding a reduction of driveway radii;
- SALDO Section 191-37.D (should be 191-37.B), regarding a reduction in the setback of parking spaces from property lines;
- SALDO Section 191-37.C, regarding a reduction in the dimensions of parking spaces and two-way driveway width, and a reduction in depth of the disabled-accessible parking space;
- Section 187-9.A(2) of the stormwater management ordinance, for relief from post-development peak flow standards.

Under the requirements of Section 512.1(b) of the Pennsylvania Municipalities Planning Code, the applicant must state in full the grounds and facts of unreasonableness or hardship on which the request for the waivers is based, the provision or provisions of the ordinance involved and the minimum modification necessary. Township officials should determine

whether granting the waivers is in the public interest. The final plan should list all granted waivers.

5. **Driveway width**—Continuous open driveways in excess of 30 feet in width at the street line are prohibited under Section 209-42.E of the zoning ordinance. The driveway depicted on Old Lincoln Highway exceeds 30 feet in width.
6. **Off-street loading**—Loading facilities must be provided in a location removed from the street, under Section 209-42.I of the zoning ordinance.
7. **Trash collection**—Developments must include a screened outdoor collection station meeting the requirements of Section 191-51.H(1) of the SALDO, if indoor collection is not proposed. The location of the trash Dumpster depicted on the plan lies just west of the six parking spaces designated to serve the apartments. It appears that the arrangement leaves very little room to maneuver for heavy service vehicles, and that residential parking spots could be blocked during the pickup and removal process.
8. **Stormwater management**—Given the extreme intensity of development proposed for the parcel, township officials should ensure compliance with the best management practices and other provisions of the municipal stormwater management ordinance. (The impervious surface ratio proposed for this project, at 82.3 percent, is more than double the maximum 40 percent permitted under the zoning ordinance.) We note that waiver of Section 187-9.A(2) of the stormwater management ordinance is to be requested.

This review will be included in the Bucks County Planning Commission board materials for the October 1, 2014, board 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.

GF:kjp

cc: W.G. Lincoln Properties
Andrew C. Birkok, P.E., Tri-State Engineers & Land Surveyors, Inc.
Todd Phillippi, NCARB, LEED AP
Tom Beach, Remington, Vernick & Beach, Township Traffic Engineer
Jim Sullivan, T&M Associates, Township Engineer
Peter Gray, Township Manager (via e-mail)



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Diane M. Ellis-Marseglia, *LCSW*

September 19, 2014
BCPC #12035

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 Concrete CNG Facility
TMP #13-28-60
Applicant: Silvi Concrete Products
Owner: Same
Plan Dated: August 27, 2014
Date Received: September 4, 2014

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 2,400-square-foot compressed natural gas (CNG) fueling facility at the site of an existing concrete plant on a 7.48-acre parcel. 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: PIP—Planned Industrial Park District, which permits mining, processing and farming uses on a tract of at least 10 acres. The site is a pre-existing nonconforming lot. The maximum impervious surface ratio for parcels of 3 to 8 acres in size is 60 percent. The zoning hearing board issued a variance on February 11, 2014, to permit the CNG fueling facility use.

Present Use: Industrial.

COMMENTS

- Plan information**—The plan omits various information required of a preliminary plan under Section 191-77 of the subdivision and land development ordinance (SALDO). Key information that has been omitted includes the zoning district designation of the site and adjoining properties, graphic scale, tract boundaries and area, existing features, development standards, and compliance thereof. The plan should be revised to provide all required information.

2. **Site capacity calculations**—The plan should include site capacity calculations as required under SALDO Section 191-52.1, to enable determination of compliance with resource protection provisions. The plan depicts grading extending into wetlands.
3. **Parking**
 - a. **Number of spaces**—It is not clear what parking standard or standards are being applied, or where the parking spaces will be located. Sheet 4 of the plan notes that “existing gravel area to be maintained and reused for employee parking (35 spaces).” Township officials should ensure that appropriate standards are applied and that adequate parking is provided.
 - b. **Landscaping**—The plan does not depict landscaping of the parking area. Section 209-42.B(1) of the zoning ordinance requires clustered planting at least 4 feet high between off-street parking and any lot line or street line except where a building intervenes or where the distance between the parking area and the lot or street line is more than 150 feet.

Section 209-42.B(3) of the zoning ordinance requires each off-street parking area to have landscaping in ground cover, trees, or shrubs at least the equivalent of 1 parking space for every 30 spaces. SALDO Section 191-37.G also details planting requirements for off-street parking areas that include curbed planting islands at each end of a parking row, and planting of at least one approved shade tree of 1 ½-inch caliper for every 6 parking spaces in single rows.
 - c. **Disabled-accessible parking**—Parking for the disabled shall be provided in accordance with the standards of the Americans with Disabilities Act, according to Section 191-37.C of the SALDO.
4. **Loading**—Off-street loading facilities should be provided in accordance with the standards of Section 209-42.I of the zoning ordinance.
5. **Lighting**—The plan should depict lighting arrangements in compliance with Section 209-40 of the zoning ordinance.
6. **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.
7. **Street trees**—Under Section 191-48-A of the SALDO, street trees are required to be planted along the sides of all streets where suitable street trees do not exist.
8. **Stormwater management**—Township officials should ensure that provisions for stormwater management conform to best management practices and other provisions of the stormwater management ordinance.
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 October 1, 2014, 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.

GF:kjp

cc: Silvi Concrete Products
Christopher Warshaw, CESO Inc.
Paul Wojciechowski, All County, Inc.
Jim Sullivan, T&M Associates, Township Engineer
Tom Beach, Remington, Vernick & Beach, Township Traffic Engineer
Peter Gray, Township Manager (via e-mail)



BUCKS COUNTY PLANNING COMMISSION

The Almshouse Neshaminy Manor Center 1260 Almshouse Road
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August 28, 2014
BCPC #10337-C
TWP #638

MEMORANDUM

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

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary/Final Plan of Lot Line Changes—Peters
TMP #20-3-43-8, -11, -12
Applicant: Jason Peters
Owner: Same
Plan Dated: July 23, 2014
Date Received: July 30, 2014

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 34,172-square-foot area from TMP #20-3-43-8 to adjacent TMP #20-3-43-11. Due to existing resource restricted lands, calculations on the plan indicate that this proposed conveyance will result in the following net lot sizes: TMP #20-3-43-8 will be 146,616 square feet (3.37 acres) and TMP #20-3-43-11 will be 68,314 square feet (1.57 acres).

Also, the plan indicates a slight relocation of the existing property line between TMP #20-3-43-11 and adjacent TMP #20-3-43-12. The driveway for TMP #20-3-11 currently encroaches onto TMP #20-3-43-12. The applicant proposes to adjust the parcel boundary between the lots by swapping areas consisting of 123.2 square feet, so that the driveway is located entirely on the lot it serves. This lot line adjustment will not change the lot area for either parcel. Public water and sewer facilities serve the existing development.

Location: Along the southwest portion of Dyers Lane off of Mt. Eyre Road. The existing lots are part of the Estates at Chanticleer residential subdivision.

Zoning: R-1 Residential Low Density District permits single-family detached dwellings on a minimum net lot area of 1 acre with a minimum lot width of 160 feet at the front building setback line.

Present Use: Residential.

COMMENTS

1. **Detail A**—An explanation under “Purpose of Plan” on Sheet 1 of 2 explains the intended exchange of lands between TMP #20-3-43-11 and 20-3-43-12. However, Detail ‘A’, which shows the areas involved between the two parcels, does not clearly indicate the intended changes. We recommend that the plan be revised to provide additional information to Detail A which clearly shows which areas are to be conveyed to each lot.
2. **Plan received**—We note that our office received Plan Sheet 1 of 2 but did not receive Sheet 2 of 2. Therefore, we cannot comment on Sheet 2 of 2.

This review will be included in the Bucks County Planning Commission board materials for the October 1, 2014, 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:kjp

cc: Jason Peters
Eric Clase, Gilmore & Associates, Inc.
Terry Fedorchak, Township Manager (via email)
Mark W. Eisold, P.E., Boucher & James, Inc., Township Engineer



BUCKS COUNTY PLANNING COMMISSION

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Evan J. Stone
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Executive Director

COUNTY COMMISSIONERS:

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

September 19, 2014
BCPC #9850

MEMORANDUM

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

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Subdivision for Emerald Pointe
TMP #21-15-369
Applicant: Evergreen Property Management, LP
Owner: Same.
Plan Dated: July 31, 2014
Date Received: August 19, 2014

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 32 single-family attached dwelling units (townhouses) on a 7.43-acre parcel. An existing single-family detached dwelling is to remain. The site will be served by public water and sewerage facilities.

Location: On the west side of Old Street Road, approximately 100 feet south of Ponderosa Road.

Zoning: R-4 Residence District which permits single-family attached dwellings (townhouses) on a minimum lot area of 5 acres, a maximum density of 5 dwelling units per acre, a maximum impervious surface ratio of 35 percent of the total lot area, and a minimum open space requirement of 30 percent of the gross site area.

Present Use: Residential.

COMMENTS

1. **Open space**—The applicant should demonstrate that the open space provided meets the requirements to be considered open space in accordance with Sections 1803.B, 1803.C, and 1803.D of the zoning ordinance. In accordance with Section 1803.B minimum width buffer yards do not count as open space. Section 1803.C states that required open space shall not

include any area required for minimum yards, setbacks, special setbacks, or building separation. Section 1803.D further states that narrow or irregular pieces of land which serve no public open space function shall not be included in the calculation of minimum required open space.

2. **Perpendicular parking spaces**—Section 512.2 of the subdivision and land development ordinance prohibits perpendicular parking along public streets. We note that the banks of perpendicular parking spaces provided along the street pose potential safety risks, with potential conflicts between vehicles backing out of the spaces and vehicles backing out of driveways, with vehicles traveling on the street, and with pedestrians.
3. **Sidewalks**—Section 513.1 of the subdivision and land development ordinance requires that where sidewalk width is reduced to 4 feet, passing areas, 5 feet by 5 feet shall be provided every 200 feet.
4. **Natural resource disturbance**—The natural resources disturbance plan (Sheet 23) indicates that the disturbance to steep slopes and woodlands will exceed the permitted rates of disturbance in accordance with Sections 601.2 and 601.3 of the subdivision and land development ordinance.
5. **Zoning table**—The dimensional requirements found in the zoning table on Sheet 4 are from a previous version of the township's zoning ordinance. The table should be revised to show the current requirements.
6. **Sight distance**—The length of the required PennDOT sight distance should be labeled on the plan.
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 October 1, 2014 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:kjp

cc: Evergreen Property Management, LP
Robert Cunningham, Holmes Cunningham Engineering
John VanLuvanee, Eastburn and Gray, P.C.
John Genovesi, P.E., TriState Engineers, Township Engineer
John McMenamin, Township Manager (via email)
Carol Drioli, Zoning Department Director (via email)



BUCKS COUNTY PLANNING COMMISSION

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Executive Director

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

August 25, 2014
BCPC #11949-A

MEMORANDUM

TO: Morrisville Borough Council
Morrisville Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for Morrisville Fire Company
TMP #24-8-213
Applicant: Angelo Grisolia
Owner: Morrisville Fire Company
Plan Dated: June 25, 2014
Date Received: August 18, 2014

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: Demolish a portion of the existing fire house (the engine room) and construct a 5,878-square-foot fire house on a 46,695-square-foot tract. The existing parking areas will be modified and expanded. Public water and sewer serves the site.

Location: The northeast corner of the intersection of North Pennsylvania Avenue and West Hendrickson Avenue, with frontage on North Pennsylvania Avenue and East Maple Avenue.

Zoning: R-2A Residential District, which requires a minimum lot area of 15,000 square feet for a fire station. A 125-foot minimum lot width, minimum 10-foot side yards (20-foot aggregate), 30-foot front yard and 35-foot rear yards are also required for a fire station.

The submission includes a copy of a Zoning Hearing Board decision (dated December 11, 2013) granting special exception approval. The special exception was necessary per the requirements of zoning ordinance Section 465-58.A—Alteration of Nonconformity. According to Section 465-18 of the zoning ordinance, the existing conditions are nonconforming with regard to minimum open space, maximum impervious surface coverage, minimum front yard setback, and minimum side yard setback. According to the plan, the proposed development will address the existing nonconformities as follows:

- a. Minimum Open Space – Increase from 0% to 21%.
- b. Maximum Impervious Surface Coverage – Decrease from 80.8% to 66.4%.
- c. Minimum Front Yard Setback – Increase from 0.3 feet to 1.5 feet.
- d. Minimum Side Yard Setback – Maintain 9.2 feet.

Present Use: Fire Station

COMMENTS

1. **Lot size**—The zoning requirements table on Sheet 4 indicates the existing lot size as 35,038 square feet and proposed lot size as 46,695 square feet, but our records indicate that the existing lot area is 46,695 square feet. Additionally, a note on the plan refers to “area reserved for use by Morrisville Fire Company per an agreement in Deed Book 2514, page 334” regarding TMP #s 24-8-226 and -227, however, the area involved is not clearly indicated. The plan should clarify this information.
2. **Conditions of special exception**—The borough should determine whether the plan complies with all conditions of the Zoning Hearing Board decision, including provision of a vegetated buffer along the edge of the parking area in the vicinity of the boundary between the site and adjacent TMP #24-8-215, and exploring pervious paving options for the portion of the parking area near TMP #24-8-215. Regarding the three paper birch trees that are proposed along TMP #24-8-215, we note that this type of tree is beautiful but typically not long-lived.
3. **Driveway width**—According to Section 390-33.C of the subdivision and land development ordinance, the required width for a nonresidential use for a two-way driveway is 24 feet. However, according to Section 390-34.E of the subdivision and land development ordinance, the minimum parking aisle width is 21 feet. The driveway providing access to East Maple Avenue is proposed to be 21 feet near its intersection with East Maple Avenue. Given its proximity to East Maple Avenue, the borough should determine if this area would be considered a “driveway” or a “parking aisle” and which requirement is appropriate.
4. **Tree protection**—The tree protection detail on Sheet 7 should be revised to be consistent with the requirements of subdivision and land development ordinance Sections 390-8 and 390-24. The tree protection zone should be 15 feet from the trunk of the tree to be retained or the distance from the trunk to the dripline, whichever is greater, and tree protection fence should be 48 inches high (not 30 inches as shown). Pruning cuts to tree limbs should not be flush cut, and fertilization rates should be in accordance with Section 390-24.E.
5. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module for Land Development must be submitted for this proposed land development.

This review will be included in the Bucks County Planning Commission board materials for the October 1, 2014, 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:kjp

cc: Angelo Grisolia, Morrisville Fire Company
Joseph G. Jones, P.E., T&M
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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Diane M. Ellis-Marseglia, *LCSW*

September 2, 2014
BCPC #11925-A

MEMORANDUM

TO: New Hope Borough Council
New Hope Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Subdivision and Land Development for 18-20 W. Mechanic Street
TMP #27-10-75, -80 & -81
Applicant: Towpath Development, LLC c/o Benner & Wild
Owner: Paul Licitra
Plan Dated: May 30, 2014
Date Received: August 8, 2014

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

GENERAL INFORMATION

Proposal: Prior to redeveloping the site, a land conveyance will occur which will result in three parcels becoming two parcels. TMP #27-10-75 will convey 22,532 square feet to TMP #27-10-81 and 5,441 square feet to TMP #27-10-80. The proposed lot sizes will be 9,511 square feet for TMP #27-10-80, 36,687 square feet for TMP #27-10-81 and TMP #27-10-75 will be eliminated. TMP #27-10-81 currently contains 1 restaurant use, 1 retail use and 2 apartments. Those uses will remain with an additional 1,901 square feet proposed for the commercial uses. In addition, 3 townhouse units and 2 two-family dwellings will be developed on TMP #27-10-81. No further development is proposed for TMP #27-10-80. The site is served by public water and sewer.

Location: The northeastern side of the intersection of West Mechanic Street and the Delaware Canal.

Zoning: CC—Central Commercial District which requires a minimum lot area of 5,000 square feet for Use 22K Dwelling in Combination with Business. A minimum lot width of 40 feet, minimum front yard of 10 feet, minimum rear yard of 15 feet and minimum side yards of 6 feet are also required. It should be noted that Use 14C Two-family Dwellings and Use 14E Townhouses are not permitted in the CC District, therefore, no dimensional requirements are provided for these uses. A variance has been granted which will allow for two-family dwellings and townhouses.

R2—Rural Residential District which requires a minimum lot area of 2 acres for all permitted uses. A minimum lot width of 200 feet, minimum front yard of 50 feet, minimum rear yard of 50 feet and minimum side yards of 35 feet are also required. It should be noted that Use 14E townhouses are not permitted in the R2 District, therefore, no dimensional requirements are provided for this use. A variance has been granted which will allow for townhouses.

It should be noted that according to the plans, the applicant received 12 variances from the New Hope Borough Zoning Hearing Board on May 22, 2012. These variances to the following zoning ordinance sections include:

1. Sections 275-28.B.1 and 275-21.B.1 to permit a two-family use in the CC District;
2. Section 275-31.B.1 to permit the townhouse use in the CC District;
3. Section 275-31.C to eliminate the 15-foot rear yard setback requirement along tax map parcel #27-10-82;
4. Section 275-42.F.20 to encroach 4.2 feet into the twenty-foot riparian buffer;
5. Section 275-62 to permit the extension of a nonconforming front yard setback distance for the building on West Mechanic Street so as to enable its extension for a distance of 19 feet, instead of the maximum permitted 10 feet;
6. Section 275-40.B to eliminate the required 15-foot buffer area between the CC and R2 Zoning Districts along the boundary line separating the tax parcels that compose the subject property;
7. Section 275-28.C.1.a to allow the development of 5 townhouses in a condominium form of ownership, without compliance with the 2-acre minimum lot area requirement for each dwelling;
8. Section 275-28.C.1.f.2 to permit a side yard setback of 9.9 feet instead the required 35 feet;
9. Section 275-31.C.1.b to permit the dwelling units in the CC District to be owned in a condominium form of ownership without separate lots by exempting the minimum lot area requirement;
10. Section 275-31.C.1 to permit a Dwelling in Combination in the CC District to be owned in a condominium form of ownership without separate lots by exempting the minimum lot area requirement;
11. Section 275-17.D.2.d.2 to permit outdoor seating on the terrace by the canal with it to be located at a 6-foot side yard setback distance, instead of the required 25 feet and a 3.6-foot front yard setback distance from West Mechanic Street, instead of the required 10 feet; and
12. Sections 275-38.A, 275-38.B and 275-47.A to accommodate the previously mentioned variances from the yard, dimensional, lot coverage and setback requirements.

Present Use: Commercial

COMMENTS

1. **Plan submission level**—According to information provided by New Hope Borough, the subject plan has not received preliminary plan approval. Therefore, we are reviewing this plan as a revised preliminary plan, rather than a final plan.
2. **Waivers requested**—The applicant has requested a total of 5 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.

3. **Stormwater management systems**—The applicant has proposed an underground stormwater management structure. Stormwater management systems require proper maintenance. Due to the proposed structures being located underground, observation and maintenance of the systems will be difficult. A detailed manual should be provided by the designer of the system for distribution to the homeowners association and the borough to ensure that proper operation and maintenance is performed on the system.
4. **Condominium requirements**—The applicant has proposed that the townhouses would be held in condominium ownership. The limits of ownership and area of maintenance responsibility must be clearly defined within the condominium documents in accordance with the Pennsylvania Uniform Condominium Act. We recommend that a copy of all condominium documents be provided to the borough solicitor to ensure compliance with the Pennsylvania Uniform Condominium Act.
5. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module for Land Development must be submitted for this proposed land development.

This review will be included in the Bucks County Planning Commission board materials for the October 1, 2014, 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:kjp

cc: Towpath Development, LLC c/o Benner & Wild
Paul Licitra
Hibbeln Engineering Company, LLC
Robert Larason, Borough Zoning Officer
Craig Kennard, Carroll Engineering Corporation, Borough Engineer
John Burke, Borough Manager (via email)
Rick Daulton, Park Manager, Delaware Canal State Park



BUCKS COUNTY PLANNING COMMISSION

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Executive Director

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Charles H. Martin, *Vice Chairman*
Diane M. Ellis-Marseglia, *1CSW*

September 12, 2014
BCPC #11645-A

MEMORANDUM

TO: Tincum Township Board of Supervisors
Tincum Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Lot Line Change for TMP #44-32-3-1 and 44-32-8
TMP #44-32-3-1; 44-32-8
Applicants: 90 Cafferty Road and Michael Marks
Owners: Same
Plan Dated: August 28, 2014
Date Received: September 8, 2014

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 14,025.06 square feet (Parcel "A") from TMP #44-32-8 to TMP #44-32-3-1. Convey 14,025.13 square feet (Parcel "B") from TMP #44-32-3-1 to TMP #44-32-8. Proposed lot areas will consist of 13.602 (TMP #44-32-8) and 2.379 acres (TMP #44-32-3-1).

Location: Along the east side of Cafferty Road, approximately 4,000 feet north of its intersection with River Road.

Zoning: RA Residential Agriculture District permits single-family detached dwellings with a minimum lot area of 2 acres and a minimum lot width of 200 feet. A variance from Section 900.04(b) of the Tincum Township Zoning Ordinance to permit a lane to serve TMP #44-32-8 that would be 26.77 rather than the required 40- or 50-foot width was granted by the Tincum Township Zoning Hearing Board at a meeting on July 10, 2014.

Present Use: Pediatric specialty care; residential.

COMMENTS

The purpose of this subdivision is to carry out a court-approved settlement over the extent of the use and access of a deed-created right-of-way shared by the two property owners. The settlement resolves

the dispute by proposing a lot line change that would exchange property that is held by the owner of TMP #44-32-8—but currently accesses both properties—for an equally-sized strip of land held by the owner of TMP #44-32-3-1, creating two separate access drives under separate ownership.

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 October 1, 2014, 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:kjp

cc: 90 Cafferty Road
Michael Marks
Gilmore & Associates, Inc.
Edward F. Murphy, Esq., Wisler Pearlstine
Tom Fountain, PE, Keystone Municipal Engineering, Township Engineer
Linda McNeill, Township Manager (via email)



BUCKS COUNTY PLANNING COMMISSION

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Executive Director

COUNTY COMMISSIONERS:

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

September 8, 2014
BCPC #12032

MEMORANDUM

TO: Tullytown Borough Council
Tullytown Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development—SEPTA Levittown Intermodal Transportation Center Improvements
TMP #46-6-36; -36-2; -36-3; 46-6-45; p/o 46-2-12; p/o 46-8-13; and other various parcels
Applicant: Gannett Fleming, Inc.
Owner: Southeastern Pennsylvania Transportation Authority
Plan Dated: June 20, 2014
Date Received: August 12, 2014

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 redevelop the Levittown Intermodal Transportation Center (Tullytown Train Station) on a total site area of 7.07 acres. Proposed improvements include new station building, platforms, canopies, walkways, pedestrian overpass, and upgrades to utility infrastructure. The plans show revised access and parking layouts with additional parking to be provided on a newly-acquired parcel. A total of 424 parking spaces will be provided for the new station. Public water and sewer facilities serve the existing station.

Location: Along the southwestern side of U.S. Route 13, across from Levittown Parkway and east of Fallsington Avenue.

Zoning: The station and related parking lots are located in the HC Highway Commercial and LI Light Industrial districts. An adjacent parking lot is located in the BC Borough Core District. Use F4 Railroad Station/Service is permitted by right in the HC and LI districts. Use E1 Parking Area or Garage is permitted by conditional use in the BC, HC, and LI districts.

Present Use: Train station and parking lots.

COMMENTS

1. **Conditional use**—Table 185-19 Use Regulations Table in the zoning ordinance permits parking areas in the BC, HC, and LI districts by conditional use approval. Unless conditional use approval has already been granted for the updated and additional parking areas, this issue should be addressed.
2. **Requested variances**—According to information listed on the plan's cover sheet, the applicant is requesting variances from the following zoning ordinance requirements:
 - 185-19.F(4)(c) from providing planted buffer yards
 - 185-27.B building height of buildings
 - 185-58.A(1) on-premises signs in BC District—directional
 - 185-59.A(3)(a) freestanding signs in HC District—total area
 - 185-62 spaces for disabled persons
 - 185-63 off-street parking design standards

The above-listed variance requests should be resolved before Borough Council takes action on the plan.

3. **Requested waivers**—Information on the plan's cover sheet indicates waivers are requested from the following sections of the Tullytown Borough Subdivision and Land Development Ordinance:
 - 153-503.A(1) allow the use of a plan scale other than 1"=50' or 1"=100'
 - 153-503.A(3) from numbering the plan sheets relative to the total number of sheets in the plan submission
 - 153-504.C(3) from showing the physical features within 400 feet of the site
 - 153-611.B(1) from installing sidewalks along SR0013
 - 153-613.G to allow 9 by 18-foot parking stalls rather than 10 by 20-foot stalls
 - 153-613.Q to not provide lighting standards on raised parking islands
 - 153-615.A(1) to not provide new street trees
 - 153-615.B to not provide buffer yards
 - 153-615.C(2) to not provide raised parking islands
 - 153-617 to not provide public recreation area
 - 153-622 to not set monuments at property corners
 - 153-702.A(12) to allow the roof drain to be connected to the storm sewer
 - 153-702.H(11)(b)[13] to not provide a minimum two-inch drop from inlet to outlet within all stormwater inlets and manholes.

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

Regarding the waiver requests from providing sidewalks, street trees and landscaping, we recommend that Borough Council not waive these requirements. A sidewalk/bike way would provide a safer route for individuals to walk or bike to the station. Landscaping and street trees

would provide much-needed shade areas to break up the expanse of pavement. We note that the *U.S. Route 13 Revitalization Plan* recommends sidewalks and street trees along U.S. Route 13 and as well as landscaping in the area of the train station (see comment #5 below).

4. **Pa Route 13/Fallsington Road intersection**— The traffic impact study indicates that with the signalization of Pa Route 13 northbound at Fallsington Road, left hand turns will be permitted to allow for site-generated and Fallsington Road northbound traffic to enter southbound Pa Route 13 just north of its intersection with Levittown Parkway. For those vehicles making this turn and then attempting to continue southbound on Pa Route 13 or make a right turn onto the Levittown Parkway, drivers will have to attempt to cross one or multiple lanes in a fairly short distance since the access ramp from Fallsington Road onto southbound Pa Route 13 transitions into the left turn lane at the Levittown Parkway intersection for southbound traffic to enter the train station. This "weave" or lane change could be a safety issue if queing occurs at the intersection of Levittown Parkway or if southbound Pa Route 13 volumes are high. While the traffic impact study conducted a weave analysis and determined that sufficient area is available preceding the intersection to safely conduct this weave, the movements could be difficult in high volume periods or times of poor visibility especially given vehicular travel speeds on this roadway. These issues should be considered to ensure the highest degree of safety for all traffic movements around these intersections. At a minimum, we would recommend that sufficient signage be posted to alert both southbound Pa Route 13 drivers of the potential for vehicles crossing lanes and for vehicles using the ramp of the limited distance to the signalized intersection. We would also recommend that sufficient roadway and intersection lighting be provided so that drivers will be able to see lane changes in low light or adverse weather conditions.
5. **U.S. Route 13 Revitalization Plan**—The *U.S. Route 13 Revitalization Plan* (Final Report – April 2004), provides recommendations for the Route 13 corridor from Tullytown to Bensalem. The revitalization plan recommends that a bus turnaround be incorporated into the design of the train station improvements. Also, the plan recommends that sidewalks and street trees be provided. The revitalization plan states that, "By improving mobility, pedestrian safety and the general aesthetics of the area, the US Route 13 corridor can help to attract the type of investment and redevelopment that will lead to more residential, employment, and retail opportunities." It is strongly recommended that a bus turnaround, sidewalks along Route 13 with connections to the station, and street trees be provided.
6. **Tree protection**—Section 503.(d)(18) of the subdivision and land development ordinance requires preliminary plan submissions to identify proposed treelines, the tree protection zone, and the location of proposed protection fencing. Section 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 503.(d)(18) and 616 of the ordinance.

7. **Buffers**—The plan indicates a variance is sought for the buffer requirement in Section 185-19.F(4)(c) of the zoning ordinance. We note that Section 185-54 of the zoning ordinance also requires buffer yards between all proposed land developments and along existing streets.
8. **Proposed tree cultivar**—On the Plant List (Sheet C53), we recommend replacing the proposed *Syringa reticulata* (tree lilac) cultivar ‘Ivory Silk’ with either ‘Summer Snow’ or ‘Regent’. The Penn State Extension Urban Forester for our region recommends those cultivars as having better form than ‘Ivory Silk’.
9. **Plan information**—The plan should be revised to provide the following information required by Section 503 of the subdivision and land development ordinance:
 - 503.B.(5) a brief description of the proposal
 - 503.D.(9) a plan for the surface drainage of the tract, which shall also indicate the impervious surface ratio
 - 503.D.(13) a landscape plan showing proposed contours and required street trees, parking lot plantings, buffer, plant schedule, and other required plantings
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 October 1, 2014, 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:kjp

cc: Gannett Fleming, Inc.; c/o Jon Holmes
William G. Major Associates, Inc.
Alison Smith, Borough Coordinator (via email)
Sally Bellaspica, Zoning Officer (via email)
Nancy Conner, Borough Secretary (via email)



BUCKS COUNTY PLANNING COMMISSION

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

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Lynn T. Bush
Executive Director

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

September 19, 2014
BCPC #12038

MEMORANDUM

TO: Warminster Township Supervisors
Warminster Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary/Final Plan of Subdivision for Centennial School District - Newtown
Road Subdivision
TMP #49-24-41-3
Applicant: County Builders, Inc.
Owner: Centennial School District
Plan Dated: June 16, 2014
Date Received: September 5, 2014

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 24.3656-acre parcel into two lots: Lot 1 (11.124 acres) and Lot 2 (13.241 acres). Lot 1 contains an existing gravel running track and Lot 2, a baseball field and a 1.04-acre leasehold containing a Warminster Fire Company substation.

Location: Between Newtown and Centennial Roads and northwest of William Tennent High School.

Zoning: R-2 Residence District permits Single-family detached dwellings and Emergency Services by right. Public or private schools are permitted as a conditional use. The minimum lot size is 12,500 square feet for single-family detached dwellings and 20,000 square feet for other uses. Maximum residential density is 2.2 units per acre.

R-4 Residence District permits single-family detached dwelling; Two-family dwelling; Single-family attached dwelling (townhouse); Multi-family dwelling; Emergency Services. The required minimum lot sizes are: Single-family detached dwelling (9,000) square feet; Two-family dwelling on lots of (10,000) square feet for two dwellings (5,000 square feet per dwelling). Multifamily dwellings and townhouses are permitted on a minimum lot area of 5 acres and the maximum density permitted is 5 units per acre.

Present Use: Recreation.

COMMENTS

1. **Plan information**—Section 406.2.D. of the subdivision and land development ordinance requires that present zoning classification on the subject tract and adjacent properties, and the requirements for the subject tract be shown on the plan. The subject R-2 and R-4 zoning districts' area and dimensional standards are shown on the plan but the zoning district boundaries are not shown. It appears that Lot 2 is zoned both R-2 and R-4. We recommend that the plan be revised to show the zoning district boundaries to clarify the zoning for each parcel.
2. **School district land**—The site to be subdivided is owned by the Centennial School District. Section 305 of the Pennsylvania Municipalities Planning Code requires that any school district action related to sale or lease of land shall be submitted to the municipal and county planning agencies for recommendation prior to execution of said action by the school district. If the site is to be sold, we recommend that a plan be submitted to this office for review.
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 to coordinate the subdivision review with the planning module review.

This review will be included in the Bucks County Planning Commission board materials for the October 1, 2014, 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:kjp

cc: County Builders, Inc.
Shaheed Smith, Shaheed A. Smith Geospatial, LLC
Christopher Berdrik CFO/Terrence Rollins, Director of Operations, Centennial School District
John VanLuvanee, Eastburn and Gray
Craig D. Kennard, P.E., Gilmore & Associates, Township Engineer
Randi J. Elton, Acting Township Manager (via email)



BUCKS COUNTY PLANNING COMMISSION

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

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Executive Director

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

September 18, 2014
BCPC #10688-A

MEMORANDUM

TO: Yardley Borough Council
Yardley Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Final Plan of Land Development—Yardley Lakeview Properties
TMP #54-3-91-1, 54-3-92 and 54-93-95-1
Applicant: Yardley Lakeview Properties
Owner: Same
Plan Dated: June 14, 2007
Last Revised: August 15, 2014
Date Received: September 5, 2014

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 two-story building for mixed use of 7 apartment units and 5,960 square feet of retail space. The three parcels are proposed to be consolidated into one lot to form a 0.57-acre tract. Thirty-five (35) parking spaces (entirely on and partially on-site) are intended to serve the mixed-use development. There are also 12 public spaces at the property perimeter. Public sewer and water facilities are intended to serve the development.

Location: The parcels are located southwest of West Afton Avenue and South Main Street and have access to Penn Valley Road via Buttonwood Drive, a municipal roadway.

Zoning: C-1 Pedestrian-Oriented Commercial and R-1 Low Density Residential districts. The C-1 District permits a mixed commercial/office and residential use on a minimum lot size of 5,500 square feet and a minimum lot width of 50 feet. TMP #54-3-95-1 and the rear portion of the other two parcels appear to be located in the R-1 District. The R-1 District permits single-family detached dwellings on a minimum lot size of 17,500 square feet.

The plan notes that 14 variances were granted by the zoning hearing board regarding various provisions related to yard setbacks, impervious surface coverage, buffers, and parking requirements.

Present Use: The site contains a parking lot for the storage of vehicles on two of the parcels and a vacant parcel.

COMMENTS

Prior to granting final plan approval, borough officials should ensure that the plan meets all conditions of preliminary plan approval. In addition, we note the following comments for borough officials to consider in the review of the proposed plan.

1. **Waivers**—Sheet 1 of the plan indicates that five waivers from the subdivision and land development ordinance provisions are requested. Since these waivers were previously approved, the plan should be revised accordingly.
2. **Easements and deed consolidation**—Note 10 on Sheet 1 indicates that cross easements with neighboring properties will be obtained to ensure access to the site and appropriate maintenance for buffers and parking areas. We suggest that plan approval be conditioned upon the applicant obtaining the appropriate easements.

In addition, borough officials should review the terms or agreement of any proposed easement to ensure it adequately serves the needs of both the public- and privately-owned portion of the affected properties. Borough officials should also review the new deed of consolidation to ensure the three parcels are properly consolidated into one tax map parcel as indicated by Note 7.

3. **Plan details**—Note 15 indicates that signage and lighting will be submitted to the borough for approval. We note that the submission of architectural drawings would also be helpful to ascertain these and other features as they relate to the design and scale of the development and neighborhood.
4. **Landscaping**—Sheet 5 of the plan indicates that *Fraxinus pennsylvanica* 'Patmore' (green ash) trees are proposed near the building. The planting of new ash trees is no longer recommended given the susceptibility of this tree to the emerald ash borer (EAB). The EAB is very destructive and once trees are infested, they will die without insecticide treatment. We recommend that another tree species be used in its place. We also suggest that smaller trees be considered for planting near the building due to limited yard space as well as used for understory planting near the existing large trees located around the site perimeter. Native trees and shrubs such as cedar, redbud, chokeberry, buttonbush, witch-hazel and butterfly-weed would provide seasonal variety and be more in scale with the development over the longer term.

The plan also proposes *Pyrus calleryana* 'Chanticleer' (Callery pear) trees. *Pyrus calleryana* (and all its cultivars) has been classified as an invasive exotic plant in Pennsylvania by the Department of Conservation and Natural Resources (DCNR) <http://www.dcnr.state.pa.us/forestry/invasivetutorial/List.htm>. Therefore, we recommend that the plan be revised to provide an appropriate substitution from the borough's plant list.

In addition, the plants installed on the municipal property are to be removed to accommodate the new parking on Buttonwood Drive. As mentioned in our review of the preliminary plan, it appeared that public money (DCNR grant) had been used to purchase the plant screening

material. The landscaping plan does not indicate the location for transplanting or replacing this plant material on municipal property and, therefore, this should be addressed prior to final plan approval.

5. **Sewage facilities**—Note 19 indicates that the existing sewer in Afton Avenue is part of the Authority's Five-Year Rehabilitation Plan, which could impact the developer's plan to connect to public sewers. As such, we recommend that plan approval be conditioned upon the applicant obtaining the appropriate sewer connection permit.

This review will be included in the Bucks County Planning Commission board materials for the October 1, 2014, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

CHG:kjp

cc: Yardley Lakeview Properties
T & M Associates
James Majewski, P.E., Remington Vernick & Beach Engineers, Municipal Engineer
John Boyle, Borough Manager (via email)

Bucks County Planning Commission
Planning Module Reviews
August 25 to September 19, 2014

Municipality	Development	BCPC Number	Tax Parcel Number(s)	PaDEP Code Number	Plan Review Number
Bristol Township	940 Dixon Avenue	11994	5-9-44	1-09001-246-3J	20080-0190
Falls Township	Atlantic Precast Industries, Inc.	4615-L	13-40-45	1-15002-272-2	20080-0189



BUCKS COUNTY PLANNING COMMISSION

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Diane M. Ellis-Marseglia, *LCSW*

September 2, 2014

John Dudish
Penn's Trail Environmental
600 South West End Blvd., Suite A
Quakertown, PA 18951

RE: Atlantic Precast Industries, Inc.
PaDEP Code #1-15002-227-2
BCPC #4615-L
TMP: #13-40-45
Falls Township, Bucks County, PA

Dear Mr. Dudish:

We have received a copy of the planning module¹ regarding the plan for a three-lot nonresidential subdivision of a 16.8861-acre parcel on Old Bristol Pike at Mill Creek Road. No development has been proposed at this time. The development would be served by an on-lot sewerage system.

The 2002 *Update Revision to Official Sewerage Facilities Plan Conveyance System* is the official Act 537 Plan for Falls Township. The plan indicates the site is in an area intended to be served by the Lower Bucks County Joint Municipal Authority. Therefore, the proposed project is inconsistent with the township's Act 537 Plan.

The Pennsylvania Fish & Boat Commission has advised the applicant of concerns about the potential effects of the project on threatened or endangered species. A determination by the Fish & Boat Commission will be issued pending review of further documentation to be submitted by the applicant.

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

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.

Mr. John Dudish
September 2, 2014
Page 2

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,

A handwritten signature in cursive script that reads "Gail Friedman". The signature is written in dark ink and has a long, sweeping horizontal line extending to the right.

Gail Friedman, AICP
Planner

GF:kjp

Attachment

cc: Scott Cressman, BCDH
Elizabeth Mahoney, PaDEP
Peter Gray, Manager, Falls Township(via email)
Act 537 file



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

DEP Code #
 1-15002-227-2

BCFC #4615-L

**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

Atlantic Precast Industries, Inc.

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

1. Date plan received by county planning agency. August 8, 2014
2. Date plan received by planning agency with areawide jurisdiction _____
 Agency name _____
3. Date review completed by agency September 2, 2014

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

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

Yes	No	SECTION C. AGENCY REVIEW (continued)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	11. Have all applicable zoning approvals been obtained?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	12. Is there a county or areawide subdivision and land development ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	13. Does this proposal meet the requirements of the ordinance? If no, describe which requirements are not met <u>N/A</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan? If no, describe inconsistency <u>Use of on-lot sewerage is proposed in an area designated for service by the Lower Bucks Joint Municipal Authority.</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe <u>None known to this agency</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
<input type="checkbox"/>	<input type="checkbox"/>	If yes, is the proposed waiver consistent with applicable ordinances. If no, describe the inconsistencies <u>N/A</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	17. Does the county have a stormwater management plan as required by the Stormwater Management Act?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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: <u>Gail Friedmann</u> Title: <u>Planner</u> Signature:  Date: <u>September 2, 2014</u> Name of County or Areawide Planning Agency: <u>Bucks County Planning Commission</u> Address: <u>The Almshouse, 1260 Almshouse Road, Doylestown, PA 18901</u> Telephone Number: <u>(215) 345-3400</u>
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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Diane M. Ellis-Marseglia, *LCSW*

September 11, 2014

George Chajkowsky, P.E.
Fioravanti, Inc.
618 Street Road
Southampton, PA 18966

RE: 940 Dixon Avenue
PaDEP Code #1-09001-246-3J
BCPC #11994
TMP #5-9-44
Bristol Township, Bucks County, PA

Dear Mr. Chajkowsky:

We have received a copy of the subject planning module¹ for the minor residential subdivision at 940 Dixon Avenue. Proposed is an extension to connect a new single-family residential lot with public sewer service via the Franklin Street Interceptor with eventual treatment and disposal at the Bristol Township Wastewater Treatment Plant.

The *Sewage Facilities Plan – Act 537 for Bristol Township, Bucks County, Pennsylvania* (revised 1998), which is the official sewage facilities plan for this portion of Bristol Township, indicates that the site is within a public sewer service area. The proposal is consistent with the township's official sewage facilities plan.

However, in accompanying correspondence submitted on August 25, 2014, it is indicated that this part of Bristol Township is under a sewer moratorium. According to correspondence from the Pennsylvania Department of Environmental Protection (PaDEP) dated April 16, 2014, "...information submitted under Chapter 94 (relating to municipal wasteload management) by the permittee of the receiving sewerage facilities has established that the sewage treatment system has an existing hydraulic overload. A planning module is required. Treatment capacity must be provided in the planning module that is consistent with a Department of Environmental Protection (DEP) accepted Connection Management Plan (CMP) for Bristol Township. Any additions or changes to the CMP must be approved by DEP."

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

Mr. George Chajkowsky, P.E.

September 11, 2014

Page 2

In review of the planning module submission, we note that the Project Narrative, while indicated to be attached in the packet, is not included in the copy of the planning module packet submitted to our office for review. In addition, we note that Section J.3, while completed, does not include a signature of an authorized agent. Also, while a signature of a responsible agent has been included in Section J.4, the question in that section has not been answered. This information should be completed for the package sent to the Pennsylvania Department of Environmental Protection (PaDEP).

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

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

Sincerely,



Lisa M. Wolff
Community Planner

LMW:kjp

Attachment

cc: William McCauley, Bristol Township Managing Director (via email)
Colleen Costello, Bristol Township Department of Building, Planning & Development
Glenn Kucher, Director of Building, Planning & Development
Scott Cressman, BCDH
Elizabeth Mahoney, PaDEP
Act 537 file



**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
940 Dixon Avenue

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

1. Date plan received by county planning agency. August 25, 2014
2. Date plan received by planning agency with areawide jurisdiction _____
 Agency name _____
3. Date review completed by agency September 11, 2014

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

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

Yes	No	SECTION C. AGENCY REVIEW (continued)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	11. Have all applicable zoning approvals been obtained?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	12. Is there a county or areawide subdivision and land development ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	13. Does this proposal meet the requirements of the ordinance? If no, describe which requirements are not met _____
	NA.	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan? If no, describe inconsistency _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? <u>None we are aware of.</u> If yes, describe _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
<input type="checkbox"/>	<input type="checkbox"/>	If yes, is the proposed waiver consistent with applicable ordinances. If no, describe the inconsistencies _____
	NA.	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	17. Does the county have a stormwater management plan as required by the Stormwater Management Act?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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: <u>Lisa M. Wolff</u> Title: <u>Planner</u> Signature: <u>[Signature]</u> Date: <u>September 11, 2014</u> Name of County or Areawide Planning Agency: <u>Bucks County Planning Commission</u> Address: <u>The Almshouse, 1260 Almshouse Road, Doylestown, PA 18901</u> Telephone Number: <u>(215) 345-3400</u>
SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)		
This Component does not limit county planning agencies from making additional comments concerning the relevancy of the proposed plan to other plans or ordinances. If additional comments are needed, attach additional sheets.		
The county planning agency must complete this Component within 60 days.		
This Component and any additional comments are to be returned to the applicant.		

BUCKS COUNTY PLANNING COMMISSION MEETING

Wednesday, November 5, 2014
2:00 P.M.

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

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Approval of Minutes of October 1, 2014
4. Executive Director's Report
5. Presentation: Montgomery County Comprehensive Plan Update
~ Jody Holton, Executive Director
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
October 1, 2014

MEMBERS PRESENT: Joseph A. Cullen; 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; David Johnson; Timothy A. Koehler; David A. Sebastian; Patricia Stockett; Maureen Wheatley

GUESTS: Roger Collins, Director of Bucks County Housing and Community Development

1. CALL TO ORDER

Mr. Pellegrino called the meeting to order at 2:00 PM.

2. PLEDGE OF ALLEGIANCE

All rose for the pledge of allegiance.

3. APPROVAL OF MINUTES FOR THE MEETING OF SEPTEMBER 3, 2014

Upon motion of Mr. Nyman, seconded by Mr. Dowling, with the vote being 9-0 the motion carried to approve the minutes of the September 3, 2014 meeting. There were no abstentions.

4. EXECUTIVE DIRECTOR'S REPORT

The Executive Director's Report was submitted to the board prior to the meeting.

Ms. Bush reviewed some of the highlights of her report. She reported that the BCPC was successful in obtaining three grants from the Transportation and Community Development Initiative (TCDI). Bensalem Township received a grant (\$100,000) to work on their riverfront master plan. Ms. Bush announced that she will invite Bensalem Township to a future board meeting to discuss their very interesting project. The Cross Keys multi-municipal transportation study and the New Britain Borough Main Street study received a grant of \$80,000 each. She said that the grants will enable us to jump start these projects.

Ms. Bush reported that she received a draft copy of the new Montgomery County Comprehensive Plan called *Montco 2040: A Shared Vision*. Their executive director, Jody Holton, AICP will come to our next meeting in November to give a presentation.

Ms. Bush reported that tomorrow she and the BCPC transportation staff are meeting with SEPTA to discuss what SEPTA's plans are for service in the coming year.

On Friday, September 26, 2014, Ms. Bush attended a very interesting tour at Worth and Company in Plumsteadville. The tour was part of a new Metal Fabrication Training Program being offered to pre-qualified residents through a Community Development Block Grant provided by the Bucks County Commissioners partnered with Bucks County Community College. The program is part of the County Commissioners' Economic Development Initiative for workforce development. Bucks County companies are looking for skilled workers to fill numerous positions. The program is an effort to enable residents to gain new skills in order to fill manufacturing job. She will report back to the board on how successful the students are in finding employment.

She reminded the board to please respond if you are attending the upcoming Vertical Screen Tour. She will send some follow up details to those who are attending.

Board discussion focused on the workforce development program, the location of the Vertical Screen building, TCDI grants, and the Bensalem riverfront master plan.

5. BUCKS COUNTY HOUSING & COMMUNITY DEVELOPMENT:

INTRODUCTION OF NEW DEPARTMENT NAME, NEW DIRECTOR AND NEW DIRECTIONS

Ms. Bush introduced and welcomed Roger Collins, Director of Bucks County Housing & Community Development. She stated that Mr. Collins joined the department on July 28, 2014 after serving for nearly 20 years with the Opportunity Council including 14 years as the executive director. He was also a key member of the former Commissioners' Economic Development Advisory Board. She clarified regarding the department's name change stating that the County Commissioners have centralized the business development function into one location and placed the focus onto housing and community development.

Mr. Collins began by stating that the key goal of Housing and Community Development is to promote revitalization of communities, development of physical facilities, provision of community services and access to housing for all income groups. The department has six staff members and is completely funded by Housing & Urban Development (HUD) and the Housing Trust Fund. Some of the programs the department administers in partnership with banks and the community are the Community Development Block Grant Program, the HOME Program, the Emergency Solutions Grant Program and the Continuum of Care Homeless Assistance Program. These funds are used to make life better for residents and to improve and help communities thrive. Over 577 low-income residents have been helped to purchase homes in Bucks County. He briefly described the Bucks County Housing Link which is a centralized point of contact for assessment and referral services for all residents experiencing a housing-related crisis or are homeless. It was started in April, 2014 and within the first few months the Housing Link has processed over 2,000 residents.

He summarized by stating that he is developing a strategic plan, creating a housing inventory and forming a leadership group. He is encouraged by all the support he is receiving. He looks forward to working closely and sharing resources with the Bucks County Planning Commission.

Mr. Collins polled the group for questions.

Mr. Dowling inquired about the make-up of the leadership group and the time frame. Mr. Collins replied that the initial group will be comprised of business people who have interest and are committed along with banks. He is using the Economic Development Advisory Board as a model that worked well. It will launch in early November.

6. BCPC 2014 PROJECTS AND 2015 OUTLOOK

Ms. Bush referenced the handout entitled *BCPC 2014 Projects and 2015 Outlook* which was given out at the meeting. Ms. Bush provided an overview of BCPC's core functions and summarized programs and goals for comprehensive planning, special area planning studies, the Municipal Economic Development Initiative, countywide planning, Geographic Information Systems, transportation, trails, open space and farmland preservation, and service to the public and other departments. She detailed the new projects for 2015 including Next Generation Trails, Electronic Plan Processing, Hazard Mitigation, Solid Waste Management Plan and the Regional 911 Initiative. In 2015 she emphasized that the BCPC will become very involved in developing a strategic

housing plan and comprehensive plan for Housing & Community Development and will work closely with them on community building. Ms. Bush requested that the board share their ideas and comments indicating the types of projects they would like to see worked on.

Board discussion followed about the East Coast Greenway Trail which will run from Maine to Florida and cross through Bucks County with part of it in Bensalem Township; the Municipal Open Space Preservation Program ending in 2016; the Regional 911 Initiative and the electronic plan processing project spearheaded by the Recorder of Deeds.

Mr. Pellegrino polled the board for further questions.

7. ACT 247 REVIEWS

Mr. Wydro referenced BCPC review #12035 for Falls Township pointing out that Paul Wojciechowski of All County, Inc. should be removed from the carbon copy list because he is deceased and the company is dissolved.

Mr. Pellegrino polled the board for any questions on the reviews. On motion of Mr. Wydro, seconded by Ms. Pierce the board approved the October 3, 2014 Act 247 reviews. Mr. Stone abstained on Yardley Borough review: BCPC #10688-A, Yardley Lakeview Properties – Final Plan of Land Development.

8. OLD BUSINESS

There was no old business.

9. NEW BUSINESS

There was no old business.

10. PUBLIC COMMENTS

There was no public comment.

11. ADJOURNMENT

Mr. Pellegrino adjourned the meeting at 2:48 PM.

Submitted by:

Patricia Stockett
Staff Secretary

BUCKS COUNTY PLANNING COMMISSION

Executive Director Report

October, 2014

Cross Keys Study – We are moving ahead with our Cross keys project, which will address the traffic, development, and public improvements at the Cross Keys area. This includes meeting with property owners, doing an RFP for a traffic consultant, which will provide a fully grant-funded assessment of traffic conditions, and coordinating four municipalities.

New Britain Borough Main Street Study – We are moving ahead with New Britain Borough project, which involves close coordination with Delaware Valley College and their strategic plan. Our goal is to make it more of a “college town.” The redevelopment of the John Knoell property is a key component to the future of this area. We had a meeting with Delaware Valley College, New Britain, and Doylestown. We met with the president and two VPs of the College at the Life Sciences building. They explained some of their strategic planning for the next 20 years. They intend to keep the facilities within the current boundaries, which is the type of input that helps the surrounding communities plan for the future. They expect “university” status before year’s end.

Leadership Exchange Conference – The Economy League of Greater Philadelphia invited a group of regional leaders to attend a session in Boston to see how Boston is competing in the world economy. We were exposed to many of the innovation centers, revitalized neighborhoods, and business leaders in Boston. The downtown area is thriving with much residential growth as well as new business development.

Next Generation Trails – There are many grants available for trails now, and much emphasis is being placed on the development of trails statewide. Trails are always the most popular recreation facility among county residents, based on our resident surveys. The County planning commission staff is working on developing an action plan to move ahead with some trail projects. We will be hearing more on the trails study being done for lower Bucks County in December.

BUCKS COUNTY PLANNING COMMISSION

Staff Report
October, 2014

PLANNING SERVICES

COMMUNITY PLANNING

- > **Meeting Attendance**—Attended the regular monthly planning commission meetings of New Britain and Perkasio boroughs, Buckingham Township, and the Quakertown Area Planning Committee.
- > **Langhorne Borough**—Presented an overview of the proposed comprehensive plan at the borough's public hearing; Council voted unanimously to adopt the plan by resolution.
- > **Middletown Township**—Completed general review of the comprehensive plan, land use ordinances and other documents regarding policies and regulations for nonresidential development and economic opportunities.
- > **Northampton Township Village Commercial Design Guidelines**—Initiated research for the project.
- > **Richboro Village Master Plan**—Began collecting background information on Richboro; conducted fieldwork and took pictures.
- > **Tinicum Township Comprehensive Plan**—Held second meeting with the comprehensive plan group to discuss second draft revisions.
- > **Upper Southampton Township**—Reviewing final draft of the Industrial Area Study report.
- > **West Rockhill Township**—Continued collecting background information on the Village of Almont. Continued drafting the land use chapter. Held meeting with the Planning Commission to go over the draft vision and principles, and update the township on progress.
- > **Cross Keys Study**—Began narrative production for the Land Use and Zoning, and Economic Development Conditions sections.
- > **Brownsville Road Study**—Revised draft of initial report and PowerPoint presentation after meeting with Lower Southampton and Bensalem township staffs.
- > **Solebury Township Comprehensive Plan**—Prepared public review draft plan and provided copies to the township for their distribution pursuant to the MPC's public review requirement process.
- > **Springfield Township**—Presented the draft sewage capacity analysis for the Development Area and Route 309 Corridor to the Township Planning Commission. Preparing the final analysis spreadsheets and GIS shape files for distribution to the Township.
- > **Upper Makefield Township**—Attended the township planning commission meeting to discuss the proposed Solebury Township Comprehensive Plan as it relates to mutual issues, topics or impacts in the vicinity of the municipal borders.
- > **New Hope Borough**—Revised the draft zoning amendment to the floodplain regulations based on meeting with Borough manager and zoning officer, and submitted it to PA Department of Community and Economic Development (DCED) for review. Initiated additional revisions to the revised draft based on comments by DCED.

Planning Information and Agency Coordination

- > Provided information to the public on various topics including demographic and socioeconomic data, development proposals, review letters, local zoning, and municipal regulations.
- > Attended meeting of the Bicycle Task Force.
- > Attended Bucks County Homeless Continuum of Care meetings.

- > Continued to work on the creation of a comprehensive plan implementation progress model handbook to track and monitor recommendations outlined in planning documents.
- > Reviewed Act 14, 67, 68 NPDES permit applications.

Act 247 and 537 Review Activity

- > 16 Subdivision and Land Development Proposals
- > 2 Sketch Plans
- > 13 Municipals
- > 3 Sewage Facility Planning Modules
- > 0 Traffic Impact Studies

ENVIRONMENTAL PLANNING

William Penn Foundation: Poquessing Watershed Cluster

- > Developed training workshop for citizen monitors.
- > Prepared training manual based on site visits and field notes, potential project sites, how to conduct visual assessments and how to document findings.
- > Conducted two citizen monitoring workshops.
- > Continued outreach to individuals potentially interested in training to become citizen monitors.
- > Assisted resident with regard to new FEMA maps and options to secure flood insurance.

Natural Resources

- > Working with DCED, FEMA and New Hope to finalize New Hope Borough floodplain ordinance to be in compliance with FEMA's requirements.
- > Review of Plumstead Township and Silverdale Borough stand-alone floodplain ordinances.
- > Updating sections of the Natural Resources Matrix.
- > Assist nonprofit agencies with Bucks County ordinance language regarding natural resources protection.

Integrated Water Resources Planning Work Program

- > Working with American Rivers to identify watershed-wide plans and studies conducted in Bucks County.
- > Attended the Delaware River Watershed Coalition Forum in Bethlehem, PA.

Coastal Zone Management

- > Began developing topics and potential project(s) for 2015 round of CZM grant funding.
- > Ongoing communicate with DEP regarding potential restructuring of MS4/TMDL programs.

Bucks County Open Space & Greenway Planning

- > Attended meetings with representatives from Doylestown Bike & Hike Committee and Heritage Conservancy regarding implementation of the Upper Neshaminy Creek Trail Feasibility Study.
- > Met with representative of Warrington Township Bike and Hike Trails Committee to discuss county and township trail planning efforts and partnering opportunities.
- > Continued site analysis for the Middle Neshaminy Creek Trail Feasibility Study.
- > Continued site analysis on Lower Neshaminy Creek Trail Feasibility Study.
- > Attended Eastern PA Greenways & Trails Summit.
- > Presented an update on the Neshaminy Creek trail studies to the Bucks County Recreation Council.

Recycling and Solid Waste

- > Met with regional recycling coordinators at regular monthly meeting.
- > Scheduled next month's regional meeting at the Lancaster County Solid Waste Authority to tour their permanent HHW drop-off facility.
- > Reviewing all chapters of the Bucks County Municipal Waste Plan update.
- > Preparing the 2014 HHW reimbursement grant.
- > Preparing reports for 2014 HHW season.
- > Reviewing second draft of the Recycling Guide.
- > Working on scheduling HHW sites for 2015.

Hazard Mitigation Planning

- > Working on details to attend the PEMA statewide review of PA's draft HM plan.

Employee Green Committee (BEGIN)

- > Based on the approval by consensus at last quarterly meeting of the BEGIN (Green) Committee, forwarded to Executive Director the results and recommendations of the County department paper use survey.

TRANSPORTATION AND GEOGRAPHIC INFORMATION SYSTEM (GIS)

General Transportation Planning

- > Continued working on project to determine the feasibility of renaming Butler Pike to Business Route 202. Coordinated with PennDOT for AASHTO review and comment.
- > Participated in teleconference for Congestion Management Program for Interstate 95 Reconstruction Project.
- > Provided announcement to all municipalities regarding Green Light Go Traffic Signal Improvement Funding. Participated in webinar regarding GLG program.
- > Attended TMA Policy Work Program Committee Meeting.
- > Coordinated with DVRPC regarding FY2015 Work Program.
- > Attended Regional Bike Committee Meeting. Provided group with two suggested bike routes for "last mile" connections.
- > Attended Next Generation Trails Committee Meeting.

Public Transportation

- > Reviewed SEPTA Board Meeting Materials.
- > Attended meeting with SEPTA representatives regarding Annual Suburban Service Requests.
- > Attended Bethlehem Branch Ridership Modeling Kickoff Meeting. Reviewed proposed parking at each Bucks County Station.
- > Participated in teleconference regarding Roosevelt Boulevard Transit Project.

Transportation Assistance to Planning Staff

- > Discussed transportation related issues with staff for subdivision and land development reviews.
- > Completed development of request for proposals for Cross Keys Land Use and Transportation Study and provided to Purchasing Department. Attended meeting with DVRPC regarding contract management. Reviewed draft Business Survey. Attended in-house staff meeting.

- > Continued developing computer-enhanced imagery for Almont Study. Continued production of Transportation section. Reviewed proposed Vision and Principles.
- > Participated in reconnaissance for Richboro Village Study.
- > Attended Quakertown Area Planning Committee Meeting and provided information to the group regarding the Transportation Improvement Program.

Transportation Improvement Program

- > Provided Transportation Improvement Program information to various individuals and agencies.
- > Attended Regional Technical Committee Meeting.
- > Attended Request for Proposals Evaluation Committee Meeting for Bridge #220. Reviewed eight proposals and provide rankings to Purchasing. Attended ranking review meeting.
- > Provided assistance to several municipalities regarding Local Municipal Bridge Retro Reimbursement Program. Reviewed three LMBRRP applications. Attended project selection committee meeting.
- > Coordinated with Bensalem Township regarding potential funding for Interstate 95/Street Road Interchange Project.

Geographic Information Systems (GIS)

- > Continued development of County-Wide Enterprise GIS program.
- > Continued database development of site addresses and EMS, Fire, and Police response zones.
- > Continued updating of Enterprise Geodatabase and ArcGIS Server.
- > Continued coordination with GIS consultant on the Land Records and EMS projects.
- > Continued development and support of County GIS Consortium efforts.
- > Continued updating and editing of county Road Centerline database.
- > Continued GIS technical software support to IT and GIS staff at Board of Assessment.
- > Continued support of County hosted GIS web server connection and interface.
- > Provided GIS technical support to Emergency Communication staff.
- > Continued technical support for County GIS Web Viewer.
- > Continued editing of county-wide data layers using GIS Data Reviewer tool.
- > Continued editing procedures on land base parcel annotation features.
- > Continued updating and testing of latest GIS software versions on desktop systems.
- > Attended SE PA 9-1-1 GIS Shared Services meeting at Montgomery County 9-1-1.
- > Attended GIS Shared Services meeting at Delaware County Emergency Services.
- > Met with County Commissioners to discuss Shared Services project.
- > Met with Tullytown officials to discuss and demonstrate Floodplain GIS Viewer.
- > Continued production of county Park and Recreation maps.

GIS Map Production

- > Produced presentation maps for Community, Environmental and Preservation Planning units.
- > Continued development of maps of county parks and facilities for print and web deployment.

GIS Transportation

- > Continued development of Region-wide GIS Transportation initiative.

**Bucks County Planning Commission
Municipal Reviews
November 5, 2014**

Municipality	BCPC Number	Applicant	Tax Parcel Number(s)	Proposal
Falls Township	13-14-3 (P)R	Board of Supervisors	13-18-1-2 & -2	Zoning Map Change: NCR to NC
Lower Makefield Township	20-14-3	Board of Supervisors		SALDO Amendment: Street Trees & Tree Replacement
Nockamixon Township	30-14-1	Board of Supervisors		Zoning Ordinance Amendment: Certain Oil and Gas Operations
Northampton Township	31-14-CR1	Board of Supervisors	31-23-5	2 Institutional Lots
Perkasie Borough	33-14-5R	Borough Council		SALDO Amendment: Park & Recreation Fees
Perkasie Borough	33-14-6	Borough Council		Zoning Ordinance Amendment: Eating Place Without Drive Through
Plumstead Township	34-14-1	Board of Supervisors		Zoning Ordinance Amendment: Floodplain Ordinance
Plumstead Township	34-14-2	Board of Supervisors		SALDO Amendment: Floodplain Ordinance
Quakertown Borough	35-14-1 (P)	Cleveland Steel Container	35-8-392	Zoning Map Change: MR to LI
Richland Township	36-14-1	Board of Supervisors		Zoning Ordinance Amendment: Commercial Communications Facilities
Silverdale Borough	40-14-4	Borough Council		SALDO Amendment: Floodplain Ordinance
Silverdale Borough	40-14-5	Borough Council		Zoning Ordinance Amendment: Floodplain Ordinance
Solebury Township	41-14-CP1	Board of Supervisors		New Comprehensive Plan



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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PLANNING COMMISSION:

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

CONFIDENTIAL — NOT FOR RELEASE

November 5, 2014
BCPC #13-14-3(P)R

MEMORANDUM

TO: Falls Township Board of Supervisors
Falls Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Map—NCR Neighborhood Conservation Residential to
NC Neighborhood Commercial
TMPs: #13-18-2 and -1-2
Applicant: Board of Supervisors
Owners: United Christian Church and 8545 New Falls Road LLC
Received: October 7, 2014
Hearing date: October 21, 2014

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal has been sent to the Bucks County Planning Commission for review. The professional staff prepared the following review, which was endorsed by the Bucks County Planning Commission at its meeting on November 5, 2014.

GENERAL INFORMATION

Requested Action: Amend the Falls Township Zoning Ordinance map to rezone TMPs #13-18-2 and 13-18-1-2 from NCR Neighborhood Conservation Residential District to NC Neighborhood Commercial District. This application constitutes a revision to a private request that was reviewed by the BCPC (#14-13-2(P), dated August 6, 2014), which involved the proposed rezoning of a single parcel, TMP #13-18-1-2 from NCR to NC District.

Location and Size of Site: On the northwest side of New Falls Road, south of Warwick Circle. The area of the two parcels totals 1.4057 acres.

Requested Zoning: The NC Neighborhood Commercial District permits a variety of service and business uses (including banks) on a lot of at least 20,000 square feet with a maximum impervious surface ratio of 75 percent.

Existing Zoning: NCR Business and Professional District, in which the principal permitted uses in the NCR District is single-family detached housing on a lot of at least 15,000 square feet with a maximum impervious surface ratio of 40 percent.

COMMENTS

We recommend that the Board of Supervisors consider the following in addressing the proposal to rezone TMP #s 13-18-2 and 13-18-1-2 from NCR to NC District. A land development application has been submitted for the credit union building on TMP #13-18-1-2. (See BCPC Review #12047.)

1. **Comprehensive plan and zoning consistency**—One parcel (TMP #13-18-1-2) is designated for residential/office use, and the other (TMP #13-18-2), for commercial use, according to the future land use map in the township's comprehensive plan. The proposed rezoning would, therefore, be partially inconsistent with land use policy as outlined in the comprehensive plan, with regard to the credit unit building being proposed for TMP #13-18-1-2, but it would be consistent with land use on TMP #13-18-1-2, which is now occupied by a pharmacy. If the zoning amendment is adopted, the land use map in the comprehensive plan should be amended as well.
2. **Surrounding land use and zoning**—The proposed rezoning of the two-parcel site to NC Neighborhood Commercial is consistent with the NC zoning and commercial land use to the north, and compatible with the NCR Neighborhood Conservation Residential zoning and residential land use to the west, if proper buffering techniques are applied to moderate the potential adverse effects of proposed additional commercial use on homes adjoining the site along Warwick Circle.

However, the prospective rezoning would be inconsistent with the adjoining zoning to the south, on TMP #7-5-50, which is situated in Bristol Township, zoned R-1 Low-Density Residential, and occupied by a church. That parcel should also be well buffered to mitigate potential impacts of a neighboring commercial use upon the church, which is the current owner of the parcel proposed for rezoning. Other permitted use types for the parcel—single-family homes or other institutional uses—would similarly benefit from adequate buffering, should the land use change in the future. (For more specific recommendations related to the proposed credit union land development plan, see BCPC Review #12047.)

Summary

The proposal is partially consistent with the Future Land Use Plan map in the township's comprehensive plan. And it is compatible or consistent with adjacent land use and zoning in Falls Township, though inconsistent with low-density residential zoning on the adjacent parcel in Bristol Township. Given the proposed intensity of development on one of the parcel, and its anticipated 24-hour drive-in banking window, particular attention should be addressed to the adequacy of buffering, should nonresidential development take place on TMP #13-18-1-2.

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.

GF:kjp

cc: Fairless Credit Union
United Christian Church
8545 New Falls Road, LLC
Thomas R. Hecker, Begley, Carlin & Mandio
James Sullivan, Township Engineer, T&M Associates
Thomas Beach, Remington, Vernick & Beach
Peter Gray, Township Manager (via e-mail)
Thomas Bennett, Township Zoning Officer (via e-mail)
Bristol Township (neighboring municipality)

PERTINENT INFORMATION

Site Characteristics, Natural Features: TMP #13-18-1-2 is vacant, with no significant natural features. TMP #13-18-2 is occupied by a pharmacy.

Existing Land Use: Vacant, commercial

Surrounding Land Use:

North:	Commercial and residential
East:	Transportation
South:	Institutional (Bristol Township)
West:	Residential

Surrounding Zoning:

North:	NC Neighborhood Commercial and NCR Neighborhood Conservation Residential
East:	HR High-Density Residential (separated by roadway)
South:	R-1 Low-Density Residential (Bristol Township)
West:	NCR Neighborhood Conservation Residential

Municipal Comprehensive Plan:

The Future Land Use Plan of the *Falls Township Comprehensive Plan Update (2004)* designates TMP #13-18-1-2 for residential-office use, and TMP #13-18-2 for commerce-retail/shopping center use.

Municipal Zoning Ordinance

NCR, Neighborhood Conservation Residential, a district intended for housing and small service businesses.

Municipal Sewage Facilities Plan

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



BUCKS COUNTY PLANNING COMMISSION

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Diane M. Ellis-Marseglia, LCSW

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November 5, 2014
BCPC #20-14-3

MEMORANDUM

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

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Subdivision and Land Development Ordinance—Street Trees
and Tree Replacement
Applicant: Board of Supervisors
Received: September 26, 2014
Meeting Date: November 5, 2014

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on November 5, 2014.

GENERAL INFORMATION

Proposed Action: Amend the subdivision and land development ordinance to reflect changes in current national standards for nursery stock and tree care operations and to modify the tree replacement standards and create requirements for a Tree Bank.

Proposed Zoning Provisions: The proposed amendment would update references to current national standards for nursery stock and tree care operations by referencing the American Standard for Nursery Stock (ANSI Z60.1) and the American National Standards for Tree Care Operations (ANSI A300). A new section, titled Applicable Standards, would be added to provide source information on referenced standards in the landscaping section.

The amendment would further revise provisions under the Tree Replacement ordinance section to specify that replacement trees shall be selected in compliance with the Township's native plant ordinance. Also, provisions outlining requirements for a replacement tree capital account known as the Tree Bank would be added. While the priority is to have replacement trees planted at the

subdivision or land development site from which trees are removed, with the Township's approval, the developer could instead contribute an amount of money per replacement tree to the township's Tree Bank. Funds deposited in the Tree Bank would be used for planting replacement trees at approved locations in the Township. Such contribution would be due at the time of the final execution of the Development Agreement with the Township and the amount of funds in the Tree Bank shall be specific at the Township's annual budget meeting and included in the budget as a line item. A contribution amount of \$315 per replacement tree is specified for the next three years following adoption of the amendment, at which time, and every three years thereafter, this monetary figure will be adjusted to reflect the compounded annual changes in the All Urban Consumers Price Index (CPI-U) as reported by the U.S. Bureau of Labor Statistics.

Existing Zoning Provisions: The subdivision and land development ordinance currently references the "American Association of Nurserymen" standards in several sections throughout the Landscape requirements within Article XI of the ordinance. Section 178-85.H.(4)(b) of the ordinance contains Tree Replacement regulations which allow for a contribution to a capital account established by the Township for the planting of trees at approved locations within the Township. This ordinance section also states that the Board of Supervisors shall, from time to time, by Resolution establish appropriate amounts for contributions in lieu of either on-site or off-site tree replacements and shall, from time to time, establish appropriate locations for planting replacement trees.

COMMENTS

We recognize that the proposal is consistent with the applicable comprehensive plan, the municipal ordinances, however the commission recommends that the township consider the following comment prior to adoption:

- **Replacement tree contribution**—Proposed ordinance Section 178-85.H.(4)(d) (Section 2.C of the proposed amendment) specifies a contribution amount of \$315 per replacement tree and includes provisions detailing how the contribution amount would be updated every three years. Since the contribution amount may change over time, a question is raised as to where the adjusted contribution amount, once determined for each three year period, would be officially recorded. It is recommended that officials consider where to record the adjusted contribution rate and that this information be referenced within Section 178-85.H.(4)(d) of the ordinance.

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.

LMW:kjp

cc: Terry Fedorchak, Lower Makefield Township Manager (via email)
Nancy Frick, Lower Makefield Township, Director of Planning & Zoning (via email)
Jeffrey P. Garton, Township Solicitor



BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

CONFIDENTIAL — NOT FOR RELEASE

November 5, 2014
BCPC #30-14-1

MEMORANDUM

TO: Nockamixon Township Board of Supervisors
Nockamixon Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Certain Oil and Gas Operations
Applicant: Board of Supervisors
Received: September 24, 2014
Hearing Date: November 20, 2014

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on November 5, 2014.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance regulations pertaining to certain oil and gas operations. Existing use G-19 Recovery of Subsurface Gas and Oil Deposits will be amended and three new principal industrial uses and one accessory use will be added.

Proposed Zoning Provisions: Amend Use G-19 Recovery of Subsurface Gas and Oil Deposits (Section 234-23.S.G-19) to add definitions, increase certain setbacks from structures, property lines, and street rights-of-way; and add sections regarding transporting waste or construction materials; handling, storing, and disposing of wastewater; and air emissions dispersion modeling.

Add three new principal industrial uses and respective use regulations: G-20 Oil or Natural Gas Compressor Station (by conditional use approval in the I, Industrial and Q, Quarry Districts), G-21 Oil or Natural Gas Processing Facility (by conditional use approval in the I, Industrial and Q, Quarry Districts), and G-22 Non-Regulated Pipeline (by conditional use approval in the I, Industrial, Q, Quarry, and C, Commercial Districts); add a new accessory use H-12 Wellhead Compressor, which is an accessory use to recovery of subsurface oil and gas deposits (conditional use approval may be considered at the same time as conditional use approval for use G-19

Recovery of Subsurface Gas and Oil Deposits); and amend the Table of Use Regulations to add the new uses.

Existing Zoning Provisions: Use G-19 Recovery of Subsurface Oil and Gas Deposits is permitted as a principal use upon conditional use approval in the I, Industrial and Q, Quarry Districts. The use regulations include a procedure for the issuance of zoning permits to enable oil and gas deposits to be extracted through direct, on-site wells, and general standards for drilling and production operations, regulations to minimize impacts on occupied structures or dwellings (e.g., offensive or noxious odors, noise, fluids, gases, dust, or glare); proper off-site disposal of all waste materials generated by these facilities, and the reclamation process once drilling and recovery operations have ceased. All applicable state and federal rules and regulations must be met.

COMMENTS

We recommend that the township adopt the proposal since it appears to be consistent with the ordinance requirements as presented by the Pennsylvania Municipalities Planning Code. We offer the following comments for the township's consideration prior to adoption.

1. **Setback from watercourses and wetlands**—Existing Section 234-23.S.G-19.(6)(h)[1] requires that all watercourses and wetlands shall be preserved in a natural undisturbed state; the gas and oil well casing and tank structures normally used in drilling and recovery operations shall be a minimum of 100 feet from the edge of any watercourse or wetland. Act 13 (Section 3215(b)) states that no well may be drilled within 300 feet of a stream or a wetland of one acre or more, and the edge of any disturbed area of a well site must maintain a 100-foot setback from a stream edge or wetland boundary. We recommend that the amendment include at least the minimum setbacks that are required in Act 13 for drilling a well and maintaining undisturbed area from the edge of watercourses and wetlands.
2. **Wastewater**—The proposal adds a new Section 234-23.S(6)(c)[4] that states all wastewater, including recycled water, and other waste material must be handled, stored, and disposed of in accordance with federal and state law. No impoundments or other pits may be used to hold wastewater, including recycled water, and other waste material, including drill cuttings and drill mud. Does this mean an enclosed storage tank would be allowed and, if so, should a setback be established?

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.

MW:kjp

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



BUCKS COUNTY PLANNING COMMISSION

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Diane M. Ellis-Marseglia, *LCSW*

CONFIDENTIAL — NOT FOR RELEASE

November 5, 2014
BCPC #31-14-CR1
SLD #14-6

MEMORANDUM

TO: Northampton Township Board of Supervisors
Northampton Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Final Plan of Minor Subdivision for Northampton Township
TMP #31-23-5
Applicant: Northampton Township
Owner: Same
Plan Dated: September 16, 2014
Date Received: October 16, 2014

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 November 5, 2014.

GENERAL INFORMATION

Proposal: Subdivide a 45.3840 acre parcel into two lots, consisting of 22,338 square feet (Lot 1) and 44.8711 acres (Lot 2). An existing single-family home is located on Lot 1 and Lot 2 is a park.

Location: Northeast of the intersection of Newtown-Richboro Road and Tennis Road.

Zoning: The REC Recreation District permits municipal uses on a minimum lot area of 20,000 square feet with a minimum lot width of 100 feet.

Present Use: Park.

COMMENTS

We note the following comment township officials may wish to consider:

1. **Use**—The plan shows Lot 1, which contains a “2-story masonry dwelling” on a lot area of 22,338 square feet, as a municipal use. Section 27-1121 of the zoning ordinance lists water and sewer systems, including wells, pump houses, standpipes and ancillary structures, township buildings, recreation buildings, sewer treatment plants, emergency services facilities or other municipal uses not specified, as permitted uses. The REC Recreation District does permit single-family detached dwellings by conditional use approval; however, a minimum lot area of 10 acres is required (Section 27-804.3 of the zoning ordinance).

2. **Buffering**—Although there does not appear to be buffering requirements between a recreational and residential use in the townships ordinances, officials may wish to provide a landscape screen buffer to reduce the potential impacts of the adjacent recreational fields upon the future single-family residence.

We would appreciate being notified of Township’s decision regarding this matter.

MAR:kjp

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



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CONFIDENTIAL — NOT FOR RELEASE

November 5, 2014

BCPC #33-14-5R

MEMORANDUM

TO: Perkasie Borough Council
Perkasie Borough Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Revised Proposal to Amend the Subdivision and Land Development Ordinance—Park and Recreation Fees
Applicant: Borough Council
Received: October 10, 2014
Hearing Date: November 17, 2014

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 November 5, 2014.

GENERAL INFORMATION

Proposed Action: Amend the subdivision and land development ordinance section regarding requiring dedication of recreation land in residential subdivisions or land developments, and add a section permitting the borough to assess a park and recreation fee in lieu of providing required recreation land.

Proposed Subdivision and Land Development Ordinance Provisions: Existing Section 164-36.D(3) regarding the provision of recreation space would be deleted and replaced with a requirement that suitable open areas shall be required for recreation in residential subdivisions or land development applications. For each residential unit, a minimum of 1,500 square feet of land shall be dedicated for recreation space. Criteria is specified regarding access, location, and shape of the land to be dedicated for recreation. A new Subsection E. Park and Recreation Impact Fee would be added, which states that where the requirements of Section 164-36.D(3) are not met, the borough may assess a park and recreation fee in lieu of dedication of \$1,500 per unit payable at the time of building permit, for any residential subdivision or land development application. The applicant may receive a credit of up to \$500 per unit for documented expenditures made toward recreation improvements within the subdivision or land development, including dedicated recreation areas, playground equipment, or

other similar improvements. The credit shall be calculated by dividing the total expenditures for recreation improvements by the number of units.

Existing Subdivision and Land Development Ordinance Provisions: Section 164-36.D(3) requires that, in subdivisions or land development applications providing housing for more than 50 families, suitable open areas shall be required for recreation. Standards to be used by Borough Council in testing the adequacy of space provided shall be as follows:

- (a) For 50 to 300 families: 1 ½ acres per 100 families.
- (b) For over 300 families: 4 ½ acres, plus ¼ acre per 100 families over 300.

COMMENTS

1. **Municipalities Planning Code**—We support the borough's proposed efforts to update the park and recreation requirements in the subdivision and land development ordinance and include an option to pay a fee in lieu of required land or improvements. The authority for municipalities to require the reservation of land for park and recreation purposes, or payment of fees in lieu of, is established in Section 503(11) of the Municipalities Planning Code (MPC). The borough solicitor should be satisfied that the proposed ordinance meets the standards (having an objective methodology for determining the value of land, etc.) that are established in the statute.
2. **Editorial comments**
 - a. On Page 3, to be consistent with the format of the ordinance, "Section 164-36.E. Park and Recreation Fee In Lieu of Dedication" should be deleted and "A." should be changed to "E."
 - b. We recommend that the heading for Section 164-36, "Public and community facilities," be amended to include a reference to park and recreation, such as, "Park, recreation, or other public facilities." This would reflect the proposed recreation land revisions and make it possible to find this section in the Table of Contents. The Table of Contents also should be amended to reflect the heading change.

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 505(b) of the Pennsylvania Municipalities Planning Code.

MW:kjp

cc: Nate Fox, Begley, Carlin & Mandio, Borough Solicitor
Doug Rossini, Gilmore & Associates, Borough Engineer
Andrea Coaxum, Borough Manager (via email)
Brandy Mckeever, Code Enforcement Administrator (via email)



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Lynn T. Bush
Executive Director

CONFIDENTIAL — NOT FOR RELEASE

November 5, 2014
BCPC #33-14-6

MEMORANDUM

TO: Perkasie Borough Council
Perkasie Borough Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Eating Place with Drive-through
Applicant: Borough Council
Received: October 24, 2014
Hearing Date: December 1, 2014

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on November 5, 2014.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to permit Use E(3) Eating Place (without Drive-through Service) in the C-1 Business Professional District and amend the Use Regulations to permit an eating place to have a drive-through in the C-1 district by conditional approval.

Proposed Zoning Provisions: Use E(3) Eating Place (without Drive-through Service) would be renamed, "Eating Place (without drive-through service except in C-1 district by conditional use)." The C-1 Business Professional District regulations would be amended by adding Use E(3) Eating Place as a use permitted by right. The Table of Uses by District and the Accessory Use regulations for Use H(3) Drive-through would be amended to reflect the proposed changes to the existing Use E(3).

Existing Zoning Provisions: Use E(3) Eating Place (without Drive-through Service) is an establishment for the sale and consumption of food and beverages without drive-through service (service at table or counter facilities only). Use E(3) is permitted by right in the C-2 General Commercial District.

Use H(3) Drive-through is permitted by conditional use as an accessory use to the following principal uses: eating place limited to a planned commercial development; retail shops and stores; service business; and bank or savings and loan association.

An eating place that is part of a Use (15) Planned Commercial Development is permitted to have a drive through, subject to conditional use approval per zoning ordinance Section 186-128 Conditional Use and compliance with the H(3) Drive-through regulations.

COMMENTS

We have several comments that should be addressed by the borough prior to adoption of the proposal, in regard to ordinance terminology, formatting, and organization of the following sections of the proposed amendment. An alternative way to address the drive-through issue also is suggested for the borough's consideration.

1. **SECTION 1 (on Page 1)**—To be consistent with the format of the zoning ordinance, the name and description of Use E(3) Eating Place (without Drive-through Service) should not be changed. The name of a use should not include specific requirements for the use, such as the proposed phrase, “except in C-1 district by conditional use.” In the description of the use, the parenthetical phrase, “(drive-through permitted in C-1 district by conditional use only)” is redundant (it is stated in proposed Subpoint b) and is inconsistent with the zoning ordinance's format. In addition, we recommend that proposed Subpoint (b) be revised as follows:

- (b) Eating places for the sale and consumption of food and beverages where a drive-through window is proposed, may be permitted only by conditional use under the provisions of Section 186-128 Conditional Use. Eating facilities with drive-through service shall satisfy the criteria of Section 186-18H(3) Drive-through.

This is consistent with a similar reference in the zoning ordinance for permitting an eating place with a drive-through in Use E(15) Planned Commercial Development.

2. **SECTION 2 (on Page 1)**—To be consistent with the ordinance terminology, we recommend that the phrase “Table of Permitted Uses” be deleted and this section be reworded as, “Section 186-20.F(1)(a) Uses by Right is hereby amended to add Use E(3) Eating Place (Without Drive-through Service) to the list of uses permitted by right.”
3. **SECTION 4 (on Page 2)**—For consistency with the ordinance format, we recommend that the proposed amendment regarding the Table of Uses by District be revised to read, “Table of Uses by District shall be amended to show that Use E(3) Eating Place (Without Drive-through Service) is a permitted use (P) in the C-1 District.” An asterisk/footnote number should be added with a footnote such as, “Drive-through Service is permitted by Conditional Use Approval.”

This revised language maintains the existing name of Use E(3) and removes the reference to the C-2 District, where the existing Use E(3) is currently permitted.

The borough also might consider revising the Table of Uses by District by adding a similar asterisk/footnote number to the "P" in the I-2 District column for Use (15) Planned Commercial Development, where a drive-through currently is permitted in Use E(3) Eating Place (without Drive-through Service) by conditional use.

4. **Alternative**—An alternative to revising the existing Use E(3) Eating Place (without Drive-through Service) to accommodate a restaurant with a drive-through would be to create a separate use, such as Use E(3.1) Eating Place (with Drive-through Service). It would be added to the use regulations as Section 186-18.E(3.1), to the C-1 District regulations under Section 186-20.F(1)(b) Uses by Conditional Approval, and to the Table of Uses by District. Similar changes would be made to reference this new use where an eating place with drive-through service currently is permitted in a Use E(15) Planned Commercial Development.

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:kjp

cc: Nate Fox, Begley, Carlin & Mandio, Borough Solicitor
Andrea Coaxum, Borough Manager (via email)
Brandy Mckeever, Code Enforcement Administrator (via email)



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CONFIDENTIAL — NOT FOR RELEASE

November 5, 2014
BCPC #34-14-1

MEMORANDUM

TO: Plumstead Township Board of Supervisors
Plumstead Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Floodplain Ordinance
Applicant: Board of Supervisors
Received: October 20, 2014
Hearing Date: Not Set

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on November 5, 2014.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to comply with the updated floodplain regulations required by the Federal Emergency Management Agency (FEMA).

Proposed Zoning Provisions: Remove the existing floodplain regulations that will be addressed by a newly adopted stand-alone floodplain ordinance. The definition of floodplain will be amended to be consistent with the requirements of FEMA, and maintain the natural resource protection provision for floodplain will be amended to provide consistency with the new stand-alone ordinance.

Existing Zoning Provisions: Section 27-2201 (Floodplain Overlay Zone) contains standards and provisions for all lands within the Township shown as being located within the boundaries of designated Floodplain Districts.

COMMENTS

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

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

DAS:kjp

cc: Jonathan Reiss, Esq., Grim, Biehn, Thatcher
Tim Fulmer, C. Robert Wynn Associates, Inc. (via email)
Carolyn McCreary, Township Manager (via email)



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

CONFIDENTIAL — NOT FOR RELEASE

November 5, 2014
BCPC #34-14-2

MEMORANDUM

TO: Plumstead Township Board of Supervisors
Plumstead Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Subdivision and Land Development Ordinance—Floodplain Ordinance
Applicant: Board of Supervisors
Received: October 20, 2014
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 November 5, 2014.

GENERAL INFORMATION

Proposed Action: Amend the subdivision and land development ordinance to revise the definition of floodplain to be consistent with the Federal Emergency Management Agency (FEMA).

COMMENTS

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

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

DAS:kjp

cc: Jonathan Reiss, Esq., Grim, Biehn, Thatcher
Tim Fulmer, C. Robert Wynn Associates, Inc. (via email)
Carolyn McCreary, Township Manager (via email)



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CONFIDENTIAL — NOT FOR RELEASE

November 5, 2014
BCPC #35-14-1(P)

MEMORANDUM

TO: Quakertown Borough Council
Quakertown Borough Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Private Request for Zoning Map Change
TMP #35-8-392
Applicant: Cleveland Steel Container Corporation
Equitable Owner: Same
Legal Owner: Estate of Edna C. Zitta
Date Received: September 22, 2014
Hearing Date: Not Set

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on November 5, 2014.

GENERAL INFORMATION

Requested Action: Rezone one parcel (TMP #35-8-392) from the MR Medium Residential District to the LI Light Industrial District.

Location and Size of Tract: TMP #35-8-392 consists of 0.28 acres and is located along the southern side of Mill Street, approximately 390 feet east of where the North Pennsylvania Railroad tracks cross Mill Street.

Proposed Zoning Provisions: The proposed LI Light Industrial District permits a variety of light industrial, commercial, and office uses on a minimum lot area of 6,000 square feet with a minimum lot width of 50 feet. Some of the specific uses permitted by right include: manufacturing, medical laboratory, motor freight terminal, office, research, warehousing, retail store, retail center, personal services, auto repair garage, and auto service station. As in all districts, single-family detached dwellings are a permitted use. The permitted maximum building coverage and impervious surface coverage for these uses are 80 and 90 percent, respectively.

Existing Zoning Provisions: The existing MR Medium Density Residential District permits single-family detached dwellings and single-family semi-detached dwellings on lots having a minimum lot area of 7,500 and 5,250 square feet per dwelling unit, respectively. Other permitted uses in this district include: park, swimming club, agriculture, Borough-owned swimming pool, and municipal uses. For residential uses, the permitted maximum building coverage and impervious surface coverage are 25 and 35 percent, respectively. For all other permitted uses, the permitted maximum building coverage and impervious surface coverage is 20 and 30 percent, respectively.

COMMENTS

1. **Existing land use**—The existing use on the site is residential. The property contains an existing single-family detached dwelling and a detached garage. According to the Application for Zoning Change, the applicant/equitable owner intends to merge the subject site with the adjacent industrial site.
2. **Surrounding land use and zoning**—According to 2010 aerial photographs, the site is adjacent to both residential and industrial uses. Directly to the east and across Mill Street to the north are single-family detached dwellings. The existing Cleveland Steel Container Corporation industrial site abuts the site to the south and west.

The subject site is at the edge of an existing MR Medium Density Residential District that extends further east along Mill Street. Lands directly to the site's north, south, and west are zoned LI Light Industrial.

3. **Comprehensive plan**—The *Quakertown Area Comprehensive Plan*, last updated in 2007 and adopted by the Borough in 2009, identifies the site as being within the Development Areas planning area. These areas are intended to accommodate the bulk of development within the region, which includes infill and adaptive reuse opportunities. Nonresidential districts within Development Areas allow a diversity of land uses, which promotes a balanced community and provides employment, shopping, and service opportunities. The plan notes that Quakertown Borough will remain the primary regional center in the area and indicates that Quakertown and its surrounding areas contain shopping and employment opportunities that serve the entire Quakertown Area.
4. **Intensity of development**—A comparison of the MR and LI districts reveals some differences regarding intensity of permitted development, particularly for maximum building coverage and maximum allowable impervious surface. The permitted maximum building coverage and maximum impervious surface coverage for nonresidential uses in the MR District are 20 and 30 percent, respectively. In the proposed LI District, the maximum building coverage and maximum impervious surface coverage are higher at 80 and 90 percent, respectively. This is three to four times higher than what is permitted in the existing MR District.
5. **Zoning Change Exhibit Plan**—A Zoning Change Exhibit Plan, which reflects the intended improvements to the property, was submitted with the Application for Zoning Change. While the plan has been submitted to supplement the zoning change request and is intended for illustrative purposes only at this point, we have a few general comments on the plan in the event the proposed zoning change is approved. The following comments are based on

information shown on the Exhibit Plan and are not intended to endorse the requested zoning map change.

- a. **Buffer**—With the intended demolition of the existing dwelling located on the subject site, the single-family residence on TMP #36-8-393-2 would become adjacent to the industrial use. Site improvements shown on the Exhibit Plan include a row of parking, a wider driveway (shown as 30 feet wide), and a 20-foot wide planted buffer (per zoning ordinance Section 404.4) between the industrial building and the residential use located directly east of the site. While a planted buffer meeting the ordinance requirement is shown, we note that the planned improvements to the industrial site suggest an increase in use and activity on that lot. Consideration should be given to maximizing the separation between the driveway and the adjacent house by increasing the width of the planted buffer. The applicant should consider if a narrower driveway would be able to safely accommodate trucks and employee vehicles. If feasible, a narrower driveway would allow space for a wider buffer yard that could accommodate additional screen plantings. Also, a privacy fence or wall, in conjunction with the landscaped buffer, would provide added protection for the adjacent residence.
- b. **Parking spaces shown along driveway**—The Exhibit Plan shows a row of 23 new parking spaces, located directly off of the main driveway along the side of the existing building. This layout presents the possibility for conflicts between motor vehicles maneuvering into and out of these parking spaces and trucks traveling along this driveway to the rear of the site. We recommend that the parking lot be redesigned to provide a safer layout by separating these parking spaces from the driveway.

SUMMARY

The request to rezone the site from MR Medium Density Residential to LI Light Industrial District is consistent with much of the surrounding land use and zoning. While the proposed LI district would allow nonresidential uses not currently permitted on the site, we note that any nonresidential activity that may occur on the site in the future would be required to provide buffering consistent with the requirements in Section 404.4 of the zoning ordinance so as to reduce any potential impacts to adjacent residential uses. Given the limited width of the subject site, the provision of a buffer yard that exceeds the minimum required width should be considered.

The Borough's comprehensive plan does not specify recommended land uses. The plan does, however, note that Development Areas often contain adaptive reuse opportunities which can promote redevelopment and contribute to the tax base. According to the Application for Zoning Change, Cleveland Steel Container Corporation, which is the applicant/equitable owner of the property, intends to merge the subject property with the adjoining parcel which is also owned by the company. Intended improvements noted on the Zoning Change Exhibit Plan indicate that the applicant intends to demolish the existing dwelling and construct a new paved driveway that will be located on the subject site in order to improve access to Mill Street and allow more on-site parking on the property. The plan illustrates intended use of the site based on the proposed zoning; however, there is no guarantee that the applicant would develop the property as indicated if the site is rezoned.

In reviewing the proposed zoning change, Borough officials should consider if the intensity of development permitted in the LI District (allowable maximum building coverage and maximum

impervious surface coverage of 40 and 90 percent, respectively) should be extended to include the subject parcel. Increasing the allowable impervious surface may increase the amount of runoff and necessitate additional stormwater controls on the site.

If the requested zoning change is approved, Borough officials should ensure that adequate buffering is provided to protect adjacent residential properties from impacts associated with any nonresidential activities and uses on the site.

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.

LMW:kjp

cc: Scott McElree, Borough Manager (via email)
Dave Wilhelm, Borough Zoning Officer
Charles J. Fonzone, Esq., Borough Solicitor

PERTINENT INFORMATION

Site Characteristics, Natural Features: Portions of the site are covered by an existing dwelling, detached garage, and paved driveway. The site is relatively flat and contains lawn area in the front yard and several large trees in the rear yard.

Existing Land Use: Residential

Surrounding Land Use:

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

Surrounding Zoning:

North: LI Light Industrial District
East: MR Medium Density Residential District
South: LI Light Industrial District
West: LI Light Industrial District

Municipal Comprehensive Plan: The *Quakertown Area Comprehensive Plan*, adopted by the Borough in 2009, identifies the site as being within the Development Areas planning area. These areas are intended to accommodate the bulk of development within the region, which includes infill and adaptive reuse opportunities.

Municipal Sewage Facilities Plan: *The Wastewater Facilities Component of the Quakertown Area Comprehensive Plan* (1985)—Site is within sewered area.



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CONFIDENTIAL — NOT FOR RELEASE

November 5, 2014
BCPC #36-14-1

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: October 16, 2014
Hearing Date: Not set

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on November 5, 2014.

GENERAL INFORMATION

Proposed Action: Amend Section 202 to provide definitions of terms related to Commercial Communications Facilities (CCF) and the term right-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 Tower Based and 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.

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 right-of-way is being amended to state the following:

“Right-of-Way—The surface of and the space above and below any real property in the Township in which the Township or Commonwealth has a regulatory interest, an interest as a trustee for the public, as such interests now or hereafter exist, including, but not limited to, all streets, highways, avenues, roads, alleys, sidewalks, tunnels, viaducts, bridges, skyways, or any other public place, area or property under the control of the Township or Commonwealth, and any unrestricted public or utility easements established, dedicated, platted, improved, or devoted for Utility purposes, but excluding lands other than streets that are owned by the Township or Commonwealth.”

CCF's 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 is amended with new descriptions and standards. Tower-Based CCF Outside the Rights-of-Way are permitted as a conditional use 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 CCF's 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 200 feet if setbacks are increased 1 foot for every 1 foot over 150 and the applicant submits documentation to the township justifying the height increase. A tower may be combined with another use.

Tower-Based CCFs inside the Rights-of-Way are prohibited in rights-of-way of secondary streets, may not be located in residential zones, or within 500 feet of a lot in residential use or residential boundary. The maximum permitted height is 50 feet.

Non-Tower CCFs are permitted in all zoning districts. Non-Tower CCFs outside Rights-of-Way shall be collocated on existing structures, shall not exceed a maximum height of 150 feet, and may not extend more than 15 feet above the existing structure height unless a conditional use permit is obtained. Non-tower CCF in the right-of-way shall be collocated on existing poles and no more than 6-feet in height.

Existing Provisions: The term right-of-way is defined as follows:

Right-of-way—an area of land set aside for transportation uses and improvements, including, but not limited to, streets sidewalks, trails, curbs, utilities, and planting strips.

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. A CCF 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 CCF fall zone. A CCF may not extend more than 20 feet above the existing structure. The standards do not address collocated antenna specifically.

COMMENTS

1. **FCC Rules changes**—The Federal Communication Commission (FCC) adopted a Report and Order on October 17, 2014, that updates and tailors the manner in which the FCC evaluates the impact of proposed deployments on the environment and historic properties and also adopts rules to clarify and implement statutory limitations on State and local government authority to review infrastructure sizing applications. We assume that the township will confirm that this ordinance amendment is consistent with any applicable FCC rules.

2. **Right-of-way definition**—The proposed change in the definition of “right-of-way” raised some questions with our staff and our County Planning Commission solicitor. We are unclear on why the concept of “regulatory interest” was added to the right-of-way definition in order to regulate the communications facilities. The right to regulate is not the same as the right to use the property for a specific purpose, which what is granted through a right-of-way. The township has a “regulatory interest” in every piece of property within its borders. An alternate approach may be to add to the proposed regulations for CCFs the necessary references to regulate this use and leave the definition as is. This would also avoid the problem of having this new definition apply to every aspect of zoning and subdivision. The proposed definition would apply township-wide to all uses because it replaces the current Zoning Ordinance definition. It is important to investigate how this will affect other aspects of zoning and if the new definition is consistent with the Subdivision/Land Development ordinance definition of “right-of-way.”
3. **Inspection**—Proposed Sections F5a.(1)(a) and F5b(1)(b)(ii) require that documentation be provided indicating that the Tower-Based CCF will be maintained, repaired, modified, and removed in strict compliance with current applicable standards including ANSI. This section and the balance of the proposed amendment does not appear to specifically address inspection schedules.

We note the ANSI/TIA/222-F 1996 Structural Standards for Steel Antenna Towers and Antenna Supporting Structures recommends that owners inspect towers every 3 years and every 5 years for self-supporting tower (e.g., monopoles) and after every severe wind or ice storms or other extreme loading conditions. We recommend that the amendment be revised to require inspection at specific intervals after severe storms and other extreme loading conditions and that inspection reports be submitted to the township engineer.

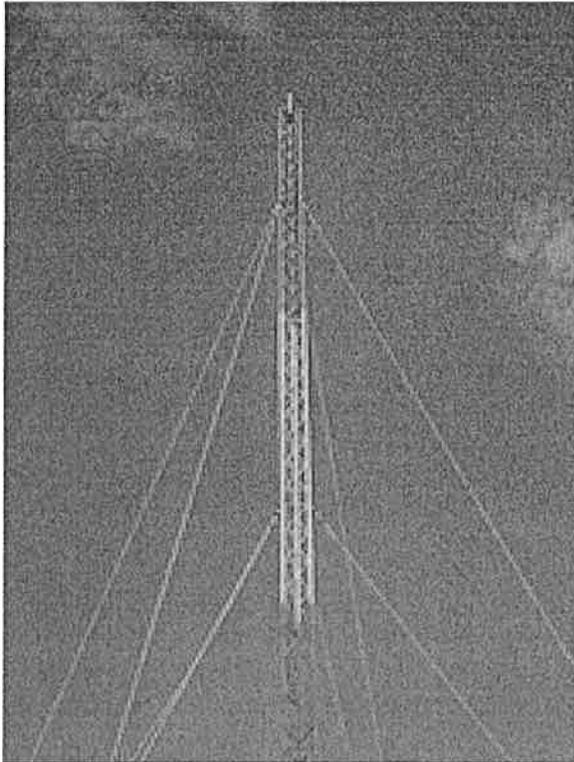
4. **Communications building**—Some CCF’s contain large batteries and/or generators with fuel tanks for emergency operations. We recommend that the applicant be required to inform local emergency service providers of the presence of these hazards.
5. **Tower type**—CCFs can be of several types including guyed mast, lattice type, and monopole. Monopole towers may be the least visually intrusive type of tower. If the township has a preference of tower types, it may be included within the regulation (See attached photos).
6. **Coordination with adjacent boroughs**—Richland Township surrounds Quakertown and Richlandtown boroughs. Radio waves do not respect municipal boundaries so we recommend the township coordinate with both boroughs to ensure that there is adequate wireless coverage while minimizing the number of towers required.

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.

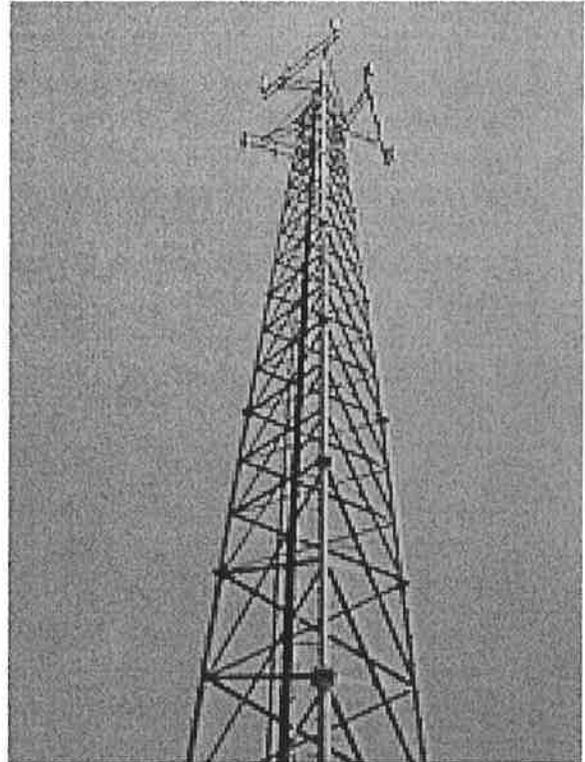
DCZ:kjp

cc: Lincoln Treadwell, Solicitor
Stephen Sechriest Township Manager (via email)
Quakertown Borough
Richlandtown Borough

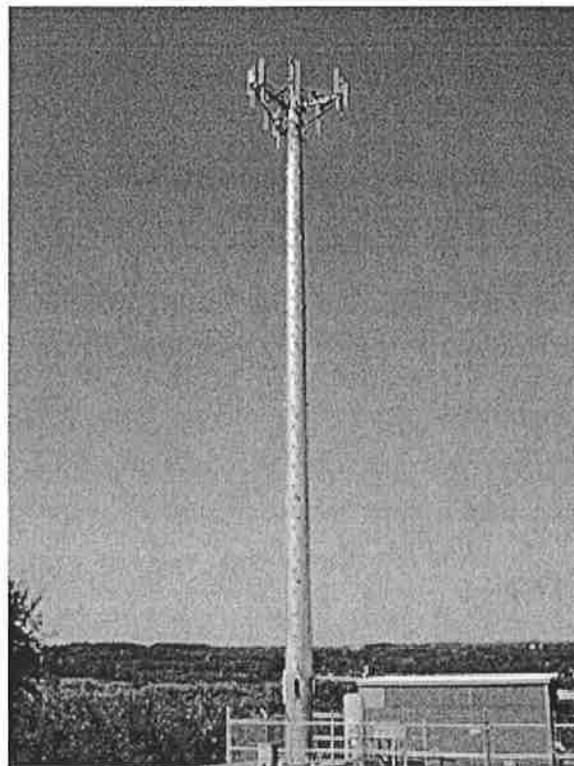
Communication Tower Types



Guyed mast



Lattice type



Monopole



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CONFIDENTIAL — NOT FOR RELEASE

November 5, 2014
BCPC #40-14-4

MEMORANDUM

TO: Silverdale Borough Council
Silverdale Borough Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Subdivision and Land Development Ordinance—Floodplain
Definition
Applicant: Borough Council
Received: October 22, 2014
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 November 5, 2014.

GENERAL INFORMATION

Proposed Action: Amend the subdivision and land development ordinance to revise the definition of floodplain to be consistent with the Federal Emergency Management Agency (FEMA).

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 and FEMA.

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 505(b) of the Pennsylvania Municipalities Planning Code.

MMW:kjp

cc: Colby Grim, Esq., Grim, Biehn, Thatcher
C. Robert Wynn, P.E., Borough Engineer (via email)
Lisa Herrmann, Borough Secretary (via email)



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November 5, 2014

BCPC #40-14-5

MEMORANDUM

TO: Silverdale Borough Council
Silverdale Borough Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Floodplain Ordinance
Applicant: Borough Council
Received: October 22, 2014
Hearing Date: Not Set

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on November 5, 2014.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to comply with the updated floodplain regulations required by the Federal Emergency Management Agency (FEMA).

Proposed Zoning Provisions: Remove the existing floodplain regulations found in Sections 340-37 through 340-49 that will be addressed by a newly adopted stand-alone floodplain ordinance. The definition of floodplain in Section 340-7 will be amended to be consistent with the requirements of FEMA and the natural resource protection provision for floodplain in Section 340-34 will be amended to provide consistency with the new stand-alone ordinance.

Existing Zoning Provisions: Sections 340-7, 340-34 (Floodplain Overlay Zone) contains standards and provisions for all lands within the Borough shown as being located within the boundaries of designated Floodplain 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 and FEMA.

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:kjp

cc: Colby Grim, Esq., Grim, Biehn, Thatcher
C. Robert Wynn, P.E., Borough Engineer (via email)
Lisa Herrmann, Borough Secretary (via email)



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Diane M. Ellis-Marseglia, *LCSW*

CONFIDENTIAL — NOT FOR RELEASE

November 5, 2014
BCPC #41-14-CP1

MEMORANDUM

TO: Solebury Township Board of Supervisors
Solebury Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal for Solebury Township Comprehensive Plan
Applicant: Solebury Township Board of Supervisors
Received: October 15, 2014
Hearing Date: December 16, 2014

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 November 5, 2014.

GENERAL INFORMATION

Proposed Action: Adopt a new comprehensive plan that updates and replaces the 2002 township comprehensive plan.

COMMENTS

The staff of the Bucks County Planning Commission provided assistance to the township in the development of the comprehensive plan. We recommend that municipal officials adopt the plan since it is consistent with the requirements of Section 301 of the Pennsylvania Municipalities Planning Code.

We commend Solebury Township officials for the level of detail undertaken in its planning process, including conducting a community survey and its research and analysis of topics and issues. In updating the comprehensive plan, municipal officials reviewed its vision statement and reaffirmed goals and objectives outlined in the previous comprehensive plan regarding an emphasis on a sustainable community and sustainable development philosophy. The new plan acknowledges the need to further mainstream sustainable development by integrating environmental, economic, and social aspects at all levels, and by all working together, to secure the future for generations yet to come. Ways of fostering quality of life in the township include preserving elements of the natural and built environments (scenic open spaces, farmland, watersheds, and historic resources), enhancing

pedestrian walkability, recreational facilities, and transportation circulation systems (vehicular and bicycle), encouraging energy conservation, best management practices, hazard mitigation, providing necessary community facilities and services, and working cooperatively with neighboring municipalities to maximize resource sharing, as well as dealing proactively with issues of regional concern. Recommended action steps are provided in the plan's implementation chapter to help achieve goals for a sustainable community.

The Plan for Land Use is a general and long-term guide for land use based upon sustainable community planning objectives and reflects anticipated changes in population, housing, and public facilities and services that may be needed over the life of the plan. It also serves as a guide on which to base regulatory controls such as zoning and subdivision, land use regulations, official map, and building codes. The Plan for Land Use retains the township's four existing land use categories (with minor adjustments) for planning purposes related to future land use. The four categories include: Rural Conservation; Site-Responsible Rural; Mixed Use Rural-Suburban Center; and Historic Villages. These categories are not intended to be discrete zoning districts but suggest the predominant character of the landscape and a focus for ongoing land use planning to help achieve a sustainable community.

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.

CHG:kjp

cc: Jonathan Reiss, Municipal Solicitor
Dennis Carney, Manager (via email)

Bucks County Planning Commission
Subdivision and Land Development Reviews
September 22 to October 24, 2014

Municipality	BCPC Number	Tax Parcel Number(s)	Applicant	Submission Level	Proposal
Bedminster Township	9533-A	1-19-24	Tractor Supply	P	Commercial Land Development: 19,097 Square-feet
Bensalem Township	11726-A	2-7-6-2 & -9-3	2410 Buffalo Avenue	F	Lot Line Change
Bensalem Township	4772-E	2-59-22-1 & -22-2	Biddle	F	Lot Line Change
Buckingham Township	8264-A	6-21-82-1, -82-3 & -82-4	Schechter	P	Lot Line Changes
Doylestown Township	10629-A	9-9-4-1	Snyder	F	2 Single-family Lots
Falls Township	12039	13-28-28	Buckingham Retail Properties (Wawa)	P	Commercial Land Development: 29,133 Square-feet
Lower Makefield Township	11942	20-3-36-1	Moon Nurseries Tract	RP	15 Single-family Lots 3 Open Space Lots
New Britain Township	11112-C	26-5-2 & -5-2-1	Quad/Graphics Marketing, LLC	P	Lot Line Change
Newtown Borough	12030	28-2-69	Buckman Place	RP	4 Single-family Lots
Newtown Township	5309-A	29-10-18	Bucks County Assoc. for the Blind	P	Institutional Land Development: 2,956 Square-feet
Newtown Township	12034	29-12-4 & 29-12-5	Meglio's	P	3 Multi-family Units Commercial Land Development: 4,023 Square feet
Northampton Township	12041	31-6-2	355 West Bristol Road	S	Lot Line Change
Perkasie Borough	12042	33-6-17	Moyer Living Trust	S	2 Single-family Lots
Richland Township	12040	36-38-31-1	Dunkin Donuts	P	Commercial Land Development: 4,168 Square-feet
Richland Township	12043	36-6-5	City Line Construction	P	Commercial Land Development: 6,000 Square-feet
Silverdale Borough	11195-B	40-3-116 & -117	Dunkin Donuts	P	Commercial Land Development: 1,624 Square-feet
Springfield Township	6059A	42-4-116 & -117-2	Osipower	P	Lot Line Change
Warrington Township	8219-B	50-18-112	953 Elbow Lane	P	2 Single-family Lots



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October 16, 2014
BCPC #9533-A

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 — Tractor Supply
TMP #1-19-24
Applicant: TKC CLXVI, LLC
Owner: Wayne M. Tittle
Plan Dated: September 17, 2014
Date Received: September 25, 2014

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 existing building and redevelop the site (4.365 net acres) with a 19,097-square-foot building for a tractor supply business. A 15,000-square-foot fenced sales area, several smaller display areas (for a total 21,466 square feet of outdoor storage and display areas), and 80 parking spaces are indicated. On-lot sewer (holding tank) and water (well) are intended to serve the site.

Location: Between Easton Road (S.R. 611) and Old Easton Road, north of Quarry Road.

Zoning: C-2 Commercial District permits retail uses on a minimum lot area of one acre and a maximum impervious surface ratio of 60 percent. It is noted that variances were granted by the zoning hearing board on August 19, 2014, from the outdoor storage and signage provisions.

Present Use: Commercial; Antique and collectable store/retail nursery.

COMMENTS

1. **Waivers**—Sheet 1 of the plan notes that waivers from five provisions of the subdivision and land development ordinance are requested, including the following:
 - Section 411—Environmental Impact Assessment (EIA);
 - Section 506.4.A—Minimum cartway width;
 - Section 515.2.A—Landscaping in parking areas;

- Section 515.2.B—Interior landscaping of parking areas; and
- Section 515.2.C—Perimeter landscaping of parking areas.

The waiver request on Sheet 1 of the plan, regarding Section 515.2.B, should be revised from the question mark symbols to the actual percentage proposed for the interior landscaping area. According to the landscape plan (Sheet 6), it appears that 8.18 percent is proposed for the interior landscaping area. 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 ordinance provisions should be approved in whole or in part.

2. Access and transportation impact

- a. **Highway occupancy permit**—General Note 12 on Sheet 1 indicates that a state highway occupancy permit is required for the proposal. Therefore, the plan should not be approved (or in the alternative be given conditional approval) until the highway occupancy permit is obtained. The township should coordinate with PaDOT during the highway occupancy permit process to address any township concerns related to access onto Easton Road.
 - b. **Traffic Impact Study**—Section 406.3 of the subdivision and land development ordinance requires a traffic impact statement for any commercial development consisting of 25,000 square feet or more within the exterior walls of the building. Although the proposal does not meet this threshold, the ordinance provision allows the Board of Supervisors to request a Traffic Impact Study (TIS) for any land development if there is a particular reason, such as the location, existing problems, type of use, etc. Given that the proposal also includes a 15,000-square-foot outdoor sales area, is situated on an arterial highway without designated left turning lanes, and is in proximity to a traffic signal and other access ways, we recommend that township officials consider requiring the submission of a TIS to help assure safe turning movements will be achieved.
3. **Lighting plan**—Sheet 7 is entitled Lighting Plan. However, no information regarding the proposed lighting features or fixture details are shown on this plan sheet. Therefore, the plan should be revised in accordance with subdivision and land development ordinance Sections 403.10.F and 526.
 4. **Tree protection and siting**—Four existing trees situated on the southeastern corner of the tract (near Old Easton Road) are to remain on the site. In accordance with Sections 403.10 and 515.5 of the subdivision and land development ordinance, tree protection fencing should be indicated on the plan for the trees that are intended to remain.

In addition, Sheet 6 illustrates several proposed trees in proximity of the 10-foot-wide bike path easement. It is recommended that when tree planting occurs, the trees are sited farther back from the easement boundary to accommodate growth and avoid the potential for interference with the future intended bike path.

This review will be included in the Bucks County Planning Commission board materials for the November 5, 2014, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

CHG:kjp

cc: TKC CLXVI, LLC
Wayne M. Tittle
PennTerra Engineering Inc.
Thomas J. Fountain, P.E., Keystone Municipal Engineering, Township Engineer
Richard H. Schilling, Township Manager (via email)



BUCKS COUNTY PLANNING COMMISSION

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

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COUNTY COMMISSIONERS:

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Diane M. Ellis-Marseglia, *LCSW*

September 30, 2014
BCPC #11726-A

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 2410 Buffalo Avenue
TMP #2-7-6-2; 2-7-9-3
Applicant: Gayatri and Prabha Maurya
Owner: Timothy and Karen Pinkham
Plan Dated: August 26, 2014
Date Received: September 12, 2014

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 3,479.19 square feet from TMP #2-7-6-2 to TMP #2-7-9-3 to form lots of 19,579.47 and 15,413.67 square feet, respectively. The lots contain existing residences. Public water and sewerage serve the site.

Location: Along the northwest side of Buffalo Avenue, 100 feet northeast of its intersection with Master Avenue.

Zoning: R-2 Residential District permits single-family detached dwellings on a minimum lot size of 7,500 square feet with a minimum lot width of 75 feet.

Present Use: Residential

COMMENTS

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

This review will be included in the Bucks County Planning Commission board materials for the November 5, 2014, 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:pas

cc: Gayatri and Prabha Maurya
Timothy and Karen Pinkham
TEI Consulting Engineers, Inc.
Loretta Alston, Bensalem Township Department of Building and Planning
Ron Gans, Municipal Engineer, O'Donnell & Naccarato
William Cmorey, Township Manager (via email)



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Executive Director

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

October 28, 2014
BCPC #4772-E

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 James C. Biddle
TMP #2-59-22-1; 2-59-22-2
Applicant: James C. Biddle
Owner: Same
Plan Dated: August 26, 2014
Date Received: October 9, 2014

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 13.246 acres from TMP #2-59-22-2 (Parcel B) to TMP #2-59-22-1 (Parcel C) to form lots of 11.724 and 40.064 acres, respectively. Parcel B will be vacant as a result of this subdivision. Public water and sewerage serve the site.

Location: Along the southeast side of State Street, adjacent to the southwest side of the Delaware Access Area.

Zoning: The R-AA Residential District permits single-family detached dwellings on a minimum lot area with a minimum lot width of 150 feet.

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 November 5, 2014 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:kjp

cc: James C. Biddle
Thomas R. Hecker, Esq.
Durkin Associates, Inc.
Loretta Alston, Bensalem Township Department of Building and Planning
Ron Gans, Municipal Engineer, O'Donnell & Naccarato
William Cmorey, Township Manager (via email)



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Executive Director

COUNTY COMMISSIONERS:

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

October 23, 2014
BCPC #8264-A

MEMORANDUM

TO: Buckingham Township Board of Supervisors
Buckingham Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Lot Line Change for Schechter
TMP #6-21-82-1, 6-21-82-3, and 6-21-82-4
Applicant: Adam and Donna Schechter
Owner: George and Cheryl Litzke, Adam and Donna Schechter, William F. And
Deborah Covolus
Plan Dated: October 3, 2014
Date Received: October 15, 2014

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 1.07 acres of TMP #6-21-82-4 (entitled Parcel A) to TMP #6-21-82-3 and convey 1.642 acres of TMP #6-21-82-1 (entitled Parcel B) to TMP #6-21-82-3. There is no development proposed at this time. As a result of the lot line changes, the net lot areas of TMP #6-21-82-1, 6-21-82-3 and 6-21-82-4 would be 2.009 acres, 9.169 acres, and 9.751 acres (excluding driveway land), respectively. Existing single-family dwellings are located on all three parcels. Individual on-site water and sewerage facilities will continue to serve the dwellings.

Location: TMP #6-21-82-1 is located on the southwestern side of Pineville Road, approximately 750 feet southeast of its intersection with New Hope Road. TMPs #6-21-82-3 and 6-21-82-4 are located on the southeastern side of New Hope Road, approximately 850 feet southwest of its intersection with Pineville Road.

Zoning: AG-1 Agricultural 1 District, which permits the use B1 single-family dwelling on a minimum lot size of 1.8 acres where the tract size is less than or equal to 10 acres, and where the tract is greater than 10 acres and subject to a permanent preservation easement.

Present Use: Residential.

COMMENTS

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

1. **Accessory use**—The zoning information on sheet 1 of the plan indicates that TMP #6-21-82-3 would contain an accessory use ‘horses for personal use’ and also lists a minimum yard setback to livestock buildings of 100 feet, which is delineated and described on the plot plan for TMPs #6-21-82-3 and 6-21-82-4. We are unaware of any accessory use in the zoning ordinance pertaining to ‘horses for personal use’ and only uses A1 General Farming and A5 Riding Academy require minimum 100-foot setbacks for buildings or structures used for raising of horses. Township officials should determine if the plan should contain the specified accessory use and associated setback.
2. **Building area**—Township officials should determine if the plan should also be revised to provide the amount of building area for each lot in accordance with Section 3101A.1 of the zoning ordinance.
3. **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 their November 5, 2014 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:kjp

cc: George and Cheryl Litzke
Adam and Donna Schechter
William F. And Deborah Covolus
Sharon Dotts, PE, Gilmore & Associates, Inc.
Dan Gray, P.E., Knight Engineering, Township Engineer
Dana Cozza, Township Manager (via email)



BUCKS COUNTY PLANNING COMMISSION

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Executive Director

COUNTY COMMISSIONERS:

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

October 16, 2014
BCPC #10629-A

MEMORANDUM

TO: Doylestown Township Board of Supervisors
Doylestown Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Final Plan of Subdivision for Snyder
TMP #9-9-4-1
Applicant: William R. and Joyce E. Snyder
Owner: Same
Plan Dated: September 19, 2014
Date Received: September 30, 2014

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 16.362 (gross) acre tract (15.37 acres net) into two lots. Lot 1 would be 14.327 (net) acres and retain an existing dwelling, various outbuildings, and a stone covered parking area and driveway. Lot 2 would be 1.0 (net) acres in size and also retain an existing dwelling. On-lot water supply and on-lot sewerage facilities serve the existing dwelling units. Except for two on-lot parking spaces on Lot 2, no new development is proposed at this time.

Location: Northeast side of Limekiln and Sandy Ridge roads, northwest of the Route 611 Bypass.

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; two single-family detached dwellings and various outbuildings are situated on the parcel.

COMMENTS

1. **Driveway arrangement**—Both dwelling units are currently served by a shared accessway arrangement that contains two stone driveways separated by a tree-lined strip and grass island. Lot 2 is proposed to encompass the stone driveway to the southeast of, and including, the

grass island area and Lot 1 would retain access via the stone driveway to the northwest, including the wide portion of the accessway and stone covered parking area. Subdivision and land development ordinance Section 153-27(4) requires that all driveways be at least 10 feet from any side or rear lot line for single-family detached development. The proposed side yard between the two lots and a portion of rear yard of Lot 2 do not meet the required 10 foot setback for driveways. The plan should be revised to clearly define the proposed driveway arrangement on each proposed new lot. As shown on the plan, the driveway and grass island on Lot 2 extends into the parking area of Lot 1. In the event of a shared driveway, we recommend an access easement and maintenance agreement over the shared portion of the driveway be provided.

2. **Fence**—A portion of the fence on Lot 2 is located within the right-of-way. The relocation or proposed disposition of this fence encroachment should be addressed prior to plan approval.
3. **Bike lane**—Limekiln Road is designated as a community collector road which is required to provide bike lanes in accordance with Section 153.25.D of the subdivision and land development ordinance. The plan should be revised to address this issue.
4. **Shed location**—Sheet 1 contains a note stating that the existing shed on Lot 2 is to be moved a minimum of 15 feet from the property line. Township officials may wish the plan be revised to show the proposed location of the shed to determine compliance with all ordinance requirements.
5. **Water and sewage facilities**—Note 5 on Sheet 1 of the plan indicates water and sewage facilities currently serve the existing dwelling units. The plan identifies the well location on Lot 1 but not on Lot 2. The plan should be revised accordingly. In addition, the condition of the existing well(s) and septic system(s) should be provided to determine long-term function capabilities.

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

This review will be included in the Bucks County Planning Commission board materials for the November 5, 2014 meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

CHG:kjp

cc: William R. and Joyce E. Snyder
McGill & Wilson, Inc.
Mario Canales, Pickering, Courts and Summerson, Township Engineer
Stephanie Mason, Township Manager (via email)



BUCKS COUNTY PLANNING COMMISSION

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Executive Director

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Diane M. Ellis-Marseglia, *LCSW*

October 7, 2014
BCPC #12039

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 Buckingham Retail Properties (Wawa)
TMP #13-28-228
Applicant: Buckingham Retail Properties
Owner: American Stores Company
Plan Dated: June 30, 2014
Date Received: September 9, 2014

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

GENERAL INFORMATION

Proposal: Construct commercial space totaling 29,133 square feet in three buildings on leased lots on a parcel of 8.76 acres. The buildings would consist of a 5,585-square-foot convenience store with gasoline pumps, a 14,578-square-foot pharmacy with drive-through lane, and a 4,388-square-foot restaurant with drive-through lane. Public water and sewer serve the site.

Location: The east side of West Trenton Avenue at Pine Grove Road (Route 13).

Zoning: HC, Highway Commercial District, which permits a variety of commercial space uses on a lot of at least 40,000 square feet, with a maximum impervious surface ratio of 70 percent.

Present Use: Commercial.

COMMENTS

1. **Conditional use**—Fuel sales are permitted in the HC District by conditional use, according to Section 209-23.D of the zoning ordinance. The proposed plan appears includes gas pumps. The applicant must obtain conditional use approval from the board of supervisors prior to plan approval.

2. **Variations**—The applicant is seeking numerous variations from provisions of the zoning ordinance. The variations encompass requested relief from three sections of the zoning ordinance regulating front yard standard; from one section regulating the location of buildings so as to enable potential future subdivision; from two sections regulating accessory structure front yard setback; from two sections regulating service station spacing and operation; and from five sections regulating the size, setback or illumination of signage.

In addition, the list of waivers on Sheet 1 of the plan cites a proposed “waiver” of Section 209.38.1A of the zoning ordinance “as permitted to be considered for waiver by Section 209-38.1.E.” Those sections of the zoning ordinance authorize the waiver of buffer planting requirements at the discretion of the board of supervisors. We note that the plan proposes minimal buffering other than existing vegetation along the southwestern property line, which adjoins a residentially zoned district. The nature of buffering along the southernmost edge of the site, also adjoining residential lots, is not detailed on the plan. The adequacy of residential buffering should be confirmed before such standards are relaxed or waived.

Township officials should not take action on the plan until the zoning hearing board has made a determination on the variance requests. The final plan should list all granted variations.

3. **Special exception**—The proposal would necessitate a special exception for signage, according to materials submitted by the applicant. The board of supervisors should not take action on the plan until the issue of the special exception is resolved by the zoning hearing board.
4. **Waivers**—The applicant is seeking waiver of numerous provisions of the subdivision and land development ordinance (SALDO), and of the stormwater management ordinance. The SALDO waivers encompass requested relief from two sections regulating driveway configuration and grade; from three sections regarding parking lot setback, curbing, stall, and landscaping standards; from three sections regarding sidewalk installation; from one section regarding grading in the road right-of-way; and from one section regarding installation of curbing. (Also see Item 1, above, regarding the proposed waiver of buffer screen planting along street lines). The applicant has requested waiver of five sections of the stormwater ordinance regulating design standards of stormwater facilities.

We recommend against waiving the sidewalk installation requirements of SALDO Section 191-61, so that there will be sidewalk connectivity along the Pine Grove Road (Route 13) frontage to link the apartment complex and other housing, adjacent to the site and across Route 13, with the proposed nearby commercial development.

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

5. **Parking**

- a. **Number of spaces**—The 62 parking spaces proposed for the pharmacy building fall short of the 81 spaces that would be required under the standard of 5.5 spaces for every 1,000 square feet of gross floor area set by Section 209-42.10 of the zoning ordinance. Also, under the guidelines of the Americans with Disabilities Act and the township's Design Details and Practices, the restaurant should have two, rather than one, disabled-accessible parking spaces for a lot totaling 27 spaces.
 - b. **Dimensions**—SALDO Section 191-37.C sets minimum dimensions of 10 feet by 20 feet for general-purpose parking stalls other than parallel and disabled-accessible. The minimum dimensions are 8 feet by 20 feet for accessible spaces. Both types of parking spaces at the restaurant and the pharmacy do not meet the minimum dimensional standards.
 - c. **Setback**—At least 30 feet adjacent to any street line and 10 feet adjacent to any lot line shall not be used for parking and shall be planted or landscaped in lawn cover or shrubbery, according to Section 209-23.H(2) of the zoning ordinance. Restaurant parking spaces at the western end of the site lie within 30 feet of a lot line.
6. **Driveway width**—Continuous open driveways exceeding 30 feet in width at the street line are prohibited under Section 209-42.E of the zoning ordinance. Both driveways serving the proposed development exceed 30 feet in width at the street line.
7. **Landscaping**—All improved portions of the property not occupied by buildings or paving shall be landscaped, under Section 209-23.H.4 of the zoning ordinance. Township officials should confirm that landscaping is sufficient to meet ordinance standards.
8. **Street trees**—The township should determine if street trees along the West Trenton Avenue and Pine Grove Road frontages are required under the provisions of Section 191-48.A of the subdivision and land development ordinance.
9. **Circulation**—The intensity of proposed development has resulted in complex arrangements for internal circulation, which include several offset intersections, a drive-through lane, and multi-directional traffic and pedestrian crossings, not always marked, throughout the site. We are especially concerned about the potential hazards posed by the location of the convenience store trash collection station in proximity to the West Trenton Avenue exit. We recommend that the circulation arrangement be reviewed by the township's traffic engineer for pedestrian and vehicular safety, adequacy of escape lane and stacking provisions at the drive-through lane, location of marked crosswalks, and signage.
10. **Off-street loading**—The plan should show off-street loading provisions for the restaurant use in accord with Section 209-23.J of the zoning ordinance and Section 191-51.F of the subdivision and land development ordinance.
11. **Truck turning plan**—Our review copy of the plan did not depict a truck turning plan for the restaurant. SALDO Section 191-50.E.2 requires efficient access of emergency, maintenance and delivery vehicles.

12. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection to determine if an Act 537 Planning Module for Land Development must be submitted for this proposed land development. We note that the Pennsylvania Department of Environmental Protection has notified the applicant that the existing receiving, collection and conveyance system has a projected hydraulic overload, and that conveyance capacity must be provided consistent with the Bucks County Water and Sewer Authority's Connection Management Plan for the Neshaminy Interceptor.

This review will be included in the Bucks County Planning Commission board materials for the November 5, 2014, 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.

GF:kjp

cc: Buckingham Retail Properties
American Stores Company
Eric Britz, Bohler Engineering
Tom Hecker, Esq., Begley, Carlin & Mandio
Jim Sullivan, T&M Associates, Township Engineer
Thomas Beach, Remington, Vernick & Beach, Township Transportation Engineer
Peter Gray, Township Manager (via e-mail)



BUCKS COUNTY PLANNING COMMISSION

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Charles H. Martin, *Vice Chairman*
Diane M. Ellis-Marseglia, *1CSW*

October 1, 2014
BCPC #11942
TWP #629

MEMORANDUM

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

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Revised Preliminary Plan of Subdivision—Moon Nurseries Tract
TMP #20-3-36-1
Applicant: Orleans Homes, Inc.
Owner: Moon Nurseries Maryland, Inc.
Plan Dated: November 26, 2013
Last Revised: August 22, 2014
Date Received: September 16, 2014

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 29.76-acre (gross) site into 15 single-family detached lots which range in size from 34,058 to 42,336 net square feet (34,526 to 51,719 gross square feet). Conservation easements to preserve existing slopes are intended to be provided on portions of proposed Lots 1, 2, and 3. The site will also contain two common area lots. Common Area #1 will consist of 12,254 square feet (gross) and will contain an area of preserved steep slopes; Common Area #2, which consists of 567,755 square feet (gross), contains significant natural resources and will contain three proposed stormwater management basins. Public water and sewer facilities are intended to serve the development.

Location: Along the southern side of Quarry Road, approximately 110 feet east of Lindenhurst Road.

Zoning: R-1 Residential Low Density district which permits single-family detached dwellings on a minimum net lot area of 34,000 square feet for sites in which the base site area contains between 32 and 46 percent of natural resources. (According to the site capacity calculations, 35.8 percent of the parcel's base site area is classified as resource protected land.) A maximum permitted density

on the net buildable site area is 1.07 dwelling units per acre. The required minimum lot width is 140 feet at the front building setback line.

Present Use: Nursery.

COMMENTS

1. **Requested waivers**—Notes on the plan and related correspondence indicate the applicant is requesting waivers from the following sections of the Lower Makefield Township Subdivision and Land Development Ordinance:

- 178-20.E(29) from the requirement to provide core samples of existing roads abutting the site
- 178-40.A to reduce the cartway width of the proposed cul-de-sac road from 26 to 24 feet
- 178-45.A to extend the maximum cul-de-sac length from 440 feet to 1,272 feet
- 178-47.A to provide sidewalks on one side of the proposed street and to allow a portion of the sidewalk to be outside of the proposed right-of-way
- 178-56 to provide storm sewer easement with a minimum width of 20 feet and not require easements to be centered on lot line
- 178-82.C.(1) partial request to allow Type II Buffer plant materials to be located farther than the required 25 feet from the street or bordering property line
- 178-82.C.(4) to not require landscape berms along the frontage of Quarry Road
- 178-85.C partial request to allow tree protection fence to be placed at existing tree dripline only, and not at 15 feet if greater than the dripline distance
- 178-85.D.(12) to allow stormwater BMPs that discharge into the tree protection area
- 178-93.D.(8) to allow the required 10-foot basin berm width to be constructed within existing soils
- 178-93.D.(12)(G) to allow less than the required 3 feet minimum between the upstream edge of the emergency spillway and the spillway crest elevation
- 178-93.F(3)(C) to allow the minimum pipe diameter for roof leaders, yard drains and stormwater BMP drains to be less than the required 18 inches
- 178-93.F.(3)(D) to allow increment storm sewer pipe size changes of less than the required six inches
- 178-93.F.3.H to allow less than the minimum required cover for storm sewer pipe
- 178-95.C.(4) to allow grading within 5 feet of right-of-way and property lines
- 178-95.C.(14) to allow concentrated runoff onto adjoining properties
- 178-15.A to allow the post-development 2-year storm runoff rate to not meet the requirement for reduction to meet the pre-development 1 year storm runoff rate.

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

Regarding the relief requested from the tree protection requirement, we recommend that the township officials not waive Section 178-85.C of the subdivision and land development

ordinance. Tree protection standards are especially important where regrading is proposed near existing vegetation intended to remain since disturbance to root systems often leads to the death of the trees. To ensure that trees intended to be preserved are adequately protected, we strongly recommend adherence to the existing protection standards in Section 178-85.C.

2. **Natural resources**

- a. **Natural resource tabulation**—The Natural Resource Tabulation on Sheet 2 of 18 indicates that the site contains acreage within several categories considered as “Fully Protected Resources”. These resource categories include: floodplains; wetlands and waters of the Commonwealth; ponds and pond shorelines; wetlands/watercourse buffer; 25%+ steep slopes; and 25% steep slope buffers. While most of these resources are subject to protection standards and are identified on the site, there is no indication of what the 25% steep slope buffer is or where it is located on the site. The natural resource protection requirements and site capacity calculations in zoning ordinance sections 200-51 and 200-52 do not contain standards for steep slope buffers.
 - b. **Wetlands/watercourse buffer**—The plan shows a proposed 50-foot natural resources buffer from the edge of the delineated wetlands and streams (identified as waters). Section 200-51.B.(4)(c) of the zoning ordinance contains requirements for wetlands/watercourse buffers. This ordinance section requires a minimum buffer width of 50 feet for wetlands/watercourses which may increase depending on the slope of land within a 300-foot distance from the edge of the wetlands/watercourse. It should be determined if the 50-foot buffer is sufficient.
 - c. **Resource protected land**—The plan should be revised to clearly indicate natural resource areas to be protected and areas of existing natural resources that are to be disturbed so that compliance with the natural resource protection standards can be determined. In addition, the proposed area of resource disturbance, in terms of square feet, should be determined.
 - d. **Conservation easements**—Conservation easements to preserve existing slopes are intended to be provided on portions of proposed Lots 1, 2, and 3. It is recommended that the terms and conditions of the conservation easements be written into the deeds for all affected lots.
3. **Environmental assessment**—Section 178-20.G of the subdivision and land development ordinance requires the submission of an environmental impact assessment report for all subdivisions involving three or more dwellings or lots. The required assessment was not provided with the plan submission to our office.
4. **Road “B”**—The revised preliminary plan shows Road “B” extending approximately 180 feet from its intersection with Road “A”. Road “B” will provide driveway access for Lots 3 and 4 before ending at the start of the emergency access lane that extends to Hillside Lane in the adjacent neighborhood just west of the site. Section 178-38.F of the subdivision and land development ordinance requires that stub streets greater in length than one lot depth shall be provided with a temporary turnaround to the standards required for cul-de-sacs or shall be

paved to the full width of the right-of-way for the last 75 feet of their length. The plan should be revised to comply with this ordinance requirement.

In addition, Section 178-47.A. of the subdivision and land development ordinance requires that sidewalks be provided on both sides of all streets where required by the Township for safety and convenience. If determined necessary, the plan should be revised to show sidewalks along Road "B".

5. **Landscaping**

- a. **Proposed street tree**—The Landscaping and Lighting Plan on Sheet 10 of 18 shows 19 proposed street trees to be Legacy Sugar Maple (*Acer saccharum* 'Legacy'). Although this tree type is included on the Lower Makefield Township Native Plant List, it is not checked as an approved street tree in Exhibit 1 of the Lower Makefield Township subdivision and land development ordinance. The plan should be revised to indicate an alternative species from the approved list unless deemed acceptable by the township.
 - b. **Proposed perennial and stormwater management plantings**—The Landscaping and Lighting Plan on Sheet 10 of 18 indicates 75 proposed 'Magnus' Purple Coneflower plants (*Echinacea purpurea* 'Magnus'). In addition, within the planting list for stormwater management areas, 3 Bald Cypress trees (*Taxodium distichum*) are proposed. Neither the perennial nor tree are listed on the Lower Makefield Township Native Plant List in Exhibit 1 of the township's subdivision and land development ordinance. The plan should be revised to indicate an alternative plantings from the approved list unless deemed acceptable by the township.
6. **Stormwater**—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).
7. **Open space**—The *Lower Makefield Township Open Space Plan* (August 19, 2009) lists TMP #20-3-36-1 as a high priority property. According to the Plan, the township EAC considers acquisition of high priority properties to be the most beneficial to the township in terms of ecological value, contiguity to existing green space, and aesthetics. The township may want to consider acquiring or establishing an open space easement on this property.
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 November 5, 2014, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

LMW:kjp

cc: Orleans Homes, Inc.
Douglas A. Waite, P.E., Gilmore & Associates, Inc.
Boucher & James, Municipal Engineer
Terry Fedorchak, Lower Makefield Township Manager (via email)
Nancy Frick, Lower Makefield Township, Director of Planning & Zoning (via email)



BUCKS COUNTY PLANNING COMMISSION

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

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Lynn T. Bush
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COUNTY COMMISSIONERS:

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

October 21, 2014
BCPC #11112-C

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 Quad/Graphics Marketing
TMPs #26-5-2 and -5-2-1
Applicant: Prospect Acquisitions
Owner: Prospect Acquisitions.
Plan Dated: September 10, 2014
Date Received: September 22, 2014

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 10.494-acre parcel from TMP #26-5-2 (110.675 acres) to TMP #26-5-2-1, the acreage of which is not given. As a result of the conveyance, TMP #26-5-2 will be 100.91 acres, and contain an existing industrial building. No additional development is depicted at this time. Public water and sewer serve the site.

Location: West side of Schoolhouse Road, at Cedar Hill Road.

Zoning: The Industrial (I) District permits manufacturing and wholesaling activities on lots of 3 acres or more.

Present Use: Industrial

COMMENTS

1. **Zoning**—The plan identifies the subject parcel and surrounding properties in the LI Light Industrial District. The township zoning map labels the district as the I Industrial District. The plan should be revised to reflect the current zoning district.

2. **Plan information**—Sections 22-504.2 and 22-502.B.7 of the subdivision and land development ordinance requires the plan to depict the overall tract boundary and total acreage. This provision applies to minor subdivisions and lot line adjustments. The plan should be revised to depict the boundaries and acreage of TMP #26-5-2-1.

This review will be included in the Bucks County Planning Commission board materials for the November 5, 2014, 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.

GF:kjp

cc: Quad/Graphics Marketing
Bohler Engineering
Craig Kennard, P.E., Gilmore & Associates, Township Engineer
Eileen Bradley, Township Manager (via e-mail)



BUCKS COUNTY PLANNING COMMISSION

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Executive Director

COUNTY COMMISSIONERS:

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

October 20, 2014
BCPC #12030

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 Buckman Place
TMP #28-2-69
Applicant: Buckman Place, LP
Owner: Donald Fitch
Plan Dated: July 8, 2014
Last Revised: September 22, 2014
Date Received: October 7, 2014

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 0.910-acre parcel into four single-family detached lots: Lot 1 of 9,954 square feet, Lot 2 of 7,938 square feet with an existing dwelling to remain, Lot 3 of 9,323 square feet, and Lot 4 of 9,382 square feet. An existing 2-story office building is to be removed. Public water and sewerage serve the site.

Location: Eastern side of North State Street, just north of Greene Street and across from the Newtown Theater.

Zoning: V-1 Village Conservation District permits single-family detached dwellings on a minimum lot area of 4,000 square feet per dwelling unit, maximum lot size of 10,000 square feet per principal use, and minimum lot width at street line of 50 feet.

Variances were granted by the Newtown Borough Zoning Hearing Board on July 1, 2014, with written decision on August 14, 2014 to allow a reduced lot width for Lot 3 of 48 feet in lieu of the 50 feet required, and to allow for disturbance of 656 square feet of manmade 15 to 25 percent slopes.

Present Use: Residential with office.

COMMENTS

The plan has been revised to address the comments in our review of the previously submitted plan, and additional information concerning the proposal has been provided. We note the following regarding the revised plan.

1. **Street trees**—The revised plan proposes *Malus x 'Prairifire'* (crabapple) as street trees. Since the fruit from these trees could be a nuisance on the sidewalk and street, we suggest specifying another tree.
2. **Waivers requested**—The plan includes a revised list of requested waivers from requirements of the subdivision and land development ordinance and the applicant has provided a written justification of the requested waivers, in accordance with the requirement of Section 512.1(b) of the Pennsylvania Municipalities Planning Code. If waivers are granted by Borough Council, the plan references to requested waivers should be revised accordingly.

This review will be included in the Bucks County Planning Commission board materials for the November 5, 2014 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:kjp

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



BUCKS COUNTY PLANNING COMMISSION

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

October 14, 2014
BCPC #5309-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 Bucks County Association for the Blind
Building Addition
TMP #29-10-18
Applicant: Bucks County Association for the Blind and Visually Impaired
Owner: Same
Plan Dated: September 16, 2014
Date Received: September 23, 2014

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 2,956-square-foot (total) addition to an existing building for office and storage use (2,512 square feet) and a covered walkway (444 square feet), on a 3.1825-acre parcel. The existing building contains a community center and retail shop. Public water and sewerage serve the site.

Location: Western side of Freedom Drive, which is on the western side of South State Street and opposite Fountain Farm Drive, north of the Newtown Bypass.

Zoning: TC-2 Town Commercial 2 District which permits uses such as office and retail shop (with a maximum size of 5,000 square feet for each) by conditional approval on a minimum lot area of 20,000 square feet and a maximum impervious surface ratio of 50 percent.

Present Use: Community center and retail shop.

COMMENTS

1. **Conditional use**—The D-1 Office use is permitted by conditional approval in the TC-2 District, by zoning ordinance Section 604.A.2. It should be determined if conditional use approval is necessary for this building addition proposal.
2. **Waiver requested**—The site plan indicates that the applicant is requesting a waiver of Section 404.1.A of the subdivision and land development ordinance (SALDO) which requires a plan scale of 1"=50' or 1"= 100', although a larger scale of 1"=30' is proposed.

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

3. **Parking**—The parking calculation on Sheet 1 does not include the proposed square footage for the building addition. The calculation is based on the square footage for the existing retail shop and community center, and includes a reduction in the required number of parking spaces for the community center, because patrons and users of the facility are transported there in vans. It indicates that the total required parking is 36 spaces, with 38 spaces provided. The township should be satisfied that the proposed square footage for office and storage use does not require additional parking spaces, and that the proposed number of spaces is appropriate for the patrons, users, employees, and volunteers for the retail shop and community center.

In addition to the 38 existing and proposed parking spaces shown in the lot in front of the building, the plan shows six existing parking spaces east of the building, and a note stating seven existing overflow parking spaces are located in the unused portion of Freedom Drive across from the parking lot entrance. We suggest that more information be provided about these parking areas, such as whether there is a pedestrian connection to the six spaces, or if they are used as van parking after patrons or users are dropped off at the door to the building. Additionally, the seven overflow parking spaces should be delineated to ensure that there is no conflict with the vehicular flow on Freedom Drive and turning movements into and out of the site, including that of service and delivery vehicles. The township should be satisfied that access along Freedom Drive meets municipal standards.

4. **Fire lane**—It should be determined whether the plan meets the fire lane requirements of SALDO Sections 511.B and C regarding access to the building, striping of pavement, and signage.
5. **Tree protection**—Tree protection fence should be provided for the portion of the existing tree row located outside the proposed limit of disturbance, near the proposed row of eight parking spaces. Tree protection is required by zoning ordinance Section 274.1 and SALDO Section 529.2.C.
6. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module for Land Development must be submitted for this proposed land development.

This review will be included in the Bucks County Planning Commission board materials for the November 5, 2014 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:kjp

cc:

Bucks County Association for the Blind and Visually Impaired
Nicholas T. Rose, P.E., ProTract Engineering, Inc.
Michele Fountain, P.E., CKS Engineers, Inc., Township Engineer
Kurt M. Ferguson, Township Manager (via email)
Martin Vogt, Township Zoning Officer (via email)
Kristie Kaznicki, Municipal Services Secretary (via email)
Micah S. Lewis, RLA, Boucher & James, Inc., Township Planner
Newtown Borough (Adjacent Municipality)



BUCKS COUNTY PLANNING COMMISSION

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

September 30, 2014
BCPC #12034

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 Meglio's
TMPs #29-12-4 and -5
Applicant: 15 Swamp Road, LTD
Owner: Judith D. Ryzner
Plan Dated: August 22, 2014
Date Received: August 22, 2014

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 two mixed-use buildings on a 1.112-net acre (48,426-square-foot) tract. One building is proposed to have a 2,798-square-foot, 50-seat restaurant on the first floor and two apartments on the second floor, and the other building is proposed to have 1,225 square feet of retail space on the first floor and one apartment on the second floor. The site contains two 2 ½-story buildings that are to remain. The existing property line between the two parcels is to be abandoned and the parcels consolidated. Public water and sewerage are intended.

Location: Northeastern corner of North Sycamore Street and Washington Avenue.

Zoning: TC Town Commercial District permits a variety of uses by right including office, retail shop, service business, eating place (including outdoor dining), garden apartment when part of a mixed use building only, and others, on a minimum lot area of 7,500 square feet and maximum impervious surface ratio of 80 percent. Uses permitted by conditional approval include mixed use building, medical office, financial establishment, tavern, and entertainment, among others.

Present Use: Apartments (existing nonconformity) and office.

COMMENTS

1. **Variations requested**—The plan indicates that variations are requested from the following zoning ordinance requirements:

Section 603.B—Requiring maximum front yard of 15 feet

Section 603.B.3.b—Requiring 59 parking spaces

Section 603.C.4.b—Allowing for maximum 50 percent impervious surface within flood fringe

Section 603.C.4.c—Requiring floodplain information specified in Article IX, Exhibit B, Procedures 1-5

Section 803.B-10—Requiring minimum of 6 dwelling units per building for garden apartments

Section 803.E-5.1—For an eating place, drive-in (carry out) service is not permitted

Section 905.III.A.1—Requiring most recently adopted flood insurance study (FIS) prepared by the Federal Insurance Administration

Section 1000.G.2—Requiring clear site triangle of 130 feet at Sycamore Street-Washington Avenue intersection

Section 1001.B.3—Requiring minimum parking stall size of 10 feet by 20 feet

The township planning commission should not make a recommendation to the Board of Supervisors until the resolution of the request for variations is received from the Zoning Hearing Board. Future plans should note variations granted and any conditions imposed by the Zoning Hearing Board.

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

Sections 303 and 304—Require separate preliminary and final plan submissions

Section 402.1.A—Requires plan scale of 1"=50' or 1"= 100'; plan proposes 1"=20'

Section 402.3.B—Requires location of property lines and names of owners within 400 feet of site

Section 402.3.C—Requires location, size, and names of owners of all significant manmade structures within 400 feet of site

Section 402.3.G—Requires location, identification, and dimension of tree masses and tree count and girth of all trees greater than 15 inches

Section 514.9—Edge of any parking area shall not be closer than 20 feet to outside wall of nearest building

Section 514.11—Requires minimum 5-foot radius of curvature for all curbs in parking area

Section 522.4.A—Requires no excavation or fill to be made with a face steeper than 4:1 (3:1 required)

Section 522.4.B—Requires edges of slopes to be minimum 5 feet from property lines or right-of-way lines of streets to permit rounding of edges without encroaching on abutting property

Section 529.4.—Parking areas of 20-vehicle depth shall be separated by 10-foot-wide (minimum) planting strips

Section 530.3.D—Street trees shall not be closer than 6 feet from edge of any sidewalks or curb or 15 feet from overhead utility lines or 2- or more story building

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. **Conditional use**—Section 603.A.2.o permits a mixed use building by conditional approval. Plan approval should not be granted until conditional use approval is obtained from the Board of Supervisors.
4. **Public space**—The public space calculation on Sheet 2 indicates that the proposal provides square footage to meet the 5 percent minimum public space requirement through green space along Washington Avenue and Newtown Creek, and an outdoor eating area. The location and extent of the proposed public space should be designated on the plan so that it can be determined whether the proposed areas meet the intent of the zoning ordinance. As stated in Section 603.C.1, the purpose for the public space requirement in the TC District is to foster a lively and vibrant commercial district that can be a gathering place and center for the community; examples of public space are plazas, seating areas, and outdoor eating areas. During the study of Sycamore Street that resulted in the recent adoption of updated TC District regulations, township officials expressed a desire for developments along Sycamore Street to incorporate public space with seating and amenities such as a plaza or pocket park. The ordinance also states that access to Newtown Creek, which is encouraged but not required, may be designed as a natural area, walking path, building entrance, or outdoor eating area.

The proposed “green space” along Washington Avenue does not include any amenities that would indicate how the area would be usable to the public, the public can’t use the proposed outdoor seating unless dining at the restaurant, and the width of the area along Newtown Creek that is to be considered public space is not indicated (before it slopes into the creek), and evergreen trees are proposed between the edge of the parking lot, which will screen the view of the creek corridor. The plan should clarify how the proposed public spaces will be accessed and used by the public.

5. **Required design review**—Zoning ordinance Section 603.C.7 states that the TC District is designated as a special area requiring design review by the township. No structure or improvement on any land within the TC District shall be made until the exterior architectural features, signs, parking and vehicular and pedestrian access, and landscaping have been reviewed and approved by the Board of Supervisors. The proposal also is subject to review by the Historic Architectural Review Board (HARB). In addition, Article 13, Subsection N. Special Considerations for Conditional Uses in the TC District states that architectural drawings of all proposed uses shall be submitted and reviewed as part of the conditional use review.

The submission to the BCPC does not include architectural drawings, but the site and roadway lighting detail on Sheet 12 proposes a contemporary style light that is inconsistent with the street light standard along the Sycamore Street corridor and with the character of the two existing buildings that will remain. We also note that since the site is a corner lot, the proposed lights within the site will be visible from Sycamore Street and Washington Avenue.

6. **Floodplain**—As noted in point 1 above, the applicant is requesting three variances relating to floodplain requirements. The Existing Features/Demolition Plan (Sheet 3) shows the

“existing 100 year FEMA floodplain (5-18-1999)” and “existing 100 year FEMA floodplain (12-30-2010) not yet adopted”, and a portion of both designated floodplain areas would contain part of the proposed parking lot and underground detention basin. The Grading/Utility Plan (Sheet 4) shows a “proposed 100 year FEMA floodplain (5-18-1999) per proposed design” and a “proposed 100 year FEMA floodplain (12-30-2010) per proposed design”, both of which exclude the parking lot and underground detention basin. It is unclear which line is the effective floodplain line, and if the proposal complies with the requirements for development in the floodplain. All issues regarding the floodplain should be resolved and the plan be revised as necessary.

In addition, General Note 5 on Sheet 3 states that the survey does not certify as to the presence or absence of wetlands or waters. The plan should verify whether wetlands are present on the site.

7. **Reduction of parking**—As stated in Point 1 above, a variance is being sought from zoning ordinance Section 603.B.3.b which requires 59 parking spaces, but 48 spaces are proposed. We note that zoning ordinance Section 603.C.3.a states that parking for certain uses in the TC District (including mixed use building, office, retail shop, eating place, and others) may be reduced, at the option of the Board of Supervisors, when a fee is paid to the township for use in the establishment of parking facilities, in which case a variance would not be necessary.
8. **Landscape plan**
 - a. **Tree protection**—It appears that two existing trees (18-inch and 30-inch caliper) near the existing stone and frame building are to remain. The plan includes a tree protection detail, but the required tree protection fence location is not shown for the two individual trees or for the existing trees to remain along the creek. The plan does not comply with the tree protection requirements of zoning ordinance Section 274.1 because it proposes construction activity (removal of existing pavement and establishment of lawn) within the required tree protection zones (TPZ) of the two trees, and construction of sidewalk in the TPZ of the 18-inch caliper tree. It is unlikely that trees will survive and thrive after so much disturbance of the area within their driplines (and beyond), but a certified arborist could evaluate the condition of the trees and provide an assessment of whether they have a significant chance of survival or if they should be removed. The 30-inch caliper tree appears to be in poor condition. If the trees die in the several years after construction, they could become a liability issue, and the land owner ultimately will bear the burden and financial obligation of tree removal and replacement.
 - b. **Proposed trees**—The plan proposes *Sophora japonica* (Japanese pagodatree), a beautiful tree which unfortunately can be a nuisance in certain locations due to dropping flower petals, fruit, and seeds over an extended time period. We do not recommend specifying this tree near the outdoor seating area, sidewalks, and parking lots, where petals, pods, and seeds can be a maintenance issue and a slipping hazard, especially when paved surfaces are wet.

Additionally, we have a several concerns regarding the proposed evergreen trees along Newtown Creek, as mentioned above in Point 4, Public Space. As noted in that comment, we feel an evergreen screen that will block the creek physically and visually is inappropriate. In addition, since that area is floodplain, we recommend native plants that are suited for floodplain soils and will supplement the existing riparian vegetation,

instead of trees such as the proposed Norway spruce and Colorado blue spruce that would not be found naturally on the woodland edge along the creek.

- c. **Waiver request**—As noted in Point 2 above, the applicant is requesting a waiver to SALDO Section 530.3.D which states that street trees shall not be closer than 6 feet from the edge of any sidewalks or curb or 15 feet from overhead utility lines or 2- or more story building. This office was not provided information about or the rationale for the waiver request, but we note that the proposed *Acer ginnala* (amur maple) trees proposed along Washington Avenue appear to be an appropriate choice, depending on the height of the overhead wires, because typically they grow to a maximum height of 20 to 25 feet.
9. **Fire lane**—The plan should comply with subdivision and land development ordinance Section 511, which states that a fire lane shall be provided for all nonresidential buildings. No parking shall be permitted in the fire lane so that firefighting vehicles have direct access to these buildings.

This review will be included in the Bucks County Planning Commission board materials for the November 5, 2014 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:pas

cc: 15 Swamp Road, LTD
William R. McNaney, Van Cleef Engineering Associates
Edward F. Murphy, Wisler Pearlstine, LLP
Jeffrey Garton, Esq., Begley, Carlin & Mandio, Township Solicitor
Michele Fountain, P.E., CKS Engineers, Inc., Township Engineer
Kurt M. Ferguson, Township Manager (via email)
Martin Vogt, Township Zoning Officer (via email)
Kristie Kaznicki, Municipal Services Secretary (via email)
Micah S. Lewis, RLA, Boucher & James, Inc., Township Planner
Newtown Borough (Adjacent Municipality)



BUCKS COUNTY PLANNING COMMISSION

The Almshouse Neshaminy Manor Center 1260 Almshouse Road
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Diane M. Ellis-Marseglia, *LCSW*

October 3, 2014
BCPC #12041

MEMORANDUM

TO: Northampton Township Board of Supervisors
Northampton Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Sketch Plan of Lot Line Adjustment for 355 West Bristol Road
TMP #31-6-2
Applicant: H.E. Properties, LLC
Owner: Same
Plan Dated: September 8, 2014
Date Received: September 17, 2014

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: Reconfigure two lots by adjusting the common property boundary so that Lot 1 (Lot 28) will be 98,902 square feet and contain the existing dwelling unit, accessory structures, and driveway. Lot 2 (Lot 29) will be 98,774 square feet and reconfigured as a lane lot that is intended to be developed in the future with a single-family detached dwelling. On-lot water and sewerage systems are proposed.

Location: Along the northeast side of Bristol Road, 300 feet northwest of its intersection with Davisville Road.

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

- Plan information**—General Notes #1 on the plan states that there are two existing lots shown on plan of “Northampton Farms,” prepared by Russel S. Lyman, Registered Surveyor, Dated 1-13-1950, recorded in plan book No. 4, Page 10. A representative from the County

Board of Assessment confirmed that the legal description of the subject site identifies two separate lots that are being assessed as one parcel. However, the plan incorrectly notes this parcel as TMP #311-6-2, instead of 31-6-2. Therefore, future plan submissions should identify the correct parcel number.

2. **Lot identification**—The site plan identifies the two existing lots as ‘Lot 28 Deed of Record,’ and ‘Lot 29 Deed of Record.’ However, the Zoning Requirements Table identifies these lots as Lots 1 and 2. Future plan submissions should clearly note that Lot 1 corresponds to Lot 28 and Lot 2 to Lot 29 so that there is not discrepancy between the site plan and the Zoning Table.
3. **Zoning Requirements Table**—The Zoning Requirements Table identifies existing and proposed conditions for Lots 1 and 2. While no development is proposed on Lot 2 (Lot 29) at this time, the proposed conditions should be identified for the minimum open space and maximum impervious surface for Lot 1 (Lot 28) as a result of the proposed lot line adjustment.

This review will be included in the Bucks County Planning Commission board materials for the November 5, 2014, 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:kjp

cc: H.E. Properties, LLC
TEI Consulting Engineers, Inc.
Dave Connell, P.E., CKS Engineers, Inc., Township Engineers
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
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October 16, 2014
BCPC #12042

MEMORANDUM

TO: Perkasio Borough Council
Perkasio Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Sketch Plan of Minor Subdivision for Moyer Living Trust
TMP #33-6-17
Applicant: Willis and Sherry Moyer Living Trust
Owner: Same
Plan Dated: September 9, 2014
Date Received: September 18, 2014

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 30,192.59-square-foot parcel into two single-family detached lots. Lot 1 is 14,648.86 square feet and contains a single-family detached dwelling and Lot 2 is 15,543.73 square feet. Public water and sewerage are intended.

Location: Western side of Callowhill Road, approximately 120 feet south of Ridge Road.

Zoning: R-1B Residential District permits a single-family detached dwelling on a minimum lot area of 13,500 square feet.

Present Use: Residential

COMMENTS

1. **Lot width**—Zoning ordinance Section 186-20.B.2 requires a minimum lot width of 90 feet at the building setback line, but the table on Sheet SP-1 indicates a lot width of 89.50 for Lot 2. However, if the lot is measured along the required front yard line, as lot width is defined in zoning ordinance Section 186-5, the lot meets the lot width requirement.

The plan also shows both a front yard and a side yard setback from the alley. To our knowledge, in the past, the portion of a lot abutting an alley was not considered to be a front yard, for purposes of determining yard setbacks.

2. **Driveway**—The plan proposes a driveway for Lot 2 approximately 10 feet north of the existing driveway for Lot 1 on Callowhill Street. Instead of creating an additional driveway access onto Callowhill Street, we recommend that the borough and applicant consider providing access for Lot 2 from the alley that abuts the northern boundary of the lot, or from a shared driveway with Lot 1. Callowhill Street is designated a collector road, according to the Street Classification Map of the borough's *Comprehensive Plan Update (2014)*. Subdivision and land development ordinance (SALDO) Section 164-24.B states that driveways shall provide access to the street of lower classification. Although the adjacent alley is not assigned a street classification on the Street Classification Map, access from an existing alley would be consistent with the requirement for driveways to access a lower order roadway.

Site distance and the proximity of the site to the Ridge Road intersection, as well as the location of existing driveways and other streets along Callowhill Street, should be considered in determining the safest and most appropriate access for the new lot.

3. **Driveway easement**—Sheet SP-1 shows a proposed access easement that is bisected by the proposed property line between Lots 1 and 2 (20 feet wide on each lot). The proposed easement area on Lot 2 encompasses a portion of the existing stone driveway that is to continue to serve the existing dwelling on Lot 1, but it excludes a portion of the driveway that apparently is intended to remain in the front yard setback of Lot 2. This driveway arrangement and the extent of the proposed easement should be discussed.
4. **Buffer**—Future plans will have to comply with the buffer requirements of zoning ordinance Section 186-54 and SALDO Section 164-35 which require a Class B buffer along collector roads.
5. **Tree protection**—Tree protection fencing should be provided in accordance with the borough's requirements of zoning ordinance Section 186-5 and SALDO Section 164-41.1. Future plans should indicate which of the existing trees are to remain and show the required tree protection fencing around them. Proposed grading is shown through the driplines of several trees that it appears are intended to remain.
6. **Stormwater management**—The proposed stormwater management for the site will have to be evaluated by the borough engineer to determine compliance with the East Branch Perkiomen Creek Watershed Act 167 Stormwater Management Plan.
7. **Water volumes**—Future plans should comply with SALDO Section 164-69.D.6, by including information regarding the estimated average and peak volumes of water needed to serve the proposed development. An indication of the available water volume for fire flow and the water volume needed to satisfy the Insurance Services Office (ISO) standards for fire protection also should be provided.
8. **Aerial photograph**—The official plan submission should include an aerial photograph showing the site in relation to surrounding properties as required by SALDO Section 164-

69.C.5 for minor subdivision plans. An aerial would be helpful in determining the locations of features such as driveways on adjacent lots and intersections of nearby roadways.

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

This review will be included in the Bucks County Planning Commission board materials for the November 5, 2014 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:kjp

cc: Willis and Sherry Moyer Living Trust
Cowen Associates, Inc.
Edward Wild, Esq., Benner and Wild
Doug Rossini, Gilmore & Associates, Borough Engineer
Andrea Coaxum, Borough Manager (via email)
Brandy Mckeever, Code Enforcement Administrator (via email)



BUCKS COUNTY PLANNING COMMISSION

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Executive Director

COUNTY COMMISSIONERS:

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

October 6, 2014
BCPC #12040

MEMORANDUM

TO: Richland Township Board of Supervisors
Richland Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for Dunkin Donuts
TMP #36-38-31-1
Applicant: Quaker Alliance
Owner: Same
Plan Dated: September 16, 2014
Date Received: September 16, 2014

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

GENERAL INFORMATION

Proposal: Construct a 4,168-square-foot building with drive-through window, housing two commercial establishments, on a lot of 1.023 acres. Public water and sewerage systems would serve the development.

Location: West side of Route 309 (South West End Boulevard), at the intersection of Tollgate Road.

Zoning: PC Planned Commercial District, also within the Arterial Corridor Overlay District. Multiple commercial use is permitted by conditional use within the PC District on a minimum lot area of 1.0 acre. All land development within the Arterial Corridor Overlay District requires conditional use approval.

Present Use: Vacant.

COMMENTS

1. **Conditional use**—The proposal requires conditional use approval under Section 27-601 of the zoning ordinance because it is located within the Arterial Corridor Overlay District along

Route 309. Conditional use approval would also be required under Section 27-404 of the ordinance for an E22 Multiple Commercial Use within the PC Planned Commercial District.

2. **Yards**—As noted on the zoning data table on Sheet 1 of the plan, the front yard along Route 309 does not meet the 100-foot minimum required in the Arterial Corridor Overlay District under Sections 27-614 and 27-513 of the zoning ordinance, nor does the front yard along Tollgate Road meet the 65-foot minimum yard along a collector road also set by Section 27-513. A footnote on the table indicates variances will be required. Township officials should not take action on the plan until the issue of variances has been resolved. The final plan should list all granted variances.
3. **Traffic circulation**—Vehicular circulation through the site, as depicted on the plan, appears to pose hazards for drivers and pedestrians, and should be reviewed, clarified and modified as necessary.
 - a. **Drive-through lane**—The drive-through lane circulates vehicles around both sides of the building. It is not clear whether the drive-in window is intended to serve both of the business that would share the building—a Dunkin Donuts shop and a chain restaurant, according to the township’s zoning officer. The drive-through arrangements do not appear to incorporate an adequate bypass lane, and the depicted circulation pattern appears to route exiting drive-through traffic directly into vehicles entering the site from the Route 309 entrance.
 - b. **Disabled-accessible parking**—The location of the parking spaces along the Route 309 property line requires customers to cross two potentially moving lanes of traffic to enter the shops. Mitigation measures should be used to minimize potential conflicts with through traffic and to make it as safe and convenient as possible for customers, especially those with disabilities, to access the shops. Crosswalks should be provided to the building from the sidewalk ramp between the accessible spaces, or preferably, the disabled-accessible spaces should be relocated directly adjoining the nearest accessible entrance, rather than across from it. According to the Americans with Disabilities Act Standards for Accessible Design, accessible parking spaces shall be located on the shortest accessible route of travel from adjacent parking to an accessible building entrance.
4. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module for Land Development must be submitted for this proposed land development.

This review will be included in the Bucks County Planning Commission board materials for the November 5, 2014, 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.

GF:kjp

cc: Quaker Alliance
R.L. Showalter & Associates, Inc.
Judith Stern Goldstein, Boucher & James
Quakertown Area Planning Committee
Mike Schwartz, P.E., Gilmore & Associates, Township Engineer (via e-mail)
Steven Sechriest, Township Manager (via e-mail)



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Robert G. Loughery, *Chairman*
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Diane M. Ellis-Marseglia, *LCSW*

October 9, 2014
BCPC #12043

MEMORANDUM

TO: Richland Township Board of Supervisors
Richland Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for Cityline Construction
TMP #36-6-5
Applicant: Cityline-Hamilton Builders
Owner: Same
Plan Dated: August 13, 2014
Date Received: September 22, 2014

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 vacant 3,000-square-foot building for use as a medical office, and construct related improvements, including a parking area and stormwater management facilities, on a lot of 1.4 acres. The site is served by on-lot water and sewerage systems.

Location: East side of Route 309 (North West End Boulevard), at the intersection of West Cherry Road.

Zoning: PC, Planned Commercial District, also within the Arterial Corridor Overlay District. The D2 Medical Office Use is a permitted land use within the PC District. All land development within the arterial corridor overlay requires conditional use approval. The project received conditional use approval on June 9, 2014. The zoning hearing board has granted 13 variances for the project. Included are variances for front, rear, and buffer yards; site area; parking and parking lot standards; driveway encroachment; plantings; and signage.

Present Use: Vacant commercial.

COMMENTS

1. **Nonconformity**—The proposed land development entails adaptive reuse of a nonconforming building. According to the “Non-conforming List” and the zoning data table on Sheet 1 of the plan, there are pre-existing nonconformities to zoning ordinance standards, of front, side, rear, and buffer yards, and of minimum site area and lot size. Township officials should confirm that the proposal complies with the standards of Section 27-805 of the zoning ordinance regarding extension of non-conforming uses and structures.
2. **Site**—The land development application cover sheet submitted to our office identified the site as TMP #36-6-5. However, the plan identifies the total tract area as consisting of two tax parcels: TMP #36-6-5 (1.4 acres) and TMP #36-6-12 (1.387 acres), perhaps because both parcels are listed on the same deed, according to General Note 1 on Sheet 1 of the plan. Site capacity calculations on Sheet 2, apply to the area of both parcels.

The two parcels are discontinuous, separated from each other by the Route 309 roadway. Section 27-201 of the zoning ordinance defines a lot as “a parcel of land...in one ownership and not divided by a street...” The plan should clarify that the proposed land development occupies a single, 1.4-acre parcel, TMP #36-6-5, and that site capacity calculations, and calculations for all other development standards, apply only to the single lot, or parcel, for which land development is proposed.

3. **Use**—General Note 7 on Sheet 1 of the plan states that either a D-1 Office or D-2 Medical Office use is envisioned, while the parking and zoning data tables specify the D-2 Use. The plan should be revised to select a single use.
4. **Impervious surface**—The impervious surface breakdown on Sheet 1 of the plan cites a proposed impervious surface ratio of 60.1 percent, while the zoning data table on the same sheet cites a provided impervious ratio of 59.4 percent. The proposed figure should be confirmed.
5. **Waivers**—Sheet 1 lists requested waiver of three provisions of the subdivision and land development ordinance. They are for relief from Section 22-524, requiring a traffic impact study; and from Sections 22-516.5B, 22-516.5F, and 22-516.5Q, regulating parking setbacks from the building, from the right-of-way, and from arterial roadways, respectively. Under the requirements of Section 512.1(b) of the Pennsylvania Municipalities Planning Code, the applicant must state in full the grounds and facts of unreasonableness or hardship on which the request for the waivers is based, the provision or provisions of the ordinance involved and the minimum modification necessary. The final plan should list all granted waivers and variances.
6. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to

determine if an Act 537 Planning Module for Land Development must be submitted for this proposed land development.

This review will be included in the Bucks County Planning Commission board materials for the November 5, 2014, 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.

GF:kjp

cc: Cityline-Hamilton Builders, LLC
Urweiler & Walter, Inc.
Mark Malkames, Esquire, Malkames Law Offices
Mike Schwartz, Gilmore & Associates, Township Engineer (via e-mail)
Judith Stern Goldstein, Boucher & James
Steven Sechriest, Township Manager (via e-mail)



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Executive Director

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Diane M. Ellis-Marseglia, *LCSW*

October 24, 2014
BCPC #11195-B

MEMORANDUM

TO: Silverdale Borough Council
Silverdale Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for Dunkin Donuts
TMP #40-3-116 and 40-3-117
Applicant: Doylestown Donuts, Inc.
Owner: Same
Plan Dated: September 24, 2014
Date Received: September 24, 2014

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: Convert an existing 1,624-square-foot one-story brick building into a Dunkin Donuts drive-in restaurant (Use E6) on a 1.0-acre site. The existing parking areas and driveway entrances would be reconfigured but no new floor area would be constructed. Public water and sewerage serve the site.

Location: On the northeast corner of Main Street (SR 152) and Baringer Avenue (SR 113).

Zoning: RC-Residence-Commercial District which provides for the commercial aspects of a community that coexist in harmony with residential units. A variety of commercial and service businesses are permitted in this district along with residential units as is customary for a small town. Commercial businesses should be developed at a size and scale that is in keeping with the residential units. Use E6 Drive-in and other eating place is a permitted use. The minimum lot size is 20,000 square feet.

The existing building is nonconforming with respect to the front yard setback along Main Street.

Present Use: Vacant bank building.

COMMENTS

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

Section 290-16.D	Show existing features within 200 feet
Section 290-27.P	Drainage improvements to existing streets
Section 290-35.F	Sidewalk grade
Section 290-37.E.(2)(d)	Minimum pipe size
Section 290-37.E.(2)(i)	Flow velocity
Section 290-38.B	Edges of slope within 5 feet of property line
Section 290-43.C.(2)	Parking spaces within 15 feet of tract boundary line

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 plan should be revised to indicate any waivers granted by Borough Council.

2. **Drive-in**

- a. **Bypass lane**—We recommend consideration is given to including a bypass lane which would allow vehicles to leave the drive-in lane if desired.
 - b. **Crosswalk**—We recommend adding crosswalk markings where the sidewalk from Baringer Avenue crosses the drive-in lane.
 - c. **Menu board**—We recommend indicating where the menu/ordering board would be located in the drive-in lane.
 - d. **Drive-in entrance**—We recommend that the circulation pattern for the drive-in be clarified. The drive-in lane has two entrances, one along the Main Street frontage of the restaurant and one at the southeastern corner of the building. The applicant should demonstrate the need for the entrance at the southeastern corner. We are concerned that adequate stacking area is not provided for vehicles entering there, and about the location of the menu/ordering board in relation to that entrance.
3. **Parking spaces**—The zoning ordinance requires 39 spaces to be provided, however the plan indicates 19 spaces would be provided. If a variance is requested the municipal planning commission should not make a recommendation to the governing body until the resolution of the request for variance is received from the zoning hearing board.
4. **Turf pavers**—The plan indicates that 10 parking spaces are not paved, but consist of turf pavers. Section 290-43.C(8) of the subdivision and land development ordinance requires that all nonresidential parking facilities shall be paved. Turf pavers are intended for occasional use (primarily for emergency or maintenance access) and should not be used for the required parking spaces. The impervious surface calculations should also be revised to include the additional pavement.

5. **Trash enclosure**—The trash enclosure is located within the 30-foot buffer yard. Section 290-48.C of the subdivision and land development ordinance says that refuse collection stations may not be located in buffer yards.
6. **Invasive plant**—The planting schedule on Sheet 5 proposes the use of *Euonymus alatus* (winged euonymus or burning bush) which has been classified as an invasive exotic plant in Pennsylvania by the Department of Conservation and Natural Resources (DCNR). <http://www.dcnr.state.pa.us/forestry/invasivetutorial/List.htm>. Therefore, we recommend that the plan be revised to provide an appropriate shrub substitution from the borough's plant list. For most of the invasive exotic species listed on DCNR's website, native alternatives can be found by clicking on 'Fact Sheet.'

Borough officials may wish to review the existing plant lists in the subdivision and land development ordinance to eliminate any identified invasive exotic plants and provide alternative species if necessary.

This review will be included in the Bucks County Planning Commission board materials for the November 5, 2014 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:kjp

cc: Doylestown Donuts, Inc.
R.L. Showalter & Associates, Inc.
C. Robert Wynn Associates, Inc., Borough Engineer (via email)
Lisa Herrmann, Borough Secretary (via email)



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Executive Director

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

October 24, 2014
BCPC #6059-A

MEMORANDUM

TO: Springfield Township Board of Supervisors
Springfield Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Lot Line Change for Osipower
TMP #42-4-116 & -117-2
Applicant: Robert E. and Sharon A. Osipower
Owner: Same
Plan Dated: September 30, 2014
Date Received: October 17, 2014

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 17.1069 (gross) acre parcel from TMP #42-4-116 to TMP #42-4-117-2. As a result of the conveyance, TMP #42-4-116 will be 2.4125 gross acres (2.1979 net acres) and TMP #42-4-117-2 will be 28.4316 gross acres (27.9848 net acres). No further development is proposed at this time.

Location: The southern side of Mine Road, approximately 545 feet east of its intersection with Route 309.

Zoning: The RR—Rural Residential District requires a minimum lot area of 2 acres. A 200-foot minimum lot width, 30-foot side yards (each), and 60-foot front and rear yards are also required.

Present Use: Residential

COMMENTS

1. **Waiver request**—According to the plans, the applicant is seeking waivers for two subdivision and land development requirements. These requirements are related to the placement of monuments at the property boundaries. In accordance with the requirement of Section 512.1(b) of the

Pennsylvania Municipalities Planning Code, the applicant should provide the grounds on which the request for the waivers is based.

2. **Plan requirements**

- a) **Wells and septic system locations**—According to Section 402.3.N of the subdivision and land development ordinance, all existing wells and sewer systems shall be shown on the plans. While the plan provides the required information for TMP #42-4-116, no well or septic system is shown for TMP #42-4-117-2. We recommend that the plans be revised to show the required information.
 - b) **Adjacent lands information**—According to Section 402.3.Q of the subdivision and land development ordinance, current property owner names and tax map parcel numbers of all immediately adjacent lands must be shown on the plans. While the plans provide this information for lands east of the site, no information is shown for lands north and west of the site. We recommend that the plans be revised to show the required information.
3. **Site location map**—Per the requirements of Section 402.3.G of the subdivision and land development ordinance, a site location map is provided. However, it appears that the site outline is shown incorrectly within the site location map. We recommend that the plans be revised to indicate the correct site outline within the site location map.

This review will be included in the Bucks County Planning Commission board materials for the November 5, 2014, 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:kjp

cc: Robert E. and Sharon A. Osipower
Cynthia D. Smith, P.E., Horizon Engineering Associates, LLC
C. Robert Wynn Associates (via email)
Michael Brown, Township Manager (via email)



BUCKS COUNTY PLANNING COMMISSION

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Executive Director

COUNTY COMMISSIONERS:

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

September 26, 2014
BCPC #8219-B

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 953 Elbow Lane
TMP # 50-18-112
Applicant: Donald W. Lankford & Kristina Lankford
Owner: Same
Plan Dated: September 10, 2014
Date Received: September 12, 2014

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 1.01-acre parcel into two single-family detached lots: Lot 1 (21,809 square feet) and Lot 2 (22,226 square feet). The site contains an existing 1,325-square-foot single-family detached dwelling and detached garage that is to be removed. Both lots will be served by public water and sewer.

Location: Southeastern side of Elbow Lane, approximately 150 feet southwest of its intersection with Sovereign Drive.

Zoning: R-2 Residential District permits single-family detached dwellings on lots of 20,000 square feet or more.

Present Use: Residential.

COMMENTS

1. **Trees on wooded lots**—Section 2322 of the zoning ordinance stipulates no live trees of a diameter greater than 10 inches measured at a point of 4 feet above grade shall be removed in connection with a land development or building permit unless a zoning permit is first obtained from the Zoning Officer upon recommendation by the Planning Commission. Several large trees are to be removed on the site. The applicant should ensure that the proper permits are obtained.

2. **Tree protection**—According to Sheet 2 (Existing Features/Demolition & Natural Resource Plan) there is an 18-inch caliper tree adjacent to the northeast property line. Sheet 3 (Grading & Utilities Plan) proposes to grade within the dripline of this tree. Section 325.4.D of subdivision and land development ordinance states, “during the construction of any site, all trees to be retained within 25 feet of a construction area, including disturbance for roads and parking, shall be protected by 4-foot-high plastic webbed construction fencing, snow fencing or equivalent...to ensure that there is no encroachment within the area of the tree drip line by changing grade...”

If the intent is to retain this tree, the proposed grading should be revised to exclude disturbance within the dripline and provide the requisite tree protection fencing around this tree. Also, the driveway should be broken up and removed to minimize disturbance of its roots. Otherwise, the tree should be removed, since it would be unlikely to survive and would become a safety liability and cost burden (for its removal) by the future property owner.

Also, the proposed tree protection fence adjacent to the northeast property line falls under the dripline of existing large trees. We recommend that the tree protection fence be relocated to correspond to the actual drip line of these trees and exclude grading at this location.

3. **Shared driveway**—The plan shows two side-by-side driveways serving the proposed dwellings. A single shared driveway will lessen the amount of impervious surface, construction, and maintenance costs of the driveways. A shared driveway would also reduce the number of curb cuts onto Elbow Lane, which the township classifies as a primary street. We recommend that the applicant consider a shared driveway in conjunction with an access easement and maintenance agreement.
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.

This review will be included in the Bucks County Planning Commission board materials for the November 5, 2014, 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:kjp

cc: Donald W. Lankford & Kristina Lankford
Tom Gockowski, P.E., Carroll Engineering Corporation, Township Engineer
Tim Tieperman, Township Manager (via mail)

Bucks County Planning Commission
Planning Module Reviews
September 22 to October 24, 2014

Municipality	Development	BCPC Number	Tax Parcel Number(s)	PaDEP Code Number	Plan Review Number
Middletown Township	Wells Fargo	9096-B	22-42-16	1-09003-370-3J	20080-0193
Newtown Township	Meglio's	12034	29-12-4 & 29-12-5	1-09935-195-3J	20080-0194
West Rockhill Township	Cunningham		52-3-78-2	1-09952-245-3S	20080-0191



BUCKS COUNTY PLANNING COMMISSION

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

PLANNING COMMISSION:

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

Lynn T. Bush
Executive Director

COUNTY COMMISSIONERS:

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

September 24, 2014

Mark Havers, P.E.
Pickering Corts & Summerson
642 Newtown-Yardley Road
Suite 300
Newtown, PA 18940

RE: Wells Fargo Planning Module
PaDEP Code #1-09003-370-3J
BCPC #9096-B
TMP #22-42-16
Middletown Township, Bucks County, PA

Dear Mr. Havers:

We have received a copy of the subject planning module¹ regarding a proposal that would connect a new bank into privately-owned sewage facilities on the Lowe's Home Improvement Center's lot and convey through privately-owned sewage facilities prior to connecting into the public sewer system. The anticipated sewer flow from the project is 400 gallons per day (1 EDU). The sewer flows will be conveyed via the private sewer main to a public sewer main owned by the Lower Bucks County Joint Municipal Authority (LBCJMA) and ultimately conveyed to the LBCJMA Wastewater Treatment Plant.

The *Bucks County, Pennsylvania Sewerage Facilities Plan* (1970) is the official Act 537 Plan for Middletown Township. This plan indicates that this site is in an area that is to be served by public sewer facilities. Therefore, the proposal to provide public sewers to the proposed bank is consistent with the official Act 537 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

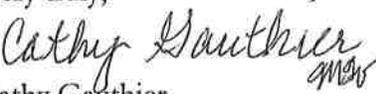
¹ Under the revised Chapter 71 of the Pennsylvania Department of Environmental Protection's (PaDEP) Title 25, Rules and Regulations, the subject planning module is a revision to the Middletown Township Sewerage Facilities Plan. The Bucks County Planning Commission (BCPC) and the Bucks County Department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

Mr. Mark Havers
September 24, 2014
Page 2

PaDEP Southeast Regional Office, Elizabeth Mahoney, Sewage Planning Supervisor, 2 East Main Street, Norristown, PA 19401.

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

Very truly,


Cathy Gauthier
Planner

CHG:kjp

Attachment

cc: Scott Cressman, BCDH
Elizabeth Mahoney, PaDEP
Wayne Kiefer, P.E., TriState Engineers, Township Engineer
Stephanie Teoli Kuhls, Township Manager (via email)
Act 537 File



**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 22-42-16, Wells Fargo

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

1. Date plan received by county planning agency. 9/9/14
2. Date plan received by planning agency with areawide jurisdiction _____
 Agency name Bucks County Planning Commission
3. Date review completed by agency September 24, 2014

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

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

Yes	No	SECTION C. AGENCY REVIEW (continued)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	11. Have all applicable zoning approvals been obtained?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	12. Is there a county or areawide subdivision and land development ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	13. Does this proposal meet the requirements of the ordinance? If no, describe which requirements are not met <u>N/A</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan? If no, describe inconsistency _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe <u>None known</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
<input type="checkbox"/>	<input type="checkbox"/>	If yes, is the proposed waiver consistent with applicable ordinances. If no, describe the inconsistencies _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	17. Does the county have a stormwater management plan as required by the Stormwater Management Act?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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: <u>Cathy Gauthier</u> Title: <u>Planner</u> Signature: <u>Cathy Gauthier</u> Date: <u>September 24, 2014</u> Name of County or Areawide Planning Agency: <u>Bucks County Planning Commission</u> Address: <u>1260 Almshouse Road, Doylestown, PA 18901</u> Telephone Number: <u>215 345-3400</u>

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

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

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

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



BUCKS COUNTY PLANNING COMMISSION

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

PLANNING COMMISSION:

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Evan J. Stone

Lynn T. Bush
Executive Director

COUNTY COMMISSIONERS:

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

September 30, 2014

Frank Costanzo, P. E.
Van Cleef Engineering Associates
501 North Main Street
Doylestown, PA 18901

RE: Meglio's Planning Module
PaDEP Code #1-09935-195-3J
BCPC #12034
TMPs #29-12-4 and -5
Newtown Township, Bucks County, PA

Dear Mr. Costanzo:

We have received a copy of the subject planning module¹ regarding the proposed connection to public sewers and public water to serve two proposed mixed use buildings on a 1.13-acre site situated along North Sycamore Street, at the northeastern corner of the intersection with Washington Avenue. Two existing buildings on the site will continue to be served by public sewer and water.

The *Newtown Township Act 537 Official Plan Revision (1993)* and the *Act 537 Sewage Facilities Plan Newtown Creek Drainage Basin (1993)* are the official Act 537 Plans for this portion of Newtown Township. The proposal to construct gravity sewer laterals to connect to the sewer main in North Sycamore Street is consistent with the official Act 537 Plans, since the plans indicate that the subject site is within an area to be served by public sewage disposal systems. However, the existing receiving collection and conveyance system has a projected hydraulic overload. Consequently, conveyance capacity for the new connections must be consistent with the Bucks County Water and Sewer Authority's Neshaminy Interceptor Connection Management Plan (NICMP).

We note that the submission to our office did not include documentation regarding the required Pennsylvania Historic and Museum Commission review and Pennsylvania Natural Diversity Inventory review.

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

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

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

Sincerely,

A handwritten signature in cursive script that reads "Maureen Wheatley".

Maureen Wheatley
Senior Planner

MW:pas

Attachment

cc: Scott Cressman, BCDH
Elizabeth Mahoney, PaDEP
Kurt Ferguson, Township Manager
Act 537 file



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
Meglio's

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

1. Date plan received by county planning agency. September 12, 2014
2. Date plan received by planning agency with areawide jurisdiction _____
 Agency name _____
3. Date review completed by agency September 30, 2014

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

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

Yes	No	SECTION C. AGENCY REVIEW (continued)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	11. Have all applicable zoning approvals been obtained? <u>Seeking Variances</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	12. Is there a county or areawide subdivision and land development ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	13. Does this proposal meet the requirements of the ordinance? If no, describe which requirements are not met <u>N.A.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan? If no, describe inconsistency _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
<input type="checkbox"/>	<input type="checkbox"/>	If yes, is the proposed waiver consistent with applicable ordinances. If no, describe the inconsistencies <u>N.A.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	17. Does the county have a stormwater management plan as required by the Stormwater Management Act?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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: <u>Maureen Wheatley</u> Title: <u>Senior Planner</u> Signature: <u>Maureen Wheatley</u> Date: <u>September 30, 2014</u> Name of County or Areawide Planning Agency: <u>Bucks County Planning Commission</u> Address: <u>1260 Almshouse Rd, Doylestown, PA 18901</u> Telephone Number: <u>(215) 345-3400</u>

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

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

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

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



BUCKS COUNTY PLANNING COMMISSION

The Almshouse Neshaminy Manor Center 1260 Almshouse Road
Doylestown, Pennsylvania 18901 215.345.3400 FAX 215.345.3886
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Carol A. Pierce
Evan J. Stone
Lynn T. Bush
Executive Director

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

September 23, 2014

Roger Lehmann, SEO
All County & Associates
P.O. Box 472
1841 Pottstown Pike
St. Peters, PA 19470

RE: Cunningham Small Flow Treatment Facility - Planning Module
PaDEP Code #1-09952-245-3S
TMP #52-3-78-2
West Rockhill Township, Bucks County, PA

Dear Mr. Lehmann:

We have received a copy of the subject planning module¹ for the construction of a small flow treatment facility to abate the malfunction of an existing on-site sewage disposal system servicing a three-bedroom twin home in West Rockhill Township. According to the Project Narrative, it is proposed that the effluent discharge point for this system will be to a road side swale along Thousand Acre Road with an ultimate discharge to an unnamed tributary of the Ridge Valley Creek. An effluent discharge with a peak rate of 400 gallons per day (gpd) is expected with little or no seasonal variations in flow. Converting 400 gpd to cubic feet per second (cfs) equates to only .0015 cfs additional flow to the stream. Soils testing, conducted in conjunction with the Bucks County Health Department and soils scientist, Rob Bowie, from Bux-Mont Inspections, Inc., have determined that there is no area on the property suitable for the installation of a new on-site sewage disposal system. The site is served by a well shared with the attached twin.

The *West Rockhill Township Sewage Facilities Plan (2011)* is the official Act 537 sewage facilities plan for West Rockhill Township. The proposal is consistent with the official Act 537 Plan since this plan indicates that the subject site is located within an area not intended for public sewer service. Chapter 7, Section B of the Plan indicates that individual sewage treatment facilities are an approved alternative in Rural Areas. Additionally, Chapter 7, Section C specifies that small flow treatment facilities with stream discharge are an acceptable alternative. Although other alternatives are ranked higher in terms of their ability to protect surface and groundwater sources, including special

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 West Rockhill Wastewater 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.

Mr. Roger Lehmann
September 23, 2014
Page 2

protection waterways, given the lack of suitable soils on the site, the recommended alternative appears to be reasonable.

If the municipality approves the planning module and thereby revises the official sewage facilities plan, the completed (signed) resolution and required supporting data (Components 2 and 4; transmittal letter; plans; narrative; copies of the BCPC and BCDH review letters) should be sent to Elizabeth Mahoney, Sewage Planning Supervisor, Wastewater Management Planning, PaDEP, 2 East Main Street Norristown, PA 19401.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Paul W. Gordon', with a long horizontal flourish extending to the right.

Paul W. Gordon
Community Planner

PWG:kjp

Attachment

cc: Scott Cressman, Bucks County Health Department
Elizabeth Mahoney, PaDEP
Greg Lippincott, West Rockhill Township Manager (via email)
Act 537 File



**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

Cunningham Property - 313 Thousand Acre Road - Small Treatment Flow Facility

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

1. Date plan received by county planning agency. August 27, 2014
2. Date plan received by planning agency with areawide jurisdiction _____
Agency name _____
3. Date review completed by agency September 23, 2014

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

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

Yes	No	SECTION C. AGENCY REVIEW (continued)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	11. Have all applicable zoning approvals been obtained?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	12. Is there a county or areawide subdivision and land development ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	13. Does this proposal meet the requirements of the ordinance? If no, describe which requirements are not met <u>n/a</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan? If no, describe inconsistency _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
<input type="checkbox"/>	<input type="checkbox"/>	If yes, is the proposed waiver consistent with applicable ordinances. If no, describe the inconsistencies _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	17. Does the county have a stormwater management plan as required by the Stormwater Management Act?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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: <u>Paul Gordon</u> Title: <u>Environmental Planner</u> Signature:  Date: <u>September 23, 2014</u> Name of County or Areawide Planning Agency: <u>Bucks County Planning Commission</u> Address: <u>1260 Almshouse Rd, Doylestown, PA 18901</u> Telephone Number: <u>215-345-3884</u>

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

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

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

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

BUCKS COUNTY PLANNING COMMISSION MEETING

Wednesday, December 3, 2014
2:00 P.M.

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

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Approval of Minutes of November 5, 2014
4. Executive Director's Report
5. Mill-Queen Anne-Black Ditch Creeks Trail Feasibility Study
~ Paul Gordon, Planner
6. Act 247 Reviews
7. Old Business
8. New Business
~ Appoint Nominating Committee
~ 2015 Board Meeting Schedule
9. Public Comment
10. Adjournment

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

AGENDA SUBJECT TO CHANGE PRIOR TO MEETING

BUCKS COUNTY PLANNING COMMISSION

Minutes of Meeting

November 5, 2014

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; Timothy A. Koehler; Richard G. Brahler, Jr.; David A. Sebastian; Maureen Wheatley; Catherine H. Gauthier; Donna W. Byers

GUESTS: Jody L. Holton, Executive Director
Montgomery County Planning Commission

1. CALL TO ORDER

Mr. Pellegrino called the meeting to order at 2:00 PM.

2. PLEDGE OF ALLEGIANCE

All rose for the pledge of allegiance.

3. APPROVAL OF MINUTES FOR THE MEETING OF OCTOBER 1, 2014

Upon motion of Mr. Stone, seconded by Mr. Dowling, with the vote being 8-0, the motion carried to approve the minutes of the October 1, 2014 meeting.

4. PRESENTATION: MONTGOMERY COUNTY COMPREHENSIVE PLAN UPDATE

Jody Holton, Executive Director of the Montgomery County Planning Commission, provided a PowerPoint presentation on the Montgomery County Comprehensive Plan Update. The Plan has two major components: (1) *Montgomery County Today* that includes an overview of existing conditions, trends, forecasts, and issues; and (2) *Montco 2040: A Shared Vision* that includes a vision of the county goals, themes, recommendations, and implementation strategy. Ms. Holton highlighted the main themes of the plan that comprise connected communities (improve transportation, trails/greenways, downtown accessibility); sustainable places (modernize infrastructure, improve stormwater management, protect natural resources, diversify housing, enhance community character); and vibrant economy (involves improving transportation access, focused development, attract and retain businesses, adapt to changing market conditions, and marketing assets). Ms. Holton stated that the public process is wrapping up and the Plan is slated to be adopted in 2015.

Mr. Pellegrino asked how the trails are funded. Ms. Holton answered that in the past they have received money from the Pennsylvania Department of Community & Economic Development Multimodal Transportation Fund, but not recently. She said the county's Open Space Program is on hold which allows the county to allocate some of that money to trails. Other funding sources have included the Delaware Valley Regional Planning Commission (DVRPC) – Congestion Mitigation and Air Quality Program, and the Department of Conservation and Natural Resources – Community Conservation Partnerships Program. They are hoping to receive DVRPC funds under the William Penn Foundation grant program. Of the 255 miles of trails, 50 – 60 miles are

county owned and maintained; most of the trails were acquired from developers through subdivision/land development process.

Ms. Bush ran down similarities and differences with Montgomery County's Comprehensive Plan Update with that of the Bucks County Comprehensive Plan, highlighting the Open Space Program, trail networks, county owned bridges, office parks, transit, retaining businesses/resources, and advancing manufacturing. She said there is a similar approach to the comprehensive plans and the counties' goals line up. Discussion focused on developable land and priorities for bridge maintenance/repairs, trails, Act 13 and funding projects.

Mr. Pellegrino polled the board for further questions and thanked Ms. Holton for her good presentation.

5. EXECUTIVE DIRECTOR'S REPORT

The Executive Director's Report was submitted to the board prior to the meeting.

Ms. Bush said that those who were able to attend the tour of the Vertical Screen building enjoyed the tour.

Ms. Bush said Mr. Koehler continues to meet with municipalities and assist with updating of floodplain management ordinances. There is a March 2015 deadline to comply with the mandated updates.

Ms. Bush reported that the Pennsylvania Biotechnology Center that is located within the Cross Keys Study area, was awarded a \$4.6 million grant from the Department of Commerce's Economic Development Administration. The Biotech Center plans to use the grant to fund an expansion of their building for much needed laboratory space that will in turn create new jobs. Mr. Nyman asked if the Center uses the airport. Ms. Bush replied that they do not use the airport, but they would like to have a more college town-type area with housing and the ability to walk to businesses and restaurants; traffic in that area is a concern.

Ms. Bush said she was contacted by Bristol Borough to look into the Local Economic Revitalization Tax Assistant Program for property tax abatement. She said only four properties in Bucks County are participating in the program. Mr. Pellegrino explained qualifications, how the process works, and why there is a need to have approval of the municipality, school district, and county before moving forward.

6. ACT 247 REVIEWS

The reviews of November 5, 2014 were mailed to the board for their review prior to the meeting. Upon motion of Mr. Nyman, seconded by Mr. Stone, the motion carried to approve the November 5, 2014 Act 247 reviews. There were no abstentions.

7. OLD BUSINESS

Mr. Pellegrino thanked Ms. Bush for setting up the Vertical Screen building tour.

8. NEW BUSINESS

There was no new business.

9. PUBLIC COMMENTS

There was no public comment.

10. ADJOURNMENT

Mr. Pellegrino adjourned the meeting at 3:15 PM.

Submitted by:
Donna W. Byers, Staff Secretary

BUCKS COUNTY PLANNING COMMISSION
Executive Director Report
November, 2014

Solid Waste and Recycling

The County is obligated to prepare a solid waste plan every ten years. We are working on doing it with in-house staff this time. DEP oversees the project, and there is a list of required components. We need to confirm that there is enough waste disposal capacity available to Bucks County to take our trash for the next decade. Our Solid Waste Advisory Committee is meeting regularly on this. There are a couple of interesting developments on recycling. We measure the percentage of the waste stream that is recycled by weight. Most of us now have single stream recycling, where everything goes into one container. Our recycling percentage is actually down from earlier years. We think this is because there is less newspaper in the recycling. With single stream, there are also more contaminated recyclables that come out.

The other solid waste issue is the state law that prohibit disposal of electronics in the waste stream. The County has sponsored the electronics collections, but it is getting more expensive to do this. Concerns have been raised statewide about roadside dumping of old TVs since it has become difficult to get rid of them.

County Commissioners Association of Pennsylvania Fall Meeting

I attended the committee discussions at the CCAP meeting on November 23. Issues that emerged from my Energy, Environment, and Land Use Committee were:

- Stormwater Management and the disappearance of state funding to do state-mandated functions
- Solid Waste and Recycling
- Unfunded and confusing mandates regarding water quality, flooding, and stormwater
- Impact fees from gas drilling

Trails Planning

We will hear from Paul Gordon about our detailed trails planning in lower Bucks County. We are working on several other segments.

Gas Pipelines

The issue of the PennEast pipeline crossing upper Bucks County has been in the newspaper recently. This is an interstate transmission line, which means that the location of this line cannot be controlled by local or county or state government. It falls under the Federal Energy Regulatory Commission, or FERC. There is a similar issue with the Mariner I and Mariner II lines that are proposed to come through Lancaster and Chester counties. We have not been asked specifically to get involved, which is good. Chester County has had to hire someone just to answer pipeline questions.

BUCKS COUNTY PLANNING COMMISSION

Staff Report

November, 2014

PLANNING SERVICES

COMMUNITY PLANNING

- > **Meeting Attendance**—Attended the regular monthly planning commission meetings of New Britain and Perkasi boroughs, Buckingham and Milford townships, and the Quakertown Area Planning Committee.
- > **Northampton Township Village Commercial Design Guidelines**—Continued research and began drafting report.
- > **Richboro Village Master Plan**—Continued collecting background information on Richboro Met with Northampton Township Economic Development Corporation to kick start the project and discuss activities and initiatives occurring in the village.
- > **Tinicum Township Comprehensive Plan**—Held third meeting with the comprehensive plan group to discuss second draft revisions. Began third draft revisions.
- > **Upper Southampton Township**—Reviewing final draft of the Industrial Area Study report.
- > **West Rockhill Township**—Continued drafting the land use and transportation chapter of the Village of Almont study.
- > **Cross Keys Study**—Continued narrative production for the Land Use and Zoning, and Economic Development Conditions sections.
- > **Springfield Township**—Completed the final analysis spreadsheets and GIS shape files of the Development Area and Route 309 Corridor for distribution to the Township.
- > **Middletown Township**—Initiated staff review of draft MEDI report, which includes a summary of existing land use policies in the township comprehensive plan, land use regulations, and preliminary recommendations to consider to help encourage nonresidential development and economic opportunities.
- > **New Hope Borough**—Completed revisions to the draft floodplain regulations based on comments by DCED.
- > **New Britain Borough**—Discussed work programming and initiated development of a detailed work outline for the New Britain Borough Main Street Study.
- > **Upper Makefield Township**—Attended the township planning commission meeting to discuss the proposed Solebury Township Comprehensive Plan as it relates to mutual issues, topics or impacts in the vicinity of the municipal borders.

Planning Information and Agency Coordination

- > Provided information to the public on various topics including demographic and socioeconomic data, development proposals, review letters, local zoning, and municipal regulations.
- > Attended meeting of the Bicycle Task Force.
- > Attended Bucks County Homeless Continuum of Care meetings.
- > Continued to work on the creation of a plan implementation progress model handbook to track and monitor recommendations outlined in planning documents.
- > Reviewed Act 14, 67, 68 NPDES permit applications.

Act 247 and 537 Review Activity

- > 12 Subdivision and Land Development Proposals
- > 3 Sketch Plans
- > 21 Municipals
- > 4 Sewage Facility Planning Modules
- > 1 Traffic Impact Studies

ENVIRONMENTAL PLANNING

William Penn Foundation: Poquessing Watershed Cluster

- > Developing additional stream assessment locations for citizen monitors.
- > Updated GIS map to include additional monitoring sites.
- > Attended meeting at the Academy of Natural Sciences to discuss efforts of the Upstream Cluster and other clusters and to discuss water quality in the Delaware River.
- > Continued outreach to individuals potentially interested in training to become citizen monitors.

Natural Resources

- > Submitted final floodplain ordinance to New Hope Borough for adoption and review by FEMA.
- > Reviewing West Rockhill and Upper Southampton floodplain ordinances.
- > Assisted nonprofit agencies with Bucks County ordinance language regarding natural resources protection.

National Flood Insurance Program

- > Attended FEMA Floodplain and FIRM meetings in Bristol, Falls, and Doylestown Townships.

Bucks County Open Space & Greenway Planning

- > Attended DCNR Grant writing workshop to learn more about the April 2015 grant round.
- > Attended meeting with representatives from Doylestown Bike & Hike Committee regarding implementation of the Upper Neshaminy Creek Trail Feasibility Study.
- > Met with Warrington Township Bike and Hike Trails Committee to discuss county and township trail planning efforts and partnering opportunities.
- > Finalized draft of the Mill-Queen Anne-Black Ditch Creeks Trail Feasibility Study and posted to county website for public comment.
- > Updated parcel information database and trails layer for use in county GIS system for open-space planning.
- > Attended meeting of PA Circuit Working Group of county representatives.
- > Continued site analysis for the Middle Neshaminy Creek Trail Feasibility Study.
- > Continued site analysis on Lower Neshaminy Creek Trail Feasibility Study.
- > Met with representatives from Norfolk Southern Railroad regarding Lower Neshaminy Creek Trail Feasibility Study.

Recycling and Solid Waste

- > Met with regional recycling coordinators at regular monthly meeting in Lancaster County.
- > Scheduling next year's HHW events.
- > Finished two chapters of the Bucks County Municipal Waste Plan update.

- > Submitted the 2014 HHW reimbursement grant application to PaDEP.
- > Preparing reports for 2014 HHW season.
- > Reviewing 2nd draft of the Recycling Guide.
- > Working on completing the recycling coordinator activities for the 2014 Section 903 grant.
- > Preparing the municipal solicitation for 2014 recycling data.

Hazard Mitigation Planning

- > Attended the PEMA statewide review of PA's draft HM plan.

TRANSPORTATION AND GEOGRAPHIC INFORMATION SYSTEM (GIS)

General Transportation Planning

- > Continued working on project to determine the feasibility of renaming Butler Pike to Business Route 202. Coordinated with PennDOT for AASHTO review and comment.
- > Attended Next Generation Trails Committee Meeting. Continued to research information for potential trails within the county.
- > Attended PA Circuit Working Group Meeting. Provided recommendations for trail priorities within the county.
- > Reviewed PA On-Track Long Range Plan.
- > Attended Futures Committee Meeting at DVRPC.

Public Transportation

- > Reviewed SEPTA Board Meeting Materials.

Transportation Assistance to Planning Staff

- > Discussed transportation related issues with staff for subdivision and land development reviews.
- > Attended Review Design Meeting.
- > Answered questions related to request for proposals for Cross Keys Land Use and Transportation Study. Coordinated with DVRPC regarding contract management issues.
- > Attended meeting to discuss New Britain Borough Transit Oriented Development TCDI Project.
- > Continued developing computer-enhanced imagery for Almont Study. Continued production of Transportation section.
- > Attended Northampton EDC Meeting to discuss Richboro Village Study.

Transportation Improvement Program

- > Provided Transportation Improvement Program information to various individuals and agencies.
- > Attended Regional Technical Committee Meeting.
- > Attended Request for Proposals Evaluation Committee Meetings for Bridge #220. Contacted various references for three potential consultants. Reviewed cost information.
Attended PA Turnpike Widening Project Public Officials Meeting

Geographic Information Systems (GIS)

- > Continued development of County-Wide Enterprise GIS program.
- > Continued database development of site addresses and EMS, Fire, and Police response zones.
- > Continued updating of Enterprise Geodatabase and ArcGIS Server.
- > Continued coordination with GIS consultant on the Land Records and EMS projects.
- > Continued development and support of County GIS Consortium efforts.
- > Continued updating and editing of county Road Centerline database.
- > Continued GIS technical software support to IT and GIS staff at Board of Assessment.
- > Continued support of County hosted GIS web server connection and interface.
- > Provided GIS technical support to Emergency Communication staff.
- > Continued technical support for County GIS Web Viewer.
- > Continued editing of county-wide data layers using GIS Data Reviewer tool.
- > Continued editing procedures on land base parcel annotation features.
- > Continued updating and testing of latest GIS software versions on desktop systems.
- > Continued edge matching work on SE PA 9-1-1 GIS Shared Services regional datasets.
- > Continued production of county Park and Recreation maps.
- > Began development on new GIS Web Viewer from Flex to JavaScript application.

GIS Map Production

- > Produced presentation maps for Community, Environmental and Preservation Planning units.
- > Continued development of maps of county parks and facilities for print and web deployment.
- > Provided Warwick Township Police with Emergency Service Zone maps.

GIS Transportation

- > Continued development of Region-wide GIS Transportation initiative.

BUCKS COUNTY PLANNING COMMISSION

Proposed 2015 Meeting Schedule

Meetings are proposed to be held on the first Wednesday, 2:00 P.M. at the Bucks County Planning Commission office in the Robert H. Grunmeier Room
1260 Almshouse Road, Doylestown, PA.

January 7

February 4

March 4

April 1

May 6

June 3

July 1

August 5

September 2

October 7

November 4

December 2

**Bucks County Planning Commission
Municipal Reviews
December 3, 2014**

Municipality	BCPC Number	Applicant	Tax Parcel Number(s)	Proposal
Chalfont Borough	7-14-2	Borough Council		Zoning Ordinance Amendment: Floodplain Regulations
East Rockhill Township	12-14-SD1	Pennridge School District	12-9-201	Institutional Land Development: 9,655 Square-feet
Haycock Township	14-14-ASA1	Board of Supervisors	14-6-11-1	ASA Extension
Hilltown Township	15-14-1	Board of Supervisors		Zoning Ordinance Amendment: Floodplain Ordinance
Hilltown Township	15-14-2	Board of Supervisors		SALDO Amendment: Floodplain Definition
Hulmeville Borough	16-14-1	Borough Council		Zoning Ordinance Amendment: Floodplain Regulations
Ivyland Borough	17-14-1	Borough Council		Zoning Ordinance Amendment: Contractor Offices and Shops
Milford Township	23-14-1	Board of Supervisors		Zoning Ordinance Amendment: Day Care Center
New Britain Borough	25-14-2(P)	Green Tree Group Contracting, LLC	25-9-64-1 & -64-3	Private Zoning Change: R-1 to R-2 District
New Britain Township	26-14-2	Board of Supervisors		Zoning Ordinance Amendment: Floodplain Overlay District
Newtown Area Joint Planning Commission	56-13-2R	Joint Zoning Council		Zoning Ordinance Amendment: Wireless Communications Facilities
Richland Township	36-14-2	Board of Supervisors		Zoning Ordinance Amendment: Airport Overlay District & Airport Overlay Zoning Map
Solebury Township	41-14-4	Board of Supervisors		SALDO Amendment: PennDOT Highway Occupancy Permits
Springfield Township	42-14-4	Board of Supervisors		Zoning Ordinance Amendment: Solar Power & Wind Energy Systems
Springfield Township	42-14-5	Board of Supervisors		SALDO Amendment: Definitions for Lot Width & Impervious Surface
Springfield Township	42-14-6	Board of Supervisors		Zoning Ordinance Amendment: Various
Upper Makefield Township	47-14-WS1	Board of Supervisors		Sewerage Facilities Plan Update
Warrington Township	50-14-5(P)	SMCCI Group, LLC	50-25-15 & -16	Private Petition for Zoning Change: Limited Access Self Storage Facility
West Rockhill Township	52-14-3	Board of Supervisors		SALDO Amendment: Floodplain Definition
West Rockhill Township	52-14-2	Board of Supervisors		Zoning Ordinance Amendment: Floodplain Ordinance



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

CONFIDENTIAL — NOT FOR RELEASE

December 3, 2014
BCPC #7-14-2

MEMORANDUM

TO: Chalfont Borough Council
Chalfont Borough Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Floodplain Ordinance
Applicant: Borough Council
Received: November 21, 2014
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 December 3, 2014.

GENERAL INFORMATION

Proposed Action: Delete the existing language of Part 21 of the zoning ordinance of Chalfont Borough and replace it with language requiring all persons, partnerships, businesses, and corporations to obtain a permit for any construction or development within areas of the Borough of Chalfont which are subject to flooding; setting forth minimum requirements for the same; and establishing penalties for any persons who fail, or refuse to comply with, the requirements or provisions of the ordinance.

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 and FEMA.

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.

TAK:kjp

cc: Patrick DiGangi, P.E., CKS Engineers, Inc.
Dean Ibrahim, Esq, Ibrahim & McKillop, PC
Sandra B. Zadell, Borough Manager (via email)



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CONFIDENTIAL — NOT FOR RELEASE

December 3, 2014
BCPC #12-14-SD1

MEMORANDUM

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

FROM: Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for Pennridge High School Stadium
Improvements
TMP #12-9-201
Applicant: Pennridge School District
Owner: Same
Plan Dated: November 14, 2014
Date Received: November 18, 2014

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 December 3, 2014.

GENERAL INFORMATION

Proposal: Construct a 9,655-square-foot field house and walkway along the southeastern side of existing athletic field and track area on the Pennridge High School site. A parking lot contain 39 parking spaces will be constructed along the southeast of the track. Public water and sewer service the site.

Location: Northwest of Three Mile Run Road, approximately 1,600 feet north of its intersection with Blooming Glen Road.

Zoning: C-E Cultural Educational District permits schools with a minimum lot area and lot width of 2 acres and 150 feet, respectively.

Present Use: Institutional (high school and athletic fields).

COMMENTS

1. **Requested waivers**—According to information listed on Sheet C2.0, the applicant is requesting waivers from the following sections of the subdivision and land development ordinance:

- Section 403.4 Show features beyond development area
- Section 510.C(2)(C) & Section 319.3.B All pipes be Class III RCP and allow usage of HDPE for private on-site stormwater pipes
- Section 510.C(2)(D) & Section 319.3.C Minimum pipes size be 18” and allow the usage of smaller pipe to accommodate the 100-year storm events for privately-owned storm sewer

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 waivers is based, the provision or provisions of the ordinance involved, and the minimum modification necessary.

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

DAS:kjp

cc: Pennridge School District
Terraform Engineering LLC
Patrick M. Armstrong, Esquire, Grim, Biehn & Thatcher
Steve Baluh, P.E., C. Robert Wynn Associates, Inc.
Marianne Morano, Township Manager (via email)



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CONFIDENTIAL — NOT FOR RELEASE

December 3, 2014
BCPC #14-14-ASA1

MEMORANDUM

TO: Haycock Township Board of Supervisors
Haycock Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Request for an addition to the Agricultural Security Area
TMP #14-6-11-1
Received: November 10, 2014
Hearing Date: not yet determined

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 December 3, 2014.

GENERAL INFORMATION

Requested Action: Add TMP #14-06-11-1 to the existing Agricultural Security Area of Haycock Township.

Landowners:	Beth Waxman, Joanne Isaac, and the Ethel Coder Living Trust
Tax Map Parcel:	14-6-11-1
Location:	Cider Press Lane
Size of tract:	26.13 acres
Zoning:	RA - Rural Agriculture
Comprehensive Plan:	Reserve Areas
Soil Classes:	2e, 3e, 3w, 4w, and 7s

COMMENTS

The Bucks County Planning Commission recommends that TMP #14-6-11-1 totaling 26.13 acres be considered for addition to the Agricultural Security Area (ASA) of Haycock Township. The subject site is in active agricultural use. Based upon the Department of Agriculture, Natural Resources Conservation Service land capability classification, about ninety-seven (97) percent of the total land area proposed for inclusion in the ASA are comprised of Class I through IV soils.

According to the Land Use Plan Map of *The Quakertown Area Comprehensive Plan* (2007), the parcel is located in the Reserve Area. The Plan describes these areas as being generally low intensity uses that are anticipated to remain rural in character for the foreseeable future. When it is determined that Development Areas are approaching capacity, and additional land is necessary to accommodate anticipated growth, Development Areas may be extended into Reserve Areas in appropriate locations. One intent of this plan is to preserve farmland soils and to conserve agricultural activity in those areas that are actively farmed and contain concentrations of prime agricultural soils.

The subject parcel is located in the RA–Rural Agriculture District, which permits agricultural and agricultural-related uses with a minimum lot area of 2 acres. Single–family detached dwellings are also permitted with a minimum lot area of 2 acres.

Therefore, the addition of this parcel into Haycock Township’s ASA is consistent with the Township’s comprehensive plan and zoning ordinance.

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

AAF:kjp

cc: Clemons, Richter Walsh & Reiss, Haycock Township Municipal Solicitor
Beth Waxman aka Samuelson
Joanne Isaac
Ethel Coder Living Trust
Henry DePue, Haycock Township Supervisor (via email)
Richard B. Harvey, Director, Bucks County Agricultural Land Preservation Program



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Diane M. Ellis-Marseglia, *LCSW*

CONFIDENTIAL — NOT FOR RELEASE

December 3, 2014
BCPC #15-14-1

MEMORANDUM

TO: Hilltown Township Board of Supervisors
Hilltown Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Floodplain Ordinance
Applicant: Board of Supervisors
Received: October 30, 2014
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 December 3, 2014.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to comply with the updated floodplain regulations required by the Federal Emergency Management Agency (FEMA).

Proposed Zoning Provisions: Remove the existing floodplain regulations found in Section 160-45 that will be addressed by a newly adopted stand-alone floodplain ordinance and replace them with a list of uses permitted by-right and by special exception in the floodplain. The definition of floodplain in Section 160-11 will be amended to be consistent with the requirements of FEMA and the following terms and associated definitions will be deleted: Flood Hazard Area, Floodway, and Flood Fringe. The environmental performance provision for floodplains in Section 160-28 will be amended to provide consistency with the new stand-alone ordinance.

COMMENTS

We recognize that the proposal is consistent with the ordinance requirements as presented by the Pennsylvania Municipalities Planning Code and FEMA; however, we recommend that Township officials not adopt the proposal until the following concerns have been addressed:

1. **Article XI Floodplain Standards**—The proposed amendment indicates that Section 160-45 of the zoning ordinance is being deleted in its entirety and a list of uses permitted by-right and by special exception in the floodplain will be added to this section. Currently, Section 160-45 only contains a reference to Article XI Floodplain Standards which contains the existing floodplain regulations. To avoid confusion and misinterpretation, we recommend that the amendment specifically propose deletion of both Section 160-45 and Article XI and provide specific reference to compliance with the new stand-alone floodplain ordinance.
2. **Unclear section reference**—The proposed revision to Section 160-28 refers to Section 501 and Section 504. These section numbers do not appear in the township zoning ordinance.
3. **Terminology used elsewhere**—Township officials should ensure that additional adjustments are made throughout the zoning ordinance that would be reflective of the terminology which is being deleted or revised. For example, the term “Flood hazard area” is proposed to be deleted, yet Section 160-15E begins with the term flood hazard area.
4. **Floodplain soils definition**—As we examined the terms and definitions related to floodplains in the zoning ordinance, we found the following definition for the term “Soils, Alluvial/Floodplain,” which is referred to by the term “Floodplain Soils:”

Areas subject to periodic flooding and listed in the Soil Survey of Bucks and Philadelphia Counties, Pennsylvania, U.S. Department of Agriculture, Soil Conservation Service, July 1975, as being "on, or in, the floodplain" or "subject to flooding." The following soil types are floodplain soils:

- A. Alluvial land
- B. Alton gravelly loam, flooded
- C. Bowmansville silt loam
- D. Hatboro silt loam
- E. Marsh
- F. Pope loam
- G. Rowland silt loam.

Based on discussions with a representative of the U.S. Department of Agriculture, Natural Resources Conservation Service, we recommend township officials consider changing the term “Soils Alluvial/Floodplain” to “Soils on Floodplains” and revise the definition as follows with no specific listing of soils:

Areas subject to periodic flooding or listed in the Official Soil Survey provided by the U.S. Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey (<http://websoilsurvey.nrcs.usda.gov/>), as soils having a flood frequency other than none.

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

MMW:kjp

cc: Steve Harris, Esq., Harris & Harris
C. Robert Wynn, P.E., Township Engineer (via email)
Richard Schnaedter, Township Manager (via email)



BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

COUNTY COMMISSIONERS:

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

CONFIDENTIAL — NOT FOR RELEASE

December 3, 2014
BCPC #15-14-2

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—Floodplain
Definition
Applicant: Board of Supervisors
Received: October 30, 2014
Hearing Date: Not Set

In accordance with the provisions of Sections 304 and 505 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on December 3, 2014.

GENERAL INFORMATION

Proposed Action: Amend the subdivision and land development ordinance to delete the following terms and their associated definitions: Floodplain (General), Flood-proofing, Floodway, Floodway Fringe, and Identified Floodplain Area. The term "Floodplain" and its associated definition are posed to be added to provide consistency with the Federal Emergency Management Agency (FEMA) regulations.

COMMENTS

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

As we examined the terms and definitions related to floodplains in the subdivision and land development ordinance, we found the following definition for the term "Floodplain Soils."

Areas subject to periodic flooding and listed in the Soil Survey of Bucks and Philadelphia Counties, Pennsylvania, U.S. Department of Agriculture, Soil Conservation Service, July 1975, as being "on the floodplain" or "subject to flooding." The following soil types are floodplain soils: Alluvial land; Alton gravelly loam, flooded; Bowmansville silt loam; Hatboro silt loam; Marsh; Pope loam; and Rowland silt loam.

Based on discussions with a representative of the U.S. Department of Agriculture, Natural Resources Conservation Service, we recommend township officials consider changing the term "Floodplain Soils" to "Soils on Floodplains" and revise the definition as follows with no specific listing of soils:

Areas subject to periodic flooding or listed in the Official Soil Survey provided by the U.S. Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey (<http://websoilsurvey.nrcs.usda.gov/>), as soils having a flood frequency other than none.

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.

MMW:kjp

cc: Steve Harris, Esq., Harris & Harris
C. Robert Wynn, P.E., Township Engineer (via email)
Richard Schnaedter, Township Manager (via email)



BUCKS COUNTY PLANNING COMMISSION

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

CONFIDENTIAL — NOT FOR RELEASE

December 3, 2014
BCPC #16-14-1

MEMORANDUM

TO: Hulmeville Borough Council
Hulmeville Borough Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Floodplain Regulations
Applicant: Borough Council
Received: November 21, 2014
Hearing Date: January 5, 2015

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on December 3, 2014.

GENERAL INFORMATION

Proposed Action: Delete the existing language of Section 27-703 of the zoning ordinance of Hulmeville Borough and replace it with language requiring all persons, partnerships, businesses, and corporations to obtain a permit for any construction or development; providing for issuance of such permits; setting forth certain minimum requirements for new construction or development within areas of Hulmeville Borough that are subject to flooding, and establishing penalties for any persons who fail, or refuse to comply with these requirements.

COMMENTS

We recognize that the proposal is consistent with the applicable comprehensive plan and municipal ordinances and commend the Borough for amending the zoning ordinance to be in compliance with the National Flood Insurance Program and Flood Insurance Rate Maps; however, we recommend that Borough officials consider the following comments before adopting the proposal:

1. **Floodplain and flood plain soils**—Sections 701.2.A and 701.2.B of the zoning ordinance provide descriptions and requirements related to floodplain and floodplain soils. We recommend the following wording for these sections to provide consistency with the proposed Section 27-703 floodplain requirements. The alternative wording for floodplain soils

(recommended titling: Soils on Floodplains) is partially based on discussions with a representative of the U.S. Department of Agriculture, Natural Resources Conservation Service. This wording would also eliminate the term 'flood fringe' that is no longer used by FEMA.

Floodplains. Any areas of Hulmeville Borough classified as special flood hazard areas (SFHAs) in the Flood Insurance Study (FIS) and the accompanying Flood Insurance Rate Maps (FIRMs) dated March 16, 2015 and issued by the Federal Emergency Management Agency (FEMA) or the most recent revision thereof, including all digital data developed as part of the Flood Insurance Study.

For areas abutting streams and watercourses where the 100-year floodplain (one percent annual chance flood) has not been delineated by the Flood Insurance Study, the applicant shall submit a floodplain identification study. The study prepared by a registered professional engineer expert in the preparation of hydrologic and hydraulic studies shall be used to delineate the 100-year floodplain. The floodplain study shall be subject to the review and approval of the Borough. All areas inundated by the one-hundred year flood shall be included in the Floodplain Area.

Floodplain areas shall not be altered, graded, filled or built upon except in conformance with Section 27-703 Floodplain Regulations.

Soils on Floodplains. Areas subject to periodic flooding or listed in the Official Soil Survey provided by the U.S. Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey (<http://websoilsurvey.nrcs.usda.gov/>), as soils having a flood frequency other than none. All such areas shall not be altered, regraded, filled or built upon except in conformance with Section 27-703 Floodplain Regulations. Floodplain soils shall not be used to delineate the floodplain, not be used in the site capacity calculations (Section 27-702), and not be protected, where the 100-year floodplain has been delineated by a floodplain study.

2. **Section number and lettering**—There are numerous places in the proposed amendment where subsection numbering and lettering is used for cross-references. We recommend that full section numbering and lettering be used to avoid confusion and misinterpretation. For example, proposed Section 27-703.3.D.(3).(d).iii contains the following parenthetical statement: (See section 4.B.(1). The full citation would be Section 27-703.4.B.(1).

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.

TAK:kjp

cc: Mario Canales, P.E. Pickering, Corts & Summerson
Robert DeBias, Esq., Wood & Floge
David M. Harris, Mayor



BUCKS COUNTY PLANNING COMMISSION

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

CONFIDENTIAL — NOT FOR RELEASE

December 3, 2014
BCPC #17-14-1

MEMORANDUM

TO: Ivyland Borough Council
Ivyland Borough Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Contractor Offices and Shops
Applicant: Borough Council
Received: November 7, 2014
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 December 3, 2014.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to allow Contractor Offices and Shops as a conditional use in the L-I Limited Industrial District and the B-C Borough-Commercial District. The description and use regulations of Contractor Offices and Shops would also be amended.

Proposed Zoning Provisions: The proposed amendment revises the description and adds two additional use regulations to the Contractor Offices and Shops use. Above-ground fuel storage tanks not larger than 500 gallons would be permitted. A restriction on vehicle access was added to require that all truck or van access to the Contractor Offices or Shop entering or leaving the Borough must be made via Ivyland Road. This requirement would be enforced by the Borough police department, zoning officer, or code enforcement officer.

Existing Zoning Provisions: The existing Section 27-506 Table of Use Regulations permits by right Contractor Offices and Shops in the B-C Borough-Commercial District, I-C Industrial Commercial District, and I-C 2 Industrial Commercial District 2. Within the B-C Borough-Commercial District storage of equipment is required to be within an enclosed structure.

COMMENTS

We recognize that the proposal is consistent with the applicable comprehensive plan and municipal ordinances; however, we recommend that the Borough consider the following comments prior to taking action on this proposal.

1. **Enforcement procedures**—We recommend that the Borough establish another mechanism to give authority to Borough police to enforce the proposed traffic requirements. The Pennsylvania Municipalities Planning Code in Section 614 provides the exclusive authority to the zoning officer to administer and enforce the zoning ordinance.
2. **Storage of equipment**—The existing use regulations require that within the B-C district storage of equipment shall be within an enclosed structure. This requirement has been removed from the proposed amendment. Borough officials should consider whether this requirement should remain as a requirement for the B-C district.
3. **Additional conditions**—Borough officials may wish to consider adding additional conditions that would require directional signage to be placed at the Contractor Office and Shop business. This signage could direct vehicles exiting the business to leave the Borough via Ivyland Road. Additionally, the Borough may consider erecting signs restricting truck traffic on residential streets within the Borough.

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:kjp

cc: Gregory Sturn, Borough Solicitor
Janet Pacchioli, Borough Secretary (via email)



BUCKS COUNTY PLANNING COMMISSION

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Executive Director

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

CONFIDENTIAL — NOT FOR RELEASE

December 3, 2014
BCPC #23-14-1

MEMORANDUM

TO: Milford Township Board of Supervisors
Milford Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Day Care Center
Applicant: Board of Supervisors
Received: November 7, 2014
Hearing Date: December 16, 2014

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on December 3, 2014.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to permit Use C10 Day Care Center as a permitted use in the PI—Planned Industrial District and revise the outdoor recreation area requirements for recreation/play areas.

Proposed Zoning Provisions: Use C10 Day Care Center, which is currently not a permitted use in the PI district, would be permitted by right. The proposed amendment revises the outdoor recreation area requirements for recreation/play areas by stating that these area must meet or exceed the requirements of the Pennsylvania Department of Public Welfare. Outdoor play areas must be sufficiently screened to protect the neighborhood from inappropriate noise and other disturbances.

Existing Zoning Provisions: Use C10 is a facility in which out-of-home day care is provided to four (4) or more children, disabled persons, and/or elderly. An outdoor recreation area shall be provided with a minimum area of two hundred (200) square feet for each child and one hundred (100) square feet for each disabled or elderly person. This outdoor area shall be located to the side

or rear of the lot and shall not include parking areas. The outdoor play area shall be fully enclosed by a four (4) foot high fence and shall be sufficiently screened and insulated so as to protect the neighborhood from inappropriate noise and other disturbances.

COMMENTS

We recommend that the township officials consider the following comments prior to adoption:

1. **Outdoor play areas**—The proposed amendment revises the existing use requirements for Day Care Center (Section 404 C10.b) to remove the requirements that outdoor play areas are to be located to the side or rear of the lot and the provision that play areas be fully enclosed by a four (4) foot high fence. The proposed amendment states ‘Recreation/play areas shall be provided to meet or exceed the requirements of the Pennsylvania Department of Public Welfare. Outdoor play areas shall be sufficiently screened as to protect the neighborhood from inappropriate noise and other disturbances.’ Title 55 (Public Welfare), Chapter 3270 (Child Care Centers) of in the Pennsylvania Code does not appear to address placement restrictions of outdoor play areas on a lot nor require the installation of fencing for security purposes. Similar requirements currently exist for several uses under Accessory Home Occupation (Section 404 H1), such as Family Day Care (Use H1e), Group Child Day Care Center (Use H1f), and Adult Day Care Center (Use H1g). Township officials may wish to retain these requirements for Day Care Centers.
2. **Licensing**—Existing Use H1g (Adult Day Care Center) is a facility intended to provide in-home day care for elderly and/or disabled adults. Subsection (a) requires the applicant to obtain a license from the Department of Public Welfare and/or the Department of Aging. Existing Use C10 (Day Care Center) requires a license from the Pennsylvania Department of Public Welfare. Given that both facilities include the care of elderly persons, township officials may wish to revise Section 404 C10.e to state ‘A license from the Pennsylvania Department of Public Welfare and/or Department of Aging shall be required.’

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.

DAS:kjp

cc: Terry Clemons, Esq., Clemons, Richter & Reiss, PC
Kevin Wolf, Andersen Engineering Associates, Inc.
Jeff Vey, Township Manager (via email)



BUCKS COUNTY PLANNING COMMISSION

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Executive Director

CONFIDENTIAL — NOT FOR RELEASE

December 3, 2014
BCPC #25-14-2(P)

MEMORANDUM

TO: New Britain Borough Council
New Britain Borough Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Private Request for Zoning Map Change
TMP #25-9-64-1 and -64 -3
Owner: Brian J. Rookstool and Mavji Shah
Applicant: Green Tree Contracting Group, LLC
Received: November 10, 2014
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 December 3, 2014.

GENERAL INFORMATION

Requested Action: Amend the New Britain Borough zoning ordinance map to change the zoning district classification of TMP#s 25-9-64-1 and 25-9-64-3 from R-1 Residential District to R-2 Residential District.

Location & Size of Tract: On the south side of North Shady Retreat Road, approximately 220 feet east of Iron Hill Road. The subject site is 3.52 (gross) acres and was used as an industrial site. The buildings are now vacant.

Existing Zoning District: The R-1 Residential District is intended to retain the low density residential character of the Borough. The permitted uses include: single-family detached dwelling, public recreation facility, cemetery, governmental office, temporary structure or use, and various accessory uses and structures. The following uses are permitted by special exception: bed and breakfast, place of worship, school, and utilities. The minimum lot size for residential and non-residential uses is 20,000 square feet.

Proposed Zoning District: The R-2 Residential District is intended to provide areas for multi-family, townhouse (attached), two-family dwellings, and for small-lot single family detached dwellings. Other permitted uses include: performance subdivision, public recreation facility, cemetery, governmental office, temporary structure or use, and various accessory uses and structures. The following uses are permitted by special exception: place of worship, residential conversion, school and utilities. The minimum lot size for single-family detached dwellings is 10,000 square feet and for two-family dwellings the minimum lot size is 5,000 square feet. The maximum net density for townhouse dwellings is 6 units per acre, for multifamily dwellings 8 units per acre, and for performance subdivision 7 units per acre. All other permitted uses have a minimum lot area of 1 acre.

Based upon these minimum lot area requirements, and the lot area of the subject site (3.52 acres), the only residential uses that would be permitted are single-family detached dwelling and two-family dwelling.

COMMENTS

We understand the interest in redeveloping vacant industrial sites in a manner that is compatible with the surrounding residential area. The residential nature of this part of the borough and adjacent Doylestown Township makes residential use a logical choice for the site. Our comments focus on two questions: Is the proposed change consistent with the Borough's Comprehensive Plan?; and Is the proposed zoning district change one that makes sense in terms of what is allowed and likely to be developed on the site?

The proposed change from the R-1 Residential District to the R-2 Residential District would be inconsistent with the Borough's Comprehensive Plan and existing zoning scheme. The Future Land Use map in the Borough's Comprehensive Plan depicts the subject parcels as single-family residential, and the goals and recommendations do not support a change in the zoning classification of these parcels.

The proposed changes would permit residential uses that could be developed at a density higher than neighborhoods on adjacent sites. The location of the proposed R-2 Residential District is notably different than the existing areas zoned R-2 Residential elsewhere in the Borough and would represent a departure from the established zoning pattern within the Borough. The other R-2 zoning districts are Carousel Pointe, the Mews on Bristol Road, and the small multi-family development on Butler Avenue at Cedar Drive.

We always remind municipalities that, once the zoning is changed, any land use allowed by the new district can be developed. We are aware that the applicant has submitted a preliminary plan (BCPC #11865-A) to develop the property with 16 two-family dwellings. We recommend that, prior to adoption of any zoning map change, the Borough consider all of the permitted uses in the R-2 Residential District and how they would impact the adjacent parcels. If the subject site is rezoned, the applicant is not obligated to construct the current proposal, and the site could be developed with any use permitted in the R-2 district. It appears that the applicants are prepared to develop the site with the two-family dwellings.

The following comments summarize the issues that the Borough should consider prior to adoption of the zoning map change.

Britain Borough Comprehensive Plan Update (2006). Changes to the zoning designation of the these parcels would be contrary to the recommendations of the Future Land Use Map.

The Comprehensive Plan also provides recommendations for residential areas (page 12) which divided the Borough into three categories of residential areas. The recommendation for the subject parcels are included in the category “Stable Residential Areas off Route 202.” The plan states that: “Except for the normal transition of such neighborhoods from young populations to older populations and back to younger families, there is no reason for the character of these areas to change.”

Section 603(j) of the Pennsylvania Municipalities Planning Code (MPC) states that if a municipality amends its zoning ordinance in a manner not generally consistent with its comprehensive plan, it shall concurrently amend its comprehensive plan.

2. **Compatibility with surrounding zoning and land use**—The subject parcels are surrounded on the east, west, and south by the Borough’s R-1 Residential District. The area to the north of the subject parcels is located in Doylestown Township and is within the Township’s R-1 Residential District. The land use of the surrounding parcels are all single-family detached dwellings. A mobile home park is located on the south side of North Shady Retreat Road to the west of the site. Two single-family detached dwellings are located between the subject parcels and the mobile home park.

Both the Borough’s and Doylestown Township’s R-1 Residential Districts are low-density residential districts with similar permitted uses. The minimum lot area for residential and non-residential uses is 20,000 square feet within the Borough’s R-1 Residential District.

The minimum lot area for the Doylestown Township’s R-1 Residential District are as follows: 40,000 square feet for B-1 Single-family detached dwellings; 30,000 square feet for B-7 Single-family detached cluster subdivision; 22,000 square feet for a B-9 Single-family with lot averaging (this use includes dedication of land for a public purpose), and 5 acres for all other permitted uses. The minimum lot sizes for Doylestown Township’s R-1 Residential District are all greater than the minimum lot sizes required by the Borough’s R-1 district.

Based upon the subject site’s lot area (3.52 acres), the proposed R-2 Residential District would allow single-family detached dwellings with a minimum lot area of 10,000 square feet and two-family dwellings with a minimum lot area of 5,000 square feet. All other permitted would have a minimum lot area of 1 acre.

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:kjp

cc: Michael Goodwin, Borough Solicitor
Mark Hintenlang, Borough Engineer
Doylestown Township (Adjacent Municipality)
Robin Trymbiski, Borough Manager (via email)

PERTINENT INFORMATION

Site Characteristics, Natural Features: The 3.52-acre site contains an existing single-family detached dwelling and a vacant light-industrial building.

Existing Land Use: Single-family detached dwelling and vacant light industrial.

Surrounding Land Use:

North: Single-family detached dwellings
East: Single-family detached dwellings
South: Single-family detached dwellings
West: Single-family detached dwellings

Surrounding Zoning:

North: R-1 Residential (Doylestown Township)
East: R-1 Residential
South: R-1 Residential
West: R-1 Residential

County Comprehensive Plan: *The Bucks County Comprehensive Plan (2011)* designates the site as in a Secondary Town Center which does not have the same level of services, infrastructure, or the mix of uses found in Town Centers. Secondary Town Centers include boroughs not identified as Town Centers and other nodes of commercial activity. Secondary Town Centers are expected to continue to function as focal points for the areas that surround them.

Municipal Comprehensive Plan: The subject parcels are located within the area designated as "Single-family Residential" on the Future Land Use Map as described in the *New Britain Borough Comprehensive Plan Update (2006)*. The Comprehensive Plan provides recommendations for the subject parcels in the category "Stable Residential Areas off Route 202." The plan states that: "Except for the normal transition of such neighborhoods from young populations to older populations and back to younger families, there is no reason for the character of these areas to change."

Municipal Sewage Facilities Plan: The Borough's sewage facilities plan indicates that the site is in an area to be served by public sewerage facilities.



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

CONFIDENTIAL — NOT FOR RELEASE

December 3, 2014
BCPC #26-14-2

MEMORANDUM

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

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Floodplain Overlay District
Applicant: Board of Supervisors
Received: November 20, 2014
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 December 3, 2014.

GENERAL INFORMATION

Proposed Action: Delete the existing language of Part 19 of the zoning ordinance of New Britain Township and replace it with language requiring all persons, partnerships, businesses, and corporations to obtain a zoning and/or building permit for any construction or development in the floodplain; and establishing minimum requirements for any construction or development in the floodplain. The definition of floodplain soils in Part 2 of the zoning ordinance will also be amended.

COMMENTS

We recognize that the proposal is consistent with the applicable comprehensive plan and municipal ordinances and commend the township for amending the zoning ordinance to be in compliance with the National Flood Insurance Program and Flood Insurance Rate Maps.; however, we recommend that township officials consider the following comments before adopting the proposal:

1. **Floodplain soils definition**—Based on discussions with a representative of the U.S. Department of Agriculture, Natural Resources Conservation Service, we recommend

township officials consider changing the term Floodplain Soils to Soils on Floodplains and revise the first sentence of the definition to the following with no specific listing of soils:

Areas subject to periodic flooding or listed in the Official Soil Survey provided by the U.S. Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey (<http://websoilsurvey.nrcs.usda.gov/>), as soils having a flood frequency other than none.

Since proposed Section 27-1903.a.2 contains the same wording as the proposed definition of Floodplain Soils, we recommend township officials consider using the above wording instead.

2. **Related definitions**—Township officials should consider deleting or revising the following existing terms and definition in Section 27-200 of the zoning ordinance since the same terms, some with different definitions, are contained in proposed Section 27-1902: Flood, Flood Insurance Rate Map, and Floodproofing.

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:kjp

cc: Craig D. Kennard, P.E., Gilmore & Associates
Peter Nelson, Grim, Biehn, & Thatcher
Eileen Bradley, Township Manager (via email)



BUCKS COUNTY PLANNING COMMISSION

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

CONFIDENTIAL — NOT FOR RELEASE

December 3, 2014

BCPC # 56-13-2R

MEMORANDUM

TO: Newtown Area Joint Zoning Council
Newtown Area Regional Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Joint Municipal Zoning Ordinance—Wireless
Communication Facilities
Applicant: Joint Zoning Council
Received: November 17, 2014
Hearing Date: December 15, 2014 and thereafter

In accordance with the provisions of Sections 304, 609, and 809(A) of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on December 3, 2014.

GENERAL INFORMATION

Proposed Action: To repeal and replace Section 803.I Wireless Telecommunications Facilities of the Joint Municipal Zoning Ordinance (JMZO) to provide definitions, design, construction, and maintenance standards for Tower-Based and Non-Tower Wireless Communication Facilities (WCF) inside and outside the right-of-way. The proposed amendment is a revised version of an amendment submitted in December 20, 2013.

Proposed Provisions: Tower-Based WCF may not exceed 175 feet, may not be located on and historic building or structure, and must be inspected annually. Primary Towers are those 35 feet or higher. Primary Tower-Based WCF outside the right-of-way are permitted on municipal, PECO, and other specific parcels. The permitted location and other criteria for Primary Tower-Based WCF in the right-of-way are not specifically addressed.

Secondary Tower-Based WCF are less than or equal to 35 feet, including poles to support distributed antenna systems (DAS), utility poles, and light poles that may support one or more antenna. Secondary Tower-Based WCF in the right-of-way are permitted along roads classified as thoroughfares except Local Streets and Scenic Roads. The use shall not be located closer than 100 feet to a residence. The permitted location and other criteria for Secondary Tower-Based WCF outside the right-of-way are not specifically addressed.

Non-Tower WCF are permitted to co-locate on all primary Tower-Based WCF. Non-Tower WCF that do not substantially change the Tower-Based WCF to which they are attached shall meet specific standards. Non-Tower Based WCF that substantially change the support structure are permitted in all zoning districts as a conditional use. Non-tower WCF are not permitted on historic buildings or structures.

Non-Tower WCF outside the right-of-way are permitted on all existing support structures over 35 feet in height and shall use stealth technology.

Secondary Non-Tower WCF in the right-of-way are permitted as conditional uses within the right-of-way of roads classified as Thoroughfares except Scenic Roads and Local Streets and shall be co-located on existing poles. Where feasible, they shall be located 100 feet from nearest residence. A fair and reasonable fee shall be paid to the township for use of the right-of-way.

Existing Provisions: Section 803.I Wireless Telecommunications Facilities permits I-1 Communications Antenna, I-2 Communications Equipment Buildings, and I-3 Communications Tower. Antennas are not permitted on a dwelling unit. Building mounted antenna shall not exceed the maximum height permitted in any zoning district by more than 20 feet. An antenna is not permitted closer than 200 feet to any residential use. Communications equipment building shall comply with yard and height requirements of the zoning district and be surrounded by fence and provided with one parking space.

Towers are permitted on specific parcels in Newtown and Upper Makefield townships but are not permitted in Wrightstown Township. Communications towers shall provide for collocation of additional antenna. The maximum permitted height is 200 feet and a setback equal to the height of the tower is required. A tower shall be protected and maintained in accordance with the township building code. No inspection is required.

COMMENTS

We recommend that the Townships 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 Joint Zoning Council's decision regarding this matter. If the amendment is adopted, please send a copy within 30 days as required by Section 609(g) of the Pennsylvania Municipalities Planning Code.

DCZ:kjp

cc: Newtown Township Board of Supervisors
Upper Makefield Township Board of Supervisors
Wrightstown Township Board of Supervisors
Jeffrey Garton, Begley, Carlin and Mandio
Terry Clemons and Daniel M. Keane, Clemons Richter & Reiss
John B. Rice and Mary Eberle, Grim, Biehn & Thatcher
Ethel K. Hibbs, Secretary, NARPC
Walter Wydro, Chairman, NARPC

Kurt Ferguson, Newtown Township Manager (via email)
David Nyman, Upper Makefield Township Interim Manager (via email)
Joseph F. Pantano, Wrightstown Township Manager (via email)
Martin Vogt, Zoning Officer, Newtown Township
Micah S. Lewis, RLA, Boucher & James, Inc., Newtown Township Planner
Marcia Scull, Newtown Borough Secretary (Adjacent municipality)



BUCKS COUNTY PLANNING COMMISSION

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Executive Director

COUNTY COMMISSIONERS:

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

CONFIDENTIAL — NOT FOR RELEASE

December 3, 2014
BCPC #36-14-2

MEMORANDUM

TO: Richland Township Board of Supervisors
Richland Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Airport Overlay District and Airport Overlay Zoning Map
Applicant: Board of Supervisors
Received: October 29, 2014
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 December 3, 2014.

GENERAL INFORMATION

Proposed Action: Amend the township's zoning ordinance by establishing an Airport Overlay District to regulate and restrict the height of newly built or installed structures and trees, and to otherwise regulate land use, in order to reduce the potential hazards to air navigation in the vicinity of the Quakertown and Pennridge airports. The township zoning map will be amended correspondingly to adopt an official airport zoning overlay map that incorporates regulatory features of the amendment to the zoning ordinance.

Proposed Zoning Provisions: A new zoning ordinance section, Chapter 27, Part 7, would be created. It includes provisions for definitions, airport zones, permits, variances, nonconforming structures, objects, or uses, and marking and lighting of potential obstructions to aviation. The supplementary zoning map would consist of Figure I: Part 77 Surface Areas, Quakertown Airport Surface Areas, and Pennridge Airport Surface Areas.

COMMENTS

The proposed amendment serves to advance airport safety within the township and the region. It appears to be broadly consistent with the ordinance requirements as prescribed by the Pennsylvania Municipalities Planning Code and applicable case law. Amending both the zoning ordinance and the

map at the same time maintains consistency between the two sets of regulations and promotes compliance. In addition, we note these points for consideration by the township:

1. **Airport elevation**—The June 2013 model ordinance published by the Pennsylvania Department of Transportation on its website specifies the airport elevation in feet as part of the definition of “Airport Elevation” in the definitions section of the ordinance (page 4). Many Bucks County municipalities do likewise. The township’s proposed ordinance, however, omits these figures for both the Quakertown and the Pennridge airport. Use of this information helps users comply with the regulations.
2. **Pre-existing nonconforming use**—For clarity and emphasis, we suggest that Section 27-705.1 of the proposed ordinance (line 8) make reference to the provisions of “Part 7 and Part 8 of the Zoning Ordinance” to ensure that no pre-existing nonconforming use, after being substantially abated, can be re-instated with deviations from the regulations of Part 7 of the zoning ordinance.
3. **Editorial**—To be consistent with the model ordinance, the word “injustice” in Section 27-706.4 (line 11) should be changed to “justice.”

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.

GF:kjp

cc: Lincoln Treadwell, Township Solicitor
Steven Sechriest, Township Manager (via e-mail)



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Executive Director

COUNTY COMMISSIONERS:

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

CONFIDENTIAL — NOT FOR RELEASE

December 3, 2014
BCPC #41-14-4

MEMORANDUM

TO: Solebury Township Board of Supervisors
Solebury Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Subdivision and Land Development Ordinance—PennDOT
Highway Occupancy Permits
Applicant: Board of Supervisors
Received: November 12, 2014
Hearing Date: December 16, 2014

In accordance with the provisions of Sections 304 and 505 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on December 3, 2014.

GENERAL INFORMATION

Proposed Action: Amend Article 6 Administration and Improvements Guarantees of the Subdivision and Land Development Ordinance by adding a new Section 6.04 regarding PennDOT Highway Occupancy Permits and Condition Statements.

Proposed Provisions: When an applicant is required to obtain a PennDOT Highway Occupancy Permit (HOP) as part of a subdivision or land development application, Section 6.04 would require a stormwater capital contribution to be paid to the township to help defray costs of periodic inspections and maintenance expenses that are required by PennDOT to be constructed within the public right-of-way of roads, and for which the township is primarily or secondarily responsible.

COMMENTS

We recommend that the township adopt the proposal as submitted since it appears to be consistent with the ordinance requirements as presented by the Pennsylvania Municipalities Planning Code and the township's stormwater management 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 505(b) of the Pennsylvania Municipalities Planning Code.

CHG:kjp

cc: Jonathan J. Reiss, Township Solicitor
C. Robert Wynn, P.E., Township Engineer (via email)
Dennis Carney, Municipal Manager (via email)



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

CONFIDENTIAL — NOT FOR RELEASE

December 3, 2014

BCPC #42-14-4

MEMORANDUM

TO: Springfield Township Board of Supervisors
Springfield Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Solar Power and Wind Energy Systems
Applicant: Board of Supervisors
Received: November 13, 2014
Hearing Date: January 5, 2015

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on December 3, 2014.

GENERAL INFORMATION

Proposed Action: Amend Sections 201, 403, 500, 507, 804, 805 and the Table of Use Regulations of the zoning ordinance to establish standards and regulations for solar power and wind energy systems within Springfield Township.

COMMENTS

Bucks County Planning Commission staff has been assisting Springfield Township in the development of the proposed ordinance. The proposed ordinance is well written and will provide appropriate guidance to Springfield Township as it relates to alternative energy development. We believe that the proposed ordinance will meet the goals of the township with regard to alternative energy. Those goals include ensuring that large, commercial alternative energy facilities do not displace traditional uses (e.g., agriculture, residential, retail, etc.) or consume significant land, while at the same time providing regulations for small, on-site energy generation appropriate to all zoning districts.

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.

RGB:kjp

cc: Scott MacNair, Clemons, Richter, & Reiss
C. Robert Wynn Associates Inc., Township Engineer (via e-mail)
Michael J. Brown, Township Manager (via email)



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

CONFIDENTIAL — NOT FOR RELEASE

December 3, 2014
BCPC #42-14-5

MEMORANDUM

TO: Springfield Township Board of Supervisors
Springfield Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Subdivision and Land Development Ordinance—Definitions for Lot Width and Impervious Surface
Applicant: Board of Supervisors
Received: November 13, 2014
Hearing Date: January 5, 2015

In accordance with the provisions of Sections 304 and 505 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on December 3, 2014.

GENERAL INFORMATION

Proposed Action: Amend Section 202 of the subdivision and land development ordinance to revise definitions related to lot width and impervious surface.

COMMENTS

The proposed ordinance appears to have merit and we recommend that the township adopt the proposal 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 505(b) of the Pennsylvania Municipalities Planning Code.

RGB:kjp

cc: Scott MacNair, Clemons, Richter, & Reiss
C. Robert Wynn Associates Inc., Township Engineer (via email)
Michael J. Brown, Township Manager (via email)



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

CONFIDENTIAL — NOT FOR RELEASE

December 3, 2014
BCPC #42-14-6

MEMORANDUM

TO: Springfield Township Board of Supervisors
Springfield Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Various
Applicant: Board of Supervisors
Received: November 13, 2014
Hearing Date: January 5, 2015

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on December 3, 2014.

GENERAL INFORMATION

Proposed Action: Amend Sections 201, 403, 600 through 608 and the Table of Use Regulations of the zoning ordinance to revise certain definitions (lot width, impervious surface, active and passive recreational use) and regulations related to Accessory Apartments for Immediate Family (Use H-1), Accessory Dwellings for Guests or Workers (Use H-12), Residential Conversion (Use B-9), Municipal Passive Recreation Park (Use C-14), and Detention Facilities (Use C-15).

COMMENTS

We recognize that the proposal is consistent with the township's comprehensive plan and ordinances; however, we note the following point the township may wish to consider prior to adoption:

- **Fence setback**—According to the proposed ordinance, the maximum fence height for a Detention Facility (Use C-15) will be 20 feet. In the interest of visual aesthetics, the township may wish to regulate the location of proposed fencing for Use C-15. For instance, rather than allowing the proposed fencing to be located near property lines, establishing a setback of at least 50 feet from a property line will be less intrusive to neighboring properties and/or roadways.

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.

RGB:kjp

cc: Scott MacNair, Clemons, Richter, & Reiss
C. Robert Wynn Associates Inc., Township Engineer (via email)
Michael J. Brown, Township Manager (via email)



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

CONFIDENTIAL — NOT FOR RELEASE

December 3, 2014
BCPC #47-14-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
Applicant: Board of Supervisors
Received: November 12, 2014
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 held on December 3, 2014.

GENERAL INFORMATION

Proposed Action: Update the official Act 537 Sewage Facilities Plan of Upper Makefield Township. The purpose of the plan is to comply with Pennsylvania Department of Environmental Protection requirements under Act 537, the Pennsylvania Sewage Facilities Act, with respect to township-wide sewage facilities planning. The plan analyzes the existing sewage flow characteristics in the Township and uses information relative to known proposed development to determine the ability of existing sewage facilities to meet future collection, conveyance, treatment, and disposal needs. The plan is intended to be a tool for the Township to use in the land development process to determine the most effective and environmentally sound method of wastewater management throughout the Township, including both sewer and non-sewer areas.

The draft Act 537 plan includes, in Appendix D, the Upper Makefield Township Ordinance No. 295 regulating the management and maintenance of individual and community on-lot sanitary sewage disposal systems.

COMMENTS

We commend the Township officials for undertaking the update of the Township's official sewage facilities plan. The plan is comprehensive, well-prepared, and contains informative maps. It explains past Act 537 planning and describes the Township's sewage facilities planning issues in a clear and concise presentation. The plan also provides an analysis of proposed alternatives to address the short and long-term sewage disposal needs within the Taylorsville and Dolington areas of the Township, which are identified in the plan as being areas with histories of on-lot disposal systems functioning problems. We note the following issues for the Township's consideration:

1. **Wastewater facilities needs**—Upper Makefield Township relies primarily on individual, on-lot sewage disposal systems, supplemented by several relatively small private and/or community sewage treatment plants, to serve its wastewater needs. According to this plan, this will continue in the future. The plan identifies a total of 295 lots proposed over the next 10 years. Of these, 35 are proposed for individual on-lot disposal systems, and an additional 260 lots are proposed to be served by community on-lot systems.

Based on the information contained in the plan, the combination of individual systems and community systems should be adequate for handling the anticipated wastewater needs of the Township.

2. **Selected alternatives**—The plan identified and analyzed seven different alternatives for the Township as a whole based on anticipated growth, zoning regulations, soil suitability, and natural resources resource features. The plan recommends continued reliance on two of these alternatives, continued use of existing sewage facilities and individual on-lot disposal systems.

The plan also identifies the Taylorsville and Dolington areas of the Township as having problems with the functioning of existing on-lot sewage disposal systems (OLDS). For each of these areas, the plan identified and analyzed different alternatives and recommends short-term (5-year planning period) and Long-Term (10-year planning period) alternatives within these areas. Specifics for each planning area include:

Taylorsville

Short-term: Improve the performance of existing OLDS through water conservation, increased system oversight and maintenance, educational outreach to property owners, and amendment of the Township's OLDS ordinance to incorporate additional maintenance provisions specific to this area.

Long-term: If the short-term approach is found to be effective after 5-years of implementation, it will be continued to satisfy the long-term sewage disposal needs of the area.

Dolington

Short-term: Improve the performance of existing OLDS through water conservation, increased system oversight and maintenance, educational outreach to property owners, and amendment of the Township's OLDS ordinance to incorporate additional maintenance provisions specific to this area.

Long-term: Based on a review of Bucks County Health Department (BCHD) records, input received from BCHD representatives, and an overall evaluation of properties including soil

probe evaluations and isolation distances, the viability of using replacement OLDS to address the long-term sewage disposal needs within this area is doubtful. Based on this, the plan evaluated six (6) potential alternatives for the long-term needs within the Dolington area and recommends the utilization of STEP System/Centralized Treatment System on each property, which would discharge to a wastewater collection system within the Dolington Area and flow by gravity to a centralized secondary treatment system located within the unimproved portion of the existing Balderston Drive right-of-way. The centralized secondary treatment system would discharge treated effluent to the existing unnamed tributary of Houghs Creek located at the terminus of the right-of-way.

The recommended strategies appear to be sound approaches for addressing the Taylorsville and Dolington areas, and the Township-wide, anticipated future wastewater needs.

3. **Hierarchy of alternatives**—Although the plan provides a detailed description of both the existing types of systems in use in the Township, as well as those allowed by the Pennsylvania Department of Environmental Protection (Pa DEP), the plan does not include a hierarchy of recommended alternatives, but instead indicates that the Pa DEP provide a variety of options that could be used and that the selection of the most appropriate option would be based on site-specific testing performed in conjunction with the OLDS planning and permitting process. As the Township has objectives to protect surface and groundwater resources, we recommend that the Township incorporate a hierarchy of system types which shall be ranked based on their ability to best meet the environmental, financial, and administrative limitations present in the Township. The highest ranking would be given to those systems which provide the greatest potential for groundwater recharge, and which have a proven history of reliability and minimum required maintenance. Developers and/or property owners seeking new permits and/or replacing old malfunctioning systems would be required to submit documentation to confirm that higher ranked options are not feasible prior to choosing a lower ranked option. Language of this new section might include language similar to the following:

- A. All lots, existing or proposed, must employ individual or community sewage disposal. The highest priority method of sewage disposal set listed in Section B below that can be technically or administratively implemented on the subject property must be utilized. If disposal cannot be provided by a higher-ranked method than proposed, the applicant must submit a written explanation of the reasons why the given lot is not suitable for these higher-ranked methods, along with the appropriate supporting data. A decrease in the number of dwelling units, businesses, and/or establishments that could be served by a certain method of sewage disposal upon the subject property shall not constitute a valid reason why a higher-ranked method is not utilized in favor of a lower priority method. An applicant must show why the higher-ranked methods of sewage disposal will not function upon the subject property before proposing to employ a lower-ranked method.
- B. Sewage Management Priority Table (*Please note the following is provided as an example. The Township would need to identify and rank the alternatives they would want to include in this table based on consultation with the municipal engineer.*)

Sewage Management Priority Table (Ranked from High to Low)

1. Individual on-lot sub-surface sewage disposal.
2. Individual on-lot elevated or at-grade sandmound.
3. Individual on-lot residential spray irrigation system (IRSIS).
4. Individual on-lot alternate system.
5. Community on-lot sub-surface sewage disposal
6. Community on-lot elevated sandmound.
7. Community on-lot spray irrigation system.
8. Individual on-lot A/B soil system (repair only).
9. Experimental system or other system not listed above.
10. Holding tank (Only per Bucks County Department of Health and Pennsylvania Department of Environmental Protection requirements).

4. **On-lot Disposal System Management Ordinance**

We commend the Township for having adopted Ordinance No. 295 relative to the permitting, management, maintenance and repair of on-lot disposal systems. Although we recognize that the ordinance has been adopted, we would recommend that the ordinance be amended as follows:

- Include a requirement specifying that prior to the execution of an agreement of sale for any property or lot, that the Seller provide the Buyer with a copy of the Township maintenance requirements of system, and a copy of the Maintenance and Repair record, and provide in the Agreement of Sale the Buyer's acknowledgement of the receipt of the Sewage Maintenance Agreement.
- We suggest adding a new subsection, Permitting Requirements, under Section C – Program Requirement and Policies that specifies those activities relative to the installation, rehabilitation, or construction of on-lot disposal systems that require a permit, and who the permitting agencies are.
- We suggest adding a new sub-subsection "3" under subsection 122 – OLDS Planning Policies as follows:

The planning, design, siting, construction, maintenance, repair, and replacement of any On-Lot Sewage Disposal System shall be done in accordance with the requirements of PA Code Title 25, Chapter 73, Standards for On-Lot Sewage Disposal Facilities.

- Subsection 123 – Management of On-Lot Disposal Systems

We suggest this subsection be amended to include an additional point "7" as follows:

In accordance with the requirements of PA Code Title 25, Chapter 73, Standards for On-Lot Sewage Disposal Facilities, only normal domestic wastes including kitchen, bathroom, and laundry wastes and water softener backwash water shall be discharged to any On-Lot Sewage Disposal System. Sewage which contains any of the following shall not be discharged into any individual or community sanitary sewage disposal system:

- i. Industrial waste (without appropriate pretreatment).
- ii. Automobile oil and other non-domestic oil.

- iii. Toxic or hazardous substances or chemicals, including but not limited to pesticides, disinfectants (excluding household cleaners), acids, paints, paint thinners, herbicides, gasoline and other solvents.
- iv. Clean surface or ground water, including water from roof or cellar drains, springs, basement sump pumps, and French drains.
- v. Wastewater resulting from hair treatment at beauty salons.
- vi. Any non-biodegradable materials.
- vii. Following or during pumping backflow from the absorption area.
- viii. Surface discharge, ponding, or other signs of malfunction in the vicinity of the absorption area.

We suggest this subsection be amended to include an additional point “8” as follows:

The use of garbage grinders connected to On-Lot Disposal Systems is prohibited for new construction and is strongly discouraged for existing systems as they increase the solids in the treatment tank which may necessitate more frequent pumping or may cause improper functioning of the treatment unit.

We suggest this subsection be amended to include an additional point “9” as follows:

All new construction must comply with the Uniform Construction Code (UCC) requirements for water conserving plumbing fixtures and fittings. The Township may require the installation of water conservation devices, consistent with the UCC, and other operation and/or maintenance procedures to improve the performance of malfunctioning On-Lot Sewage Disposal Systems.

5. **Consistency with Comprehensive Plan**—The proposed Act 537 Plan with its selected alternatives appears to be consistent with the *Newtown Area Joint Comprehensive Plan (2009)* and as such will be a necessary complement to the comprehensive plan. The two tools used together should provide for adequate land use and sewage facilities planning in Upper Makefield Township for the foreseeable future.

Once the plan is approved by the Pennsylvania Department of Environmental Protection, we request that the Township send a final copy of the Act 537 plan to the Bucks County Planning Commission for future use in our Act 247 development review process.

PWG:kjp

cc: Mary Eberle, Esq., Grim, Biehn, Thatcher
Larry Young, P.E., Gilmore & Associates, Township Engineer (via email)
Scott Cressman, S.E.O., Sewage Program Coordinator, Bucks County Health Department
Phil Smith, S.E.O., District Supervisor, Bucks County Health Department
Elizabeth Mahoney, PA DEP
David Nyman, Interim Township Manager (via email)



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

CONFIDENTIAL — NOT FOR RELEASE

December 3, 2014
BCPC #48-14-2

MEMORANDUM

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

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Floodplain Ordinance
Applicant: Board of Supervisors
Received: November 7, 2014
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 December 3, 2014.

GENERAL INFORMATION

Proposed Action: Delete the existing language of Section 185-19 of the zoning ordinance of Upper Southampton Township and replace it with language requiring all persons, partnerships, businesses, and corporations to obtain a permit for any construction or development within areas of the Township of Upper Southampton which are subject to flooding; and establishing penalties for any persons who fail, or refuse to comply with, the requirements or provisions of the ordinance.

COMMENTS

We recognize that the proposal is consistent with the applicable comprehensive plan and municipal ordinances and commend the township for amending the zoning ordinance to be in compliance with the National Flood Insurance Program and Flood Insurance Rate Maps.; however, we recommend that township officials consider the following comments before adopting the proposal:

1. **Format**—The proposed requirements contain the formatting of the state model floodplain ordinance. We recommend that the proposed requirements use the current section numbering and lettering as the rest of the township zoning ordinance.

2. **Reference to waste disposal and hazardous waste**—Township officials should consider amending proposed Section 3.04C.d (page 6 of the amendment) to also reference Section 185-61 Storage and Waste Disposal and Section 185-62 Disposal of Hazardous Materials Substance or Waste of the township zoning ordinance.
In addition, officials should consider amending proposed Section 503F (page 16 of the amendment) to also reference Section 185-61 Storage and waste disposal of the township zoning ordinance.
3. **Appeals**—We recommend that proposed Section 3.10 Appeals (page 8 of the amendment) be revised to reference Article X Zoning Hearing Board for procedures related to appeals.
4. **Community Identified Flood Hazard Areas**—Proposed Section 4.02E (page 10 of the amendment) addresses Community Identified Flood Hazard Areas that are local flood hazard or ponding areas identified and delineated by the township. We recommend the township sends copies of studies conducted of additional Flood Hazard Areas, to the BCPC, so that we may be apprised of additional hazard areas when conducting land development review.
5. **Terminology**—Proposed Section 4.05 (page 11 of the amendment) uses the term “community” in both sentences. We recommend that officials consider changing this term to “Township of Upper Southampton” to be consistent with the remainder of the ordinance.
6. **Reference to stormwater management**—Township officials should consider amending proposed Section 5.03B (page 15 of the amendment) to also reference Section 185-44 Stormwater Management of the township zoning ordinance and the stormwater management requirements of Chapter 160 (the township subdivision and land development ordinance).
7. **Reference to variance procedures**—Township officials should consider amending proposed Section 8.02 (page 22 of the amendment) to also reference Section 185-84 of the zoning ordinance.

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

RM:kjp

cc: Mr. Stanley Gawel, Chairman, Upper Southampton Planning Commission
Keith E. Froggatt, Sr. Chairman, Board of Supervisors
Wayne Kiefer, P.E., TriState Engineers
Donald E. Williams, Esquire
Joseph W. Golden, Township Manager (via email)



BUCKS COUNTY PLANNING COMMISSION

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Diane M. Ellis-Marseglia, *LCSW*

CONFIDENTIAL — NOT FOR RELEASE

December 3, 2014
BCPC #50-14-5(P)

MEMORANDUM

TO: Warrington Township Board of Supervisors
Warrington Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Private Request for Zoning Ordinance Amendment
Applicant: SMCCI Group, LLC, c/o Robert Gundlach
Owner: Margaret and Malcolm Powell c/o Michael Goodwin
Received: November 6, 2014
Hearing Date: Not indicated

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal has been sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on December 3, 2014.

GENERAL INFORMATION

Requested Action: Amend the zoning ordinance to create a new use, Limited Access Self-Storage Facilities, as a conditional use in the O-I- Office Light Industrial Zoning District.

Proposed Zoning Provisions: Section 202, Definitions, of the zoning ordinance would be amended to add the term "Limited Access Self-Storage Facility," which is defined as "a multi-story climate controlled building used primarily for self-storage containing separate lockers/storage areas and where both business and residential customers directly access their lockers/storage areas subject to certain restrictions set by the operator of the facility." Regulations on location of loading areas, outside storage, security, and direct frontage on an arterial road are proposed. A rendering of the proposed building must be presented to and approved by the township.

The proposed ordinance (Section 1403) would permit the Board of Supervisors to change the following requirements as part of a conditional use hearing:

- Reduce the minimum site area to 1.5 acres from 5 acres;
- Reduce the minimum building setback to 30 feet from 50 feet for the front yard, and to 20 feet from 50 feet on rear and side yards;
- Reduce the parking setback to 5 feet on side yards abutting nonresidential use;
- Increase the maximum building coverage to 50 percent from 10 percent; and

- Increase the maximum impervious surface coverage to 75 percent from 60 percent.

Section 2102(B)(1) is amended to add a parking requirements for Limited Access Self-Storage Facility at 1 space per 200 feet of office/retail spaces located in the building.

The proposed ordinance would correct a typographical error in the ordinance by changing “minimum height of 55 feet” to “maximum height of 55 feet.”

Existing Zoning Provisions: The zoning ordinance does not now contain a use called Limited Access Self-Storage Facility, but it does permit Miniwarehouse in the PI-1 and PI-2 districts on lots of 2 acres. The requirements for the miniwarehouse use are: building coverage - 75 percent; impervious surface - 70 percent, and height - 35 feet. Front yard setback is 75 feet, side yard is 50 feet, and rear yard is 20 feet. Buffer areas and plantings are required.

The O-I Office Light Industrial district permits manufacturing, laboratories, professional and business offices on lots of 5 acres.

COMMENTS

We note the following issues that the township should address in its consideration of the ordinance amendment.

Summary—We understand the benefits of redeveloping this site, which has been unused for many years and which contains an abandoned service station. Redevelopment of this site would benefit the Easton Road corridor. The points the township officials should consider when evaluating this specific proposal are:

- (1) if there is a need to create a new set of standards for self-storage facilities when standards exist for this type of use already;
- (2) if the township decides it does want to create a second type of self-storage use, would it be advisable to review and incorporate the standards for self-storage that have already been adopted and are contained in your ordinance;
- (3) if the ordinance as proposed is strong enough and detailed enough to ensure that the design standards for the Easton Road corridor, which are memorialized in the 611 Corridor Plan and the Comprehensive Plan, will be met for this use;
- (4) if the area and dimensional requirements for the self-storage facility, which are much less stringent than the standards applicable to other uses in the O-I district, are acceptable to the township; and
- (5) if the proposal to allow the Board of Supervisors to modify the dimensional standards during the conditional use hearing is an acceptable and proper way to administer zoning standards.

We believe that all these questions need to be examined in detail in order to ensure that the redevelopment of this troubled site will result in a development that matches the intensity and the appearance standards that the township’s plans and ordinances have set.

1. **Dimensional standards**—The zoning ordinance permits Miniwarehouse by right in the PI-1 and PI-2 districts. The major difference between the proposed Limited Access Self-Storage use and the existing Miniwarehouse use is that the dimensional standards for the proposed use are significantly less restrictive. A larger and more intense self-storage facility may be built on

a smaller lot. A comparison of the proposed Limited Access Self-Storage Facility use and the O-I and PI districts is shown below:

	<u>Limited</u> <u>Access Self storage</u>	<u>O-I District</u>	<u>Miniwarehouse</u> <u>PI-1, PI-2 Districts</u>
Lot area (site area)*	1.5 ac	5 ac	2 ac
Front yard	30 ft	50 ft (ult row)	75 ft
Rear yard	20 ft	50 ft	20 ft
Side yard	20 ft	50 ft	50 ft
Bldg coverage	50 %	10 %	75 %
Imp surface	75 %	60 %	70 %
Height	55 ft	55 %	35 ft

*Lot area and site area are defined the same in Section 202 of the zoning ordinance.

2. **O-I district**—Section 1401 of the zoning ordinance states the purpose of the Professional Office and Light Industrial District is to provide areas “where commercial and industrial uses of a limited and highly restricted nature may develop in a setting which may be appropriate for relatively intensive uses but which, because of the proximity of residential areas or the general character of the area, should not be opened to a broad range of commercial and industrial uses.”

If township officials and the drafters of the Zoning Ordinance had determined that self-storage was a suitable and desirable use in the O-I district, they presumably would have included miniwarehouse as a permitted use when the ordinance was prepared.

3. **Use regulations and Conditional Use process**—We are unclear on what is meant by “Limited Access” as it relates to this use. It may be helpful in township deliberations to understand if this applies to the facility operations, the street access, or something else.

The proposed ordinance would allow the Board of Supervisors to reduce the lot size, setbacks, and building and impervious limits as part of the conditional use process. We have comments on this. What are the conditions that have to be met that would allow the supervisors to make this reduction? Nowhere else in your zoning ordinance or other ordinances do we typically find what is essentially a variance request, being set up as a conditional use decision without any defined conditions.

There are other ways to accomplish this, if it is the township’s desire to allow for a more intense development for this area. Your ordinance has special requirements for specific uses in Section 1205.2. This would be a better place for all of the requirements for this use. And as a condition in this section, you could state the area and dimensional requirements that apply to this use in the O-I district, irrespective of the district’s underlying area and dimensional requirements. Setting it up with essentially variable area and dimensional requirements, to be determined by the board at a hearing, means that there is no predictability for the applicant or for township residents who have an interest in the application.

4. **Parking**—The proposed parking standards for the Limited Access Self-Storage Facility use specifies spaces for office/retail space but no parking is required for the storage units. The storage units will generate parking demand by patrons visiting the storage facility. Parking is required for the storage spaces in your ordinance for miniwarehouse self-storage and should be required for this use as well.
5. **Table of Permitted Land Uses**—Table 400.1 Table of Permitted Land Uses by district specifies the uses permitted in districts. The proposed amendment does not amend this table to include the proposed use. If the Self-Storage Limited Access warehouse use is approved, we recommend that the Table of Permitted Land Uses be amended to include the new use.
6. **Permitted height**—The proposed amendment will revise the permitted height from a minimum of 55 feet to a maximum of 55 feet. It appears that the original minimum standard is a typographical error. The township may want to consider what the maximum height should be in this area. The tallest buildings along the Easton Road corridor are the hotels of the Stone Manor Corporate Center which are five stories and are setback from Easton Road several hundred feet.
7. **Lack of consistency with Corridor Overlay District and other Township Plans**—The subdivision and land development ordinance specifies design standards and requirements for buildings in the Easton Road corridor. Building materials, parking standards, and other aesthetic considerations are regulated to ensure that new development is coordinated and enhances the cohesiveness and character of the corridor. The township should ensure that any application for a new use, if adopted, is subject to these standards and meets the goals of the township. The township's comprehensive plan and the Route 611 Corridor Study (2003) address the importance of design standards and of making this section of Easton Road primarily an office area.

The proposed sketch plan seems inconsistent with the township's stated goals. The buildings existing on the site today have a footprint of 7,124 square feet. The sketch plan shows a site area of 1.58 acres with a 29,800 square foot building footprint and total square footage on all floors of 89,400 square feet. This is slightly larger than the five-story Hilton Homewood Suites hotel at Stone Manor Center which is 87,459 square feet. The mass and scale of the building that is proposed, under the terms of the proposed zoning amendment, so close to Easton Road seem contrary to the township's stated goals for this area.

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:kjp

cc: Bill Casey, Solicitor
Tim Tieperman, Township Manager (via email)



BUCKS COUNTY PLANNING COMMISSION

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CONFIDENTIAL — NOT FOR RELEASE

December 3, 2014
BCPC #52-14-2

MEMORANDUM

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

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Floodplain Ordinance
Applicant: Board of Supervisors
Received: November 7, 2014
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 December 3, 2014.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to comply with the updated floodplain regulations required by the Federal Emergency Management Agency (FEMA).

Proposed Zoning Provisions: Remove the existing floodplain regulations found in Section 1702 that will be addressed by a newly adopted stand-alone floodplain ordinance. The definition of floodplain in Section 201 will be amended to be consistent with the requirements of FEMA and the natural resource protection provision for floodplains in Section 1700 will be amended to provide consistency with the new stand-alone ordinance.

Existing Zoning Provisions: Section 1702 (Floodplain Overlay Zone) contains standards and provisions for all lands within the Township shown as being located within the boundaries of designated Floodplain Districts.

COMMENTS

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

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

PWG:kjp

cc: Mary Eberle, Esq., Grim, Biehn, Thatcher
C. Robert Wynn, P.E., Township Engineer (via email)
Greg Lippincott, Township Manager (via email)



BUCKS COUNTY PLANNING COMMISSION

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

CONFIDENTIAL — NOT FOR RELEASE

December 3, 2014
BCPC #52-14-3

MEMORANDUM

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

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Subdivision and Land Development Ordinance—Floodplain
Definition
Applicant: Board of Supervisors
Received: November 7, 2014
Hearing Date: Not Set

In accordance with the provisions of Sections 304 and 505 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on December 3, 2014.

GENERAL INFORMATION

Proposed Action: Amend the subdivision and land development ordinance to revise the definition of floodplain to be consistent with the Federal Emergency Management Agency (FEMA).

COMMENTS

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

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

PWG:kjp

cc: Mary Eberle, Esq., Grim, Biehn, Thatcher
C. Robert Wynn, P.E., Township Engineer (via email)
Greg Lippincott, Township Manager (via email)

**Bucks County Planning Commission
 Subdivision and Land Development Reviews
 October 27 to November 21, 2014**

Municipality	BCPC Number	Tax Parcel Number(s)	Applicant	Submission Level	Proposal
Bristol Township	12048	5-8-264	902 Main Avenue	P	2 Single-family Lots
Doylestown Borough	11720	8-5-8-1 & -8-2	Veterans Lane Shopping Center	RP	Commercial Land Development: 33,400 Square-feet
Doylestown Township	7150-A	9-9-58	Town's Edge	F	6 Single-family Lots
Falls Township	12047	13-18-1-2	Fairless Credit Union	P	Commercial Land Development: 5,600 Square-feet
Hilltown Township	12049	15-29-75-1 & 76	Dublin Agway	S	Commercial Land Development: 1,824 Square-feet
Hilltown Township	11239	15-32-59	Hilltown Pike Subdivision	RF	6 Single-family Lots
New Britain Borough	7647-A	25-6-23	Biagioli	F	5 Single-family Lots
Newtown Township	7957-E	29-10-137, -139 & -140	Newtown Athletic Club	S	Commercial Land Development: 26,356 Square-feet
Plumstead Township	9330-A	34-18-76	Tollgate Farms	F	15 Single-family Lots
Plumstead Township	12050	34-7-2 & -2-2	Morel Tracts	P	Lot Line Change
Richland Township	7688-D	36-17-33-2	Townhomes at Edgewater	P	40 Attached Units
Silverdale Borough	12044	40-4-2	Dehaven	P	Commercial Land Development: 1,995 Square-feet
Warrington Township	12045	50-20-21, -24, -26, -27, -28, -29,	Sandstone	P	10 Single-family Lots
Warwick Township	12046	51-6-3	2242 Old York Road	P	Commercial Land Development: 915 Square-feet



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Charles H. Martin, *Vice Chairman*
Diane M. Ellis-Marseglia, *1CSW*

November 13, 2014
BCPC #12048

MEMORANDUM

TO: Bristol Township Council
Bristol Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Subdivision for 902 Main Street
TMP #5-8-264
Applicant: Accu-Land Surveyors, LLS
Owner: New Horizon Property Management, Inc.
Plan Dated: June 20, 2014
Date Received: October 31, 2014

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 0.43-acre parcel into two residential lots. Proposed Lot 1 is currently vacant and would consist of 9,757 square feet. A single-family detached dwelling unit would be a permitted use on Proposed Lot 1. Proposed Lot 2 contains an existing twin dwelling unit and would consist of 9,123 square feet. Public water and sewer facilities serve the site.

Location: Along the southern side of Main Street, approximately 220 feet east of the intersection of Main Street and Cedar Avenue.

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

Present Use: Residential and vacant.

COMMENTS

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

- 503.b to widen and/or reconstruct the existing 22-foot cartway to meet the current township standards for a secondary road which requires a 26-foot cartway width
- 511 to provide sidewalks along the street frontage - currently, no sidewalks exist in the project vicinity
- 513 to provide curbs along the street frontage - currently, no curbing exists in the project vicinity
- 519.a.1(a) to plant street trees along both sides of the street
- 521.a.1 to provide a minimum of 1,500 square feet of suitable recreation land per dwelling unit
- 805.a.1 to provide a plan drawn at a scale of 1 inch equals 50 feet or 1 inch equals 100 feet – the plan is drawn at a scale of 1 inch equals 20 feet for clarity
- 805.b.9 to provide a location map at a scale of not less than 1 inch equals 800 feet – a location map at a scale of 1 inch equals 1000 feet has been provided
- 805.c.3 to show all utilities within 200 feet of the site – utilities have been shown within the project vicinity.

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

Regarding the relief requested from the street tree requirement, we recommend that the township officials not waiver Section 519.a.1(a) of the subdivision and land development ordinance regarding street tree planting. Street trees provide shade, help to buffer roadway noises, and help soften the appearance of roadway asphalt. Based on the requirement in Section 519.a.1.(c) of the subdivision and land development ordinance, between 2 to 4 street trees (depending on the tree sizes) would be required along the entire site frontage of Main Street (both proposed lots).

2. **Site capacity calculations**—Section 2101 of the zoning ordinance requires the submission of site capacity calculations with all applications for subdivision and land development. The plan should be revised to provide the required calculations.
3. **Right-of-way**—Section 503 of the subdivision and land development ordinance requires a right-of-way of 50 feet for secondary roadways. While the plan states Main Street has a legal right-of-way of 50 feet, the entire right-of-way shown on the plan measures only 40 feet wide. The plan should be revised to indicate compliance with the right-of-way requirement and, if necessary, the areas noted for the proposed lots should be adjusted to account for changes in the amount of right-of-way land required.
4. **Location of driveway**—The plan should be revised to indicate the location of the driveway for proposed Lot 1 so that compliance with the off-street parking and driveway requirements (Section 2114 of the zoning ordinance and Section 508 of the subdivision and land development ordinance) can be verified.

5. **Existing large trees**—The plan indicates five large trees located within the rear of proposed Lot 1. Section 501 of the subdivision and land development ordinance requires that where trees are located within a subdivision or land development, every possible means to the fullest extent shall be provided to preserve these features. We recommend that wherever possible, existing healthy trees be retained and included in the design of the site. At the time of future development on Lot 1, tree protection measures, as outlined in Section 520 of the subdivision and land development ordinance, should be employed for trees intended to remain to help ensure their survival during and after construction.
6. **Stormwater management**—While the proposal may be exempt from containing a stormwater management plan, the plan should indicate how additional runoff from future increases in impervious surface would be managed in accordance with Section 518 of the subdivision and land development ordinance.
7. **Required information**—The plan should be revised to provide the following required information for minor subdivisions in accordance with Section 805 of the subdivision and land development ordinance:
 - 805.c.9 existing soil type(s) and species of large trees on the site
 - 805.d.7 the location of required plantings (if requested waiver is not granted, see comment #1 above)
 - 805.d.9 certification of water and sewer from the serving authority
 - 805.d.10 location of tree protection fencing
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 at the preliminary plan stage to coordinate the subdivision review with the planning module review.

This review will be included in the Bucks County Planning Commission board materials for the December 3, 2014, 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 boards and staff.

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

LMW:dwb

cc: Accu-Land Surveyors, LLS
New Horizon Property Management, Inc.
William McCauley, Bristol Township Managing Director (via email)
Larry Young, Gilmore and Assoc., Bristol Township Engineer
Randy Flager, Flager and Yockey, Bristol Township Solicitor
Colleen Costello, Bristol Township Department of Licenses and Inspections (via email)
Glenn Kucher, Bristol Township Zoning Officer (via email)



BUCKS COUNTY PLANNING COMMISSION

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

November 21, 2014
BCPC #11720

MEMORANDUM

TO: Doylestown Borough Council
Doylestown Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Revised Preliminary Plan of Land Development for Veterans Lane Shopping Center
TMP #8-5-8-1 and 8-5-8-2
Applicant: Chapman Lane Investors, LP
Owner: Same
Plan Dated: June 6, 2014
Plan Last Revised: October 10, 2014
Date Received: October 29, 2014

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: Consolidate TMP #8-5-8-1 and TMP #8-5-8-2 to create a 3.13 acre parcel and construct three buildings with a total of 33,400 square-feet of floor area to be used for retail uses on a 3.13 acre site. This is an increase of 14,400 square feet over the existing total square footage. Three existing buildings on the site would be removed. Public water and sewerage serve the site.

Location: The intersection of Veterans Lane and Atkinson Drive.

Zoning: RC-Retail Commercial District, which provides areas for modern office, retail, personal service and related uses. Standards are included to promote the grouping of retail and service uses to be compatible with adjacent shopping center development, and to help ensure an attractive setting for permitted land uses. There are no minimum lot sizes. The maximum lot coverage is 30 percent and the maximum floor area ratio is 40 percent.

On July 19, 2012, the Doylestown Zoning Hearing Board granted the following variances from the zoning ordinance: Section 502 relative to the front yard setback, Section 514.1 relative to side yard setbacks; Section 614.1.C relative to a solid screen wall in the front yard; Section 707.9 relative to the placement of the monument sign; Section 609 relative to buffer requirements; and Section

803.1 regarding the buffer strip. The applicant was also granted a special exception in accordance with Section 802.7.B relative to the location of parking.

On September 16, 2010, the Doylestown Zoning Hearing Board granted variances from Section 609 of the zoning ordinance to permit a 10-foot buffer and from Section 502 to permit a zero-foot side yard setback.

Present Use: Drive-through beer distributor, LCB liquor store, and shopping center.

COMMENTS

1. **Zoning Hearing Board decision**—As noted above the applicant has been granted a special exception and variances from the 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. **Parking calculations**—The site plan indicates that parking will be provided at a rate of one space per 300 square feet of gross floor area devoted to patron use for the proposed buildings. The site plan also indicates a possibility of a use 33 Eating Place, Sit Down which in accordance with Section 801.7 of the zoning ordinance requires one space per 300 square feet of gross floor area devoted to patron use or one space for each five seats, whichever is greater. Borough officials should consider this additional parking requirement.
3. **Loading area**—The proposed loading area for building Retail B conflicts with the four adjacent parking spaces. Section 510(g) of the subdivision and land development ordinance requires that parking areas shall be designed so that each motor vehicle may proceed to and from the parking space provided for it without requiring the moving of any other vehicle.
4. **Grading**—The grading plan (Sheet CG-101) indicates that there would be grading within 5 feet of the property lines along the southeast boundary of the site. Section 516(f) of the subdivision and land development ordinance requires that the top or bottom edge of slopes shall be a minimum of 5 feet from property or right-of-way lines.

This review will be included in the Bucks County Planning Commission board materials for the December 3, 2014 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:kjp

cc: Stephen Worth, Chapman Lane Investors, LP
Greg Elko, Langan Engineering and Environmental Services
Todd Chambers, MKSD
Karyn Hyland, Gilmore & Associates, Borough Engineer
John Davis, Borough Manager (via email)



BUCKS COUNTY PLANNING COMMISSION

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

COUNTY COMMISSIONERS:

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

November 14, 2014
BCPC #7150-A

MEMORANDUM

TO: Doylestown Township Board of Supervisors
Doylestown Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Final Plan of Subdivision and Land Development for Town's Edge
TMP #9-9-58
Applicant: Zaveta Custom Homes, LLC
Owner: Lower State Assoc., LLC
Plan Dated: May 30, 2014
Last Revised: October 30, 2014
Date Received: November 5, 2014

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: Six residential dwelling units (condominium-style ownership) are proposed on the 3.0978-gross-acre tract. This includes the existing farmhouse which is to be restored and the existing barn which is to be converted into a dwelling unit. A homeowners association is proposed for maintenance of common site features including a private cul-de-sac street and three small areas of open space (0.586 acres). 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 (S.R. 3003) between New Britain Road and Memorial Drive.

Zoning: R-4 Residential District which permits a variety of housing uses including single-family detached (Use B-1), Semi-detached (Use B-2), Single-family attached (Use B-4) and Multifamily (Use B-6). Public water and sewer facilities are required for Use B-2 Semi-detached units, as well as a gross site area of 3 acres, maximum net density of 6 dwellings per acre, and a maximum impervious surface ratio of 40 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

Before granting final plan approval, township officials should ensure that the plan meets all conditions of preliminary plan approval. In addition, waivers are requested resulting from refined design development considerations in the final plan submission. The plan should not be approved until all unresolved issues, permits, and waiver requests are adequately addressed.

This review will be included in the Bucks County Planning Commission board materials for the December 3, 2014, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

CHG:kjp

cc: Zaveta Custom Homes, LLC
Deane Riniker, 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

COUNTY COMMISSIONERS:

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

November 7, 2014
BCPC #12047

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 Fairless Credit Union
TMP: #13-017-292, -296, and -283
Applicant: Fairless Credit Union
Owner: United Christian Church
Plan Dated: October 4, 2014
Date Received: October 20, 2014

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

GENERAL INFORMATION

Proposal: Construct a 5,600-square-foot credit union building, with drive-through window, on a 32,866-square-foot (0.8099-acre) site. The site is served by public sewer and water.

Location: On the northwest side of New Falls Road, between Warwick Circle and the Bristol Township boundary.

Zoning: NCR Neighborhood Conservation Residential District, which permits mostly single-family residential and parkland uses on a lot of at least 10,500 square feet with an impervious surface ratio of no more than 40 percent. Financial institutions and other commercial uses are not specifically listed as a permitted use in the district.

Proposed Zoning: NC Neighborhood Commercial District, which permits a variety of retail and service uses on a lot of at least 20,000 square feet with an impervious surface ratio of no more than 70 percent. Banks are a permitted use in the district.

The zoning hearing board on September 9, 2014, granted variances from the following six provision of the zoning ordinance:

- Section 209-22.E (Table 4), for a reduction in the front yard setback to 49.25 feet;
- Section 209-22.E (Table 4), for an increase in the permitted impervious surface ratio up to 75 percent;
- Section 209-38.1.* /F(2), for a reduction in the width of the landscaped buffer to 15 feet;
- Section 209-22.F, to allow parking within 20 feet of a lot line;
- Section 209-45.I.2 (c)(2a), to allow signage to be located up to 1 foot from the right-of-way; and
- Section 209-22.D, to allow an increase in the maximum building height up to 32 feet.

The issued variances apply to the proposed NC Neighborhood Commercial zoning.

Present Use: Vacant.

COMMENTS

The proposed land development does not comply with the existing zoning because a financial institution is not a permitted use in the NCR District. The proposal is based on the requested rezoning of the site to the NC Neighborhood Commercial District, which is under consideration by the board of supervisors; this review, also, is based on NC zoning. For the Bucks County Planning Commission's comments on the pending rezoning, see BCPC #13-14-4(P), dated November 5, 2014.

1. Landscaping

- a. **Off-street parking**—Under Section 209-42.B.1 of the zoning ordinance, clustered plantings must be provided between off-street parking and any lot line or street line except where a building intervenes or the distance between the parking and the lot or street line exceeds 150 feet. The township should confirm the adequacy of landscaping under this ordinance provision.
- b. **Parking landscaping**—Under Section 209-42.B.3 of the zoning ordinance the equivalent of one parking space for every 30 spaces in each off-street parking area must be landscaped. The township should confirm compliance with this ordinance provision applies.
- c. **Site landscaping**—Under Section 209-22.F.5 of the zoning ordinance, all improved portions of a property in the NC District not covered by buildings or paved surfaces must be landscaped. The township should determine if site landscaping is adequate to meet ordinance standards.
- d. **Street trees**—Section 191-48 of the subdivision and land development ordinance (SALDO) requires street trees to be planted at intervals of at least 40 feet along all street where suitable street trees do not exist. Suitable street trees should be planted along New Falls Road.

- e. **Invasive tree**—The Landscape Schedule on Sheet 9 proposes *Pyrus calleryana* ‘Chanticleer’ (‘Chanticleer’ callery pear). *Pyrus calleryana* and all its cultivars has been classified as an invasive exotic plant in Pennsylvania by the Department of Conservation and Natural Resources (DCNR). <http://www.dcnr.state.pa.us/forestry/invasivetutorial/List.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 subdivision and land development ordinance to eliminate any identified invasive exotic plants and provide alternative species, if necessary. For most of the invasive exotic species listed on DCNR’s website, native alternatives can be found by clicking on ‘Fact Sheet.’

- f. **Tree removal**—A tree appears on Sheet 3 of the plan in a spot that is occupied by a trash enclosure on other plan sheets. If the tree is to be removed, Sheet 3 should be revised accordingly.
2. **Circulation**—The two-way traffic flow indicated by arrows on the eastern side of the site appears to pose hazards and to counter the unimpeded circulation of vehicles to the drive-through lane and around the rest of the site. Traffic flow arrangements should be clarified.
3. **Loading facilities**—Section 209-42.I of the zoning ordinance requires provision of off-street loading facilities.
4. **Natural resource protection**—The plan should be revised to include natural resource protection calculations meeting the requirements of SALDO Section 191-52.1, so that compliance can be confirmed. The plan appears to show significant clearance of woodlands.
5. **Sidewalks**—SALDO Section 191-61.A requires sidewalks to be installed unless a waiver is granted by the board of supervisors. Sidewalks should be installed along the New Falls Road frontage, to continue the existing walkway in front of the church.
6. **Stormwater management**—The plan should include a stormwater management component detailing compliance with best management practices and other provisions of the township’s stormwater management ordinance.
7. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application mailer to the Pennsylvania Department of Environmental Protection to determine if an Act 537 Planning Module for Land Development must be submitted for this proposed land development.

This review will be included in the Bucks County Planning Commission board materials for the December 3, 2014, 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.

GF:kjp

cc: Fairless Credit Union
Vince Fioravanti, P.E., Fioravanti, Inc.
Robert Marquis, Marquis Construction
James Sullivan, T&M Associates
Thomas Beach, Remington, Vernick & Beach
Peter Gray, Township Manager, (via e-mail)
Bristol Township (adjoining municipality)



BUCKS COUNTY PLANNING COMMISSION

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November 21, 2014
BCPC #12049

MEMORANDUM

TO: Hilltown Township Board of Supervisors
Hilltown Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development—Dublin Agway Expansion
TMP #15-29-75-1, 15-29-76
Applicant: Dublin Agway
Owner: David W. Wurster and A. William & Jeanne E. Seurun
Plan Dated: August 19, 2014
Date Received: October 31, 2014

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

GENERAL INFORMATION

Proposal: Construct a 1,800-square-foot greenhouse on TMP #15-29-76, which is 43,337 square feet (net) in size. This parcel contains an existing single-family detached dwelling. Additional improvements are proposed on TMP #15-29-76 including concrete pavers, walkways, areas to store seasonal material for retail sale, additional parking area, and a driveway leading to the Dublin Agway on TMP #15-29-75-1. The plan also show proposed improvements on TMP #15-29-75-1 including rearrangement of certain parking spaces and the continuation of the driveway proposed on TMP #15-29-76 to the existing edge of pavement on TMP #15-29-75-1. The site will be served by public water and sewer.

Location: On the southwest side of the intersection of Route 313 and Rickerts Road.

Zoning: Planned Commercial-2 (PC-2) District is intended to be the small scale "neighborhood" commercial zone where a wide range of commercial and service type uses are to be encouraged to serve the needs of the residents of the Township. Careful consideration is to be given to access and circulation patterns in this district with access provided by means of marginal access roads, reverse frontage roads and/or limiting the number and locations of access points where deemed appropriate by the Township. Retail Store (Use E1) is a permitted use on a minimum lot size of 50,000 square feet, while Single-Family Detached (use B1) dwelling is not permitted.

Present Use: Residential and commercial.

COMMENTS

1. **Variance**—The site plan indicates that a variance is being requested to allow two principle uses (owner occupied residential and retail uses) on TMP #15-29-76. This would be a variance to Section 160-17 of the zoning ordinance which permits only one principal use on any property, parcel, lot or tract of land located in the PC-2 District. We recommend that the plan not be acted upon by the township officials until resolution of the request for variance from the Zoning Hearing Board is received. If the issue of the requested variance is resolved, the applicant should address the remaining comments of this review.
2. **Waivers**—The site plan indicates that the applicant is requesting waivers from the following subdivision and land development ordinance and stormwater management ordinance requirements:

Subdivision and Land Development Ordinance

Section 140-17.D	Existing features within 100 feet of site
Section 140-17.E(9)	Cartway widening
Section 140-28.H	Marginal access street, number of entrances
Section 140-28.P	Improvements to existing streets
Section 140-29.B	Dedicating right-of-way
Section 140-35.A	Curbs along existing streets
Section 140-36.A	Sidewalks along existing streets
Section 140-37.A(1)	Streets trees

Stormwater Management Ordinance

Section 134-20	Meadow condition for existing development
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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. Future plan submissions should include this required information.

3. **Ownership**—While the application submitted to our office indicates the owner of record for the site (including both TMP #15-29-15-1 and 15-29-76) as David W. Wurster, the site ownership information on the plan indicates that A. William and Jeanne E. Seurun own TMP #15-29-76. Furthermore, the plot plan shows DWW Properties, LLP as the owner of TMP #15-29-76. Any future plans should clearly indicate the ownership of the involved properties.
4. **Site capacity, zoning information, yard setbacks, and buffer yards**—The site capacity calculations on the plan are based on the total site area that includes both TMP #15-29-15-1 and 15-29-76, yet the zoning information is based on the two tax parcels being maintained as separate parcels. In addition, the plot plan shows the yard setbacks as though the site would be one parcel, but there is no indication that the common property boundary line of the TMP #15-29-15-1 and 15-29-76 would be removed. Future plan submissions should either provide separate site capacity calculations for each parcel and separate yard setbacks, or provide a single set of zoning information for one site and a note indicating the common property line will be removed.

Additional buffer yards in accordance with Section 160-33 would also have to be provided along the common property line if the parcels are considered separate. Future plans should show the required planting proposed for all buffer yards. Township officials should determine if certain features associated with existing development (e.g., stone area and concrete wall and pad on TMP #15-29-75-1) in the required buffer yard should be removed and replaced with buffer plantings.

5. **Front yard and proposed structure**—The plan shows a small proposed structure straddling the common property line east of the handicapped parking spaces on TMP #15-29-15-1 within the required front yards of both parcels. This proposed structure should be relocated on future plans.
6. **Side yard and proposed walkways and pavers**—The plan shows proposed walkways and stone pavers in the required side yards of TMP #15-29-15-1 and 15-29-76 along the common property line. If the parcels are to remain separate, township officials should determine if these improvements are acceptable in the required side yard setback and if any reciprocal easements would have to be established. Future plans should reflect these decisions.
7. **Access easement**—If the parcels are to remain separate, future plans should show an access easement on TMP #15-29-76 coinciding with the proposed macadam driveway.
8. **Impervious surface calculations**—The impervious surface calculations provided as part of the site capacity calculations indicate that the proposed impervious surface on the site would be 0.701; however, the required maximum impervious surface is only 0.70. Future plans should ensure that the maximum impervious surface ratio is not exceeded.

In addition, the zoning information on the plan indicates that the proposed impervious surface cover on TMP #15-29-75-1 will increase from 84.59 percent to 84.65 percent, which exceeds the required maximum impervious surface. Section 160-62B(2) of the zoning ordinance requires a proposed extension of a nonconforming use to conform with the setback, yard, dimensional, building height, parking, sign, environmental and other requirements of the district in which said extension is located. Township officials should determine if increasing the impervious surface nonconformity would be inconsistent the nonconforming use requirements of the zoning ordinance.

9. **Parking**

- a. **Parking calculations**—The parking calculations on the plan are partially based on 5,992 square feet of retail space. It is unclear how this square footage of retail space was determined and if it includes retail space on both parcels. In addition, the calculations indicate that 66 parking spaces are required, but that only 51 are proposed and that this would be a decrease in nonconformity. Township officials should determine if the so-called “decrease in nonconformity” is consistent with the nonconforming use requirements of the zoning ordinance.

Also, the future plans should include the residential parking requirements and show where the residential parking will be provided for the existing dwelling on TMP #15-29-76.

15. **Landscaping of parking areas**—Future plans should ensure that the proposed macadam parking area on TMP #15-29-76 is provided with the necessary landscaping required by Section 140-37.B of the subdivision and land development ordinance. Township officials should also determine if additional landscaping should be provided in accordance with Section 140-37.B of the subdivision and land development ordinance for existing parking areas on the site.
16. **Lighting**—Section 140-45.C(7) of the subdivision and land development ordinance requires that all parking lots be provided with adequate lighting to assure safe maneuverability of vehicles and to promote safety for pedestrians. Section 140-48.A of the subdivision and land development ordinance also requires that lighting shall be provided within parking facilities as required by the Township Board of Supervisors. If township officials determine that lighting should be provided, a lighting plan should be prepared in accordance with Section 140-17.I of the subdivision and land development ordinance and any lighting fixtures should comply with the nonresidential lighting requirements of Section 160-41 of the zoning ordinance. We note that outdoor lighting may assist in assuring motorists and pedestrian safety and also provide security for the existing and proposed buildings.
17. **Driveway width**—The plan shows the proposed 24-foot wide macadam driveway tying into the existing edge of pavement near the two diagonal parking spaces in front of the stockroom on TMP #15-29-75-1. The width of the pavement from the edge to the diagonal parking spaces would only be 20 feet. In addition the width of the pavement from the edge to the first long parking/loading space is only 17 feet. Future plans should ensure that a two-way driveway width of 24 feet is provided in accordance with Section 140-45.F(2) of the subdivision and land development ordinance.
18. **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 December 3, 2014, 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:kjp

cc: David W. Wurster
A. William & Jeanne E. Seurun
Robert Showalter, P.E., R. L. Showalter & Associates
C. Robert Wynn, P.E., Township Engineer (via email)
Richard C. Schnaedter, Township Manager (via email)
Bedminster Township (adjacent municipality)
Dublin Borough (adjacent municipality)



BUCKS COUNTY PLANNING COMMISSION

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Diane M. Ellis-Marseglia, *LCSW*

November 18, 2014
BCPC #11239

MEMORANDUM

TO: Hilltown Township Board of Supervisors
Hilltown Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Revised Final Plan of Subdivision—Hilltown Pike Subdivision
TMP #15-32-59
Applicant: NiRo Realty, LLC
Owner: Same
Plan Dated: March 23, 2012
Last Revised: September 15, 2014
Date Received: October 31, 2014

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 9.153-acre (gross) parcel into 6 single-family detached residential lots. The exiting single-family dwelling on Lot 6 would be removed and a new single-family dwelling constructed. The site would be served by public water and sewer.

Location: Northeast of the intersection between Hilltown Pike and Township Line Road. The subdivision is an extension of Elizabeth Drive which is a part of the “Reserve at Hilltown” subdivision.

Zoning: Rural Residential (RR) District; which permits single-family detached dwellings on lots of a minimum 50,000 square feet when served by public water.

The applicant was granted a variance by the Hilltown Township Zoning Hearing Board on December 12, 2005, from Section 160-51.C of the zoning ordinance for use of Lot 6 as a flag lot.

Present Use: Residential.

COMMENTS

Prior to final plan approval, the township should ensure that the plan meets all conditions of preliminary and final plan approval. The plan should not be approved until all issues are resolved. In addition, we have the following comment on the revised final plan that should be considered.

- **Plant symbol**—The plant schedule on the landscape plan (Sheet 7) lists *Acer rubrum* (red maple) as a deciduous tree that would be used for street tree planting. This tree appears to replace *Fraxinus pennsylvanica* (green ash) trees, which were previously proposed as street trees, due to potential presence of the emerald ash borer. The symbol FA used for *Fraxinus pennsylvanica* continues to be used in the plant schedule and in the subdivision layout. We recommend that the plant symbol be changed to AR to eliminate potential confusion.

This review will be included in the Bucks County Planning Commission board materials for the December 3, 2014, 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:kjp

cc: NiRo Realty, LLC
Urwiler & Walter, Inc.
C. Robert Wynn, Township Engineer (via email)
Richard C. Schnaedter, Township Manager (via email)



BUCKS COUNTY PLANNING COMMISSION

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Executive Director

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Charles H. Martin, *Vice Chairman*
Diane M. Ellis-Marseglia, *1CSW*

November 7, 2014
BCPC #7647-A

MEMORANDUM

TO: New Britain Borough Council
New Britain Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Final Plan of Subdivision for Biagioli
TMP #25-6-23
Applicant: Mary Biagioli
Owner: Same
Plan Dated: September 28, 2012
Last Revised: October 7, 2014
Date Received: October 8, 2014

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 154,223.86-square-foot (3.54 acres net) parcel into five residential lots ranging in size from 20,971 square feet to 34,367 square feet. An existing single-family detached dwelling is to remain on Lot 1. The site is served by on-lot water and public sewerage.

Location: Northwestern corner of Sandy Ridge Road and Butler Avenue (Route 202).

Zoning: R-1 Residential District which is intended to retain the low density residential character of the borough and permits single-family detached dwellings with a minimum lot area of 20,000 square-feet.

Present Use: Residential.

COMMENTS

Prior to plan approval it should be ensured that all conditions of preliminary plan approval and issues noted in the borough engineer's letter are satisfactorily addressed. We note these issues for the borough's consideration:

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

Section 502.G.5	Street grade
Section 509	Sidewalks
Section 604	Street lights

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. **Variance**—The preliminary plan indicated that a variance was granted from Section 603 of the zoning ordinance. If this variance is still applicable to the subdivision we recommend that it be noted on the record plan.

This review will be included in the Bucks County Planning Commission board materials for the December 3, 2014, 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:kjp

cc: Mary Biagioli
Robert Showalter
Mark Hintenlang, Borough Engineer
Doylestown Township (Adjacent Municipality)
Robin Trymbiski, Borough Manager (via email)



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Diane M. Ellis-Marseglia, *LCSW*

November 7, 2014
BCPC #7957-E

MEMORANDUM

TO: Newtown Township Board of Supervisors
Newtown Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Sketch Plan of Land Development for Newtown Athletic Club
TMP #29-10-137, -139, and -140
Applicant: Newtown Racquetball Association
Owner: Same
Plan Dated: August 19, 2014
Date Received: October 7, 2014

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

GENERAL INFORMATION

Proposal: Construct a 26,356-square-foot addition to the Newtown Athletic Club (NAC) building and construct two playfields, a basketball court, and an 1,800-square-foot pavilion on an 18.034-acre tract (TMPs #29-10-137, -139, and -140), and construct a sidewalk and pedestrian tunnel under Penns Trail to a proposed 40,300-square-foot playfield on TMP #29-10-135 (83,217 square feet). A plan note states that TMPs #29-10-137, -139, and -140 were consolidated per a previous approval. Public water and sewerage serve the site.

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: LI Light Industrial District, which permits an athletic facility (use C-6) by right on a minimum lot size of 5 acres.

Present Use: Athletic club (uses C-6 Athletic Facility, E-5 Eating Place, and D-2 Medical Office).

COMMENTS

1. **Variations requested**—The plan states that variations are being requested from the following requirements of the zoning ordinance for TMPs #29-10-137, -139, and -140:

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 26.7 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-6.(5)—To permit 692 parking spaces instead of 4,494 required for a 49,106-square-foot total useable floor area building additions, lap pool, playfields, pavilion, basketball court, and the existing uses on the consolidated properties.

Section 1002.1—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.

Variances from the following zoning ordinance requirements are requested for TMP #29-10-135:

Section 803.C-6.1—To permit a lot area of 83,217 square feet instead of the required 5 acres.

Section 803.C-2.3.b—To allow an outdoor athletic field court or play area to be closer than 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 not require 806 parking spaces for a 40,300-square-foot playfield.

The plan also indicates that a requested variance from the following zoning ordinance requirement was reviewed and denied by the Zoning Hearing Board at their meeting on July 10, 2014, and currently is under appeal:

Section 1002.1—To permit the installation of a patio area encroachment in the front yard within 8.5 feet from the ultimate right-of-way.

The township planning commission should not make a recommendation to the board of supervisors until the issue of the requested variances is resolved.

2. **Patio area**—The applicant should clarify whether the patio area, which is referenced in the variance request that was denied, is proposed on this plan and included in the impervious surface calculation.
3. **Parking**—Parking should be discussed in light of the applicant's request for variances from the parking requirements for the proposed facilities. Future plans should clearly indicate the existing parking that was required for the various existing facilities, and information should be provided regarding the amount of parking required for the proposed facilities on both sites, including the number of users and employees. The applicant should address the distribution of parking on the site and how the existing parking areas would accommodate patrons and employees using the proposed facilities on both sites. We also are concerned that no parking

is provided on TMP #29-10-135 for the 40,300-square-foot playfield proposed there. Users would have to park on the existing site and walk through the proposed tunnel, or cross Penns Trail at grade, and we note that this may involve carrying any necessary equipment.

4. **Tunnel**—The applicant should provide additional information about the proposed pedestrian tunnel under Penns Trail to show that construction of a tunnel is feasible, including proposed grading and drainage, and indicate ownership, maintenance, and security responsibilities for this facility located under the township road. We note that some years ago the township closed an existing pedestrian tunnel under the Newtown Bypass that connected the Brookside and Crown Pointe developments.
5. **Building in easement**—The plan shows portion of the proposed 3-story building addition located within a 100-foot easement. Information should be provided about the easement and any restrictions that affect the use of that area.
6. **Parking setback**—Future plans should comply with SALDO Section 514.9, which states that the edge of any parking area shall not be closer than 20 feet to the outside wall of the nearest building.
7. **Sidewalks**
 - a. **Site perimeter**—Section 517.1 of the subdivision and land development ordinance (SALDO) states that sidewalks shall be provided along both sides of all public streets. Future plans should provide the required sidewalks.
 - b. **Internal walkways**—Future plans should address internal pedestrian connections between the proposed and existing facilities and parking areas, and the ends of the proposed sidewalk ramps and steps from the proposed tunnel.
8. **Landscape plan**
 - a. **Landscape plan required**—Future plans will be required to provide a landscape plan, in accordance with SALDO Section 402.4.M. The sketch plan does not show landscaping and buffers that were required for the existing development that may be impacted by the proposed development.
 - b. **Buffer yard**—We note that the applicant is requesting a zoning ordinance variance to not require a buffer yard for the proposed large playfield on TMP #29-10-135 (Section 803.C-2.3.c), while also requesting variances to allow an outdoor athletic field or play area to be closer than 200 feet to a lot or street line (Section 803.C-2.3.b), and to allow the proposed playfield on a site significantly smaller (83, 217 square feet) than the required 5 acres. We believe buffers are necessary, particularly given the surrounding development and the traffic volume on Penns Trail. Future plans should show existing buildings and other features on surrounding parcels, as required by SALDO Section 402.3 for any parcels within 400 feet of the site, because those features should be considered when determining the need for buffers and other landscaping.
9. **Traffic Impact Study**—Section 402.5.C of the SALDO indicates that a traffic impact study shall be submitted for all subdivisions or land developments with commercial buildings

consisting of 10,000 square feet or more of gross leaseable floor space or useable outdoor area.

10. **Park and recreation land dedication**—The proposal is subject to the park and recreation land requirement of SALDO Section 1203.
11. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module for Land Development must be submitted for this proposed land development.

This review will be included in the Bucks County Planning Commission board materials for the December 3, 2014, 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:kjp

cc: Newtown Racquetball Association
Dumack Engineering
Jeffrey Garton, Esq., Begley, Carlin & Mandio, Township Solicitor
Michele Fountain, P.E., CKS Engineers, Inc., Township Engineer
Kurt M. Ferguson, Township Manager (via email)
Martin Vogt, Township Zoning Officer (via email)
Kristie Kaznicki, Municipal Services Secretary (via email)
Micah S. Lewis, RLA, Boucher & James, Inc., Township Planner



BUCKS COUNTY PLANNING COMMISSION

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

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November 24, 2014
BCPC #9330-A

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 Tollgate Farms
TMP #34-18-76
Applicant: Fieldstone Farms of Sladek Road
Owner: Same
Plan Dated: September 3, 2014
Date Received: November 7, 2014

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 74.59-acre site into 15 single-family residential lots. Lots range in size from 2.01 to 13.13 acres. All lots are to be served by individual on-lot wells and sewage disposal systems.

A Common Pleas of Bucks County ordered Settlement Agreement was approved on November 13, 2013, between the applicant and Plumstead Township. The pending land use appeal from the denial of the subdivision plan for Tollgate Farm shall be settled based upon a subdivision of no more than 15 lots as depicted on the plan identified as 'Exhibit B' dated January 4, 2012, prepared by Eastern/Chadrow Associates, Inc. also known as the Tollgate Settlement Plan, which accompanies the plan submission.

Location: Southwest side of Tollgate Road, approximately 1,500 feet southeast of its intersection with Ferry Road.

Zoning: RO—Rural Residential District permits single-family detached dwellings with a minimum lot area and lot width of 2 acres and 200 feet, respectively.

Present Use: Agricultural/vacant.

COMMENTS

1. **Lot layout**—According to the Settlement Agreement, Tollgate Farm shall be settled based upon the plan identified as ‘Exhibit B,’ also known as the Tollgate Settlement Plan. The Exhibit B plan shows separate lanes (about 25 feet wide each) and separate driveways for Lots 14 and 15. However, Sheet S06 Record Plan of the plan submission identifies a single lane lot, as part of Lot 14. On the lane portion of Lot 14, there is a 50-foot-wide access easement and shared driveway which also provides vehicular access to both Lots 14 and 15. As a result of this revised layout, Lot 15 has no frontage on Tollgate Road. Section 22-904.3 of the subdivision and land development ordinance requires lots to front on a paved public street, or on a street which the Township will accept dedication of in connection with approval of the final plan. Section 22-905.2.B states that each lot must have a separate lane.

We support the use of a shared driveway in this situation, since it will reduce the impervious surface and number of access points onto Tollgate Road. However, the provision of only one lane lot, instead of two, may create future access issues. For instance, in the future, if the access easement on Lot 14 is extinguished (for whatever reason), vehicular access to Lot 15 may be problematic since Lot 15 lacks frontage on a public street. We recommend the Township and applicant address this issue when reviewing the plan.

2. **Landscaping issues**

- a. **Street tree location**—Sheet S14 (Streetscape Plan) shows the proposed location of street trees located both inside and outside the right-of-way of the proposed cul-de-sac. Section 22-920.D of the subdivision and land development ordinance requires street trees to be planted within the street right-of-way unless otherwise approved by the Township.
- b. **Emerald Ash Borer**—Sheet S14 (Streetscape Plan) proposes eight *Fraxinus americana* (white ash) along the proposed cul-de-sac. Due to the discovery of the emerald ash borer (EAB) in Bucks County, the proposed white ash should be replaced with another species from the township’s street 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 township’s tree lists and consider developing a strategy for ash trees located in municipal parks and other public property.

3. **Sewage facilities**—Title 25, Chapter 73, Section 73.13 of the Pennsylvania Code requires a minimum horizontal isolation distances of 100 feet between an individual water supply and the perimeter of the aggregate in the sewage absorption area. According to Sheet S05 of the plan submission, a small portion the proposed sewage disposal area on Lot 9 lies within the minimum 100-foot radius of the proposed well.

We acknowledge from the Stipulation Agreement that the owner of Tollgate has been granted permission to test, install, and maintain areas inside each of the proposed lots for the purpose of creating 4-year Fill Areas. Based upon the future timing and results of this testing, the applicant should submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537

Planning Module for Land Development must be submitted for this proposed land development.

This review will be included in the Bucks County Planning Commission board materials for the December 3, 2014 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:kjp

cc: Fieldstone Farms of Sladek Road
Boucher & James, Inc.
Timothy A. Fulmer, P.E., C. Robert Wynn Associates, Inc.
Carolyn McCreary, Township Manager (via email)



BUCKS COUNTY PLANNING COMMISSION

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November 12, 2014
BCPC #12050

MEMORANDUM

TO: Plumstead Township Board of Supervisors
Plumstead Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Lot Line Change for Morel Tracts
TMP #34-7-2 and -7-2-2
Applicant: Donald E. Morel
Owner: Same
Plan Dated: October 21, 2014
Date Received: November 6, 2014

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 7.9259-acre parcel from TMP #34-7-2-2 (9.9773 acres) to TMP #34-7-2 (13.6603 acres). As a result of the conveyance, TMP #34-7-2-2 will be 2.0514 acres and TMP #34-7-2 will be 21.5862 acres. Both lots contain existing dwelling units and are serviced by an individual on-lot well and sewage disposal system. No development is proposed at this time.

Location: Near the terminus of Skinny Lane, approximately 1,400 feet from its intersection with State Park Road.

Zoning: The RP—Resource Protection District permits single-family detached dwellings with a minimum lot area and lot width of 2 acres and 200 feet, respectively.

Present Use: Residential.

COMMENTS

- **Existing shed**—A plan notation states that the existing shed on TMP #34-7-2-2 is to be razed or relocated. If the shed is to be relocated, we recommend that location of the shed be shown on the plan to verify compliance with the minimum accessory structure setback requirement in Section 27-2305 of the zoning ordinance.

This review will be included in the Bucks County Planning Commission board materials for the December 3, 2014 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:kjp

cc: Donald E. Morel
Crew Surveying, LLC
Timothy A. Fulmer, P.E., C. Robert Wynn Associates, Inc. (via email)
Carolyn McCreary, Township Manager (via email)



BUCKS COUNTY PLANNING COMMISSION

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Charles H. Martin, *Vice Chairman*
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November 7, 2014
BCPC #7688-D

MEMORANDUM

TO: Richland Township Board of Supervisors
Richland Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for Townhomes at Edgewater
TMP #36-17-33-2
Applicant: Prospect Acquisition
Owner: Same
Plan Dated: October 14, 2014
Date Received: October 14, 2014

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 performance standard subdivision composed of 40 townhouse units on a 26.115-acre parcel, with 20.257 acres of open space, including a 15.528-acre lake. The site would be served by public water and sewer systems.

Location: South and west sides of Heller Road, at Walnut Bank Farms Road.

Zoning: SRM, Single-family Residential Moderate District. Use B5, performance standard subdivision, is a permitted use in the SRM District on a site of at least 5 acres with a maximum site impervious surface ratio of 30 percent. At least 60 percent of the site must remain as open space. The zoning hearing board on August 18, 2014, granted variances for reductions in the minimum lot width and open space area, for an increase in the maximum impervious surface ratio, and a reduction in street width.

Present Use: Vacant.

COMMENTS

1. **Site and site area**—Section 27-202 of the zoning ordinance defines site as “a parcel or parcels of land intended to have one or more buildings or intended to be subdivided into one or more

lots.” That section also defines site area as “all land area within the site as defined in the deed.” The proposal incorporates area covered by lake water as part of the site. Township officials in consultation with the solicitor should determine whether this is consistent with the wording and meaning of the ordinance.

2. **Open space**—Township officials in consultation with the solicitor should determine whether the plan meets the open space standards and recreation land area requirement of Section 27-561 of the zoning ordinance. Section 27-202 of the zoning ordinance defines open space as “land that is required to be preserved. . . .” According to the site capacity calculations, a total of 22.455 acres of open space, including 1.729 acres of land designated for active recreation, would be required. The proposal has received a variance to provide 20.257 acres of open space. The lake accounts for 15.528 acres of open space, all of it designated as area for active recreation, according to the site plan.

We are concerned that the plan provides virtually no private or easily accessible active or passive open space for what would be a densely developed townhouse community; the lake would meet the entire active open space requirement for the proposed development. Residents would have to travel to Walnut Bank Farm Road to use the lake, which is apparently proposed for dedication to the township for public recreation purposes.

3. **Lakeshore intrusion**—Section 27-514.G of the zoning ordinance limits to 10 percent impervious coverage of lakeshore within 300 feet of the shoreline, which amounts to 0.865 acre, according to the applicant’s calculations. The proposal has received a variance to allow 1.893 acres of impervious coverage of lakeshore, or more than twice the allowable coverage. Section 27-514 of the zoning ordinance requires 70 percent protection of a 300-foot lakeshore buffer, which would amount to 6.114 acres, according to the site capacity calculations. Increased disturbance is permitted at the discretion of the governing body. The plan proposes to disturb 4.327 acres of lakeshore buffer, versus an allowable maximum of 2.595 acres. Much of the residential construction would take place inside the 300-foot lakeshore buffer.

The substantial proposed degree of lakeshore intrusion is high. Grading for construction could promote lakeshore erosion. The nature of the project makes good stormwater control especially essential. (See Item 12, below.)

Additionally, intrusion is proposed into woodlands (see Item 4, below), along with minor disturbance of steep slopes. The proposed overall level of resource intrusion exacerbates the potential for drainage problems.

4. **Woodlands**—Section 27-514 of the zoning ordinance caps allowable woodland disturbance at 20 percent. Additional disturbance is permitted at the discretion of the governing body, which may also impose tree replacement standards. The plan proposes woodland disturbance of 37 percent. We encourage the board of supervisors to require tree replacement if excess woodland disturbance is permitted.

5. **Yards**—The plan should delineate the minimum 20-foot rear yard specified in Section 27-405.B.5b(8)(a) of the zoning ordinance, to enable township officials to confirm the development would offer enough usable yard space to meet that standard.
6. **Impervious surface**—The maximum allowable on-lot impervious surface ratio for townhouse units is 55 percent, under Section 27-405.B.5b(8)(a) of the zoning ordinance, which translates into 2.745 acres, according to the site capacity calculations on the yield sketch plan on Sheet 7 of the plan. The plan proposes 2.33 acres of impervious surface, but notes that the figure excludes decks. The on-lot and on-site impervious surface figures should be revised to include all impervious surface.
7. **Traffic impact study**—A community of 40 townhouse homes, as proposed, could potentially generate about 232 average daily vehicle trips, according to figures from *Trip Generation* (Institute of Transportation Engineers, 8th edition). A traffic impact study should be conducted in accord with Section 22-524 of the subdivision and land development ordinance, which requires a study for developments capable of generating 100 or more daily trips.
8. **Waivers**—The plan lists anticipated waiver of three sections of the subdivision and land development ordinance (SALDO), as follows: Section 22-515.3, regarding curbing standards, Section 22-702.A.7, regarding plan sheet dimensions, and Section 22-702.C.2, regarding the depiction of existing features. Under the requirements of Section 512.1(b) of the Pennsylvania Municipalities Planning Code, the applicant must state in full the grounds and facts of unreasonableness or hardship on which the request for the waivers is based, the provision or provisions of the ordinance involved and the minimum modification necessary. The final plan should list all granted waivers and variances.
9. **Parking space dimensions**—The parking information on Sheet 2 of the plan indicates a required minimum parking stall size of 10 feet by 20 feet, and states that the size of driveway parking stalls conforms to that standard. However, the driveway dimensions on Sheet 3 indicate a width of 18 feet for two side by side spaces, or 9 feet wide each. Nearly all the parking spaces serving this development would be located in garages or driveways, and garage space is often used for storage rather than for parking. The plan should be revised to provide standard-width driveway parking spaces that meet the requirements of SALDO Section 22-516.5.
10. **Walkways**—The walkway system should be extended to the residential units on the east side of Roads A and B for the safety and convenience of residents. SALDO Section 22-518.1 requires sidewalks to be installed “where required by the municipality.”
11. **Trail**—A previous version of this plan incorporated linkage to the township’s planned trail system. We recommend that this proposal be revised to do likewise.
12. **Stormwater management**
 - a. **Management plan**—The applicant is required to submit a stormwater management plan complying with the requirements of the township stormwater management ordinance. The plan should detail the measures that will be taken to comply with water quality standards. This is especially important given the site’s lakefront location and its proximity to the densely developed Walnut Bank Farms housing.

- b. **Facilities maintenance and operations**—We recommend that the township require narrative or other descriptive information on any stormwater management facilities that details short- and long-term operation and maintenance tasks and the projected life span of the facility. This data is critical for the township to monitor the development and use of stormwater management techniques. Ensuring proper long-term operation and maintenance would aid in the municipality complying with federal and state requirements (e.g., National Pollutant Discharge Elimination System Phase II Stormwater Program). Projected scheduling also allows budgeting time and funds to inspect, repair, or condemn facilities if necessary throughout their functional life span.
13. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection to determine if an Act 537 Planning Module for Land Development must be submitted for this proposed land development.

This review will be included in the Bucks County Planning Commission materials for the December 3, 2014, 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.

GF:kjp

cc: Prospect Acquisitions
Highpoint Services, Inc.
Mike Schwartz, Gilmore & Associates (via e-mail)
Boucher & James, Inc., Judith. Stern Goldstein
Steven Sechriest, Township Manager (via e-mail)
Quakertown Area Planning Commission



BUCKS COUNTY PLANNING COMMISSION

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Diane M. Ellis-Marseglia, *LCSW*

November 10, 2014
BCPC #12044

MEMORANDUM

TO: Silverdale Borough Council
Silverdale Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary/Final Plan of Land Development for Dehaven
TMP #40-4-2
Applicant: William C. & Karen Dehaven
Owner: Same
Plan Dated: July 29, 2014
Date Received: October 10, 2014

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: Convert an existing mixed use residential and commercial building into use D1 medical office on a 0.44 acre (19,307 square feet) site. An additional 1,429 square feet of parking area will be constructed. Public water and sewerage serve the site.

Location: On the north side of East Main Street, approximately 300 feet west of Sterling Drive.

Zoning: RC-Residence-Commercial District which provides for the commercial aspects of a community that coexist in harmony with residential units. A variety of commercial and service businesses are permitted in this district along with residential units as is customary for a small town. Commercial businesses should be developed at a size and scale that is in keeping with the residential units. A Use D1 Medical Office is a permitted use. The minimum lot size is 20,000 square feet.

On August 28, 2014 the Silverdale Borough Zoning Hearing Board granted the applicant variances from Section 340-36.A(3) of the zoning ordinance to allow for a reduced buffer width of 10 feet.

Present Use: Residence and medical office.

COMMENTS

1. **Zoning hearing board decision**—As noted above the applicant has been granted a variance 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. **Variance requested**—The zoning data table indicates that a variance is being requested for relief for the required minimum lot size as required Chapter 340, Attachment 1 Table of Dimensional Requirements. The borough planning commission should not make a recommendation to the governing body until the resolution of the request for variance is received from the zoning hearing board.
3. **Waivers**—The site plan indicates that the applicant is requesting waivers from the following subdivision and land development ordinance and stormwater management ordinance requirements:

Subdivision and land development ordinance

Section 290-43.C(2) Parking setbacks

Section 290-43.C(7) Parking area lighting

Section 290-43.G(1) Minimum width of parking area aisles

Section 290-43.G(4) Minimum distance between non-residential building and parking spaces

Stormwater management ordinance

Section 306.A.2 Field infiltration testing method

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.

4. **Parking area**—We are concerned with the location of the proposed parking area and its proximity to the right-of-way and cartway of East Main Street. The applicant has requested a waiver to allow parking within 15 feet of property lines and the right-of-way. We recommend that borough officials consider whether vehicles can safely back out of the site if this configuration is allowed.
5. **Sidewalks**—According to Section 290-35.A of the subdivision and land development ordinance, sidewalks are required along both sides of existing streets unless waived by borough council.
6. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module for Land Development must be submitted for this proposed land development.

This review will be included in the Bucks County Planning Commission board materials for the December 3, 2014 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:kjp

cc: William C. & Karen Dehaven
The Crossroads Group, LLC
C. Robert Wynn Associates, Inc., Borough Engineer (via email)
Lisa Herrmann, Borough Secretary (via email)



BUCKS COUNTY PLANNING COMMISSION

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Lynn T. Bush
Executive Director

COUNTY COMMISSIONERS:

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

November 14, 2014
BCPC #12045

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 Sandstone
TMP #50-20-21;-24;-26;-27;-28;-29;-31;-32
Owner: KVK Devt Group, LP, J. Robert Acquisitions LP, Matthew Williams Prop LP
Applicant: Same
Plan Dated: September 12, 2014
Date Received: October 16, 2014

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 6.6991-acre parcel into 10 single-family detached lots. The lots range in size from 20,000 to 25,710 square feet. Open space of 13,005 square feet is proposed. Public water and sewer will serve the site.

Location: Northwestern side 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 issues**
 - a. **Stormwater detention facility in open space**—The plan shows that an underground detention basin will be placed beneath active open space required by Section 307 of the zoning ordinance. There are a number of zoning ordinance standards that relate to this issue, however there appear to be conflicting requirements.

Section 202 of the zoning ordinance defines *active open space* as areas which are freely accessible to all residents suitable for active recreation and substantially free of structures but may contain such improvements as finally approved as appropriate for the recreation of the residents.

Zoning ordinance Section 2315B.(1) stipulates that areas set aside for open space shall contain no structure other than a structure related to the purposes of open spaces. The proposed underground detention basin is not related to recreation.

Zoning ordinance Section 806.1.D(1) permits stormwater facilities in open spaces land if the storage area of the detention basin is broad, flat, and usable for recreation purposes. The proposed open space is approximately 40 feet by 140 feet but is not flat and contains an inlet and other stormwater appurtenances.

We recommend that the township determine if the open space is appropriate for recreation as proposed or if a fee in lieu payment, as permitted in Subsection D of the definition of Open Space in Section 202, should be provided.

- b. **Open space ownership and maintenance**—Zoning ordinance Section 2315 requires that the recorded plan and the deeds indicate that the open space shall be restricted against any future building, development or use except as consistent with that of providing for open space for recreation, conservation, agriculture and general satisfaction of the residents of the development or of the general public. The plan does not state that the land is to be dedicated to the township and no restrictions against further development are stated.
2. **Forested area-natural resource protection**—Sections 305.5.A and B of the zoning ordinance require that a minimum 50 percent of forested area be protected. The plan shows that approximately half of the site is wooded although natural resources protection calculations indicate there is no forested area. The grading plan indicates that the entire site will be regraded and that all existing trees will be removed. The stormwater management plan states the wooded area is brush and re-growth trees. Aerial photos indicate that the site contains trees of similar type and density as those of the nearby Warrington Springs and Penrose Walk developments, both of which contain protected forest area.

Section 202 of the zoning ordinance defines the term *forest* as a woodland comprising one or more acres of wooded land where the largest trees measure at least six inches diameter at breast height (dbh) or 4.5 feet from the ground; or, a grove of trees forming one canopy where 10 or more trees measure at least 10 inches dbh. Aerial photos suggest that the area is a forest. The plan should be revised to comply with the forest protection requirement unless the applicant provides proof that the site is not forested.

3. **Tree removal**—Zoning ordinance Section 2322.1, Trees on Wooded Lots, requires that no live trees of a diameter greater than 10 inches measured at a point of four feet above grade be removed in connection with a land development or building permit unless a zoning permit for a specific number of trees in a specific location is first obtained from the Zoning Officer upon recommendation by the Planning Commission. Permits will be granted only where tree

removal will not adversely affect the intent of this Section or the utility and character of the overall foliage of the parcel or lot in question. In no case will removal of trees exceed the standards for woodland protection.

4. **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. There is grading proposed along Phillips Avenue that terminates along the length of the right of way line.

The plan shows grading on most of the northern side yard and a large portion of the rear yard of Lot 10. The slope is approximately 26 percent. There is little land for recreation or other use by residents on the lot. The entire side yard of Lot 9 is also sloped. Maintenance of the side of the dwelling will be complicated by the slope.

5. **Sidewalks**—Section 311.1 of the subdivision and land development ordinance requires that sidewalks be provided along both sides of all streets classified as secondary streets or greater. Sidewalks may also be required at the discretion of the Board of Supervisors along residential streets and culs-de-sac where foot traffic volumes warrant. The plan shows sidewalks along Phillips Avenue and one side of Sandstone Court but none along Street Road. The site lies within 500 feet of a proposed trail along a PECO line crossing Street Road. We recommend that sidewalks be provided along both sides of Sandstone Court and along Street Road.

6. **Paper streets**—The site includes portions of Wilson, Garden and Lincoln streets, which are undedicated paper streets. The plan indicates that the Wilson and Garden street rights-of-way will be retained and improved for much of their length, and a portion of each also is included in the proposed open space parcel. Approximately half of the width of the paper Lincoln Street is proposed to become part of the rear yards of Lots 1, 4, 7 and 9, and that area is shown as proposed buffer yard with plantings. The township should determine the status of the three rights-of-way and their availability for development as proposed. If these paper streets are to be vacated, the appropriate procedures of Sections 303 and 304 of the Municipalities Planning Code should be followed.

7. **Landscape plan**

- a. **Proposed tree**—The plan proposes *Liquidambar styraciflua* (sweetgum) as street and buffer trees. We recommend that the fruitless cultivar, ‘Rotundiloba’ be specified because the species produces hard, spiked fruit that can be a nuisance on roads, sidewalks, and lawns.
- b. **Buffer plantings**—We recommend that that township place a conservation easement on the buffer yards located on individual lots to protect the plantings so homeowners will not remove them.

8. **Stormwater management issues**

- a. **Maintenance**—The plan shows seepage beds on individual lots and an underground basin on open space land. The plan does not provide any details for maintenance of

the facilities. Maintenance of stormwater facilities is important to ensure their continued function at design levels. The applicant should prepare a projected schedule of maintenance tasks, both short- and long-term, and operation requirements for this facility. These should include, a sediment removal schedule, and estimated useful lifespan of materials, such as inlets and outlet structures. This information should be provided to the affected individual lot owners as well as to the township.

- b. **Infiltration**—The contaminants in the stormwater will be collected in the bottom of the seepage beds or the basin. We recommend that the stormwater be directed into infiltration trenches, rain gardens and grassed swales where oils, grease and other chemicals can be removed by vegetation. In particular a rain garden in the northernmost corner of Lot 8 may treat stormwater from Lots 2, 4, and 8.
 - c. **Easements**—The plan shows a swale in the side of Lot 9 and underground pipe on Lot 10. These facilities are necessary for stormwater management for the whole site. We recommend that easements be placed on these facilities to ensure that they are protected and that the township can access them for maintenance, if necessary.
 - d. **Seepage beds**—The plan shows three seepage beds draining the roofs of three dwellings. There are, however, no connections shown between the dwellings and the beds. We recommend that the plan be revised to show a pipe for the dwelling downspouts to the seepage beds.
9. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module for Land Development must be submitted for this proposed subdivision.

This review will be included in the Bucks County Planning Commission board materials for the December 3, 2014 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:kjp

cc: KVK Devt Group, LP, J. Robert Acquisitions LP, Matthew Williams Prop LP
Nick Rose, Protract Engineering, Inc.
Tom Gockowski, P.E., Carroll Engineering Corp., Township Engineer
Tim Tieperman, Township Manager (via email)



BUCKS COUNTY PLANNING COMMISSION

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

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Charles H. Martin, *Vice Chairman*
Diane M. Ellis-Marseglia, *1.CSW*

November 17, 2014
BCPC #12046

MEMORANDUM

TO: Warwick Township Board of Supervisors
Warwick Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for 2242 Old York Road
TMP # 51-6-3
Applicant: Frank Randazzo
Owner: Frank and Jennifer Randazzo
Plan Dated: September 25, 2014
Date Received: October 17, 2014

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 915-square-foot addition to the existing retail store use including additional parking spaces and stormwater management facilities. The 18,154-square-foot (0.41-acre) site presently accommodates a 928-square-foot one-story structure with an unstriped parking field between the structure and its fronting street. Public water and sewerage facilities serve the site.

Location: Western side of Old York Road (S.R. 263), approximately 400 feet north of its intersection with Almshouse Road.

Zoning: C1-Local-Commercial District which permits by right Use G3 Retail Store on a minimum lot area of 10,000 square feet where public sewer is available. The subject property is unusually configured with a narrow (52.9 feet) frontage on Old York Road that extends 315.73 feet in length. The property is used as the Jamison Carpet Store, which is permitted by right in the C-1 Zoning District as a "retail store," pursuant to Ordinance §195-16.G.3.

The submission provided a copy of the Warwick Township Zoning Hearing Board decision, issued September 29, 2014, which indicates that a variance was granted from zoning ordinance Section 195-60.D to permit disturbance of up to 70 percent of "other woodland area" on the site, instead of the maximum 20 percent disturbance in the non-environmentally sensitive area of the site. The proposed disturbance is approximately 70 percent. The variance is subject to compliance with two conditions: compliance with the reforestation requirements of Section 195-

64, and the preparation and recording of an appropriate access easement to the parking field in the rear of the subject property, in a form to be approved by the township solicitor.

Present Use: Retail Store.

COMMENTS

1. **Waivers requested**—Sheet 1 of the site plan indicates that the applicant is requesting waivers from the following sections of the subdivision and land development ordinance (SALDO):

Section 163-33.1 Sidewalks—To not require sidewalks along the property frontage of Old York Road.

Section 163-51 Street trees—To not require street trees along the property frontage of Old York Road.

Section 163-13 Statements, Studies & Assessments—To not require Educational Impact Study, Transportation Impact Study & Impact Assessment.

Section 163-24.B.2.a.1—To permit a drawing scale of 1 inch equals 20 feet.

Section 163-24.C.2—To not be required to show features within 400 feet of the site.

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

2. **Stormwater Management Plan**—Section 163-48.B.(1) of the SALDO requires that for all subdivision and land development applications a stormwater management plan shall be provided. The plan proposes a stormwater management area and additional impervious surfaces. It should be determined if this is in compliance with the Warwick Township Stormwater Management and Grading Ordinance (Ordinance No. 2011-04).
3. **Corridor Overlay District**—The site is located in the Corridor Overlay District and is subject to the requirements of SALDO Section 163-51.3 which are intended to enhance the appearance and design of this corridor that serves as a gateway to the township and county. These are supplemental regulations which shall apply in addition to all other applicable regulations of the zoning and subdivision and land development ordinances. Information should be submitted as required by SALDO Section 163-51.3.C to demonstrate compliance with the development standards of Section 163-51.3.D regarding building design and materials, parking layout, pedestrian circulation, landscaping, lighting, signs, and streetscape and green areas.
4. **Easements**—Item 13 of the plan's Summary and General Notes (Sheet 1) states that an access easement and stormwater management easement shall be provided over the lands of TMP #51-6-3-1 for the benefit of TMP #51-6-3. The easements should be shown on the plan, to the satisfaction of the township. As stated above, a condition of the variance granted by the Zoning Hearing Board is the preparation and recording of an appropriate access easement to the parking in the rear of the subject property in a form to be approved by the township solicitor.

5. **Reforestation**—The plan should indicate compliance with the reforestation requirements of zoning ordinance Section 195-64, as required by a condition of the variance granted by the Zoning Hearing Board decision. The reforestation plan should include, among other information, a calculation of the number of trees required to be planted on the lot for reforestation, based on the total caliper-inches of the trees to be removed in excess of the 20 percent permitted; and the size, type, and location of the trees, in accordance with the township's standards. In addition, Section 195-64.G states that zoning permits shall be required for the removal of any trees protected by Sections 195-60 and 195-61.
6. **Tree protection**—The plan should be revised to provide tree protection in compliance with the township's tree protection requirements as stated in SALDO Section 163-51.1. Specifically, Section 163-51.1.B requires a tree protection zone with tree protection fencing places around the boundary. The tree protection zone and fencing should be shown for all existing individual trees and areas of trees that are intended to remain.
7. **Parking area planting**—The plan should include a planting plan to comply with the requirements of the subdivision and land development ordinance. Section 163.51.B.(2)(a) of the SALDO requires that parking areas have at least one deciduous tree for every six spaces in single rows plus one tree for every twelve spaces in double loaded rows of parking spaces. Additionally, Section 163.51.B.(2)(b) of the SALDO requires that trees be planted along the perimeter of the parking area, as well as in raised parking planting islands to provide shade for the parked automobiles. Item 14 of the summary and General Notes states that existing trees and vegetation to remain are intended to satisfy the requirements of Section 163-51.B, but the plan does not indicate which trees would fulfill the planting requirements or provide tree protection fencing to help ensure their survival, as required.
8. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module for Land Development must be submitted for this proposed land development.

This review will be included in the Bucks County Planning Commission board materials for the December 3, 2014 meeting. It is not necessary for you to attend this meeting but you are welcome to do so to offer comments on the proposal to the BCPC board and staff.

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

REM:kjp

cc: Frank Randazzo
Edmund A. Chadrow, III, Eastern/Chadrow Associates, Inc.
William J. Bolla, Esq. McNamara, Bolla & Panzer PC
Mary Eberle, Esq., Grim, Biehn & Thatcher (via email)
Gail Weniger, Township Manager (via email)
Kyle Seckinger, Assistant Township Manager (via email)
Judith A. Algeo, Esq., Chair, Board of Supervisors
Bryan McAdams, P.E., CKS Engineers, Inc., Township Engineer

Bucks County Planning Commission
Planning Module Reviews
October 27 to November 21, 2014

Municipality	Development	BCPC Number	Tax Parcel Number(s)	PaDEP Code Number	Plan Review Number
Northampton Township	Juliette's Gardens	5375-A	31-10-58	1-09937-402-3J	20080-0196
Pennel Borough	Schoolhouse Court	11010	32-3-206	1-09938-014-3J	20080-0200
Solebury Township	Dimino Tract	5113	41-18-1	1-09944-377-2	20080-0197
West Rockhill Township	Teti Small Flow Treatment Facility		52-3-113	1-09952-244-3s	20080-0198



BUCKS COUNTY PLANNING COMMISSION

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

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Diane M. Ellis-Marseglia, *LCSW*

November 5, 2014

Brian Horner
ProTract Engineering, Inc.
P.O. Box 58
Hatboro, PA 19040

RE: Juliette's Garden Subdivision
PaDEP Code # 1-09937-402-3J
BCPC #5375-A
Northampton Township, Bucks County

Dear Mr. Horner:

We have received a copy of the planning module¹ concerning the proposal to subdivide 4.4076 acres (TMP #31-10-58) into six single-family dwelling lots. Wastewater flows (2,100 GPD) will flow by public sewer main through the Northampton, Bucks County, Municipal Authority's collection system, through the Bucks County Water and Sewer Authority (BCWSA) system, and to the Northeast Philadelphia Wastewater Treatment Plant.

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 Wastewater Treatment Plant.

The waste load from this proposed development will not create a hydraulic or organic overload or a five-year protected overload that is inconsistent with the approved Combined Sewer Overflow Plan. The project is included in the BCWSA Neshaminy Interceptor Corrective Action Plan and Connection Management Plan that was accepted by PaDEP on March 10, 2014.

If the municipality approves the planning module and thereby revises the official sewage facilities plan, the completed (signed) resolution and required supporting data (Components 3 and 4; transmittal letter; plans; narrative; copies of the BCPC and BCDH review letters) should be sent to Elizabeth

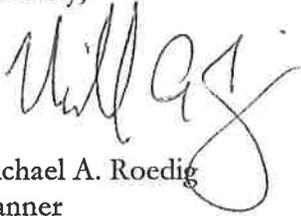
¹ Under the revised Chapter 71 of the Pennsylvania Department of Environmental Protection's (PaDEP) Title 25, Rules and Regulations, the planning module is a revision to the *Bucks County, Pennsylvania, Sewerage Facilities Plan, 1970*. Therefore, the Bucks County Planning Commission (BCPC) and the Bucks County Department of Health (BCDH) are required to review and comment on the proposed plan revision.

Mr. Brian Horner
November 5, 2014
Page 2

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,

A handwritten signature in black ink, appearing to read "Michael A. Roedig". The signature is written in a cursive style with a large, looping "g" at the end.

Michael A. Roedig
Planner

MAR:kjp

Attachment

cc: Eric Ponert, Philadelphia Water Department
Scott Cressman, BCDH
CKS Engineers, Inc.
Mike Solomon, Township Director of Planning and Zoning
Elizabeth Mahoney, PaDEP
Act 537 file



DEP Code #
 1-09937-402-35
 BCPC# 5375-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

Juliette's Garden

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

1. Date plan received by county planning agency. October 8, 2014
2. Date plan received by planning agency with areawide jurisdiction _____
 Agency name _____
3. Date review completed by agency November 5, 2014

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

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

Yes	No	SECTION C. AGENCY REVIEW (continued)
<input type="checkbox"/>	<input type="checkbox"/>	11. Have all applicable zoning approvals been obtained?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	12. Is there a county or areawide subdivision and land development ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	13. Does this proposal meet the requirements of the ordinance? If no, describe which requirements are not met _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan? If no, describe inconsistency _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
<input type="checkbox"/>	<input type="checkbox"/>	If yes, is the proposed waiver consistent with applicable ordinances. If no, describe the inconsistencies _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	17. Does the county have a stormwater management plan as required by the Stormwater Management Act?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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: <u>Michael Roedig</u>
		Title: <u>Community Planner</u> Signature: 
		Date: <u>November 5, 2014</u>
		Name of County or Areawide Planning Agency: <u>Bucks County Planning Commission</u>
		Address: <u>1260 Almshouse Road, Doylestown, PA 19001</u>
		Telephone Number: <u>215-345-3400</u>

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

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

The county planning agency must complete this Component within 60 days.
This Component and any additional comments are to be returned to the applicant.



BUCKS COUNTY PLANNING COMMISSION

The Almshouse Neshaminy Manor Center 1260 Almshouse Road
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Charles H. Martin, *Vice Chairman*
Diane M. Ellis-Marseglia, *LCSW*

November 24, 2014

John Richardson, Project Engineer
Dumack Engineering
677 Durham Road, P.O. Box 487
Penns Park, PA 18943

RE: Schoolhouse Court Planning Module
PaDEP Code #1-09938-014-3J
BCPC #11010
TMP #32-3-206
Pennel Borough, Bucks County, PA

Dear Mr. Richardson:

We have received a copy of the subject planning module¹ regarding the proposal to construct 12 dwelling units (5 duplexes and 2 single-family detached) and providing public sewer lines connecting into the existing Pennel Borough public collection system. The sewage flows will then enter the conveyance system owned the Bucks County Water and Sewer Authority (BCWSA) and be treated at the Philadelphia Water Department's Northeast Treatment Plant.

The *Bucks County, Pennsylvania Sewerage Facilities Plan (1970)* is the official Act 537 Plan for Pennel Borough according to our records. The subject site is within an area served by public sewer facilities; and therefore, the proposal to connect to public sewers is consistent with the borough's Act 537 Plan.

The planning module Component 3 application submitted to our office is incomplete. Sections G. Proposed Wasterwater Disposal Facilities, J. Chapter 94 Consistency Determination, and O. Sewage Management are missing information regarding the applicable sewage facilities, their locations, agent signatures, dates, etc. Neither Pennel, BCWSA nor the Philadelphia Water Department have provided confirmation regarding whether adequate capacity exists to convey and treat the project's 12 EDU sewage flow (3,240 gallons per day). Also, the return receipt for submission to the PHMC (G.6.2) was not included nor was the PNDI Project Environmental Review Receipt (G.7). Therefore, the planning module application should be revised to include all relevant information prior to approval.

¹Under 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 Pennel Borough's 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.

Mr. John Richardson
November 24, 2014
Page 2

If the municipal officials subsequently approve 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 Bucks County Department of Health 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

CHG:kjp

Attachment

cc: Scott Cressman, BCDH
Elizabeth Mahoney, PaDEP
Marie Serota, Council Secretary (via e-mail)
Act 537 file



DEP Code #	1-09938-014-3J
BCPC #	11010

**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

Schoolhouse Court

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

- Date plan received by county planning agency. 11/19/14
- Date plan received by planning agency with areawide jurisdiction _____
 Agency name Bucks County Planning Commission
- Date review completed by agency 11/24/2014

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

Yes No

- | | | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i>)? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation?
If no, describe inconsistencies: _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact <u>none known</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archeological resources be impacted by this project?
If yes, describe impacts <u>see attached letter</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? <u>see attached letter</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? <u>N/A</u>
If no, describe inconsistencies _____ |

Yes	No	SECTION C. AGENCY REVIEW (continued)	
<input type="checkbox"/>	<input type="checkbox"/>	11.	Have all applicable zoning approvals been obtained? <u>N/A</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	12.	Is there a county or areawide subdivision and land development ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	13.	Does this proposal meet the requirements of the ordinance? <u>N/A</u> If no, describe which requirements are not met _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14.	Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan? If no, describe inconsistency _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15.	Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe <u>none known</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.	Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
<input type="checkbox"/>	<input type="checkbox"/>		If yes, is the proposed waiver consistent with applicable ordinances. <u>N/A</u> If no, describe the inconsistencies _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	17.	Does the county have a stormwater management plan as required by the Stormwater Management Act?
<input checked="" type="checkbox"/>	<input type="checkbox"/>		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: <u>Cathy Gauthier</u>			
Title: <u>Planner</u> Signature: <u>Cathy Gauthier</u>			
Date: <u>11/24/2014</u>			
Name of County or Areawide Planning Agency: <u>Bucks County Planning Commission</u>			
Address: <u>The Almshouse, 1260 Almshouse Road, Doylestown, PA 18901</u>			
Telephone Number: <u>215 345-3400</u>			

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

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

The county planning agency must complete this Component within 60 days.
This Component and any additional comments are to be returned to the applicant.



BUCKS COUNTY PLANNING COMMISSION

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

PLANNING COMMISSION:

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Lynn T. Bush
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COUNTY COMMISSIONERS:

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

October 30, 2014

Daniel McFarlane
DelVal Soil & Environmental Consultants, Inc.
Sky Run II, Suite A1
4050 Skyron Drive
Doylestown, PA 18902

RE: The Dimino Tract Planning Module
PaDEP Code #1-09944-377-2
TMP #41-18-1
BCPC# 5113
Solebury Township, Bucks County, PA

Dear Mr. McFarlane:

We have received a copy of the subject planning module¹ regarding the proposal to convert an existing garage into an accessory apartment. The parcel also contains a five-bedroom single-family dwelling served by an on-lot sewage disposal system. Water supply is provided by a private well and the proposed long-term method of sewage disposal will be an on-lot sewage disposal system. The total projected sewage flow from the project is 1,000 gallons per day (gpd), or 2.5 EDUs.

The *Act 537 Sewage Facilities Plan Official Plan – Update Revision* for Solebury Township indicates that the subject site is within an area to be served by on-site sewage disposal systems through the use of conventional or alternate subsurface disposal systems. The site is located within a high quality watershed and the plan narrative submitted as part of the planning module package states that the proposal is consistent with PA House Bill No. 1325 which provided for on-lot systems approved by DEP under current Act 537 anti-degradation requirements of The Clean Streams Law. Therefore, with proper maintenance, it appears the proposal is acceptable for sewage disposal consistent with the township's Act 537 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 2 and 4; transmittal letter; plans; narrative; copies of the Bucks County Department of Health and Bucks County Planning Commission review letters) should be sent to Elizabeth Mahoney, Sewage Planning

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 Solebury Township Wastewater 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.

Mr. Daniel McFarlane

October 30, 2014

Page 2

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 contact me.

Sincerely,

A handwritten signature in cursive script that reads "Cathy Gauthier".

Cathy Gauthier
Planner

CHG:kjp

Attachment

cc: Scott Cressman, BCDH
Elizabeth Mahoney, PaDEP
Dennis Carney, Township Manager (via email)
Act 537 File



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

DEP Code #
1-09944-377-2
 BCPC # 5113

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

Dimino Tract Project Planning Module

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

1. Date plan received by county planning agency. 10/10/14
2. Date plan received by planning agency with areawide jurisdiction same as above
 Agency name Bucks County Planning Commission
3. Date review completed by agency 10/30/14

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

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

Yes	No	SECTION C. AGENCY REVIEW (continued)
<input type="checkbox"/>	<input type="checkbox"/>	11. Have all applicable zoning approvals been obtained? <u>N/A</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	12. Is there a county or areawide subdivision and land development ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	13. Does this proposal meet the requirements of the ordinance? If no, describe which requirements are not met <u>N/A</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan? If no, describe inconsistency _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe <u>none known</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
<input type="checkbox"/>	<input type="checkbox"/>	If yes, is the proposed waiver consistent with applicable ordinances. If no, describe the inconsistencies _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	17. Does the county have a stormwater management plan as required by the Stormwater Management Act?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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: <u>Cathy Gauthier</u> Title: <u>Planner</u> Signature: <u><i>Cathy Gauthier</i></u> Date: <u>10/30/14</u> Name of County or Areawide Planning Agency: <u>Bucks County Planning Commission</u> Address: <u>The Almshouse, 1260 Almshouse Road, Doylestown, PA 18901</u> Telephone Number: <u>215 345-3400</u>

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

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

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

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



BUCKS COUNTY PLANNING COMMISSION

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

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James J. Dowling
Raymond W. Goodnoe
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Carol A. Pierce
Evan J. Stone

Lynn T. Bush
Executive Director

COUNTY COMMISSIONERS:

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

October 31, 2014

John M. Dudish
Project Manager
Penn's Trail Environmental, LLC
21 E. Lincoln Avenue, Suite 160
Hatfield, PA 19440

RE: Michael & Amy Teti Small Flow Treatment Facility - Planning Module
PaDEP Code #1-09952-244-3S
TMP #52-3-113
West Rockhill Township, Bucks County, PA

Dear Mr. Lehmann:

We have received a copy of the subject planning module¹ for the construction of a small flow treatment facility to abate the malfunction of an existing on-site sewage disposal system servicing a circa-1920 one-bedroom home in West Rockhill Township. According to the Project Narrative, the 4.588-acre property has been served by a holding tank since 1995 as the former on-site, subsurface sewage disposal system was documented to have been malfunctioning to the surface of the ground surface, thereby creating a public health nuisance. It is proposed that the effluent discharge point for this system will be to Ridge Valley Creek that flows through the subject parcel. Ridge Valley Creek is a tributary to Unami Creek which is considered a high-quality, trout-stocked fishery (HQ, TSF) according to Drainage List F in Chapter 93 of the Pennsylvania Code. Site specific soil testing, conducted in conjunction with the Bucks County Health Department, determined that there is no area on the property suitable for the installation of a new on-site sewage disposal system. The site is served by a private well.

The *West Rockhill Township Sewage Facilities Plan* (2011) is the official Act 537 sewage facilities plan for West Rockhill Township. The proposal is consistent with the official Act 537 Plan since this plan indicates that the subject site is located within an area not intended for public sewer service. Chapter 7, Section B of the Plan indicates that individual sewage treatment facilities are an approved alternative in Rural Areas. Additionally, Chapter 7, Section C specifies that small flow treatment

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 West Rockhill Wastewater 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.

Mr. John Dudish
October 31, 2014
Page 2

facilities with stream discharge are an acceptable alternative. Although other alternatives are ranked higher in terms of their ability to protect surface and groundwater sources, including special protection waterways, given the lack of suitable soils on the site, the recommended alternative appears to be reasonable.

If the municipality approves the planning module and thereby revises the official sewage facilities plan, the completed (signed) resolution and required supporting data (Components 2 and 4; transmittal letter; plans; narrative; copies of the BCPC and BCDH review letters) should be sent to Elizabeth Mahoney, Sewage Planning Supervisor, Wastewater Management Planning, PaDEP, 2 East Main Street, Norristown, PA 19401.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Paul W. Gordon", with a long, sweeping horizontal line extending to the right.

Paul W. Gordon
Community Planner

PWG:kjp

Attachment

cc: Scott Cressman, Bucks County Health Department
Elizabeth Mahoney, PaDEP
Greg Lippincott, West Rockhill Township Manager (via email)
Act 537 File



**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

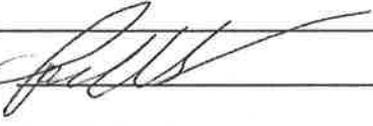
Teti Property - 542 South Tower Road - Small Treatment Flow Facility

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

1. Date plan received by county planning agency. October 10, 2014
2. Date plan received by planning agency with areawide jurisdiction _____
 Agency name _____
3. Date review completed by agency October 31, 2014

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

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

Yes	No	SECTION C. AGENCY REVIEW (continued)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	11. Have all applicable zoning approvals been obtained?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	12. Is there a county or areawide subdivision and land development ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	13. Does this proposal meet the requirements of the ordinance? If no, describe which requirements are not met <u>n/a</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan? If no, describe inconsistency _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
<input type="checkbox"/>	<input type="checkbox"/>	If yes, is the proposed waiver consistent with applicable ordinances. If no, describe the inconsistencies _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	17. Does the county have a stormwater management plan as required by the Stormwater Management Act?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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: <u>Paul Gordon</u>
		Title: <u>Environmental Planner</u> Signature: 
		Date: <u>October 31, 2014</u>
		Name of County or Areawide Planning Agency: <u>Bucks County Planning Commission</u>
		Address: <u>1260 Almshouse Rd, Doylestown, PA 18901</u>
		Telephone Number: <u>215-345-3884</u>

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.