BUCKS COUNTY PLANNING COMMISSION
MEETING

Wednesday, January 4, 2017
2:00 P.M.

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

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Approval of Minutes of December 7, 2016
4. Report of Nominating Committee and Election of Officers
5. Executive Director’s Report
6. Presentation: Looking back at 2016, Looking ahead to 2017
   BCPC Staff
7. Act 247 Reviews
8. Old Business
9. New Business
10. Public Comment
11. Adjournment

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

AGENDA SUBJECT TO CHANGE PRIOR TO MEETING
BUCKS COUNTY PLANNING COMMISSION
Minutes of Meeting
December 7, 2016

MEMBERS PRESENT: James J. Dowling; Raymond (Skip) W. Goodnoe; Edward Kisselback, Jr.; David R. Nyman; Robert M. Pellegrino; Carol A. Pierce; R. Tyler Tomlinson; Walter S. Wydro

STAFF PRESENT: Lynn T. Bush; Donna W. Byers; Debra Canale; David P. Johnson; Timothy A. Koehler, Charles T. McIlhinney; Margaret A. McKevitt; Michael A. Roedig; David A. Sebastian; Maureen Wheatley

GUESTS: Brian Hessenthaler, Chief Operating Officer, County of Bucks
Larry Menkes, Warminster Resident

1. CALL TO ORDER
Mr. Wydro called the meeting to order at 2:05 PM. Mr. Wydro congratulated the staff of the Bucks County Planning Commission on the wonderful job they do every day of servicing the planning needs of Bucks County. Their devotion shows in each of the completed projects and continued program growth, such as the trails and the protection of our farmland and natural resources.

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

Mr. Kisselback recognized the anniversary of the bombing of Pearl Harbor and called for a moment of silence. He also announced a photograph would be taken of the board at the conclusion of the meeting.

3. APPROVAL OF MINUTES FOR THE MEETING, NOVEMBER 2, 2016
Upon motion of Mr. Dowling, seconded by Mr. Nyman, with the vote being 8-0 the motion carried to approve the minutes of the November 2, 2016 meeting as presented.

4. EXECUTIVE DIRECTOR’S REPORT
The Executive Director’s Report was submitted to the board prior to the meeting. Ms. Bush noted the confusion concerning the conclusion of the Open Space Municipal Grant Program. The original deadline for the program was December 31, 2014. The Commissioners extended this deadline to December 30, 2016. All municipalities with money remaining have been reminded that the extended deadline is this month. The Farmland Preservation Program, which started before the Open Space Grant Program, will continue preserving farmland throughout the county.

Ms. Bush spoke about the County Commissioners Association meeting that she attended, along with Mr. Hessenthaler, and Commissioners Loughery and Martin. There were discussions concerning the failure of the electronics recycling act to deal with old electronics, budget concerns and the growing heroin epidemic.

Ms. Bush told us that the Cross Keys Study has been completed and they will be meeting with the four municipalities involved in January. But there are many things happening in that area, such as
the Cross Keys office building, now acquired by Doylestown Hospital for an urgent care center. There is activity on the former Anthony-Sylvan Pools site, the Biotechnology Center is expanding, and the municipalities (especially Buckingham) are interested in ordinance changes to accommodate our ideas for the area.

Ms. Pierce spoke about the Old Conti restaurant in the Cross Keys area and the potential for it to become a Bucks County Visitors Center. It was noted that the connectivity to surrounding shops and auto dealers in the area is lacking and needs to be addressed. Mr. Sebastian stated that the connectivity has been proposed in the Cross Keys Study.

Ms. Bush addressed the BCPC Activity Report, highlighting the studies and plans the staff is working on for numerous municipalities, such as the New Britain Borough’s Comprehensive Plan, Richboro Village Master Plan, Dublin Borough’s zoning and subdivision and land development amendments, and Morrisville Borough’s MEDI project.

Ms. Bush noted that November 16th was National Geographic Information Systems (GIS) Day, which was noted at the Commissioners’ meeting. GIS started here at the BCPC but is now widely used for 9-1-1, Health Department, Board of Assessment, Emergency Management, Board of Elections, and the municipalities. Mr. Nyman stated that the staff’s willingness to extend themselves to other departments has exponentially expanded the value of GIS to the county and its residents.

Ms. Bush also stated that the Trails Program is forging ahead with the next trail to begin being the Neshaminy Greenway Trail which will connect Central Park in Doylestown with the Neshaminy Manor Nursing Home in Warrington.

The board thanked Ms. Bush for her report.

5. **Presentation: 65 Years of Bucks County Planning** – Lynn T. Bush, Executive Director

Ms. Bush directed our attention to the many displays around the room showing a number of Bucks County Planning Commission projects, important news reports, pictures and plans. She gave an in-depth presentation of the many interesting projects, plans and people of the last 65 years of the Bucks County Planning Commission. Please see the attached presentation (Exhibit A).

Ms. Bush stated that the for the most part, the Bucks County Planning Commission’s vision has remained the same since Franklin C. Wood, our first Executive Director, gave the statement, “Our goal is to provide the best possible planning assistance through a variety of techniques that will enhance the quality of life in our Bucks County communities. The County hopes to avoid the cropping up of blighted areas, the unwise location of homes and industrial plants, and the road congestion that so often follows rapid development. It is hoped that the most desirable locations will be selected for new schools and other public buildings while maintaining the county’s original beauty, its historical significance, and its agricultural productivity which is so vital to the economy of this area”.

Ms. Bush stated that the Planning Commission protects the places that make Bucks County, Bucks County. The quality of life for Bucks County residents, where they live, where they work, where their children go to school, where they play and where they go when they age, every plan or project
we do here is done with these factors in mind.

The board thanked Ms. Bush for her wonderful presentation.

6. **ACT 247 REVIEWS**
   The reviews of December 7, 2016, were mailed to the board for their review prior to the meeting. Upon motion of Mr. Pellegrino, seconded by Ms. Pierce, the motion carried to approve the December 7, 2016 Act 247 reviews.

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

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

9. **PUBLIC COMMENT**
   Mr. Menkes commented on the need for bicycle lanes in Warminster and public transportation within Bucks County and especially Warminster.

10. **ADJOURNMENT**
    By motion of Mr. Nyman and seconded by Mr. Dowling, Mr. Wydro adjourned the meeting at 2:50 PM.

    Submitted by:
    Debra Canale, Staff Secretary
The Metropolitan Caucus – Elected officials from the five southeast Pennsylvania counties met at the Pennsylvania Society. The group will be reassembled in 2017, now that Mayor Kinney is on board, and potential topics for joint projects are:

- Mental health/drug abuse and prisons
- Prisoner re-entry
- Infrastructure finance
- Emergency management
- Workforce development.

SEPTA’s State of the Budget Meeting – We meet annually with SEPTA to review their proposed capital budget, which for the coming year includes the advancement of their new Pay system, called the “Key” system, acquiring new vehicles, leases with Amtrak, catenary and substation replacements, bridge repairs, an extension of service from Elwyn to Wawa, Lansdale station improvements, the Levittown station rebuilding, and downtown station improvements. They will be acquiring double decker cars to run on the West Trenton Line as part of I-95 congestion reduction.

Bristol Township Market & Economic Feasibility Analysis (RFP) – We are seeking an economic consulting firm to help us project what the future economic conditions will be in lower Bucks County as the result of the I-95-PA Turnpike connection. We hosted a pre-proposal meeting for potential bidders.

Gaming Funds – The Bucks County Redevelopment Authority awarded $3.5 million in gaming grants to the six municipalities eligible to apply for gaming funds generated at Parx Casino. The County of Bucks was awarded $858,171:

- Lower Bucks Training Center - $512,066
- BCHIP - $125,000
- Bucks County Police Association Forensic Science, DNA Project - $221,105
BCPC Activity Report

Community Planning and Municipal Economic Development Initiative

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

We attended the Hilltown and Milford townships and New Britain Borough Planning Commission meetings and the Quakertown Area Planning Committee (QAPC) monthly meeting.

Preparing Plans – The New Britain Borough Council adopted the New Britain Borough Main Street Plan (part of our MEDI program) at their December meeting. Council will act on the plan at December’s Council meeting. Production also continued on the update to the Borough’s Comprehensive Plan.

Review comments were received from the borough’s engineer, planner, and solicitor regarding Dublin Borough’s draft zoning and subdivision and land development ordinance amendments. In January, we will reconvene with the borough’s Planning Commission to address these comments.

Work continued on the Morrisville Borough MEDI project. Staff is developing photo simulations of potential downtown improvements and designs, as well as evaluating concepts and designs for Williamson Park.

The staff is waiting for additional information from Quakertown Borough’s Economic Development Consultant in order to finalize revisions to the draft Quakertown Borough—Summary of Parking Inventory.

We started work on a revitalization study for Tullytown Borough. The new train station may spark redevelopment and bring new tax revenue to replace that to be lost by closure of the landfill.

In addition to special studies and plans, we continue to prepare, under contract, Comprehensive Plans for Northampton Township, Lower Makefield Township, Hilltown Township and Warrington Township.

Staff finalized the Plumstead Township Master Trail Plan and presented the plan for adoption to the township Board of Supervisors.

Providing Planning Information and Coordinating with other Agencies

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

**BCPC Transportation Planning staff** is responsible for working with PennDOT, DVRPC, SEPTA, TMA Bucks, and other groups to ensure that our transportation and funding needs are addressed. We work closely with public transportation providers, such as SEPTA. This month, we met with SEPTA Capital Budget representatives to discuss the draft SEPTA Capital Budget for FY2017.

The County is pursuing three trail development initiatives. The **Upper Bucks Rail Trail** will connect the Lehigh Valley’s Saucon Rail Trail with the borough of Quakertown by converting a currently unused portion of SEPTA rail line to a trail through Springfield and Richland townships. Staff continued to work with the municipalities and project consultant regarding wetland issues and traffic signalization permits for road crossings. The County has hired a firm to design the Newtown Rail Trail for the Upper Southampton Township section. The current project will construct the portion of the Newtown Rail Trail in Upper Southampton Township and will connect with the Pennypack Trail in Montgomery County. Staff facilitated a meeting between Upper Southampton Township and the consultant to finalize outstanding issues. We also developed the Request for Proposals for the **Neshaminy Greenway Trail**, a Congestion Management Air Quality Program-funded trail that will connect Doylestown’s Central Park with the county facilities in the Neshaminy Manor Complex. We conducted a mandatory pre-proposal meeting with all prospective consultants to discuss the RFP and its requirements. All of these trails are part of the **Circuit**, which is envisioned as a 750-mile regional trail network.

**Geographic Information Systems (GIS)**

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

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

Updates of GIS data are always provided to our Consortium members when requested. County GIS is finalizing development of a GIS Open Data Portal web site that when completed members will be able to access their municipal data sets for both downloading and mapping. This month we provided updates to both Warwick and Warrington Townships.

We have added some new search functions and widgets to our Public GIS Viewer which should be available in January 2017.

The Southeastern Pennsylvania Shared Services GIS project is a collaborative effort of the counties of Bucks, Berks, Chester, Delaware, Montgomery, and the City of Philadelphia. The group meets monthly and is currently utilizing a cloud hosted infrastructure that supports a centralized and shared regional GIS database. In addition the group has finalized an agreement to acquire aerial imagery from Pictometry. A 2017 spring flight is planned with delivery late in summer. There was no meeting of the group scheduled for December.

**Act 247 and 537 Review Activity**

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CONFIDENTIAL — NOT FOR RELEASE

January 4, 2017
BCPC #8-16-4

MEMORANDUM

TO: Doylestown Borough Council
    Doylestown Borough Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Off-Street Parking for Use 11, Dwelling in Combination

Applicant: Borough Council
Received: December 27, 2016
Hearing Date: January 23, 2017

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on January 4, 2017.

GENERAL INFORMATION

Proposed Action: Amend Section 801.3 of the borough zoning ordinance to add a new subsection (3.a.) under the residential off-street parking requirement to require two spaces per dwelling unit, plus one space for every 400 square feet devoted to non-residential patron use; or two spaces per dwelling unit plus one space for each five (5) seats, whichever is greater for Use 11, Dwelling in Combination.

COMMENTS

The proposed amendment appears to be consistent with the ordinance amendment procedures as prescribed in Section 609 of the Pennsylvania Municipalities Planning Code. Therefore, we recommend that the borough adopt the proposed revisions.

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

MMW:dc

cc: Jordan Yeager, Esq., Curtin & Heefner, Borough Solicitor
    Karyn Hyland, Borough Director of Building and Zoning
    John Davis, Borough Manager (via email)
CONFIDENTIAL—NOT FOR RELEASE

January 4, 2017
BCPC #9-16-2

MEMORANDUM

TO: Doylestown Township Board of Supervisors
Doylestown Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Sign Regulations
Applicant: Board of Supervisors
Received: November 23, 2016
Hearing Date: January 17, 2017

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on January 4, 2017.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance (Chapter 175) to provide more comprehensive regulations for temporary and permanent signs in the township.

Proposed Zoning Provisions: Section 175-16H(5) of the zoning ordinance, pertaining to Use H-5 Temporary uses, structures, and vehicles, will be amended to include temporary signs that are utilized for a specified duration during new construction, renovation, reconstruction, or other special circumstances of a nonrecurring nature, such as fires and acts of nature. This use will be specifically permitted in all zoning districts, provided that the primary use is permitted in the subject zoning district. The proposed amendment specifies that any extension of a permit for Use H-5 beyond a two-year period will require approval by the zoning officer or Board of Supervisors. Also, signage related to Use H-5 will be subject to the sign regulations in Article XX.

Article XX, Signs, will include substantial amendments including:

- a new section on terms and definitions related to signage
- minor revisions to the prohibited signs section, including:
  - specific exclusion of off-premise, outdoor advertising signs
  - inclusion of mobile billboards, if they are parked in such a manner that their primary purpose is for advertising
- minor revisions to the exempt signs section, including:
  - inclusion of incidental signs, provided they do not advertise any commercial establishment, activity, organization, product, or services

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a maximum area requirement of 2 square feet for cornerstone, historic plaques or signs affixed to the surface of a building

- limiting directional signs to a maximum area of 4 square feet, a maximum height of 5 feet, and no illumination

- revisions to the general sign section, including:
  - additional locational setbacks for signs adjacent to multi-use trails and public or private sidewalks
  - the methods in which sign height is measured (including diagrams)
  - specific requirements related to illumination of signs
  - diagrams showing how sign area is calculated
  - exclusion of temporary signs in the calculation of the number of signs permitted on a property

- a new section that provides regulations on sign types including:
  - building (mounted) signs – wall signs, canopy or awning signs, projecting signs, window signs, marquee signs
  - freestanding signs
  - electronic message center signs
  - street pole banners
  - temporary construction signs in conjunction with Use H5

- new sections covering specific requirements for signs in the township’s residential, institutional, commercial, industrial, commercial retirement, and village center zoning districts (including reference charts showing required maximum area, maximum number, duration for temporary signs, and maximum height)

- revisions to the section on removal of unlawful, unsafe, and abandoned signs

COMMENTS

We recognize that the proposed amendment is intended to provide more comprehensive regulations for temporary and permanent signs. Prior to adoption, we recommend that township officials consider the following comments:

1. **Height of residential signs**—Proposed Sections 175-111.B(1)[c] and 175-111.B(2)[c] permit a maximum height of 6 feet for permanent and temporary signs for residential uses. Proposed Section 175-111.C(3) permits a maximum height of 8 feet for signs for residential developments containing more than 10 units. Similarly, proposed Section 175-114.B(1)[c] and 175-114.B(2)[c] permit a maximum height of 6 feet for permanent and temporary signs for residential uses. These maximum heights seem excessive and may be obtrusive in a residential setting.

2. **Building sign height in Institutional District**

   a. **Temporary sign**—Proposed Section 175-112.C(2)[c], related to building signs, states that temporary signs shall have a maximum height of 20 feet, while the reference chart at the end of this section indicates that the lowest edge of temporary building sign shall be at least 8 feet above the finished grade and shall not extend beyond the height of the building. The reference chart at the end of the section provides a summary for freestanding and building signs. Therefore, to avoid confusion, we recommend this chart be revised to include the 20-foot maximum height for temporary building signs.

   b. **Permanent sign**—Proposed Section 175-112.C(1), related to building signs, contains no height requirement for permanent signs, while the reference chart at the end of this section
indicates that the lowest edge of permanent building sign shall be at least 8 feet above the finished grade and shall not extend beyond the height of the building. This inconsistency should be addressed.

We also note that proposed Section 175-110.A(5)(d)[i] states that no portion of a marquee sign (a type of building sign) shall extend vertically above the eave line. This would not be consistent with reference chart at the end of this Section 175-112 which indicates the sign shall not extend beyond the height of the building.

3. **Differentiation between permanent and temporary sign requirements**—Proposed Section 175-111.C contains number, area and height requirements for signs related to residential developments containing more than ten units, but unlike the sign requirements for other uses in the residential districts, these requirements are not specified between permanent and temporary signs. While the number, area and height requirements are the same for temporary and permanent signs, it may be worthwhile having separate requirements to reflect how the two are separated in the reference chart at the end of the section. This may eliminate the potential for misinterpretation of these requirements.

4. **Signs for multi-tenant shopping centers**

   a. **Reference to use**—Proposed Section 175-113.F uses the term multi-tenant shopping center. To avoid misinterpretation, we recommend that the term be changed to just shopping center and the use identifier “E-14” be used to be consistent with the use requirements in Section 175-14.E(14) of the zoning ordinance.

   b. **Regional arterial streets**—The requirements of proposed Section 175-113.F are limited to multi-tenant shopping centers with frontage on regional arterial streets. Section 175-14.E(14)(c) of the zoning ordinance requires use E-14 shopping center to be located on an arterial or higher order road, with no specification of what type of arterial. Section 153-24.B(2)(e) of the subdivision and land development ordinance includes regional arterial streets and community arterial streets in the street hierarchy listing. If the proposed sign regulations of Section 175-113.F are only intended for shopping centers along regional arterials, we recommend that an additional requirement be included in this section to specifically indicate that signs for shopping centers along community arterials and higher order streets other than regional arterials shall meet the requirements of all other sign requirements in Section 175-113. This may eliminate the potential for misinterpretation of these requirements.

   c. **Differentiation between freestanding and building sign requirements**—Proposed Section 175-113.F contains number, height, area and illumination requirements for signs related to signs for multi-tenant shopping centers, but these requirements are not specified between freestanding (except for number) and building signs. Sections 175-113.B and 175-113.C provide these requirements generically for the commercial and industrial zoning districts. It may be worthwhile to have separate requirements to mirror how permanent and temporary, freestanding and building signs are separated in the reference chart at the end of the section. This may eliminate the potential for misinterpretation of these requirements.

In addition, since proposed Section 175-113.F provides specific signs requirements for the multi-tenant shopping center use in the commercial and industrial districts, it’s unclear whether other signs such as exempt signs, electronic message center signs, steel pole banner signs, and temporary construction signs addressed in section 175-113.A, 175-113.D, 175-113.E, and 175-113.G are permitted as part of a multi-tenant shopping center use.
5. **Residential signs in the commercial and industrial districts**—The reference table at the end of proposed Section 175-113.F contains a footnote requiring “Any residential use(s) within the above mentioned zoning districts (commercial and industrial districts) shall be permitted to have sign(s) in accordance with the requirements of sign(s) permitted in residential districts for such use (refer to §175-111). Since this is an important requirement, we recommend that it be incorporated as a specific requirement in Section 175-113.F rather than just a footnote to a reference table.

6. **Approval Procedure for time extension**—The proposed language for extending a temporary use permit beyond a two-year period (Section 175-16.H(5)), gives authority to the “Zoning Officer or Board of Supervisors”. These entities have different roles and rights, so it may be clearer to select one or the other.

7. **Editorial comments**

   a. **Incomplete and missing figures**—Figures 1, 2, 4, and 6 in the copy of the proposed amendment that our office received contain images that are cut-off/incomplete. In addition, there is no Figure 3.

   b. **Abbreviations/symbol**—To ensure that there is no misinterpretation, we recommend that the abbreviations and symbols in proposed Sections 175-110.C(6)(a), 175-110.C(6)(d), 175-110.D(4)(a), 175-110.D(4)(b), and 175-111.C(3), be replaced with the words feet, foot-candles, inches, inches, and square feet, respectively.

   c. **Consistent reference**—Since proposed Section 175-112.C(2)[b] indicates that “each” temporary sign shall have a maximum area of 16 square feet, we recommend that the reference table at the end this section indicate that the maximum area is 16 square feet “per each sign.”

   d. **Sign area per dwelling unit**—The reference chart at the end of proposed Section 175-114 indicates that the sign are for temporary signs for “all other residential” uses is 4 square feet “per dwelling unit.” Proposed Section 175-114.B(2)[b] states that maximum area for temporary for residential uses is just 4 square feet. To avoid misinterpretation, we recommend that proposed Section 175-114.B(2)[b] be revised to specify the maximum square footage of temporary signs for “all other residential uses” is 4 square feet per dwelling unit.

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:dc

cc: Mario Canales, P.E., Pickering Corts, & Summerson, Township Engineer
    Jeffrey P. Garton, Esq., Begley, Carlin & Mandio, LLP, Township Solicitor
    Stephanie J. Mason, Township Manager (via email)
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: December 7, 2016
Hearing Date: February 2017

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on January 5, 2017.

GENERAL INFORMATION

Proposed Action: Revise the floodplain requirements in the zoning ordinance in order to comply with the federal and state floodplain regulations and the new flood insurance maps by amending the following sections:

Section 27-703.2.B(2) by deleting this subsection that states a permit shall not be required for minor repairs to existing buildings or structures.

Section 27-703.3.A replacing the first sentence with the following: “The Zoning Officer is hereby appointed to administer and enforce this ordinance and is referred to herein as the Floodplain Administrator.”

Section 27-703.3.C(3) to replace the words “repetitive loss concerns” with the words “cumulative substantial damage.”

Section 27-703.4.A(1) to change the date of the Flood Insurance Rate Maps from March 16, 2015 to March 21, 2017 (which are the maps recently adopted by the Federal Emergency Management Agency (FEMA)).

Section 27-703.7.B(5) to replace the words “repetitive loss” with the words “cumulative substantial damage.”
Sections 27-703.9.B(21) and 27-703.9.B(29) to delete the terms and associated definitions for minor repairs and repetitive loss.

Section 27-703.9.B(22) to change the start date of new construction from March 16, 2015 to March 21, 2017.

Section 27-703.9.B(35) to revise the definition of substantial improvement to replace the words “repetitive loss concerns” with the words “cumulative substantial damage.”

Section 27-703.9 to add the term and definition for cumulative substantial damage.

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:dc

cc: Mario Canales, P.E., Pickering, Corts, & Summerson, Borough Engineer
    Robert M. DeBias, Esq., Wood & Floge, Borough Solicitor
MEMORANDUM

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

FROM: Bucks County Planning Commission

SUBJECT: Proposal for Land Development – Snipes Tract Athletic Fields

TMP #20-16-1-1; 20-16-2
Applicant: Lower Makefield Township
Owner: Same
Plan Dated: November 14, 2016
Date Received: December 5, 2016

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 January 4, 2017.

GENERAL INFORMATION

Proposal: Develop a municipal athletic field complex on a 36.2-acre site. The planned facilities will include one small and three large athletic fields, a pavilion, a concession stand, restrooms, a future skate park, and a walking trail system. Two roadway accesses are proposed: one from Dolington Road and one from Quarry Hill Court. A total of 156 parking spaces is provided. Public water and sewerage are intended to serve the complex.

Location: At the northwestern corner of Dolington and Quarry roads. Interstate 95 adjoins the site to the north.

Zoning: The R-1 Residential Low-Density District permits a public recreational facility on a minimum site area of 1 acre with a minimum lot width of 160 feet at the front building setback line. Correspondence submitted with the plan indicates that, on November 15, 2016, the Lower Makefield Township Zoning Hearing Board granted variances for the following sections of the ordinance:

Section 200-18 to not be required to provide a 100-foot setback from an arterial road; to allow the proposed equipment sheds within 26 feet and the salt storage shed within 49 feet of the I-95 right-of-way.
Section 200-63 to not be required to provide an 80-foot setback from a collector road; to allow the proposed future skate park within 44 feet of the Dolington Road right-of-way.

Existing Land Use: Public works yard.

COMMENTS

1. **Requested waivers**—According to correspondence submitted with the plan and notations on Sheet 2 of 14, waivers are requested from the following sections of the Lower Makefield Township subdivision and land development ordinance:

   - **178-20.C(9)** show significant manmade features within 200 feet of the site
   - **178-20.C(10)** provide a tree inventory of existing mature trees on site, eight inches in caliper or greater, measured four feet above grade level
   - **178-20.E(29)** provide core samples of adjacent roads
   - **178-20.G** provide an Environmental Impact Assessment (EIA) of the site
   - **178-53.A** lighting shall be provided by fixtures with a mounting height not more than 20 feet
   - **178-56.A** provide a 30-foot wide easement for the storm and sanitary sewer
   - **178-56.C** nothing other than grass shall be permitted to be placed, planted, set or put within the area of an easement
   - **178-93.B(3)(a)** perform groundwater mounding analysis for the proposed infiltration areas
   - **178-93.F(3)(c)** minimum diameter of all storm drainage pipe shall be 18 inches or an equivalent thereto
   - **178-93.F(3)(d)** increment size changes to storm drainage pipes shall be six inches in diameter
   - **178-93.F(3)(h)** outside of cartways, all pipes shall have a minimum cover of two feet
   - **178-95.C(7) & (8)** lot slope shall not be flatter than 2 percent and swales for surface runoff shall have a minimum slope of 2 percent
   - **178-95.C(10)** provide a 6-inch drop within 15 feet of the proposed concession stand.

2. **Requested stormwater management waivers**—Notations on Sheet 2 of 14 and correspondence submitted with the plan indicate that waivers are requested from the following sections of the Stormwater Management – Delaware River South Watershed Ordinance (Chapter 173):

   - **173-12.K** to not require that the stormwater runoff detention facilities completely drain both the volume control and rate control capacities over a period not less than 24 hours from the end of the design storm
   - **173-14.C(6)(g)** to not require a groundwater mounding analysis (due to the favorable on-site infiltration test results)
These requests should be discussed and resolved prior to approval of the plan.

3. **Parking**
   
a. **Location of parking spaces**—Parking for the recreational facility is provided through perpendicular parking spaces directly abutting the access drive through the site. While we acknowledge that for most of the spaces, individuals that are parked in those spaces will not have to cross the access drive to reach the fields, the layout does pose concerns over potential conflicts between vehicles traveling along the main drive and vehicles attempting to maneuver into and out of the parking spaces. It is suggested that the parking layout be redesigned to eliminate these potential conflicts. For instance, parking courts located separate from the access drive would eliminate perpendicular parking along the access drive.

   b. **Handicapped parking spaces**—Section 200-78.E.(4) of the zoning ordinance requires one handicapped-accessible parking space for every 25 spaces in a parking area. The plan delineates 4 handicapped-accessible spaces. However, based on the total number of 156 parking spaces shown on the plan, a minimum of 7 handicapped-accessible spaces should be provided. The plan should be revised to comply with this ordinance requirement.

4. **Crosswalk**—It is recommended that a pedestrian crosswalk be considered across Quarry Road from the bike path on the site to the existing sidewalk and bike path on the other side of the roadway (at Creamery Road.)

5. **Impervious surface**—The plan should be revised to indicate if the proposed impervious surface coverage includes the future skate park.

6. **Lights**—Sheet 10 of 14 indicates that the minimum height of lighting standards proposed for the site is 50 feet, with some of the lighting standards proposed to have a height of 80 feet. Since bright lighting is needed to adequately illuminate outdoor recreation facilities for use during night time hours, ways to minimize impacts to surrounding neighborhoods should be considered.

7. **Tree protection fencing**—Information on Sheet 6 of 14 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 7 of 14 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.

8. **Protection for vehicles**—If the proposed parking layout is retained, it is recommended that consideration be given to utilizing some type of netting or barrier at each end of the playing fields to protect vehicles from balls that are kicked or thrown past the end zones.
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: jmk

c: Terry Fedorchak, Township Manager (via email)  
Mark W. Eisold, P.E., Boucher & James, Inc.
CONFIDENTIAL—NOT FOR RELEASE

January 4, 2017
BCPC #26-16-4

MEMORANDUM

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

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Various

Applicant: Board of Supervisors
Received: December 13, 2016
Hearing Date: January 23, 2017

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal has been sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at its meeting on January 4, 2017.

GENERAL INFORMATION

Proposed Actions: Amend various sections of the zoning ordinance, as follows:

- General References – All references to “lot size” will be amended to “lot area.”
- Section 27-201 – Rename various figures within various definitions; amend definition of “Lot Area,” adding various references to certain figures at the end of the definitions section; and replacing Figure 5 concerning building height with a new diagram.
- Section 27-305.G.G1.b.1 – Amend G1, Utilities use.
- Section 27-305.H.H14.b.1 – Amend H14, Accessory Dwelling use.
- Section 27-305.J24.b – Adding new dimensional requirements to the shopping center use.
- Section 27-305.J.J31.c.6 – Amend performance and design regulations for J31, Planned Community Center Mixed Use.
- Section 27-305.J.J32.c.4 – Amend performance and design regulations for J32, Neighborhood Commercial Center.
- Section 27-305.K.K5.b.2 – Amend regulations for K5, Contracting use.
- Section 27-305.K.K15.b.5 – Amend regulations for K15, Industrial Park use.
- Section 27-305.K.K19 – Amend regulations for Small Lot Industrial use.
- Section 27-502 – Amend area and dimensional requirements for the Watershed District.
• Section 27-503 – Rename and amend the base site calculations for a B1 subdivision within the Watershed District.
• Section 27-504.a – Amend the site capacity calculations within the Watershed District.
• Section 27-505 – Amend the environmentally sensitive land standards within the Watershed District.
• Section 27-702.c – Amend the accessory uses/structures section within the SR-1, Suburban Residential District.
• Section 27-804 – Amend the accessory uses/structures section within the SR-2, Suburban Residential District.
• Section 27-902.c – Amend the accessory uses/structures section within the RR, Residential District.
• Section 27-1002.c – Amend the accessory uses/structures section within the VR, Village Residential District.
• Section 27-1301.c – Within the C-2, Commercial District, add Use J25, Self-Storage as a permitted Conditional Use and remove Use K20, Low Impact Assembly as a permitted Conditional use.
• Section 27-1701.c – Remove Use K19, Small Lot Industrial as a permitted Conditional Use within the I, Industrial District.
• Section 27-1702 – Amend the area and dimensional requirements within the I, Industrial District.
• Section 27-1801.c – Remove Use K19, Small Lot Industrial as a permitted Conditional Use within the IO, Industrial/Office District.
• Section 27-1802 – Amend the area and dimensional requirements within the IO, Industrial/Office District.
• Section 27-2108 – Remove text pertaining to 27-2108, Accessory Buildings in Yards and replace with “Reserved.”
• Section 27-2402.b – Amend base site area section.
• Section 27-2904.c.3 – Amend off street parking requirement.
• Section 27-2904.j.2(d) – Amend off street parking requirement.
• Attachment 2, Zoning Districts – Rename Use J25, Mini-Warehouse to Use J25, Self-Storage and to allow the use as a permitted Conditional Use in the C-2 District; add “Reserved” to the K19 Use; and prohibit Use K20, Low Impact Assembly in the C-2 District.

COMMENTS

Many of the text amendments are consistent with the recently adopted comprehensive plan especially with regards to the goals and objectives to protect the existing low-density character and environmentally sensitive areas of Planning Area 3, which encompass the CR and WS districts. We recommend that township officials consider the following comments prior to the adoption of the proposed amendment.

1. Article IV—There are several references to figures that will need to be changed prior to adoption and the figures on pages 27-32 and 27-33 that illustrate different scenarios of lot area, buildable area, and building envelope are labeled as Figures 1 and 2. There may some misinterpretation since
Figures 1 and 2 are located on pages prior and we suggest that these illustrations be renamed and keyed to the proper definition.

2. **Article VII**—The dimensional requirements within the CR and WS districts notate maximum building coverage as opposed to maximum building area as proposed in the text amendments. For consistency, we recommend changing the proposed ordinance language from “maximum building area” to “maximum building coverage.”

3. **Article VIII**—There appears to be two existing shopping center areas along Butler Avenue located in the C-2 District. The township should ensure that no nonconforming issues are created by adding the new dimensional requirements for Use J24, Shopping Center, which is only permitted in the C-2 Commercial District.

4. **Article IX**—Zoning ordinance Section 27-1201.c permits Use L2, Outside Storage as a Conditional Use within the C-1 District. The township should consider adding Use L2, Outdoor Storage to the permitted uses allowed in Use J31, Planned Community Center Mixed Use in zoning ordinance Section 27-305.J.J31.b.1.

5. **Article X**—Zoning ordinance Section 27-1201.c permits Use L2, Outside Storage as a Conditional Use within the C-1 District. The township should consider adding Use L2, Outdoor Storage to the permitted uses allowed in Use J32, Neighborhood Commercial Center in zoning ordinance Section 27-305.J.J32.b.

6. **Article XII**—Zoning ordinance Section 27-1201.c permits Use L2, Outside Storage as a Conditional Use within the I District. The township should consider adding Use L2, Outdoor Storage to the permitted uses allowed in Use K15, Industrial Park in zoning ordinance Section 27-305.K.K15.b.3.

7. **Article XIII**—Since Use K19, Small Lot Industrial is being eliminating as a use within the township, the references to Use K19 dimensional requirements within the I District (zoning ordinance Section 27-1702.b. and c.2) and within the IO District (zoning ordinance Section 27-1802.b. and c.2) should be removed from the ordinance.

8. **Article XV**—For clarity, we recommend Section 27-503.a.2 be revised to replace the semicolon with a comma after the word ‘roads,’ since a comma is used after the word ‘easements,’ which is the second item in this listing, and add “land which” following the “and/or.” Throughout the calculations for Base Site Area, “and/or” is used. Township officials should ensure that this is the proper intent or if “and” is more appropriate, given its context within the sentence.

In addition, land subtracted from the gross site area should be clarified in Section 27-503.a.4. If the intent of the township is to subtract the area of environmentally sensitive land that is considered protected with a protection ratio (such as woodlands, steep slopes, agricultural soils, floodplains, wetlands lakes and ponds), the wording should be more concise. Instead of “natural resource protection,” the township should consider wording such as “natural resource protected land” as noted in Section 27-504.a.1.d and Section 27-505.

9. **Article XVI**—For clarity, we recommend Section 27-504.a.2 be revised to replace the semicolon with a comma after the word ‘roads,’ since a comma is used after the word ‘easements,’ which is the second item in this listing, and add “land which” following the “and/or.” Throughout the
calculations for Base Site Area, “and/or” is used. Township officials should ensure that this is the proper intent or if “and” is more appropriate, given its context within the sentence.

In addition, land subtracted from the gross site area should be clarified in Section 27-504.a.4. If the intent of the township is to subtract the area of environmentally sensitive land that is considered protected with a protection ratio (such as woodlands, steep slopes, agricultural soils, floodplains, wetlands lakes and ponds), the wording should be more concise. Instead of “natural resource protection,” the township should consider wording such as “natural resource protected land” as noted in Section 27-504.a.1.d and Section 27-505.

10. Article XVII—It appears that the only change is that “prime” was removed before agricultural soils under the natural resources heading. The township should verify that all other references that note “prime agricultural soils” in the ordinance have removed “prime” in order to be consistent throughout, such as in Attachment 1, Appendix A, Environmental Impact Statement Report that references prime agricultural soils.

11. Article XXVII—The footnote (1) for uses permitted by right in the table of area and dimensional requirements does not have a reference note.

12. Article XVIII—Section 27-2108 does provide additional requirements for some accessory buildings, such as the size and height of a storage shed that would be removed if this section is changed to “Reserved.” The township should ensure that all requirements and standards regarding accessory structures are covered within the districts that permit accessory buildings and structures.

13. Article XXIX—For clarity, we recommend Section 27-2402.b be revised to add “land which” following the “and/or.”

In addition, land subtracted from the gross site area should be clarified in Section 27-2402.b If the intent of the township is to subtract the area of environmentally sensitive land that is protected with a protection ratio (such as woodlands, steep slopes, agricultural soils, floodplains, wetlands lakes and ponds), the wording should be more concise. Instead of “natural resource protection,” the township should consider wording such as “natural resource protected land” and be consistent with the base site area tables associated with the WS District.

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.

JSI:dc

cc: Peter Nelson, Esq., Grim, Biehn & Thatcher, Township Solicitor
    Eileen Bradley, Township Manager (via email)
MEMORANDUM

TO: Newtown Borough Council
   Newtown Borough Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Floodplain Regulations
Applicant: Borough Council
Received: December 9, 2016
Hearing Date: January 10, 2017

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on January 5, 2017.

GENERAL INFORMATION

Proposed Action: Revise the floodplain requirements in the zoning ordinance in order to comply with the federal and state floodplain regulations and the new flood insurance maps by amending the following sections:

Section 508.B.2.b by deleting subsection (b) that states a permit shall not be required for minor repairs to existing buildings or structures.

Section 508.C.1 replacing the first sentence with the following: “The Zoning Officer is hereby appointed to administer and enforce this ordinance and is referred to herein as the Floodplain Administrator.”

Section 508.C.3 to replace the words “repetitive loss” with the words “cumulative substantial damage.”

Section 508.D.1.a to change the date of the Flood Insurance Rate Maps from March 16, 2015 to March 21, 2017 (which are the maps recently adopted by the Federal Emergency Management Agency (FEMA)).

Section 508.G.2.f to replace the words “repetitive loss” with the words “cumulative substantial damage.”
Sections 508.1.2 to:

- add the term and definition for cumulative substantial damage
- delete the terms and associated definitions for minor repairs and repetitive loss
- change the start date of new construction from March 16, 2015 to March 21, 2017
- revise the definition of substantial improvement to replace the words “repetitive loss” with the words “cumulative substantial damage”
- reletter definitions to account for deletion and addition of terms

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:dc

cc: Mario Canales, P.E., Pickering, Corts, & Summerson, Borough Engineer
William J. Bolla, Esq., McNamara, Bolla & Panzer, Borough Solicitor
MEMORANDUM

TO: Solebury Township Board of Supervisors
   Solebury Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Request for an Addition to Agricultural Security Area

In accordance with the provisions of Act 43 of 1981, the Agricultural Area Security Law as amended, this proposal was sent to the Bucks County Planning Commission for review. The review that follows was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held January 4, 2017.

GENERAL INFORMATION

Requested Action: Add five parcels totaling 159.165 acres to Solebury Township’s Agricultural Security Area (ASA).

Landowner: Temple Partners II, LP
Tax Map Parcels: 41-1-29; 41-1-29-1, -2; 41-13-25-3; 41-2-76-3
Location: Northwestern side of Mechanicsville Road, across from Sheffield Dr.
Size of tract: 116.481 acres
Zoning: RB Residential/Agriculture District
Comprehensive Plan: Rural Conservation
Soil Classes: 2e, 2w, 3e, 3w, 4w

Landowner: Temple Partners II, LP
Tax Map Parcel: 41-13-25-3
Location: Northwestern side of Upper York Road, north of Red Fox Drive
Size of tract: 24.09 acres
Zoning: RB Residential/Agriculture District
Comprehensive Plan: Rural Conservation
Soil Classes: 1, 2e, 2w, 3e, 3w
COMMENTS

The Bucks County Planning Commission recommends that the five parcels in Solebury Township be added to the ASA since they comply with the requirements of Act 43, and are consistent with applicable comprehensive plans and land use ordinances.

The parcels are actively farmed and 100 percent of its soils are designated by the Natural Resources Conservation Service’s land capability classification as Class I through IV. According to the Plan for Land Use (Map 14) in the Solebury Township Comprehensive Plan (2014), the parcels are classified as Rural Conservation. The broad Rural Conservation land use designation is the logical focus for continued township attention by the Land Preservation Committee to promote public and private conservation efforts. This involves formal and informal liaisons among the township and individual landowners, local conservation organizations, and county and state programs for open space and farmland conservation.

In addition, the inclusion of the parcels within the ASA is consistent with the provisions of the RB Residential/Agriculture District, which is designed to preserve the character of existing residential and agricultural areas of the Township.

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

CIG:dc

cc: Temple Partners II, LP
    Jordan Yeager, Esq., Curtin & Heefner, Township Solicitor
    Dennis H. Carney, Township Manager (via email)
    Richard B. Harvey, Bucks County Agricultural Preservation Program
CONFIDENTIAL—NOT FOR RELEASE

MEMORANDUM

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

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Subdivision and Land Development Ordinance—Topsoil Requirements

Applicant: Upper Makefield Township Board of Supervisors
Received: December 1, 2016
Hearing Date: January 17, 2017

In accordance with the provisions of Sections 304 and 505 of the Pennsylvania Municipalities Planning Code, this proposal has been sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on January 4, 2017.

GENERAL INFORMATION

Proposed Action: Amend Chapter 22, Section 316 of the subdivision and land development ordinance (SALDO) to require that no topsoil shall be removed from development sites and to require that topsoil disturbed during grading be returned to the site and spread at a minimum depth of ten inches after settlement and compaction.

Amend Chapter 22, Section 325.1.A of the SALDO to specify that in no event shall topsoil be removed from the parcel of land which is the subject of the subdivision or land development without the approval of the Board of Supervisors.

COMMENTS

We offer the following editorial comment.

1. Editorial Comments—The proposed amendment indicates that the subsections C & D will be added to Chapter 22, Section 316. Currently only Chapter 22, Section 316.6 contains A & B subsections. The amendment should be revised to reflect its appropriate placement in Section 316.
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:dc

cc: Mary Eberle, Esq., Grim, Biehn & Thatcher
Larry Young, P.E., Tri-State Engineers & Land Surveyors, Inc.
David R. Nyman, Interim Township Manager (via email)
Dave Kuhns, Upper Makefield Township, Director of Planning and Zoning
CONFIDENTIAL—NOT FOR RELEASE

January 4, 2017
BCPC #48-16-5

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—Medical Marijuana
Applicant: Board of Supervisors
Received: December 5, 2016
Hearing Date: Not set

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on January 4, 2017.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to establish new use classifications relating to medical marijuana dispensary use and medical marijuana grower/processor uses. The ordinance will provide new definitions and standards for the new uses.

Proposed Zoning Provisions: Proposed Use 30.D., Medical Marijuana Dispensary would be permitted as a special exception in the RS Retail Services District. The special exception conditions and criteria include:

- Operate with hours from 9 am to 9 pm daily.
- May only be located in Shopping Centers (Use 41).
- The dispensary and operation shall be in full compliance with federal, state, and local laws including but not limited to the Medical Marijuana Act.

Proposed Use 53.A. Medical Marijuana Grower/Processor would be permitted as a special exception in the LI Light Industrial District. The special exception conditions and criteria include, and are not limited to:

- The growing and processing operation shall be in full compliance with federal, state, and local laws including but not limited to the Medical Marijuana Act.
- Must operate entirely within an indoor, enclosed, and secure facility.
- 2 acre minimum lot size.
• Setback 1,000 feet from parcels containing a public, private, or parochial school, or day-care center.
• Shall submit a disposal plan to, and obtain approval from, the Chief of Police. All medical marijuana remnants and by-products shall be disposed of according to an approved plan, and shall not be placed within an exterior refuse container.
• No emission of dust, odors, vapors, or fumes.
• No retail sales or use of medical marijuana permitted on the premises.
• Maintain monitored security staff 24 hours a day and 7 days a week.
• Submit a site plan and floor plan for approval by the Township engineer and by the Township Building Code Official.

Section 185-147, Required Off-street parking space requirements is proposed to be amended as follows:
• Use 30.D.: Medical Marijuana Dispensary—1 parking space per 200 square feet of gross floor area.
• Use 53.A.: Medical Marijuana Grower/Processor—1 parking space per 3000 square feet of gross floor area.

Existing Zoning Provisions: Use 41 Shopping Center are a cluster of commercial establishments, planned, developed, owned, and managed as a unit and related in location, vehicular and pedestrian circulation, size and type of shops to the trade area that the unit serves, provided that a minimum lot area of 5 acres is required, except that 3-acre tracts may be developed as shopping centers if they access points with existing contiguous shopping centers.

COMMENTS

The zoning provisions proposed should comply with the State’s Medical Marijuana Act as well as with the Pennsylvania Municipalities Planning Code. Therefore, we are relying on the township to ensure that the proposed regulations are consistent with these laws and any other applicable laws prior to enactment. Prior to adoption, we offer the following comments for consideration:

1. **Medical marijuana uses**—Chapter 8 Dispensaries, Section 802(a)(3) of the Medical Marijuana Act requires that a dispensary not be located within 1,000 feet of a property line of a public, private or parochial school or day-care center. The township has proposed the same 1,000-foot setback requirement for the grower/processor use. The township should verify the locations of all public, private or parochial schools or day-care centers relative to the 1,000-foot setback in order to determine if there is adequate area zoned for both uses.

2. **Disposal plan**—The proposed ordinance includes a provision that requires a grower/processor to provide a disposal plan to the Chief of Police for approval for any medical marijuana remnants and byproducts. While the Medical Marijuana Act does require that a grower/processor or a dispensary have a system to track waste as a part of the required electronic tracking system, the Act does not require that disposal plans be submitted to each municipality. Any medical marijuana waste will be regulated by the Department of Health according to their standards, as a part of the permitting and licensing requirements to operate a medical marijuana facility.
The township staff reviewing the plan may not have expertise in medical waste or medical marijuana. The proposed ordinance does not provide any standards or guidance as to what an acceptable disposal plan might be, which could create uncertainty and confusion for both the applicant and reviewer.

We suggest this be treated similarly to other medical waste, such as that from a pharmacy. Pharmacies are not required to provide any sort of waste disposal plan, at least not under the provisions of the zoning ordinance, but are subject to other health, safety, and security regulations not covered within 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.

cc: Donald E. Williams, Esq., Township Solicitor
    Joe Golden, Township Manager (via email)
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<td>Warrington Township</td>
<td>10392-C</td>
<td>(50-32-51)</td>
<td>Valley Square Phase 1</td>
<td>S</td>
<td>Commercial Land Development: 38,300 Square feet</td>
</tr>
<tr>
<td>Wrightstown Township</td>
<td>5076-G</td>
<td>(53-2-103-2)</td>
<td>2629 Windy Bush Road</td>
<td>P</td>
<td>3 Single-family Lots</td>
</tr>
</tbody>
</table>
MEMORANDUM

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

FROM: Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for Holy Ghost Preparatory School
TMP #2-62-366
Applicant: Holy Ghost Preparatory School, c/o Timothy Woods
Owner: Same
Plan Dated: October 31, 2016
Date Received: November 18, 2016

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

GENERAL INFORMATION

Proposal: Renovate an existing warehouse building and parking lot for use as a 26,043-square-foot school gymnasium and auditorium. A 2-story residence and storage buildings are proposed to be removed. The site is served by public water and sewerage.

Location: At the northeast corner of Bristol Pike (U.S. Route 13) and Bensalem Avenue.

Zoning: The G-C General Commercial District does not permit educational uses. Permitted uses requires on a minimum lot area of 7,200 square feet with a minimum lot width of 60 feet. The Bensalem Township Zoning Hearing Board granted the following variances from the township zoning ordinance at a hearing held on October 4, 2012:

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>232-380</td>
<td>To allow a gymnasium and auditorium use.</td>
</tr>
<tr>
<td>232-381(2)</td>
<td>To exceed the maximum required building coverage.</td>
</tr>
<tr>
<td>232-381(2); 167(d)1</td>
<td>To exceed the maximum required impervious coverage in the G-C Commercial and R-2 Residential Districts. The site is located entirely in the G-C General Commercial District.</td>
</tr>
<tr>
<td>232-581(b)</td>
<td>To allow the expansion of nonconforming use within the required G-C General Commercial District building setbacks.</td>
</tr>
<tr>
<td>232-581(b)</td>
<td>To allow expansion of a nonconforming use within the required 75-foot front yard setback. This variance is listed on Sheet C2.1 as Section 232-281(3)a.</td>
</tr>
</tbody>
</table>
232-581(b) To allow expansion of a nonconforming use within the required 35-foot rear yard setback. This variance is listed on Sheet C2.1 as Section 232-281(3)a.

232-586(a)(2) To allow parking within the required buffer area.

232-586(c)(3); (d)(3) To allow a reduction in the required number of parking spaces.

232-586(d)(3)b To permit parking within 25 feet of adjacent streets and property lines. This variance is listed on Sheet C2.1 as Section 286(d)(3)b.

232-587 To provide no off-street loading space.

232-592(1) To allow a width reduction for the required 20-foot residential buffer.

232-593 To allow a width reduction for the required 75-foot residential district boundary setback.

Present Use: Warehouse.

COMMENTS

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

   196-61(b)(1) Requires storm sewers with a minimum 18-inch diameter reinforced concrete pipe. Plan proposes a 12-inch diameter ductile iron pipe under traffic conditions and 12-inch HDPE pipe under landscaped conditions. The shallow depth of the existing infrastructure, the size of the existing pipes, and cover conditions do not allow for pipes greater than 18 inches in diameter in the locations where 12-inch diameter pipes are proposed.

   196-62(b)(12) Requires a minimum 2 feet of cover to be maintained over all storm drains and the top of all storm drain pipes to be at least ½-foot below subgrade elevation. Due to the shallow depth of the existing infrastructure and the size of the existing pipes, cover conditions do not allow a minimum of 24 inches of cover. Pipes will be provided with minimal cover conditions between 12 and 24 inches.

   201-41(d)(9) Requires plans to show utilities, culverts, bridges, railroads, or other manmade features within 400 feet of the boundaries of the development. Applicant is proposing a reuse of the existing structure.

   201-41(d)(10) Requires plan to show contour lines at vertical intervals of not more than one foot for land with a slope of three percent or less, two feet for land with a slope up to and including 15 percent, and at intervals of not more than five feet for land with a slope exceeding 15 percent. Location and level data to which contour elevations refer shall be based on the Bensalem Township Municipal Authority sanitary sewer system. Applicant requests use of NAVD 1988 survey data instead of the Bensalem Township Municipal Authority’s sanitary sewer data.

   201-41(d)(15) Requires a wetland certification to be placed on the plan. Applicant is proposing reuse of existing structure.

   201-103 Requirements for open space, recreation areas, and community facilities. Applicant is proposing reuse of an existing structure for educational/recreational purposes for the school.
201-106(a)(1)a. Requires no changes to be made in the contour of the land: no grading, excavating, removal or destruction of the topsoil, trees or other vegetative cover of the land shall be commenced within a proposed subdivision and land development until such time as a plan for minimizing erosion and sedimentation has been received by the county conservation district. The amount of disturbance will be limited on the highly-developed property.

201-106(a)(2)a.14 Requires no grassed area to have a slope of less than two percent. Some of the existing conditions do not meet this requirement.

201-106(c)(2) Requires street trees to be planted at intervals of no more than 20 feet or at a greater interval as determined by the Shade Tree Commission dependent upon species selected or an equivalent number to be planted in an informal arrangement, but in no case will any trees be planted in existing or proposed street rights-of-way. Trees are not permitted to be planted within right-of-way or within 10 feet of all underground utilities.

201-108(c)(3) Requires driveway access to a lot to be no less than 24 feet in width and not exceed 30 feet in width at the street line. The proposed relocation of the driveway exceeds 30 feet at the street line to provide a safe configuration for access to and from Route 13.

201-114(p) Requires all off-street commercial parking which parallel any public right-of-way to be screened from view by means of earthen berms, masonry or brick walls, or a combination of both, and landscaping. Existing building separation to the property line does not prove sufficient space.

201-114(g) Requires parking areas to be located or designed in such a manner that they are visible secluded at eye level from the adjacent residential district. Existing building separation to the property line does not prove sufficient space.

The final plan should note all granted waivers.

2. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module 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 January 4, 2017, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

MAR:dc

cc: Timothy Woods, Holy Ghost Preparatory School
Keith J. Marshall, P.E., Nave Newell, Inc.
Loretta Alston, Bensalem Township Department of Building and Planning
Ron Gans, P.E., Municipal Engineer, O'Donnell & Naccarato
William Cmorey, Township Manager (via email)
MEMORANDUM

TO:       Bristol Township Executive and Council
          Bristol Township Planning Commission

FROM:     Staff of the Bucks County Planning Commission

SUBJECT:  Final Plan of Lot Line Change for Plunto
          TMP #5-24-113-1; 5-24-114
          Applicant: Roberta M. Plunto, Executrix of the Estate of Katherine Rolston
          Owner: Katherine S. Rolston
          Plan Dated: October 28, 2016
          Date Received: November 18, 2016

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

GENERAL INFORMATION

Proposal: Relocate an existing lot line between two residential parcels twelve feet east of its present location to convey 1,500 square feet of land from Lot 2 (TMP #5-24-113-1) to Lot 1 (TMP #5-24-114) and form lots of 11,000 square feet and 14,000 square feet, respectively. Lot 1 contains a single-family detached dwelling; Lot 2 contains a shed. Public water and sewer serve the site.

Location: At the northeast corner of Green Avenue and Century Avenue. Glenrich Avenue, a paper street, borders the site to the east.

Zoning: R-1 Residence District permits single-family detached dwellings on lots having a minimum lot size of 10,000 square feet with a minimum lot width of 75 feet. The maximum building area and impervious surface ratios are 20 and 30 percent, respectively.

Present Use: Residential.

COMMENTS

1. **Sidewalks and curbs**—Section 177-35.A, 177-43.A, and 177-45.A of the subdivision and land development ordinance require sidewalks and curbs along streets unless determined unnecessary by Council. The plan should be revised to comply with these requirements unless it is determined that sidewalks and curbs are unnecessary in this area.
2. **Street trees**—Section 177-51.A.(1)(a) of the subdivision and land development ordinance requires that within any subdivision, street trees shall be planted along streets where suitable existing trees or natural wooded areas do not exist. The plan should be revised to indicate street trees, either existing or proposed, in compliance with this requirement.

3. **Zoning requirements**—Zoning information shown in the Zoning Requirements table indicates that the maximum building coverage is 30 percent. The plan should be revised to correctly indicate that the maximum building coverage in the R-1 District is 20 percent (zoning ordinance Section 205-23.C.)

4. **Plan information**—The plan should be revised to provide the following required information in accordance with Section 177 of the subdivision and land development ordinance:

   - **177-93.B.(7)** Present zoning classification.
   - **177-93.C.(2)** Names of owners, tax parcel numbers, and zoning classification of land immediately adjacent to or across from the tract.
   - **177-93.C.(3)** Widths of streets, the location of sanitary sewers, storm drains, water mains, culverts, petroleum or petroleum product lines, gas lines, electric and telephone lines, fire hydrants, and all other utilities or significant man-made features on or within 200 feet of any part of the tract.
   - **177-93.C.(5)** Location, size, and ownership of all underground utilities.
   - **177-93.C.(6)** Appropriate contours at two- to five-foot intervals.
   - **177-93.C.(9)** Location of species and size of large trees standing alone.
   - **177-93.D.(7)** Location of required plantings in accordance with Section 177-51 of the subdivision and land development ordinance.

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

This review will be included in the Bucks County Planning Commission board materials for the January 4, 2016, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

LMW:dc

cc: Roberta M. Plunto  
Kurt Schroeder, P.E., Gilmore & Associates, Township Engineer  
Randy Flager, Esq., Flager & Associates, Township Solicitor  
William McCauley, Bristol Township Managing Director (via email)  
Colleen Costello, Bristol Township Department of Licenses and Inspections (via email)  
Thomas Scott, Township Zoning Officer (via email)
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—Pine Run Community-New Community Hub
   TMP #9-4-2 and 9-4-2-2
   Applicant: Pine Run Community
   Owner: Doylestown Hospital
   Plan Dated: September 11, 2015
   Last Revised: November 1, 2016
   Date Received: December 1, 2016

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

GENERAL INFORMATION

Proposal: Demolish the existing community hub and replace it with a new 35,716-square-foot structure. Modifications to the existing parking facilities and pedestrian access are also proposed. The retirement community comprises 300 units on 42 acres served by existing public water and sewer facilities.

Location: Southern side of Ferry Road, approximately 1,600 feet west of its intersection with Limekiln Road.

Zoning: CR Commercial Retirement District permits Use B-14 (Senior Citizen Housing) on a minimum tract area of 40 acres. A maximum impervious surface coverage of 40 percent and a maximum building coverage of 15 percent is allowed.

Present Use: Institutional; Adult residential community.

COMMENTS

1. Waivers—Sheet SP-1 of the plan indicates that waivers from subdivision and land development ordinance provisions (traffic study, sidewalks and curbing, and bike/hike path) were previously granted in 2006. Township officials should determine if waivers are needed for the new submission, and the plan should be revised if necessary.
2. **Impervious surface ratio and building coverage**—The existing retirement community is nonconforming in that it currently exceeds the maximum impervious surface ratio and building coverage permitted in the CR District. The stormwater management report submitted with the proposal indicates that the Pine Run Community has engaged in a program to decrease the overall impervious coverage. The proposed building replacement will result in a small increase in impervious cover (4,307 square feet) but an overall a net decrease of approximately 27,500 square feet will have been achieved according to the stormwater management report. Township officials should determine if the proposal for an increase in the impervious surface is acceptable, and the plan should be revised if necessary.

In addition, Note 16 on Sheet SP-4 indicates a net decrease in impervious surface of 23 square feet will result from the proposed improvements. This note should be corrected or more fully explained since it conflicts with the information provided in the stormwater management report.

3. **Invasive plant**—The plant schedule on the landscape plan (Sheet L-1) proposes 3 *Pyrus calleryana* ‘Cleveland Select’ (callery pear) trees. This nonnative species has been classified as an invasive plant in Pennsylvania by the Department of Conservation and Natural Resources (DCNR) [www.dcnr.state.pa.us/forestry/plants/invasiveplants/index.htm](http://www.dcnr.state.pa.us/forestry/plants/invasiveplants/index.htm). Therefore, we recommend that the plan be revised to provide an appropriate substitution and that *Pyrus calleryana* be removed from the list of recommended landscape and buffer plants in Section 153-34.(2)(g) of the subdivision and land development ordinance.

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

This review will be included in the Bucks County Planning Commission board materials for the January 4, 2017, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

CIG:dc

cc: Pine Run Community  
Scott McMackin, P.E., Cowan Associates, Inc.  
Mario Canales, P.E., Pickering, Corts & Summerson, Township Engineer  
Stephanie J. Mason, Township Manager (via email)
MEMORANDUM

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

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Sketch Plan of Land Development—Pennridge Airport Business Park
         TMPs #12-8-115-2, -8-127, and -9-149
         Applicant: Pennridge Development Enterprises, Inc. (c/o Robert D. Brink)
         Owner: Same
         Plan Dated: November 15, 2016
         Date Received: November 21, 2016

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

GENERAL INFORMATION

Proposal: Construct a business park on three proposed lots that are located within East Rockhill Township and Perkasie Borough. Within East Rockhill Township, the eastern portion of the business park is proposed for office and commercial uses and the western portion is proposed for manufacturing use only. The sketch plans consist of the following:

Sketch Plan (East)—Create two future development areas (office/commercial) on a portion of Proposed Lot 1 (TMP #12-9-149) within East Rockhill Township containing 55.201 acres. Future Development Area A will be approximately 77,700 square feet with a building envelope of approximately 51,500 square feet. Future Development Area B will be approximately 59,400 square feet with a building envelope of approximately 36,400 square feet. Access to the future development areas is to be provided by a proposed driveway that connects North Ridge Road to the existing Pennridge Airport facilities, traversing a portion of the proposed business park located in Perkasie Borough. No buildings are shown, but the site is intended to be served by public water and sewer service.

Sketch Plan (West)—Consolidate TMPs #33-2-21, 33-3-20, and 12-8-127 (Proposed Lot 2) totaling 89.216 acres within East Rockhill Township and Perkasie Borough. On the portion of Proposed Lot 2 within East Rockhill Township (68.132 acres), construct a 150,000-square-foot (1-story) manufacturing building and associated parking and loading areas. On the portion of Proposed Lot 3 with East Rockhill Township, construct 3 (1-story) manufacturing buildings totaling 340,000 square feet.
square feet (one building will consist of 100,000 square feet and the other two buildings will comprise 120,000 square feet). A portion of Southeastern Pennsylvania Transportation Authority (SEPTA) right-of-way for the East Penn railroad line traverses the site. Both lots are intended to be served by public water and sewer service.

A preliminary plan was submitted for a portion of the proposed business park in Perkasie Borough (see BCPC #12202).

Location: The eastern portion of the site is located northwest of North Ridge Road (Route 563), with access from a private driveway that connects the site to Ridge Road in Perkasie Borough. The proposed driveway is opposite West Blooming Glen Drive along North Ridge Road.

The western portion of the site is located northwest of Ridge Road and northeast of Tunnel Road. Access to Ridge Road is proposed along an access drive through the adjacent lot within the Perkasie Borough portion of the proposed business park. There is direct access to Tunnel Road.

Zoning: The I-1 Industrial District permits a variety of uses including industrial, commercial, and office with a minimum lot area and lot width of 5 acres and 300 feet, respectively.

The I-2 Industrial District is similar to the I-1 and permits a variety of uses including industrial, commercial, office, and office and industrial parks, with a minimum lot area and lot width of 5 acres and 300 feet, respectively.

Present Use: Airport and vacant.

**COMMENTS**

The following comments address Sketch Plan (East) and/or Sketch Plan (West) as indicated:

1. **Lot consolidation**—The plan proposes to consolidate TMPs #33-2-21, 33-3-20, and 12-8-127 located within East Rockhill Township and Perkasie Borough into one lot. According to the Bucks County Board of Assessment (BOA), each tract of land is taxed within its own jurisdiction, so lot consolidation between land within two separate municipalities is not permitted unless one of the taxing authorities or municipalities provides written documentation to the BOA stating that they authorize the subject land(s) within their jurisdiction to be taxed by the adjoining authority/municipality.

2. **Coordination and unification**—East Rockhill Township and Perkasie Borough established a shared vision of creating a high-quality business park within their respective industrial districts adjacent to Pennridge Airport through a cooperative planning effort. This coordinated effort could include an overall master plan establishing a preferred layout, intensity, and location of land uses; a phasing plan; and amendments necessary to enhance the unification and aesthetics of the business park. Currently, the proposed business park contains three separate zoning districts within the two municipalities. In Perkasie, the developer has elected to move forward with rezoning and prepared a land development plan proposal. In

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1 East Rockhill Township's vision for properties adjacent to Pennridge Airport is established in their **Economic Development Initiative** (May 2014) and Perkasie Borough's vision is established in their 2014 Comprehensive Plan Update.
light of this fact, for both sketch plans, we recommend that a concerted effort be made for the coordination and unification of the design, layout, and aesthetics of the overall business park. Other important cooperative considerations include addressing traffic flow and safety along Ridge Road, Tunnel Road, and nearby intersections, providing onsite amenities for workers and visitors (e.g., ponds/water features, picnic areas, and benches along with trails), and marketing the business park to maximize its economic benefits. We recommend that the township and applicant coordinate with Perkasie Borough in this effort.

3. **Phasing plan and other non-industrial uses**—Sketch Plan (West) proposes 400,000 square feet of manufacturing space. When the Perkasie Borough portion of the business park is included, the total increases to 600,000 square feet. The applicant and municipal officials should discuss the current and future demand for manufacturing use for the proposed business park. We recommend that future plan submissions include a phasing plan to account for the timing of construction.

Recent trends across the County and region have seen higher than normal vacancy rates for large industrial buildings. To fill these vacancies, some municipalities are providing flexibility in order to lease space to non-industrial businesses seeking lower lease rates. These may be opportune locations for certain retail or commercial businesses that do not need the high visibility of being located along arterial or collector roads to be profitable. For instance, businesses that rely on internet access, fitness and gymnasiums, automotive detailing, business or construction offices, and day care facilities may be permitted in industrial parks or industrially-zoned areas through appropriate zoning amendments. Perkasie Borough has amended their industrial-zoned areas adjacent to the airport to accommodate some non-industrial uses and the same could be done within East Rockhill.

4. **Architectural composition**—To promote the high-quality business park ideal, the township and applicant may wish to discuss a preferred architectural appearance with elements and features that will provide visual aesthetics and will assist in unifying the overall appearance of the buildings throughout the site. For instance, to discourage large, rectangular, mass-produced looking buildings, techniques such as modulation and articulation (vertical and horizontal staggering/setback) can be incorporated into the walls and facades to help break up a building’s mass and monotonous appearance. Also, architectural elements such as roof styles and materials may provide visual interest and uniformity.

5. **Airport Area Protection Standards**—In the interest of the health, safety, and welfare of those using the airport, Section 27-1600 Airport Area Protection Standards of the zoning ordinance states that that hazards that may cause obstructions that cause hazard to air navigation be prevented. For both sketch plans, the applicant must satisfy the requirements of Sections 27-1602 through 1606, including maximum building height and location adjacent to runway and airport facilities.

6. **SEPTA lands**—Sketch Plan (West) proposes to cross a SEPTA right-of-way (which is leased to the East Penn railroad) with a proposed access road linking lands owned by the applicant on both sides of the tracks. The applicant must contact SEPTA for their approval and to discuss the implications of locating the access road over the rail line segment containing the tunnel. There may be various factors for consideration for this proposal, such as identifying the structural integrity of the tunnel and other legal implications.
7. **Traffic impact study**—Section 22-406.3.A of the zoning ordinance requires that a traffic impact study (TIS) be submitted for all commercial, office, industrial, institutional, and other nonresidential uses requiring subdivision and land development approval. For both sketch plans, future plan submissions should satisfy this requirement if applicable.

8. **Access to Tunnel Road**—Sketch Plan (West) proposes access onto Tunnel Road on the western perimeter of the site. According to the township’s comprehensive plan, Tunnel Road is designated as a ‘Local Access’ road with low traffic volumes and generally short travel distances. Through traffic on local access roads should be discouraged. These roads should be designed for operating speeds of 25 miles per hour or less. The subdivision and land development ordinance requires a minimum right-of-way width of 50 feet and cartway width of 28 feet for these roads. A traffic impact report was submitted along with the proposed land development in the Perkasie Borough portion of the proposed business park (See BCPC #12203). We would not recommend access be provided onto Tunnel Road until a feasibility analysis has been conducted to evaluate the required improvements and costs, such as right-of-way acquisition, cartway widening, and stormwater management facilities along Tunnel Road, and SEPTA approvals are obtained for crossing their right-of-way with an access drive. If access to Tunnel Road is deemed inappropriate, the township and borough should determine if all buildings can be adequately served by one access point onto Ridge Road.

9. **Natural resource protection standards**—While not a requirement at sketch plan stage, we recommend the plan be revised to include a Natural Resource Protection table that identifies the required versus proposed resource protection ratio. This will ensure that the design and layout of the proposed land development is responsive to the natural resources located on the site.

According to a recent aerial photograph, a significant portion of Proposed Lots 2 and 3 appear to be wooded. Section 27-1900.d of the zoning ordinance requires that no more than 40 percent of the woodland areas within the I-1 and I-2 Industrial districts shall be altered, regraded, cleared or built upon. Section 27-258 defines woodlands as areas comprising of one or more acres of mature or largely mature trees in which the largest trees measure at least 6 inches diameter at breast height (dbh) or 4 ½ feet above the ground. Woodlands are also areas with 10 or more individual trees which measure at least 10 inches dbh and form a continuous canopy. For both sketch plans, future plan submissions should ensure these woodland protection standards are satisfied.

10. **Tree replacement/reforestation**—Section 22-515.7 of the subdivision and land development ordinance requires trees of a diameter of 6 inches or more that are removed or destroyed during any stage of development, grading, or construction be replaced with a tree or trees as specified. For both sketch plans, future plan submissions should satisfy this requirement.

11. **Landscaping requirements**—As part of the shared vision for a high-quality business park, the proposed landscaping will play a key role in the overall visual appearance and aesthetics and other environmental benefits such as shade, heat reduction and lower impervious surfaces. While landscaping was not a consideration at sketch plan stage, we recommend future plan submissions for both sketch plans focus on appropriate and effective landscape planting and
buffering. The requirements of Section 22-515.1 related to Street Trees and Buffer Planting, Section 22-515.2 Landscaping of Parking Areas of the subdivision and land development ordinance shall be satisfied.

12. **Stormwater management**—Sketch Plan (East) proposes a stormwater management area and Sketch Plan (West) proposes four separate stormwater management facilities. For both Sketch Plans, future plan submissions are required to satisfy Section 22-516 of the subdivision and land development ordinance, including the use of Best Management Practices (BMPs) and water quality applications as deemed appropriate.

13. **Parking requirements**—Sketch Plan (West) proposed Use H1 Manufacturing for the 4 separate manufacturing buildings. Use H1 requires one off-street parking space for each employee on the largest shift plus one space for each company vehicle. To ensure excessive parking and impervious surface is not being provided, future plan submissions should ensure that this requirement is being satisfied.

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

This review will be included in the Bucks County Planning Commission board materials for the January 4, 2017 meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

DAS:dc

cc: Robert D. Brink, Pennridge Development Enterprises, Inc.
    Langan
    Marianne Morano, Township Manager (via email)
    Leo Byrne, SEPTA
    Fran Hanney, PennDOT
    Andrea Coaxum, Manager, Perkasie Borough, Adjacent Municipality
MEMORANDUM

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

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development—Pennridge Airport Corporate Hangar Development

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 five parcels (i.e., TMPs #12-9-132-1, 12-9-149, 33-7-4, 33-7-4-1, and 33-7-5) located within East Rockhill Township and Perkasie Borough into one lot (Proposed Lot 1) totaling 68.164 acres. As part of the airport expansion, construct two, one-story corporate jet hangers totaling 64,800 square feet on a 60.610-acre lot (the portion of Proposed Lot 1 within East Rockhill Township). The airport facility is served by public water and sewerage.

Location: Northwest of Ridge Road, opposite its intersection with Blooming Glen Drive.

Zoning: The I-1 Industrial District permits Use G4 Airport or Heliport by conditional use with a minimum lot area and lot width of 5 acres and 500 feet, respectively.

Present Use: Airport and vacant.

COMMENTS

1. Lot consolidation—The plan proposes to consolidate TMPs #12-9-132-1, 12-9-149, 33-7-4, 33-7-4-1, and 33-7-5 located within East Rockhill Township and Perkasie Borough into one lot. According to the Bucks County Board of Assessment (BOA), each tract of land is taxed within its own jurisdiction, so lot consolidation between land within two separate
municipalities is not permitted unless one of the taxing authorities or municipalities provides written documentation to the BOA stating that they authorize the subject land(s) within their jurisdiction to be taxed by the adjoining authority/municipality.

2. **Airport Area Protection Standards**—In the interest of the health, safety, and welfare of those using the airport, Section 27-1600 Airport Area Protection Standards of the zoning ordinance states that hazards that may cause obstructions that cause hazards to air navigation be prevented. The applicant should ensure that the proposed airport expansion satisfies these requirements.

3. **Parking for additional hangers**—Zoning ordinance Section 27-304.G.G4.i (Airport or Heliport) requires off-street parking spaces for principal airport or heliport facility as the Board of Supervisors shall determine adequate to serve customers, patrons, visitors, employees, and vehicles normally parked on the premises. The plan proposes 9 additional hangers; however, no additional parking is proposed. The applicant should provide the township with documentation that additional parking spaces will not be required.

4. **Tree replacement/reforestation**—Section 22-515.7 of the subdivision and land development ordinance requires trees of a diameter of 6 inches or more that are removed or destroyed during any stage of development, grading, or construction be replaced with a tree or trees as specified. Future plan submissions should satisfy this requirement.

5. **Tree protection fencing detail**—In order to accommodate Proposed Hangers 6-9, the plan proposes to remove a wooded area near the northwestern perimeter of the site. Sheet CE-101 (Preliminary Soil Erosion Sediment Control Plan) identifies tree protection fencing along the wooded area to remain. Section 22-515.6.E(3) of the subdivision and land development ordinance requires a 48-inch high snow fence mounted on steel posts, located 8 feet on center or other delineation approved by the township be provided along the boundary of the tree protection zone. Therefore, the plan should be revised to provide a tree protection fencing detail.

6. **Stormwater management**—According to Sheet CG-100, Existing Pond 2 is to be converted from a dry extended detention basin to an infiltration basin, yet the size and volume of the basin appears to remain the same. Based upon the additional impervious surface associated with the 64,800-square-foot hanger expansions, the applicant should provide assurances that the converted infiltration basin will function properly to prevent runoff from exiting the site onto adjacent properties.

While we did not receive a stormwater management plan, the applicant should satisfy Section 22-516 of the subdivision and land development ordinance, including the use of Best Management Practices (BMPs) and water quality and water volume requirements.

7. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development. We recommend that the planning module be submitted at the preliminary plan stage to coordinate the land development review with the planning module review.
This review will be included in the Bucks County Planning Commission board materials for the January 4, 2017 meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

DAS:dc

cc:  Robert D. Brink, Pennridge Development Enterprises, Inc.
     Langan
     Marianne Morano, Township Manager (via email)
     Andrea Coaxum, Manager, Perkasie Borough, Adjacent Municipality
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 Cam Real Estate Partnership, LP
   TMP: #13-47-83-1; -81-1
   Applicant: Cam Real Estate Partnership, LP
   Owner: Same
   Plan Dated: February 13, 2015
   Date Received: November 18, 2016

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

GENERAL INFORMATION

Proposal: Establish 17 separate lease areas on a 25.4-acre site (TMP #13-47-83-1). Lease areas (L1-L17) range from 1,861 to 229,112.5 square feet. A common area, consisting of 256,707.5 square feet, will provide access to each lease area. Record Plan (2) proposes a separate lease area (L18), consisting of 2.79 acres, on a non-contiguous, nearby site (TMP #13-47-81-1). Existing parking areas will be re-striped. No new construction is proposed. The site is served by public water and sewer.

Location: On the western side of South Pennsylvania Avenue, south of its intersection with West Post Road.

Zoning: The Riverfront District – 2 (RD2) permits light industrial uses, retail spaces, restaurants, financial establishments, hotels, and open space on lots of a minimum size of four acres. The district permits a maximum building area of 30 percent and a maximum impervious surface ratio of 70 percent.

Present Use: Industrial.
COMMENTS

1. **Waivers requested**—The plans provided indicate that the applicant is requesting waivers from the following subdivision and land development ordinance (SALDO) requirements:

   - Section 191-8.B To grant both preliminary and final approval.
   - Section 191-31.A To permit no sidewalks or curbing along the property frontage.
   - Section 191-37.B To permit less than 15 feet of open space between the parking area and a building wall.
   - Section 191-37.H To permit no concrete bumper blocks in the parking areas.
   - Section 191-38 To permit no lighting in the parking areas.
   - Section 191-39.G To permit no sidewalks along the property frontage.
   - Section 191-48 To permit no street trees along the street frontage.
   - Section 191-78.C.2 To accept an aerial photograph in lieu of a detailed survey of the property.

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

2. **Riverfront district**—Section 209-32.4 of the zoning ordinance indicates that the intent of the Riverfront district is to implement the concepts of the Bucks County Waterfront Revitalization Plan, and the Falls Township Comprehensive Plan, as well as to revitalize and redevelop industrial properties. The future land use map of the township’s comprehensive plan indicates that this area southwest of the intersection of Post Road and Pennsylvania Avenue is intended to be developed as single-family dwellings. The Bucks County Waterfront Revitalization Plan also identifies the parcel on Record Plan (1) as an opportunity area to be redeveloped as single-family residences. A stated long term goal of the Bucks County Waterfront Revitalization Plan is to redevelop the area for uses other than industrial, such as residential.

   The Riverfront district appears to have been drafted specifically to implement the Bucks County Waterfront Revitalization Plan, and the majority of the regulations applicable to the Riverfront district are consistent with that plan. However, Sector 2 of the Riverfront district is zoned to permit light industrial uses. There appears to be an inconsistency between the comprehensive plan, the Bucks County Waterfront Revitalization Plan, and the zoning ordinance in that uses which are discouraged (industrial) are expressly permitted by right. We recommend the township review the goals of the comprehensive plan and the Bucks County Waterfront Revitalization Plan and reconsider the permitted uses of the district in light of the stated direction of these land use planning documents.

3. **Pedestrian/bicycle path**—Section 209-32.4.K(2) of the zoning ordinance requires that all properties having frontage along Pennsylvania Avenue provide a pedestrian/bicycle path.
4. **Plan information**—Sheet 4 of 8 indicates a waiver request from the SALDO requirement to provide street trees along Lincoln Highway. The property does not have any frontage along Lincoln Highway.

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

This review will be included in the Bucks County Planning Commission board materials for the January 4, 2017 meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

CND:dc

cc: Cam Real Estate Partnership, LP
    Mark Havers, P.E., Pickering Corts & Summerson
    John Torrenete, Esq., Begley Carlin & Mandio, LLP
    Jim Sullivan, P.E., T & M Associates, Township Engineer
    Peter Gray, Township Manager (via e-mail)
    Robert C. Sooby, Morrisville Borough Manager (via email)
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—701 Route 113
TMP #15-8-1
Applicant: MedExpress Urgent Care MSO, LLC
Owner: Jeff Greene
Plan Dated: October 18, 2016
Date Received: November 28, 2016

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

GENERAL INFORMATION

Proposal: Construct a 4,714-square-foot medical office building on a 0.62-acre site. The existing restaurant would be removed. The site is served by public water and sewerage.

Location: At the southeast corner of the intersection of County Line Road and Souderton Pike (SR 113).

Zoning: The PC-1 Planned Commercial I District is intended to provide for a wide range of commercial and service type uses. Use D1 Medical Office is a permitted use by right within the PC-1 Planned Commercial District on lots of not less 20,000 square feet.

There are existing nonconformities with respect to the maximum impervious surface and buffer yard width.

Present Use: Eating place.

COMMENTS

1. **Variances**—The site plan indicates that variances are being requested from the zoning ordinance for minimum rear yard setback (Section 160-27), buffer yard requirements (Section 160-33), and sign distance from intersection (Section 160-77.B). We recommend that the plan not be acted upon by township officials until resolution of the request for variance from the Zoning Hearing Board is received.
2. **Parking area location**—Section 160-23.D.(1)(a) of the zoning ordinance requires that all medical office uses shall be located along the front building setback line of the street with all parking placed to the rear of the building(s) so as not to be visible from the street. The plan should be revised to satisfy this requirement.

3. **Building design**—In accordance with Section 160-23.D.(1)(b) of the zoning ordinance, township officials should determine if the bulk, scale, and character of the building would be compatible with the traditional buildings that are characteristic of the rural and historic character of the community, for the Planned Commercial I District. We recommend that the applicant provide architectural renderings for township officials to review.

4. **Souderton Pike (SR 113) driveway**—We recommend that consideration be given to restricting the Souderton Pike driveway movements to right-turn ingress and right-turn egress movements only. Restricting vehicles from turning left onto SR 113 may be beneficial for traffic safety and circulation along the corridor.

5. **Right-only turning lane**—The Traffic Impact Assessment included with the plan indicates that during peak conditions, vehicle queues occur along the through lane approach of County Line Road. We recommend that consideration be given to the construction of a right-only turn lane for vehicles turning onto SR 113 to alleviate congestion within the corridor.

6. **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. Sidewalks are not proposed for the site’s frontage along County Line Road.

7. **Invasive exotic plant**—The plant list on Sheet 5 proposes the use of *Pyrus calleryana* (“Redspire” Callery pear). This tree is not included on the official municipal plant list found in Appendix K of the subdivision and land development ordinance. This species and all its cultivars have been classified as an invasive exotic plant in Pennsylvania by the Department of Conservation and Natural Resources (DCNR). Therefore, we recommend that the plan be revised to provide an appropriate substitution from the township’s plant list.

8. **Parking facilities shading plan**—In accordance with Section 140-37.D.4 of the subdivision and land development ordinance a parking facilities shading plan shall be submitted with any land development application that includes an off-street parking facility.

This review will be included in the Bucks County Planning Commission board materials for the January 4, 2017, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

MMW:jmk

cc: Eric Dietz, MedExpress Urgent Care MSO, LLC
    Todd C. Gittings, K2 Consulting Engineers, Inc.
    Donald Delamater, Township Manager (via email)
    C. Robert Wynn, P.E., Township Engineer (via email)
    P. Michael Coll, Souderton Borough Manager (adjacent municipality)
MEMORANDUM

TO: Middletown Township Board of Supervisors
   Middletown Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for The Marketplace at Oxford Valley, LP
   TMP# 22-40-26-10
   Applicant: The Marketplace at Oxford Valley, LP
   Plan Dated: August 1, 2016
   Last Revised: October 7, 2016
   Date Received: December 1, 2016

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

GENERAL INFORMATION

Proposal: Construct a 4,500-square-foot commercial building on a pad site (designated as Lot 2) in an existing parking lot within a shopping center. A total of 23 parking spaces is required for the two tenants. Public sewer and water facilities are proposed to serve the building.

Location: South side of Lincoln Highway (U.S. Route 1), across from S. Buckstown Road.

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

Sheet 5 of the plan indicates that variances were granted pursuant to Resolution No. 16-43 for side yard setback and the required number of parking spaces.

Present Use: Commercial; shopping center.

COMMENTS

1. **Waivers**—Plan sheet 5 indicates that waivers are requested from required subdivision and land development ordinance provisions regarding building setback from edge of parking (Section 421E.4), curb radius (Section 421E.8) and parking setback from future right-of-way.
(Section 421E.9). Township officials should determine if the waivers should be approved as requested in accordance with Section 512.1(b) of the Pennsylvania Municipalities Planning Code.

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

3. **Municipal reference**—Plan Sheet 5, under General Notes 4. Parcel Data, indicates the parcel is located in the Borough of Langhorne instead of Middletown Township. The plan should be revised accordingly.

This review will be included in the Bucks County Planning Commission board materials for the January 4, 2017, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

CIG:dc

cc: Mark J. Kessler, The Marketplace at Oxford Valley, LP  
    Joseph G. Jaworski, P.E., C.M.E., C.F.M., Dynamic Engineering Consultants, PC  
    Thomas R. Hecker, Esq., Begley, Carlin & Mandio, LLP  
    Larry Young, P.E., TriState Engineers, Township Engineer  
    Patrick Duffy, Township Zoning Officer (via email)  
    Stephanie Teoli Kuhls, Township Manager (via email)
MEMORANDUM

TO: Middletown Township Board of Supervisors
Middletown Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Final Plan of Lot Line Change for 324 and 346 Wyoming Avenue
TMP #22-45-324, -323, -322
Applicant: Joseph Fitch
Owner: Michael and Georgette Hinkson
Plan Dated: May 19, 2016
Date Received: November 16, 2016

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

GENERAL INFORMATION

Proposal: Subdivide 7,500 square feet from TMP# 22-45-323 (Lot 2) and convey it to neighboring TMP#22-45-324 (Lot 1) to form lots of 23,672 and 17,500 square feet, respectively. Both lots contain existing single-family dwellings. Public water and sewer serve the site and no new development is proposed.

Location: Along the east side of Wyoming Avenue, at its terminus.

Zoning: The R-2 Residence District permits single-family detached dwellings on a minimum lot area of 10,000 square feet, with a minimum lot width of 80 feet and minimum front yard setback of 25 feet.

Present Use: Residential.

COMMENT

• Zoning table—We note that it would be beneficial to expand the zoning table by indicating the existing and proposed dimensional and setback information for each lot pursuant to the zoning regulations. Such a table would show existing and proposed zoning compliance in an organized manner.
This review will be included in the Bucks County Planning Commission board materials for the January 4, 2017, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

CIG:dc

cc: Joseph Fitch
    Michael & Georgette Hinkson
    Richard A. Holler, PLS
    Thomas R. Hecker, Esq., Begley, Carlin & Mandio, LLP
    Larry Young, P.E., TriState Engineers, Township Engineer
    Stephanie Teoli Kuhl, Township Manager (via email)
    Patrick Duffy, Township Zoning Officer (via email)
MEMORANDUM

TO: Milford Township Board of Supervisors
Milford Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Sketch Plan of Land Development for the Baringer Tract
TMP #23-15-118 and -118-1
Applicant: Nappen & Associates
Owner: Norman L. Baringer
Plan Dated: November 14, 2016
Date Received: November 22, 2016

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

GENERAL INFORMATION

Proposal: Construct a 125,000-square-foot industrial building on a 22.86-acre site (gross). The building is to be used for manufacturing, research, and wholesale/warehouse use. A total of 304 parking spaces are proposed. The site will be served by public water and sewerage.

Location: Southern side of Milford Square Pike, west of the intersection of Milford Square Pike and Portzer Road.

Zoning: The PI Planned Industrial District permits manufacturing, research, and wholesale business/wholesale storage/warehousing uses on a minimum site area of 1 acre with a maximum allowable impervious surface ratio of 60 percent.

Present Use: Vacant

COMMENTS

1. **Zoning**—The plan indicates that the site is zoned PI Planned Industrial and includes zoning information for the PI District. However, according to the township’s zoning map, TMP #23-15-118 is zoned PI Planned Industrial and TMP #23-15-118-1 is zoned SRL Suburban Residential Low. Industrial uses are permitted in the PI District but not in the SRL District. While the proposed industrial building is shown within the PI District (TMP #23-15-118), future plan submissions should be revised to identify the area of the site zoned SRL and to include zoning information for the SRL District.
In addition, separate site capacity calculations should be provided for each portion of the site based upon the PI and SRL zoning district boundary. This will ensure that the proposed plan satisfies underlying zoning requirements for the entire site. These calculations should provide impervious surface ratio calculations for all building and parking areas to ensure that the plan satisfies the impervious surface ratio for the PI District.

2. **Airport Zoning Boundary**—The site is adjacent to the Quakertown Airport and is within the Airport Zoning District Boundary regulations as identified in Article VI.C Airport Zoning (Overlay) District of the zoning ordinance. The applicant should determine if the site is within the airport’s transitional zone and, if so, compliance with these requirements should be provided.

3. **Maximum building height**—Section 503 of the zoning ordinance permits a maximum building height of 35 feet in the PI District. Information in the zoning chart indicates that the proposed height (provided) will be greater than 35 feet.

4. **Environmental performance standards**—The site plan shows a watercourse and associated wetlands along the eastern property boundaries. The Site Capacity Calculations indicate that 5.4553 acres of the site are in the floodplain but there are no wetlands identified in table. The calculations do, however, identify 1.175 acres of wetland margin area. The site plan does not indicate the location of floodplain boundaries, but instead, identifies a significant area of wetlands and an associated 25-foot-wide wetland margin. According to a notation on the plan, wetlands and alluvial soils were delineated by Del Val Soils & Environmental Consultants in October of 2016.

Also, it is unclear if the watercourse shown on the plan qualifies as an identified waterway requiring the establishment of a Riparian Corridor Conservation District (RCCD). If so, the requirements of Section 650 of the zoning ordinance shall be satisfied. Future plans should be revised to address these issues.

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

6. **Parking**—The sketch plan proposes Uses G1 Manufacturing, G2 Research, and G3 Wholesale Business Wholesale Storage, Warehousing. For all three uses, Section 404 of the zoning ordinance requires one off-street parking space for each employee on largest shift, plus one off-street parking space for each company vehicle normally stored on premises, plus one off-street parking space for every 10 employees on the largest shift for visitor parking. In addition to these requirements, for Uses G1 and G3, the applicant must illustrate on the land development plan that there is sufficient area on-site to accommodate the parking requirement based upon a parking ratio of 1 to 500 square feet of gross floor area. This is to ensure that a sufficient amount of parking can be provided if the use or tenancy changes. In addition, the requirements of Section 517.d must be satisfied, which states that the land development plan shall indicate the maximum impervious surface ratio will be met if the total number of parking spaces is provided.
According to the sketch plan, 118 parking spaces are required and 304 parking spaces would be provided, which is a difference of 186 parking spaces or over 2.5 times the required amount of parking. In order to satisfy the 1 to 500 parking ratio requirement for illustration purposes (noted above), the applicant should identify the portion of the proposed 125,000-square-foot building that will be used for G1 and G3 uses only. Those parking spaces that are intended for illustration purposes shall be clearly labeled on the plan.

In order to reduce the amount of unnecessary impervious surface and parking area, the applicant should justify all parking proposed in addition to the required number of parking spaces.

7. **Buffer yard**—Section 520.c.6(c) of the subdivision and land development ordinance prohibits the location of certain features and activities within the required buffer yard, including structures, parking, and manufacturing or processing activity. The sketch plan shows a portion of the parking lot in front of the building (area containing approximately 18 spaces), a proposed grass emergency access drive, and a portion of the loading area in the rear of the building within the required 100-foot buffer yard. Future plans should be adjusted to comply with this ordinance requirement.

8. **Clear sight triangle**—Section 523.b of the zoning ordinance states that at each point where a private accessway or driveway intersects a public street, a clear sight triangle, measured 10 feet from the point of intersection of the street line and the edge of the accessway, be provided. Future plans should indicate the required clear sight triangles at both driveway entrances, in accordance with the requirement in Section 523.b of the zoning ordinance.

9. **Curbs**—Section 516.b of the SALDO requires curbs to be constructed along abutting streets. Future plan submissions for the development should show curbing along the site’s entire frontage along Milford Square Pike.

10. **Sidewalks**—Section 519.a of the SALDO requires that sidewalks be provided. Future plan submissions for the proposal should indicate the required sidewalks along Milford Square Pike.

11. **Landscaping**—Future plan submissions should show compliance with the street tree planting, parking lot, and buffer landscaping requirements in Sections 520.a, 517.b.17 and 18, and 520.c of the SALDO.

12. **Recreation land and facilities**—Section 525 of the SALDO requires applicants proposing a subdivision or land development to dedicate recreation land and facilities unless the Board of Supervisors determines that a contribution of a fee in lieu is acceptable. Future plan submissions should show compliance with this ordinance requirement.

13. **Drainage easement**—Section 515.e of the SALDO states that where a site is traversed by a watercourse, a drainage easement or right-of-way conforming substantially with the line of such watercourse shall be provided. The required easement should be shown on future plans.

14. **Street and stormwater drainage improvements**—Given the length of the site’s frontage along Milford Square Pike, future plan submissions should ensure that the street improvements requirements in Section 604.d and storm sewerage system requirements in Section 610 of the SALDO are satisfied.
15. **Stormwater management**—The sketch plan identifies one area, behind the proposed building and loading area, for stormwater management facilities. As part of the BMP feasibility analysis required in Section 512 of the SALDO, other BMPs could be employed throughout the site, such as infiltration applications, rain gardens, and vegetative swales. Future plan submissions should satisfy the township’s stormwater management ordinance.

16. **Plan information**—A brief description of the proposal should be submitted with the sketch plan (as recommended in Section 700.b.5 of the SALDO).

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 must 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 January 4, 2017, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

LW/DAS:dc

cc: Robert W. Nappen, Nappen & Associates
Richard Stoneback, P.E., Charles E. Shoemaker, Inc.
Kevin Wolf, P.E., Andersen Engineering, Inc., Township Engineer
Jeffrey Vey, Township Manager (via email)
Quakertown Area Planning Committee
MEMORANDUM

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

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Revised Preliminary Plan of Subdivision for Maxine M. Eagono
    TMP #26-3-114
    Applicant: Maxine M. Eagono
    Owner: Same
    Plan Dated: October 20, 2016
    Date Received: October 31, 2016

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

GENERAL INFORMATION

Proposal: Subdivide a 5.203-acre parcel into four single-family detached dwelling lots and one additional lot (0.94 acre) on the south side of Elaines Lane that will remain undeveloped. Lot 1 would consist of 1.278 acres; Lot 2 would consist of 1.008 acres; Lot 3 would consist of 1.149 acres; Lot 4 would consist of 1.075 acres and contain an existing house that will remain and maintain a nonconforming front yard setback; Lot 5 would consist of 0.94 acre. Dwelling units will be served by public water and sewer.

Location: About 250 feet east of the intersection of New Galena and Peace Valley roads and between New Galena Road and Elaines Lane.

Zoning: RR Residential District permits the B1 Use, single-family detached dwellings on a minimum lot size of one acre.

Present Use: Residential

COMMENTS

1. **Waivers requested**—The applicant is requesting waivers from the following subdivision and land development ordinance requirements:
Section 22-706.2.B  Requiring sidewalk installation along the property frontage of every existing street abutting the subdivision.

Section 22-705.3.A  Requiring major collector cartway width to be 48 feet.

Section 22-713.4.A  Requiring street trees to be planted 30 feet along all proposed and existing streets.

Section 22-705.13.B  Requiring to use the road of lesser classification for access where more than one frontage exist.

Section 22-705.13.C  Requiring to improve adjacent existing street to township standards.

Section 22-716.2  Requiring monumentation at the beginning and end of all easements.

In accordance with the requirement of Section 512.1(b) of the Pennsylvania Municipalities Planning Code, the applicant must state in full the grounds and facts of unreasonableness or hardship on which the request for the waiver is based and the minimum modification necessary. The previous submission listed justification for three waivers requested and additional waivers have been added to the current submission.

2. **Driveway intersections**—SALDO Section 22-705.13.B and C note that driveways should provide access to the existing street of lesser classification. The township should determine if the driveway access to the house on Lot 3 would be better served if it intersected on Elaines Lane rather than New Galena Road. New Galena Road is classified as a major collector street and Elaines Lane appears to be a local drive. The applicant is seeking waivers from SALDO Section 22-705.13.B and C. In addition, the township should verify that the proper stopping area is designed for each proposed driveway intersection.

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

This review will be included in the Bucks County Planning Commission board materials for the January 4, 2017 meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

JSI:dc

cc: Maxine M. Eagono  
Erik Garton, P.E., Gilmore & Associates  
Eileen Bradley, Manager, New Britain Township (via e-mail)
MEMORANDUM

TO:       Newtown Borough Council
          Newtown Borough Planning Commission

FROM:     Staff of the Bucks County Planning Commission

SUBJECT:  Preliminary Plan of Land Development for 223 N. State Street
          TMP #28-2-193-1
          Applicant: Lubavitch Bucks Co. Mikvah Assn.
          Owner: Same
          Plan Dated: October 18, 2016
          Date Received: November 9, 2016

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

GENERAL INFORMATION

Proposal: Construct a 1,773-square-foot building on a 15,000-square-foot lot for use as a mikvah. Public water and sewerage facilities are intended.

Location: Eastern side of North State Street, approximately 140 feet north of Jefferson Street.

Zoning: The BR-1 Borough Residential District-1 permits a single-family detached dwelling on a minimum lot area of 15,000 square feet.

The submission indicates that the Borough of Newtown Zoning Hearing Board, on August 31, 2016, granted a variance from zoning ordinance Section 600.A to permit a place of worship (mikvah), subject to nine conditions.

Present Use: Residential (to be removed).

COMMENTS

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

   - Section 503.F  To permit the proposed grading to be 0.0 feet from the property line.
   - Section 508.E  To permit a two-way driveway and drive aisle to be 18 feet wide with 90-degree angled parking.
Section 509.G To permit a 4-foot-wide sidewalk adjacent to parking areas.
Section 606.F.3.c To allow the minimum diameter of a storm drainage pipe to be 8 inches.
Section 702.C.2 To allow a partial waiver to permit an aerial photograph in lieu of requiring the location, names, widths of streets, the location of property lines and names of owners, the location of watercourses, sanitary sewers, storm drains and similar features within 100 feet of any part of the land to be 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 and the minimum modification necessary.

2. **Street trees**—SALDO Section 510.A states that street trees shall be provided and placed behind the right-of-way line of the streets so as to not interfere with the installation and maintenance of sidewalks and utilities, unless otherwise specified by Borough Council. The three proposed *Acer rubrum* (red maple) trees are located within the legal right-of-way of North State Street. The plan should be revised unless the placement in the right-of-way has been specified by Borough Council.

3. **Tree protection**—The tree calculation on Sheet 7 of the plan indicates that no existing trees will be removed, but what appears to be tree protection fencing is not shown around all existing trees that are located near proposed grading. For example, the plan shows an existing 6-inch tree, 2-inch tree, and 6-inch pine in the front yard west of the proposed building, a 12-inch tree and 6-inch pine along the northern lot line, and a 3-inch tree and 6-inch pine along the southeastern lot boundary. We commend the applicant for retaining the existing trees on the site, but the plan should clarify the trees that are to be protected and saved.

4. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development. 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 January 4, 2017, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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:de

Mario Canales, P.E., Pickering, Cortes & Summerson, Borough Engineer
Judy Musto, Borough Secretary (via email)
Jo-Anne Brown, Zoning Officer (via email)
MEMORANDUM

TO: Northampton Township Board of Supervisors
   Northampton Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for Giuliano Family LTD Partnership
   TMP #31-1-8-15
   Applicant: Jerry Giuliano
   Owner: Giuliano Family LTD Partnership
   Plan Dated: November 10, 2016
   Date Received: November 17, 2016

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

GENERAL INFORMATION

Proposal: Develop a 200-by-125-foot athletic training field for an existing 5,280-square-foot multisport facility (in a 39,000-square-foot warehouse building) on a 4.193-acre site. The plan proposes to construct a walkway between the facility and the field and to restripe a parking lot to add 25 parking spaces. Public water and sewerage serve the site.

Location: Along the southwest side of Steamwhistle Drive, 500 feet northwest of its intersection with Railroad Drive.

Zoning: The I-1 Planned Industrial/Office District does not permit multisport facilities. Permitted uses require a minimum lot size of 2 acres with a lot width of 200 feet. The Northampton Township Zoning Hearing Board granted variances from the following sections of the zoning ordinance at a meeting held on May 11, 2015:

27-602 To conduct an indoor multisport facility use in the I-1 Planned Industrial/Office District.

27-1110 and 604 To allow 88 off-street parking spaces for a multisport facility and existing industrial use, where 112 are required.
The township zoning hearing board further granted variances from the following sections of the zoning ordinance at a meeting held on June 27, 2016:

27-602  To expand the multisport facility use on the property to allow an accessory outdoor training turf field.

27-1111.E(2) To allow an incident spill light level of up to 1.5 footcandles at the property line.

27-1111.E(3) To allow a mounting height of 40 feet above grade for light fixtures that do not meet IENSA cutoff criteria.

27-1111.E(4) To allow outdoor lighting fixtures to emit light above a horizontal plane passing through the lowest point of the light emitting elements.

Present Use: Manufacturing and warehouse; multisport facility.

COMMENTS

1. **Accessible parking**—The plan shows two accessible parking spaces. Section 22-403.8.B(4)(a) of the subdivision and land development ordinance requires accessible parking spaces for the disabled to be provided pursuant to the Accessibility Guidelines for Buildings and Facilities, United States Architectural and Transportation Barriers Compliance Board, as amended, promulgated by the Americans with Disability Act of 1990. The 2010 ADA Standards for Accessible Design requires five accessible parking spaces, including one van-accessible space, for parking lots that are between 101 and 150 parking spaces.

2. **Stormwater management**—The plan proposes a 25,522-square-foot increase in impervious surface. The plan submission has not included a stormwater management (SWM) site plan to explain how the site’s stormwater runoff will be managed (Section 23-301 of the Stormwater Management and Grading Ordinance).

   Stormwater discharges from the roof of the existing building and proposed playing surface are proposed to flow into an existing swale leading to a neighboring property in Warwick Township (TMP #51-13-65). The township should be assured that the adjacent property owner has been notified in writing regarding any increase stormwater runoff from the site (Section 23-301.7 of the Stormwater Management and Grading Ordinance).

3. **Plan information**—General Note #1 identifies the parcel incorrectly as TMP #31-1-8-14.

4. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development. 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 January 4, 2017, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.
In order that we may be more aware of your concerns, please send us a copy of all municipal decisions sent to this applicant.

MAR:dc

cc: Jerry Giuliano, Giuliano Family LTD Partnership
    Eric Clase, P.E., Gilmore & Associates
    Mike Solomon, Director of Planning and Zoning, Northampton Township (via email)
    Dave Connell, P.E., CKS Engineers, Inc., Northampton Township Engineer
    Robert Pellegrino, Northampton Township Manager (via email)
    Gail V. Weniger, Manager, Warwick Township (via email)
MEMORANDUM

TO: Perkasie Borough Council
   Perkasie Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for Pennridge Airport Business Park
   TMP #33-7-4, -4-1, -5, 33-3-20, -21, 12-9-149, and 12-8-127
   Applicant: Pennridge Development Enterprises, Inc.
   Owner: Same
   Plan Dated: November 11, 2016
   Date Received: November 14, 2016

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

GENERAL INFORMATION

Proposal: Construct 245,700 square feet of nonresidential space in four buildings on two separate tracts. Lot 1 (7.554 acres) is proposed to have a hotel and conference center of 36,000 square feet and a brew pub of 9,700 square feet, plus 2,000 square feet of possible outdoor seating area (11,700 square feet total); and Lot 2 (21.12 acres) is proposed to have two manufacturing buildings of 100,000 square feet each. Public water and sewerage facilities are intended.

Location: The tracts are along the northern side of Ridge Road and the East Rockhill Township boundary. Lot 1 is approximately 1,200 feet west of the existing access driveway to the Pennridge Airport along Ridge Road, and Lot 2 is approximately 400 feet east of the intersection of Ridge Road and Tunnel Road.

Zoning: The I-3 Industrial District permits a range of nonresidential uses including G(4) Manufacturing, E(10) Motel or hotel, and E(21) Brewpub. The minimum lot area is 1 acre in the I-3 District. Minimum lot area is 2 acres for use E(10) Hotel or motel.

Present Use: Vacant.
COMMENTS

1. **Lot consolidation**—The plan proposes the consolidation of TMPs #33-7-4, 33-7-4-1, 33-7-5, and 12-9-149 (totaling 89.216 acres) for Lot 1 and the consolidation of TMPs #33-2-21, 33-3-20, and 12-8-127 (totaling 62.755 acres) located within Perkasie Borough and East Rockhill Township for Lot 2. According to the Bucks County Board of Assessment (BOA), each tract of land is taxed within its own jurisdiction, so lot consolidation of land in two separate municipalities is not permitted unless one of the taxing authorities or municipalities provides written documentation to the BOA stating that they authorize the subject land(s) within their jurisdiction can be taxed by the adjoining authority/municipality.

2. **Coordination of development**—As noted in our previous reviews of the proposed rezoning of this tract, Perkasie Borough and East Rockhill Township established a shared vision of creating a high-quality business park within their respective industrial districts adjacent to Pennridge Airport through a cooperative planning effort. This coordinated effort could include a master plan, phasing plan, and amendments necessary to enhance the unification and aesthetics of the business park since the proposed park is located in three separate zoning districts in the two municipalities. Subsequently, Perkasie rezoned its portion of the site independently of East Rockhill and has submitted this preliminary plan, while we recently reviewed a sketch plan for the part of the site in East Rockhill (BCPC #10996-A, December 8, 2016).

   We also note that the transportation impact study (TIS) submitted with the preliminary plan in Perkasie includes a sketch plan of the proposed development in East Rockhill, but the preliminary plan submission does not show the sketch layout of the intended development in the township.

   We continue to recommend coordination and unification of the design, layout, and aesthetics of the business park in order to achieve the high-quality development that both municipalities envisioned. Other important cooperative concerns include addressing traffic flow and safety along Ridge Road, Tunnel Road, and nearby intersections, providing on-site amenities for business park employees and visitors (e.g., ponds/water features, picnic areas, and benches along with the trails) and marketing the business park to maximize its economic benefits for both municipalities. We recommend that the borough and applicant cooperate with East Rockhill Township in this effort.

3. **Transportation impact study**—The sketch plan in the transportation impact study (TIS) shows a deceleration lane for the site driveway; however, in addition it appears that the volumes would require an exclusive left turn lane for Ridge Road at the site entrance(s). We recommend that the need for a left turn lane be investigated.

4. **Calculations for development outside Perkasie Borough**—Portions of the proposed development (e.g., access drives, stormwater management facilities, etc.) are located in East Rockhill Township. Sheet 5 of 54 shows a Perkasie Borough zoning data table for the portions of the proposal within Perkasie. The plan should include zoning information for the applicable zoning districts in East Rockhill and calculations for the area in the township that is being used for this development, so that compliance with East Rockhill Township’s ordinance requirements can be verified.

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1 Perkasie Borough’s vision for properties adjacent to Pennridge Airport is established in the *Comprehensive Plan Update* (2014) and East Rockhill Township’s is established in their *Economic Development Initiative* (May 2014).
5. **Existing woodlands**—The Existing Resource and Site Analysis Map (Sheet 3 of 54) and Existing Aerial Map (Sheet 2 of 54) show existing woodlands on the site, and the Zoning Data Table states the percentage of woodland disturbance for Lots 1 and 2. However, the Zoning Data Table does not indicate the amount of existing woodlands or the amount proposed to be disturbed, so that the borough can verify compliance with the 70 percent maximum woodland disturbance in the I-3 District required by zoning ordinance Section 186-20.L(4)(a).

It is unclear whether the proposed woodlands removal of 68 percent for Lot 1 and 65 percent for Lot 2 include the area of the reserved parking or the area of woodlands disturbed by utility installation (see Comment 11). The plan should be revised to clarify that information.

Zoning ordinance Section 186-20.L(4)(a) also states that Borough Council may, at its sole discretion, as part of the subdivision and land development process, authorize a further reduction or elimination of the woodland protection ratio on the property in exchange for the applicant installing a replacement tree for every tree removed over the permitted 70 percent woodland disturbance or make a contribution to the borough to plant replacement trees elsewhere in the borough. In order for borough to determine the number of replacement trees or a fee in lieu that may be necessary, the plan must state the amount of existing woodlands and the amount of woodlands proposed to be disturbed, both initially and in the future.

6. **Steep slopes**—The plan’s Existing Resource and Site Analysis Map (Sheet 3 of 54) includes a steep slopes table that is incomplete and needs clarification. The table indicates the existing amount of steep slopes in the various categories, but it does not indicate the amount of steep slopes in each category proposed to be disturbed and the amount that will permanently remain undisturbed. In addition, it is unclear where the tones for the three categories of slopes appear on the plan. It is also unclear what the left-most column in the table, with the heading, “Number” and the numerals 1, 2, and 3 refers to. The plan should be revised accordingly.

7. **Impervious surface**—The Perkasie Borough Zoning Data Table on Sheet 5 of 54 should be clarified to indicate whether the proposed impervious cover of 53 percent on Lot 1 and 54 percent on Lot 2 include the area of reserved parking.

8. **Parking amount**—The plan should provide parking calculations demonstrating compliance with the requirements of zoning ordinance Section 186-61.

   a. **Manufacturing**—Sheet 8 of 54 shows the number of parking spaces proposed for Manufacturing Building 1 and Sheet 7 of 54 shows the number of parking spaces proposed for Manufacturing Building 2, but the plan should provide a calculation of how those figures were derived, based on the parking requirement of zoning ordinance Section 186-20.L(3)(a)(i), which requires one off-street parking space for every 1,000 square feet of gross floor area for a manufacturing use. We also note that the plan indicates 100 parking spaces proposed per building, but 99 spaces are shown for each building.

   b. **Hotel and conference center**—The plan shows 130 parking spaces and 36 reserved spaces for the proposed hotel and conference center, but it does not provide calculations for how the amount of required parking was determined. Section 186-61.C.(5)(j) requires one off-street parking space for each rental room or suite, plus one additional space for each full-time employee. The use regulations for Use E(10) Hotel or motel in Section E(10)(f) of the zoning ordinance state that eating places and conference and meeting rooms shall be permitted only as accessory uses to a motel or hotel. The applicant should
provide information regarding the square footage that will be devoted to use as a conference center in order to determine the appropriate amount of parking in addition to what is required for the rental rooms and employees.

c. Brewpub—The plan shows 70 parking spaces proposed for the brewpub, but it does not indicate how the amount of parking was calculated. We note that Section 186-61 of the zoning ordinance does not include a parking requirement for Use E (21) Brewpub. Determining the appropriate amount of parking should take into account the needs of the beer production facilities as well as the eating and drinking facilities. In addition to the 9,700 square feet of building area, the plan shows a possible outdoor seating area of 2,000 square feet. The parking calculation should take into account the total indoor and outdoor square footage for the use.

d. Reduced parking ratio—We note that Section 186-20.L.(3)(b) of the zoning ordinance states that Borough Council may, in its sole discretion and as part of the subdivision/land development approval process, reduce the required parking based on a parking study prepared by an appropriate professional. The study shall demonstrate that the proposed parking supply will be adequate to serve the parking needs of the proposed use. If the necessary parking calculations as noted above show that the required amount of parking is not being provided, the required parking study should be provided by the applicant so that Borough Council can evaluate whether the parking needs of the proposed uses will be adequately served.

9. Reserved parking—The plan proposes a total of 94 reserved parking spaces: 20 reserved parking spaces for Manufacturing Building 1, 38 reserved spaces for Manufacturing Building 2, and 36 reserved spaces for the hotel and conference center. Zoning ordinance Section 186-20.L.(3)(b) states that Borough Council may, at its sole discretion, permit shared and/or reserved parking in the I-3 District. Borough Council should determine if the proposed reserved parking is acceptable.

10. Outdoor dining area—Section 186-18.E(21) of the zoning ordinance states that, for a brewpub, outdoor dining area shall be in accordance with outdoor dining standards. The borough’s zoning and subdivision and land development ordinances do not include outdoor dining standards. Outdoor dining issues should be resolved during preliminary plan review, such as whether amplified music or sound is permitted, whether to prohibit the carrying of open containers of alcoholic beverages outside the delineated food service area, whether to permit outdoor food preparation or outdoor bars or table service only, or other issues that may impact adjacent neighbors or other users of the site, such as hotel guests.

We also recommend that the borough adopt outdoor dining standards. Outdoor dining is a popular feature that could contribute to the vibrancy of the Town Center and other existing commercial centers. Additionally, three of the uses recently added to the zoning ordinance state that outdoor dining area shall be in accordance with outdoor dining standards, but the borough has no such standards.

11. Underground electric line—Sheet 27 of 54 shows a line near the northeastern corner of Manufacturing Building 2 that is labelled “UE” and noted on Sheet 44 of 54 as underground electric (not identified in the legend). The proposed UE line extends beyond the limit of disturbance, through a wooded area, and connects to an existing utility pole along the unpaved access road. The plan should provide tree protection fencing along the area of proposed grading and construction equipment intrusion in the wooded area to preserve the tree protection zone, as
required by Section 186-5 of the zoning ordinance and Sections 164-141.1 and 164-68.D.17 and 18 of the subdivision and land development ordinance. The amount of woodlands to be removed for installation of the utility line should be accounted for in the woodlands calculation in the zoning data table on Sheet 5.

12. **Airport hazard regulations**—The applicant should ensure that the proposed development complies with the airport hazard regulations of zoning ordinance Section 186-130 in order to prevent obstructions that may cause hazards to air navigation.

13. **Architectural composition**—To promote the high-quality business park ideal discussed in the *Perkasie Borough Comprehensive Plan Update*, the borough and applicant may wish to discuss a preferred architectural appearance with elements and features that will provide aesthetics and will assist in unifying the overall appearance of the buildings throughout the site and including the future development planned in East Rockhill Township. For instance, to discourage large, rectangular, mass-produced looking buildings, techniques such as modulation and articulation (vertical and horizontal staggering/setback) can be incorporated into the walls and facades to help break up a building’s mass and monotonous appearance. Also, architectural elements such as roof styles and materials may provide visual interest and uniformity throughout the business park.

14. **Water volumes**—According to subdivision and land development ordinance Section 164-68.D.23, the preliminary plan must state the estimated average and peak volumes of water needed to serve the proposed land development. An indication of the available water for fire flow and the water volume required to satisfy the Insurance Services Office (ISO) standards for fire protection also should be provided.

15. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module 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 January 4, 2017, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

MW:dc

cc: Robert Brink, Pennridge Development Enterprises, Inc.
Langan
Erik Garton, P.E., Gilmore & Associates, Borough Engineer
Andrea Coaxum, Borough Manager (via email)
Brandy McKeever, Code Enforcement Administrator (via email)
Marianne K. Morano, Manager, East Rockhill Township (Adjacent Municipality) (via email)
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 Valley Square Phase I
         TMP # 50-32-51
         Applicant: iStar Harrisburg Business Trust
         Owner: Same
         Plan Dated: November 8, 2016
         Date Received: November 18, 2016

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

GENERAL INFORMATION

Proposal: Construct 38,300 total square feet of commercial space comprising 7 buildings with the following uses and sizes on a 13.45-acre site:

- Retail buildings: 3,500, 6,000, 7,700, and 7,700 square feet
- Restaurant with drive-through: 3,300 square feet
- Bank: 3,000 square feet
- Office: 7,100 square feet

Public water and sewer serve the site.

Location: Northeastern corner of the intersection of Street (SR 132) and Easton (SR 611) roads.

Zoning: CBD Central Business District permits professional and business offices, retail businesses and services, financial institutions, and age-restricted residential uses. Conditional uses include hotel/motel and retail commercial on lots of 5 acres or more. The site may be developed for mixed-use development with a minimum of three different uses. No one use shall occupy more than 60 percent of gross site area.

Present Use: Vacant.
COMMENTS

1. **Design issues**

   a. **Main Street focus**—The site abuts The Shops at Valley Square which is an outdoor lifestyle shopping center with buildings clustered along Main Street with street side parking and parking lots in the rear of the buildings. The focus of activity on the site is inward along Main Street. This design makes Valley Square different and unique compared to other nearby shopping centers. We believe that integrating the proposed development with this established destination center would be mutually beneficial to the existing and proposed businesses.

   Main Street passes through the subject site but the proposed development has no relationship to it. The proposed buildings are spread out over the entire site with parking lots between them. The access points to Easton and Street roads promote an outward focus typical of a strip commercial center. We acknowledge a previous plan which contains the same access points, but we believe that these accesses detract from the function and character of the site and the integrity and character of the adjacent Shops at Valley Square, and impede traffic flow on Easton and Street roads.

   The site has frontage on Street and Easton roads which a major entry to Warrington. This site is the front door for Valley Square and should be designed to complement the entire Valley Square site and enhance the intersection. We recommend that the plan be revised to cluster the proposed buildings along Main Street and provide a parallel loop road through the site. Elimination of the access points to Street and Easton road and clustering the buildings would mimic The Shops at Valley Square. Strategic landscaping and civic space should be provided where appropriate. This design would better integrate development on this site with Valley Square. The small portion of the site north of Main Street may be enhanced with amenities such as benches and landscaping to complement buildings on the southern side.

   Improvements such as landscaped berms and a short wall along the Street and Easton road frontages would beautify the intersection and soften the appearance of the parking lots.

   To illustrate some of these ideas, we have included a conceptual sketch diagram. (See attachment.)

   b. **Parking vs circulation**—There is no main circulation drive through the site. All of the vehicular drives on the site are also parking aisles. Vehicles maneuvering in and out of the parking spaces will conflict with through traffic. We recommend that the site circulation and parking be redesigned to provide a distinction between the two functions to provide safer and more effective access. A loop road south of Main Street connecting with it on the east and west side of the site.

   c. **Sidewalks**—Section 1605.3.A of the zoning ordinance requires that sidewalks be provided along both sides of all internal streets between the buildings in the development, between buildings and parking, plazas or open areas and off-site destination points. The plan shows a sidewalk along the perimeter of the site which connects with existing Shops at Valley Square and on one side along the Main Street drive. These sidewalks do not connect with the proposed buildings. The site is small
enough that walking is feasible between the proposed buildings and the Shops at Valley Square.

There are also no sidewalks through the parking lot so site users will have to walk among moving cars to access the retail buildings. The size of the parking lot and lack of pedestrian facilities through the site may also make it difficult for parents with children and the elderly to move from their vehicles to the retail buildings. The plan should be revised to show sidewalks along both sides of Main Street and between the perimeter sidewalk and proposed buildings.

d. Corridor Overlay district—Section 1605.3 of the zoning ordinance provides for a review process for architectural and site development design for development in the Route 611 corridor. The applicant should submit architectural drawings and photos of the site at the preliminary plan stage and adhere to the design standards for the district.

2. Transportation issues

a. Traffic Impact Study—Section 2503.1 of the zoning ordinance requires a traffic impact study for all subdivisions and/or land developments for all commercial or industrial applications. The original Valley Square plan submission contained a traffic impact study which may be revised to address the proposed development. Therefore, we recommend that a traffic impact study be provided so that all reviewing agencies have an opportunity to comment on transportation issues for the proposed land development.

b. Site access—Section 1605.A of the zoning ordinance requires that all uses within a business campus or mixed-use development shall take access from an interior roadway or common access driveway. The plan shows access to the site from Main Street which connects with Valley Square Boulevard; however, access to Street and Easton roads is also provided.

The proposed access drive to the site from Street Road permits turns from eastbound Street Road which will cross the westbound lanes and may create conflicts. This access serves as direct access to the center of Phase I but appears to be redundant because the site is served by an access adjacent to Building 15 and Valley Square Boulevard via Main Street. We recommend that the access be eliminated or revised to be a right-in only or right-in/right-out access to eliminate turning maneuvers across westbound Street Road.

The applicant also should investigate eliminating access on Easton Road due to the proximity to the existing signal at Street Road, and the need for vehicles turning north on Easton Road from Street Road to change lanes rapidly to access the proposed driveway.

c. Public transportation—The site abuts Easton Road, which is served by SEPTA bus service. Development on the site has the potential to generate transit trips by both employees and shoppers. We recommend that the developer work with SEPTA to determine an appropriate location for a bus shelter on-site.
3. **Environmental study**—Tax map parcel #50-32-51 was once the location of a gasoline station. It is not clear if the underground tanks have been removed or if groundwater contamination exists. It should be determined whether a Phase 1 environmental study is necessary.

4. **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 is obtained from the Zoning Officer upon recommendation by the Planning Commission. In no case will removal of trees exceed the standards for woodland protection. The site contains several trees of a caliper greater than 15 inches including a 21-inch oak and 30-inch maple. If it is determined that these trees cannot be saved on future plans a permit should be requested for their removal.

5. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module 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 January 4, 2017 public meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the Bucks County Planning Commission board and staff.

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

DCZ:dc

cc: Donna Musial, iStar Harrisburg Business Trust  
Thomas Hanna, P.E., Gilmore & Associates  
William Benner, Esq., Benner & Wild  
Tom Zarko, P.E., CKS Engineers, Municipal Engineer  
Barry Luber, Township Manager (via email)  
Roy Rieder, Director of Planning and Special Projects (via email)
Attachment: Conceptual Sketch Diagram
MEMORANDUM

TO: Wrightstown Township Board of Supervisors
   Wrightstown Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of 2629 Windy Bush Road
        TMP #53-2-103-2
        Applicant: Michael & Rita Iorio
        Owner: Same
        Plan Dated: November 14, 2016
        Date Received: November 15, 2016

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

GENERAL INFORMATION

Proposal: Subdivide a 10.02-acre site into three residential lots. An existing single-family dwelling, pool and two barns will remain on Lot 1, which will be 348,366 square feet and continue to have access from Windy Bush Road. Lots 2 and 3 will each be 43,560 square feet (1 acre) and will each contain a proposed single-family dwelling with access from Jericho Valley Road. Individual on-lot water and sewage facilities will serve the site.

Location: The parcel has access to both Jericho Valley Road and Windy Bush Road. The access from Windy Bush Road is located approximately 700 feet northeast of the intersection of Windy Bush and Durham roads. The access from Jericho Valley Road is located approximately 960 feet east from the intersection of Jericho Valley Road and Windy Bush Road.

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

Present Use: Residential.
COMMENTS

1. **Curbs and sidewalks**—Township officials should determine if curbs and sidewalks should be provided along Windy Bush Road on future plan submissions in accordance with Sections 22-520.1 and 22-520.6 of the subdivision and land development ordinance. While there are no sidewalks along Jericho Valley Road and Windy Bush Road in proximity to the subject site, we note that the site is across from the Anchor Crossing shopping center and less than a quarter of a mile from the commercial and office uses at the intersection of Windy Bush Road and Route 413. Curbs have not been provided along Jericho Valley Road and Windy Bush Road, although drainage swales have been provided for storm drainage.

2. **Setbacks**—The setback lines for Lot 1 should be shown on the plan in accordance with Section 22-4074.B.(16)(b) of the subdivision and land development ordinance.

3. **Clear sight triangles**—Clear sight triangles are required by Section 22-524.1.B of the subdivision and land development ordinance.

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

5. **References to Wrightstown Township**—The applicant should ensure that the submission refers to Wrightstown Township throughout the submission. The stormwater management plan includes references to Newtown Township on pages 1, 5, and 7. On the post-construction management plan (Sheet 9) a reference to Warminster Township is in the design engineer certification block.

6. **Aerial photo legibility**—We recommend that subsequent submittals include a clearer image for the aerial photographs on Sheets 1 and 2. Our copies of the submittal were difficult to read due to a darkened image.

This review will be included in the Bucks County Planning Commission board materials for the January 4, 2017 meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

MMW:dc

cc: Michael and Rita Iorio  
Robert Cunningham, P.E., Holmes Cunningham, LLC  
John VanLuvanee, Esq., Eastburn & Gray  
Mario Canales, P.E., Pickering, Corts & Summerson, Township Engineer  
Joe Pantano, Township Manager (via email)
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<td>1-09937-409-3J</td>
<td>0201-60046</td>
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<td>Upper Makefield Township</td>
<td>Yates Preserve</td>
<td>11453</td>
<td>47-8-19-1</td>
<td>1-09948-346-2</td>
<td>0201-60040</td>
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<tr>
<td>Doylestown Township</td>
<td>Enclave at Town's Edge</td>
<td>7150-A</td>
<td>9-9-58</td>
<td>1-09919-332-3J</td>
<td>0201-60045</td>
</tr>
</tbody>
</table>
December 12, 2016

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

RE: Addisville Commons, Phase 2
PaDEP Code # 1-09937-409-3J
BCPC #12211
SLD #15-10
TMPs #31-9-2-8; 31-18-7, -8, -9, -10, -11, -12, and -14
Northampton Township, Bucks County

Dear Mr. Matticola:

We have received a copy of the planning module1 concerning the proposal to construct five commercial buildings on an 11.55-acre site (Phase 2). Sewage planning was waived for Phase 1 (a 14,578-square-foot pharmacy) on September 4, 2015. Uses and building areas for Phase 2 will consist of:

- 13,500-square-foot retail strip center and restaurant;
- 20,000-square-foot medical office;
- 8,000-square-foot retail use and restaurant;
- 28,000-square-foot retail use, restaurant (2), and gym; and
- 2,600-square-foot bank.

The project (Phase 1 and 2) will be credited with 10 EDUs based on the site’s previous uses. New wastewater flows from Phase 2 (14,476 gallons per day or 63 EDUs) will flow by public sewer through the Northampton, Bucks County, Municipal Authority’s (NBCMA) collection system, through the Bucks County Water and Sewer Authority (BCWSA) system, and to the Philadelphia Water Department’s (PWD) Northeast Philadelphia Water Pollution Control Plant via the Neshaminy Interceptor.

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1 Under the revised Chapter 71 of the Pennsylvania Department of Environmental Protection’s (PaDEP) Title 25, Rules and Regulations, the subject planning module is a revision to the Bucks County, Pennsylvania, Sewerage Facilities Plan, 1970. Therefore, the Bucks County Department of Health (BCDH) and Bucks County Planning Commission (BCPC) are required to review and comment on the proposed plan revision.
Mr. James Matticola, P.E.
December 12, 2016
Page 2

The Bucks County, Pennsylvania, Sewerage Facilities Plan, 1970 is the official Act 537 Plan for this portion of Northampton Township. The proposal is consistent with the official Act 537 Plan, since this plan indicates that the site is within an area to be served by public sewers.

The NBCMA and BCWSA certify that they have sanitary sewer collection capacity. The PWD certifies there is adequate capacity within the City of Philadelphia’s conveyance and treatment facilities to receive and treat the sewage flows. The waste load will not create a hydraulic or organic overload or a five-year protected overload that is inconsistent with the city’s approved Combined Sewer Overflow Plan.

Component 3, Section G.4. Wetland Protection, indicates that there are wetlands in the area and the project proposes construction activities, encroachments, or obstructions in, along or through wetlands. The project narrative indicates that the wetlands will remain undisturbed, with the exception of a roadway crossing for a connector road. The narrative does not indicate whether a General Permit or full encroachment permit will be required.

The County Planning Review Agency Component 4B is attached for inclusion with the planning module application to PaDEP. If the municipality approves the planning module and revises the official sewage facilities plan, the completed (signed) resolution and required supporting data (Components 3 and 4; transmittal letter; plans; narrative; copies of the BCPC and BCDH review letters) should be sent to Elizabeth Mahoney, Sewage Planning Supervisor, Wastewater Management Planning, PADEP, Southeast Regional Office, 2 East Main Street, Norristown, PA 19401.

Should you have any questions, please contact me.

Sincerely,

Michael A. Roddick
Senior Planner

MAR:dc

cc: Eric Ponert, Philadelphia Water Department
    Genevie Kostick, BCDH
    Dave Connell, P.E., CKS Engineers, Inc.
    Mike Solomon, Township Director of Planning and Zoning
    Elizabeth Mahoney, PaDEP
    Act 537 file
COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
BUREAU OF WATER STANDARDS AND FACILITY REGULATION  

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  
Addisville Commons, Phase 2

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

1. Date plan received by county planning agency. October 17, 2016
2. Date plan received by planning agency with areawide jurisdiction  
   
   Agency name
3. Date review completed by agency

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

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
<th>Question</th>
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<td>2. Is this proposal consistent with the comprehensive plan for land use?</td>
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| ☒   |    | 3. Does this proposal meet the goals and objectives of the plan?  
   If no, describe goals and objectives that are not met |
| ☒   |    | 4. Is this proposal consistent with the use, development, and protection of water resources?  
   If no, describe inconsistency                         |
| ☒   |    | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation?  
   If no, describe inconsistencies:                      |
| ☒   |    | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?  
   If yes, describe impact See attached letter.          |
| ☐   | ☒ | 7. Will any known historical or archeological resources be impacted by this project?  
   If yes, describe impacts                              |
| ☒   |    | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project?                         |
| ☒   |    | 9. Is there a county or areawide zoning ordinance?                                                                                       |
| ☐   | ☒ | 10. Does this proposal meet the zoning requirements of the ordinance? N/A  
   If no, describe inconsistencies                       |
SECTION C. AGENCY REVIEW (continued)

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<th>Question</th>
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<td>11. Have all applicable zoning approvals been obtained?</td>
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<td>12. Is there a county or areawide subdivision and land development ordinance?</td>
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<tr>
<td>13. Does this proposal meet the requirements of the ordinance?</td>
<td>N/A</td>
</tr>
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<td>If no, describe which requirements are not met</td>
<td></td>
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<tr>
<td>14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?</td>
<td>No</td>
</tr>
<tr>
<td>If no, describe inconsistency</td>
<td></td>
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<tr>
<td>15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?</td>
<td>No</td>
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<tr>
<td>If yes, describe</td>
<td></td>
</tr>
<tr>
<td>16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?</td>
<td>Yes</td>
</tr>
<tr>
<td>If yes, is the proposed waiver consistent with applicable ordinances.</td>
<td></td>
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<tr>
<td>If no, describe the inconsistencies</td>
<td>N/A</td>
</tr>
<tr>
<td>17. Does the county have a stormwater management plan as required by the Stormwater Management Act?</td>
<td>No</td>
</tr>
<tr>
<td>If yes, will this project plan require the implementation of storm water management measures?</td>
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</tbody>
</table>

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

Name: Michael Roedig
Title: Senior Planner
Signature: 

Date: 

Name of County or Areawide Planning Agency: Bucks County Planning Commission
Address: The Almshouse, 1260 Almshouse Road, Doylestown, PA 18901
Telephone Number: 215 345-3400

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

- This Component does not limit county planning agencies from making additional comments concerning the relevancy of the proposed plan to other plans or ordinances. If additional comments are needed, attach additional sheets.
- The county planning agency must complete this Component within 60 days.
- This Component and any additional comments are to be returned to the applicant.
December 2, 2016

Ms. Jamie Sundermier
Soil Scientist
DelVal Soil & Environmental Consultants, Inc.
4060 Skyron Drive, Sky Run II, Suite A1
Doylestown, PA 18901

RE: Yates Preserve Planning Module
PaDEP Code #1-09948-346-2
BCPC #11453
TMP #47-8-19-1
Upper Makefield Township, Bucks County, PA

Dear Ms. Sundermier:

We have received a copy of the planning module\(^1\) regarding the removal of an existing tenant house and the construction of a 4-bedroom home, pool with pool house containing a convenience bathroom, and a 2-bedroom apartment. According to the Project Narrative, the proposed method of sewage disposal for this proposed facility is a community on-lot sewage disposal system. The projected sewage flow for the proposed facility is 1,000 gallons per day (gpd) of sewage (3 EDUs) based upon a sewage flow of 500 gpd for the 4-bedroom home, 400 gpd for the 2-bedroom apartment, and 100 gpd for the pool house. The existing on-lot private well will serve the site.

The *Township of Upper Makefield, Bucks County, Pennsylvania, Act 537 Sewage Facilities Plan Update* is the official Act 537 Plan for Upper Makefield Township. The proposal is consistent with the official Act 537 Plan, since this plan indicates that the site is within an area intended to be served by on-lot sewage disposal systems. Given that the soils on the project site were determined to be suitable to support a community subsurface sewage disposal system and that the proposal is consistent with municipal and state planning for the area, other sewage disposal alternatives were not explored.

The County Planning Agency Review, Component 4B, is attached for inclusion with the planning module application to the PaDEP. If the municipality approves the planning module and revises the official sewage facilities plan, the completed (signed) resolution and required supporting data (Components 2 and 4; transmittal letter; plans; narrative; copies of the BCDH and BCPC review letters) should be sent to Elizabeth Mahoney, Sewage Planning Supervisor, Wastewater Management, Pennsylvania Department of Environmental Protection Southeast Regional Office, 2 East Main Street, Norristown, PA 19401.

\(^1\) Under the revised Chapter 71 of the Pennsylvania Department of Environmental Protection’s (PaDEP) Title 25, Rules and Regulations, the subject planning module is a revision to the Upper Makefield Township Sewage Facilities Plan. Therefore, the Bucks County Department of Health (BCDH) and Bucks County Planning Commission (BCPC) are required to review and comment on the proposed plan revision.
If you have any questions regarding this review, please contact me.

Sincerely,

[Signature]

Paul W. Gordon
Planner

PWG:dc

Attachment

cc: Genevie Kostick, BCDH
    Elizabeth Mahoney, PaDEP
    David Nyman, Upper Makefield Township Interim 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
Lot 1 - Yates Preserve

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

1. Date plan received by county planning agency. November 16, 2016
2. Date plan received by planning agency with areawide jurisdiction
   Agency name
3. Date review completed by agency December 2, 2016

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

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<tr>
<th>Yes</th>
<th>No</th>
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1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)?

2. Is this proposal consistent with the comprehensive plan for land use?

3. Does this proposal meet the goals and objectives of the plan?
   If no, describe goals and objectives that are not met

4. Is this proposal consistent with the use, development, and protection of water resources?
   If no, describe inconsistency

5. Is this proposal consistent with the county or areawide comprehensive land use planning planning relative to Prime Agricultural Land Preservation?
   If no, describe inconsistencies:

6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
   If yes, describe impact

7. Will any known historical or archeological resources be impacted by this project?
   If yes, describe impacts

8. Will any known endangered or threatened species of plant or animal be impacted by the development project?

9. Is there a county or areawide zoning ordinance?

10. Does this proposal meet the zoning requirements of the ordinance?
    If no, describe inconsistencies N/A
<table>
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<tr>
<th>Yes</th>
<th>No</th>
<th>SECTION C. AGENCY REVIEW (continued)</th>
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<tbody>
<tr>
<td>☐</td>
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<td>17. Does the county have a stormwater management plan as required by the Stormwater Management Act?</td>
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<td>If yes, will this project plan require the implementation of storm water management measures?</td>
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<td>18. Name, Title and signature of person completing this section:</td>
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<tr>
<td></td>
<td></td>
<td>Name: Paul Gordon</td>
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<td></td>
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<td>Title: Planner Signature: [Signature]</td>
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<td>Date: December 2, 2016</td>
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<td>Name of County or Areawide Planning Agency: Bucks County Planning Commission</td>
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<td></td>
<td>Address: The Almshouse, 1260 Almshouse Road, Doylestown, PA 18901</td>
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<td></td>
<td>Telephone Number: 215 345-3400</td>
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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.
December 16, 2016

James Maticola, P.E.
Gilmore and Associates Inc.
350 E. Butler Ave.
New Britain, PA 18901

RE: Enclave at Town’s Edge Planning Module
PaDEP Code #1-09919-332-3J
BCPC #7150-A
TMP # 9-9-58
Doylestown Township, Bucks County, PA

Dear Mr. Maticola:

We have received a copy of the subject planning module\(^1\) regarding the proposal for a 12-unit condominium development in a single building to be connected to public sewer service. Wastewater flows, totaling 2,500 gallons per day (10 EDUs), will be conveyed via the Bucks County Water and Sewer Authority’s (BCWSA) Castle Valley Interceptor and treated at BCWSA’s King’s Plaza Wastewater Treatment Plant in Doylestown.

The *Act 537 Sewage Facilities Plan for Doylestown Township* (Revised December 1999) is the official Act 537 Plan for the Township. The proposal to connect to the public sewerage system is consistent with the official Act 537 Plan, since this plan indicates that the site is within an area to be served by public sewers.

The proposal indicates that the existing single-family home is to be removed and the barn is to remain. The packet included copies of the completed Cultural Resources Notice and a return receipt for its submission to the Pennsylvania Historical and Museum Commission (PHMC), but no review letter from the PHMC was included in the submission to our offices.

The County Planning Agency Review, Component 4B, is attached for inclusion with the planning module application to the PaDEP. If the municipality approves the planning module and revises the official sewage facilities plan, the completed (signed) resolution and required supporting data (Components 3, and 4; transmittal letter; plans; narrative; copies of the BCDH and BCPC review

\(^1\) 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 Doylestown Township Sewage Facilities Plan. Therefore, the Bucks County Department of Health (BCDH) and Bucks County Planning Commission (BCPC) are required to review and comment on the proposed plan revision.
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 contact me.

Sincerely,

Catherine Irving Gauthier
Planner

CIG:dc

Attachment

cc: Genevie Kostick, BCDH
    Elizabeth Mahoney, PaDEP
    Stephanie Mason, Township Manager
    Act 537 file
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
Enclave at Town's Edge

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

1. Date plan received by county planning agency. December 9, 2016
2. Date plan received by planning agency with areawide jurisdiction
   Agency name
3. Date review completed by agency

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

<table>
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<tr>
<th>Yes</th>
<th>No</th>
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<td>If yes, describe impacts See attached letter.</td>
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<td>Will any known endangered or threatened species of plant or animal be impacted by the development project?</td>
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SECTION C. AGENCY REVIEW (continued)

☐ ☐ 11. Have all applicable zoning approvals been obtained? N/A

☐ ☒ 12. Is there a county or areawide subdivision and land development ordinance?

☐ ☐ 13. Does this proposal meet the requirements of the ordinance? N/A

    If no, describe which requirements are not met

☒ ☐ 14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?

    If no, describe inconsistency

☒ ☒ 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?

    If yes, describe

☒ ☒ 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?

    If yes, is the proposed waiver consistent with applicable ordinances, N/A

    If no, describe the inconsistencies

☒ ☒ 17. Does the county have a stormwater management plan as required by the Stormwater Management Act?

    If yes, will this project plan require the implementation of storm water management measures?

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

    Name: Catherine Irving Gauthier

    Title: Planner

    Signature: [Signature]

    Date: 12/10/16

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

    Address: 1260 Almshouse Road, Doylestown, PA 18901

    Telephone Number: 215 345-3400

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

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

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

This Component and any additional comments are to be returned to the applicant.
BUCKS COUNTY PLANNING COMMISSION
MEETING

Wednesday, February 1, 2017
2:00 P.M.

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

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Approval of Minutes of January 4, 2017
4. Executive Director’s Report
5. Update on Open Space and Farmland Preservation
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
1. **Call to Order**

   Mr. Wydro called the meeting to order at 2:00 PM.

2. **Pledge of Allegiance**

   All rose for the pledge of allegiance.

3. **Approval of Minutes for the Meeting of December 7, 2016**

   Upon motion of Mr. Pellegrino, seconded by Mr. Stone, with the vote being 8-0 the motion carried to approve the minutes of the December 7, 2016 meeting as presented. Mr. Stone abstained.

4. **Report of Nominating Committee and Election of Officers**

   Mr. Wydro requested a report from the nominating committee. On behalf of the nominating committee, Ms. Pierce respectfully submitted the nominations for 2017 as follows: Mr. Stone as Chairman, Mr. Kisselback as Vice Chairman, and Mr. Pellegrino as Secretary.

   Upon motion of Mr. Nyman, seconded by Mr. Dowling, the nomination of the slate of officers was approved unanimously by the board. Mr. Wydro asked if there were any nominations from the floor. Having no further nominations, Mr. Wydro called for a vote for the election of the officers. The board voted unanimously to elect the slate of officers for 2017.

5. **Executive Director’s Report**

   The Executive Director’s Report was submitted to the board prior to the meeting.

   Ms. Bush thanked Mr. Wydro for his good service and leadership as BCPC Board Chairperson over the past 2 years.

   Ms. Bush announced the retirement of Timothy Koehler as Director of Planning Services. Ms. Bush said that Mr. Koehler has held almost every position here at the Planning Commission starting as a summer intern over 35 years ago. She said that his leaving will be a tremendous loss to the BCPC. The board agreed.

   Ms. Bush, having just come from the Bucks County Commissioners meeting, announced that Commissioner Martin will be Chairperson of the Commissioners this year.

   Ms. Bush recapped the concluding Open Space Program. The Open Space Review Board will be reviewing the final 16 applications submitted by the municipalities with remaining grant funds
allocated to them. Mr. Johnson added that of the three areas of the Open Space Program, the Natural Areas portion was the most successful. He stated that every municipality spent money and only a couple left money on the table. The least successful was the riverfront area projects. Mr. Johnson said the final projects that are going to be reviewed are better than had hoped and that some of the properties for easements being reviewed for preservation are exceptional. He stated that the program was a huge success and met the goals that where laid out.


Ms. Bush presented an overview of the accomplishments of the BCPC in 2016 and upcoming projects for 2017 in terms of staff and projects. She explained the organizational chart for the BCPC. She stated that in 2010 we had a staff of 32, today we have 24 with many people having doubled their responsibilities. Mr. Pellegrino asked if the vacant planner positions noted on the chart would be filled. Ms. Bush stated that some would, but would remain vacant until funding could be established.

Ms. Bush then gave specifics about each of the areas of focus within the BCPC, its 2016 accomplishments, and what to look forward to in 2017.

Ms. Bush said that within Community Planning in 2016 we worked on Dublin Ordinance Amendments; Hilltown Township Comprehensive Plan; Land Use and Transportation Study for the Cross Keys Area; Model Design Guidelines; Morrisville MEDI; New Britain Borough Butler Avenue Main Street Study; Northampton Township Village Overlay District Design Guidelines and Comprehensive Plan; Richboro Master Plan; and Yardley Borough TOD Overlay District. Also, the BCPC worked with the QAPC; the NAJZ; and provided guidance on medical marijuana, recovery houses, sewage facilities plans, historic preservation, and graphic streetscape designs. She looks forward to 2017 projects such as comprehensive plans for New Britain Borough, Northampton Township, Warrington Township, and QAPC; special studies to be completed for Bristol Township, Penndel Borough, Morrisville Borough Downtown Study, Quakertown Parking Study; MEDI assistance to numerous municipalities; and finalizing the Richboro Village Master Plan.

Ms. Bush then focused on Trails, Greenways and Parks. She said that in 2016 with the enthusiastic support of the commissioners, there were design studies initiated for the Upper Bucks Rail Trail, Newtown Rail Trail and Neshaminy Creek Greenway. The Plumstead Township Master Trail Plan and Lower Neshaminy Creek Trail Feasibility Study were both completed and grant applications were submitted on behalf of Plumstead Township for completion of Gardenville Fields Park. She said that in 2017, focus will be given to securing funding for continuation of the Neshaminy Creek Trail, continuing work on trail studies (most recently Buckingham Township), along with assisting municipalities with grant applications and completing the Middle Neshaminy Creek Trail Feasibility Study. Mr. Nyman stated that there is a trail project within the East Rockhill School District that the township and school district have been trying to acquire funding for and was hoping the BCPC will be able to assist in this endeavor.

Ms. Bush highlighted the Farmland Preservation program. She stated that the Farmland Preservation Program preserved 11 farms in 2016 totaling 643 acres. The program received almost $3.4 million in state matched funds in addition to over $2.5 million in county funds which makes Bucks County the second highest amount in Pennsylvania. She stated that at the end of 2016, we have preserved a total of 197 farms totaling 15,943 acres. Ms. Bush stated that our goals for 2017
is to reach 17,000 acres. There is list of 34 farms wishing to be preserved and 11 new applications for 2017. Discussion followed on the minimum 50 acres allowed for the program and the Stone Farm in Middletown Township.

Ms. Bush spoke about the Open Space Program, which was a 10 year program that ends in 2017. She stated that a total of 21 percent of Bucks County has been preserved by all preservation programs, including county, state, conservancy, and private efforts.

Ms. Bush then talked about our Transportation branch of the BCPC. She said that we finalized the 2017 Transportation Improvement Program (TIP) list and the Cross Keys Transportation Study. We provided coordination on multiple projects that include: trails, bridges, SEPTA and with Philadelphia on the Roosevelt Boulevard TIGER project. We served on many committees and grant committees, wrote grant applications, prepared the transportation sections for municipal comprehensive plans and technical support for the Bristol Township Economic Study. Ms. Bush said that in 2017 we will continue all previously mentioned efforts and begin work on the 2019 TIP list.

Ms. Bush said that in 2016 we completed the Hazard Mitigation Plan and received PEMA approval. In 2017 we will complete municipal adoptions and track FEMA municipal approvals and planning implementation. We also organized and held 5 Household Hazardous Waste events and will do the same again for 2017. We have had no progress in the recycling of electronic waste, but will continue to lobby for change. We will continue working with the municipalities on their recycling grants and grant applications, and will also finalize and obtain DEP’s approval on the Bucks County Solid Waste Capacity Plan that must be completed every 10 years. Mr. Nyman suggested working with the Pennsylvania State Association of Township Supervisors (PSATS) to assist with the electronic waste recycling issue.

Ms. Bush let us know that she received a call from a reporter who was writing a story with the angle of low income housing being near landfills, a series on environmental injustice. She said she spoke to the reporter and hopefully made it clear that the county has nothing to do with the location of landfills, that it is a local zoning issue and business decision. She has not seen anything in the newspapers on this issue as of yet.

Ms. Bush spoke about the Economic Development activities of the BCPC carried out by Margie McKevitt. She said that in 2016 we closed on 13 loans that created 260 jobs and retained 281. She reminded us of the Sellersville Business Campus project and told us that there has been NPDES approvals for 2 lots, and that Park 10 (formerly Sellersville landfill) is currently undergoing a Phase I and II environmental assessment. In 2017, the loan program will hopefully close on 15 loans. There are also plans to host a seminar for brokers, engineers and lawyers in the first quarter and an additional loan program seminar for business owners in the second quarter with TEAM Bucks. We continue to work on the Cross Keys area, with expansion work within the PA Biotech Center Corridor in Buckingham Township.

Ms. Bush then spoke about the Workforce Development Board committees that were formed to accomplish the goals of the Commissioners, they are: Employer Engagement, Career Pathways and Services to Targeted Populations. The board educates employers, helps create pathways to gainful employment and sponsors CareerLink. Mr. Nyman asked if the board has connection with
the Bucks County Community College. Ms. Bush answered that is one of the goals of the Commissioners.

Ms. Bush mentioned the Pennsylvania Southeast Partnerships for Regional Economic Performance, (PREP), which is mainly a grant program with Berks, Chester and Delaware with our share of the grant being almost $49,000.

Ms. Bush brought up the well-attended first Bucks County Farm Summit held in March of 2016. Topics at the Summit included workforce development, locating and financing farmland, tax saving strategies, vehicle safety and farmland preservation. In 2017, the goal of the Commissioners is to have someone within the county assist farmers navigate their way through various building projects, permits and grant applications.

Ms. Bush then spoke about the growing importance of our Geographic Information Systems (GIS) department throughout 2016, and its role in just about every aspect of the BCPC and throughout the county, with data analysis, creation of the public interface and assistance to the municipalities. Looking into the summer of 2017, we are expecting Pictometry, who was contracted to provide new oblique aerial products to be used throughout the county. We will utilize these products to work with other county departments to create a mapping interface for our parks.

Ms. Bush told us about a report from ESRI that published the wealthiest zip codes in the PA/NJ/Delaware area using highest home value, household income and net worth. She said he top 3 were in the Main Line area Gladwyne, Villanova and Merion Station. However, 4 and 5 were in Bucks County - Washington Crossing (4) and Mechanicsville (5). Lumberville in Solebury Township was number 7. This is one example of the type of location-based information that is generated through GIS.

Ms. Bush then spoke about Housing and Community Development. She said the Housing Advisory Board Study and Report that the BCPC worked very closely with in 2016 will be released in the first quarter of 2017. We are looking forward to improved coordination of community investment through the Community Development Block Grant (CDBG) program in 2017.

Finally, Ms. Bush addressed the Public Information and Assistance given by the BCPC. She said that she is proud of the staff of the BCPC who, as it is part of the culture here, do an excellent job handling requests brought to them. Mr. Nyman stated culture like that comes from good leadership.

Ms. Bush then discussed the Hot Topics to prepare for in 2017, they are: AirBnBs, alternate energy, brew pubs, digital billboards, historic preservation, main street revitalizations, medical marijuana, pest monitoring (Lanternfly and Emerald Ash Borer), oil and gas drilling, pipeline, recovery houses, redevelopment, sustainable and connected communities, trails, Transit-Oriented Developments (TODs) and water quality. Ms. Bush questioned the board if there was anything else we should consider going forward. Mr. Dowling suggested driverless cars. Ms. Bush stated that PennDOT is working on that and she will try to have a presentation on that topic soon. Mr. Nyman suggested a necessity to keep focus on transportation.

The board thanked Ms. Bush for her presentation.
7. **ACT 247 REVIEWS**
   The reviews of January 4, 2017 were mailed to the board for their review prior to the meeting. Upon motion of Mr. Dowling, seconded by Ms. Pierce, the motion carried to approve the January 4, 2017 Act 247 reviews.

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

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

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

11. **ADJOURNMENT**
    Mr. Wydro adjourned the meeting at 2:55 PM and handed over the gavel to Mr. Stone. The board thanked Mr. Wydro for 2 years of excellent service.

    Submitted by:
    Debra Canale, Staff Secretary
Newtown Area Joint Zoning Council
The Newtown area jointure, composed of Newtown, Upper Makefield, and Wrightstown townships, continues its work, with a joint zoning ordinance. Our staff has worked with this group for many years. This year we will be updating the joint comprehensive plan and working on several ordinance issues, including medical marijuana.

Cross Keys Update
We are scheduling presentations in the four municipalities on the study we conducted. I am also meeting with various groups to promote the biotechnology corridor centered on the Biotechnology Center in Buckingham and the Doylestown Airport area.

Farm Summit Follow-up
One of the outcomes of last March’s Farm Summit was to explore ways in which the County could assist farmers in making their way through the approval process for improvement projects. We now have two projects that we are working on with two local farmers.

Morrisville Borough
We are working with Morrisville on several fronts. We want to use CDBG funds to demolish the school by Summerseat. The Pennsylvania Historical and Museum Commission says it is eligible for the national register of historic places, so we have a few more hoops. We are preparing for a town hall meeting with Morrisville.

Dublin Borough
We completed ordinance amendments for Dublin to implement their vision plan.

Presentation to the Zoning Officers of Bucks County
I made a presentation to the zoning officers association on zoning – specifically spot zoning and so-called “text” amendments. During that session, we discussed other hot topics, including medical marijuana. I almost always get questions about open space, which have to do with how safe and permanent the easements are on our preserved properties. I always assure them that the commissioners are fully behind keeping the easements intact and defending them. I told them about our farmland monitoring program.
BCPC Activity Report

Community Planning and Municipal Economic Development Initiative

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

We attended the Hilltown and Milford townships and New Britain Borough Planning Commission meetings and the Quakertown Area Planning Committee (QAPC) monthly meeting.

Preparing Plans – We met with the New Britain Borough Planning Commission to begin reviewing draft sections of the Borough’s Comprehensive Plan Update. The Borough’s Comprehensive Plan was last updated in 2007.

We attended the Dublin Borough Planning Commission meeting to address review letter recommendations from the borough’s engineer, planner, and solicitor regarding draft amendments to the zoning and subdivision and land development ordinances. Borough Council will be meeting in early February in anticipation of adopting the proposed amendments near the end of February.

Work continued on the Morrisville Borough MEDI project. Staff developed photo simulations of potential downtown improvements and designs, as well as concepts and designs for Williamson Park. A meeting was held to discuss a community outreach meeting with the borough that would get residents’ and public officials’ opinions and ideas on creating a shared vision for the community.

The staff is waiting for additional information from Quakertown Borough’s Economic Development Consultant in order to finalize revisions to the draft Quakertown Borough—Summary of Parking Inventory.

We prepared the QAPC’s 2016 Annual Report, which the Committee approved at their January 10, 2017 meeting. BCPC staff is also assisting the QAPC municipalities to update a regional transportation priorities list to discuss with representatives from the Pennsylvania Department of Transportation (PaDOT) at a meeting scheduled in March.

We started work on a revitalization study for Tullytown Borough. The new train station may spark redevelopment and bring new tax revenue to replace that to be lost by closure of the landfill.

In addition to special studies and plans, we continue to prepare, under contract, comprehensive plans for Northampton Township, Lower Makefield Township, Hilltown Township, and Warrington Township.

Providing Planning Information and Coordinating with other Agencies

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

**Act 247 and 537 Review Activity**
- 12 Subdivision and Land Development Proposal
- 0 Sketch Plans
- 13 Municipal Plans and Ordinances
- 3 Sewage Facility Planning Modules
- 1 Traffic Impact Studies

**Transportation and Trails**

*BCPC Transportation Planning staff* is responsible for working with PennDOT, DVRPC, SEPTA, TMA Bucks, and other groups to ensure that our transportation and funding needs are addressed. We participate in the development of the regional Transportation Improvement Program. This month, we participated in DVRPC’s Long Range Plan Subcommittee Meeting. We also coordinated with SEPTA regarding potential bus route modifications within the county. We attended the TMA Bucks Board Meeting, as well as reviewing the TMA’s proposed work program. We also provided project coordination for the Upper Bucks Rail Trail, the Newtown Rail Trail and the Neshaminy Greenway Trail.

**Geographic Information Systems (GIS)**

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

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

Updates of GIS data are always provided to our Consortium members when requested. County GIS is finalizing development of a GIS Open Data Portal web site that when completed members will be able to access their municipal data sets for both downloading and mapping. This month we provided updates to both Plumstead Township and Perkasie Borough.

The latest desktop versions, ArcGIS 10.5 and ArcGIS Pro, are still being tried and tested in several of our GIS user offices. In addition we have expanded our internal portal, Portal 10.4.1, with new functionality for increased spatial analysis and mapping capabilities. We have also added some new search functions and widgets to our Public GIS Viewer which are now available for use.

The Southeastern Pennsylvania Shared Services GIS project is a collaborative effort of the counties of Bucks, Berks, Chester, Delaware, Montgomery, and the City of Philadelphia. The group meets monthly and is currently utilizing a cloud hosted infrastructure that supports a centralized and shared regional GIS database. In addition the group has now signed and finalized an agreement to acquire aerial and oblique imagery from Pictometry. A 2017 spring flight is planned with delivery late in summer. The January meeting of the group has been rescheduled to February.

The Delaware Valley Regional Planning Commission recently contracted with Quantum Spatial, in a partnership with PECO, to acquire updated impervious surface data for Bucks, Chester, Delaware and Montgomery counties. As part of this agreement they will also be updating building footprints and roads. The building data will include building heights and number of floors. Delivery of these datasets is expected sometime next month.
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<th>Tax Parcel Number(s)</th>
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<td>SALDO Amendment: Code Adoption Ordinance</td>
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<tr>
<td>Wrightstown Township</td>
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<td>SALDO Amendment: Financial Security for Final Plan Approval</td>
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CONFIDENTIAL—NOT FOR RELEASE

February 1, 2017
BCPC #5-16-2

MEMORANDUM

TO: Bristol Township Council
   Bristol Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Medical Marijuana

Applicant: Township Council
Received: December 29, 2016
Hearing Date: Not set

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on February 1, 2017.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to establish new use classifications relating to medical marijuana dispensary use and medical marijuana grower/processor uses. The ordinance will provide new definitions and standards for the new uses.

Proposed Zoning Provisions:

Definitions for the following terms will be added to Section 205-11, Definitions:

- Department of Health
- Medical Marijuana
- Medical Marijuana Act
- Medical Marijuana Dispensary
- Medical Marijuana Grower/Processor
- Medical Marijuana Organization
- Permit

Two new uses will be added to the ordinance: D31 Medical Marijuana Dispensary and F13 Medical Marijuana Grower/Processor. Use D31 Medical Marijuana Dispensary will be permitted by conditional use in the C Commercial District. Use F13 Medical Marijuana Grower/Processor will be permitted by conditional use in the M-1 Light Manufacturing, M-2 Heavy Manufacturing, and P-I Planned Industrial districts.
The following use regulations will be added to Section 205-16 and will apply to both Medical Marijuana Dispensary and Medical Marijuana Grower/Processor uses:

- Shall provide proof of registration and maintain a valid up-to-date registration with the Pennsylvania Department of Health (DOH). If the state registration is denied or revoked, all Township permits also become void. Shall operate in compliance with all DOH regulations.
- Medical Marijuana Dispensary and Medical Marijuana Grower/Processor may not operate on the same site.
- Shall not be located on a parcel within 1,000 feet of a parcel containing a public, private, or parochial school, or a day-care center.
- Medical Marijuana Dispensary may only dispense medical marijuana in an indoor, enclosed and secure facility. Medical Marijuana Grower/Processor may only grow, store, harvest or process medical marijuana in an indoor, enclosed and secure facility.
- Shall submit proof to the township of a disposal plan approved by the Department of Health.
- No use of medical marijuana shall be permitted on the premises of a Medical Marijuana Dispensary or a Medical Marijuana Grower/Processor.
- Shall be no emission of dust, fumes, vapors, or odors which can be seen, smelled, or otherwise perceived from beyond the lot line for the property where a dispenser or grower/processor facility is located.
- No one under the age of 18 shall be permitted on the premises, unless accompanied by a caregiver.
- A security plan, in compliance with the Medical Marijuana Act and as supplemented by regulations promulgated by the Department of Health, shall be submitted to the township.

For Use D31 Medical Marijuana Dispensary, in addition to the above bulleted regulations, the hours of operation will be limited to not earlier than 7:00 a.m. and not later than 10:00 p.m.

For Use F13 Medical Marijuana Grower/Processor, in addition to the above bulleted regulations, the use must be located on a lot no smaller than that required in similar parcels in the zoning district.

Section 205-120, Standards for off-street parking according to use, shall be amended to include the following parking requirements:

- Medical Marijuana Dispensary – 1 space/200 square feet of gross floor area
- Medical Marijuana Grower/Processor – 1 space for each employee on the largest shift plus 1 space for each company vehicle normally stored on the premises plus 1 space for every 10 employees on the largest shift for visitor parking. Also, the land development plan must illustrate that there is sufficient area on-site to accommodate the parking requirement based on 1 space for every 500 square feet of gross floor area.

Existing Zoning Provisions: There are currently no definitions or any standards within the township’s zoning ordinance addressing medical marijuana dispensaries or growers/processors. Recent state legislation has legalized marijuana for medical purposes under certain conditions, and these are new uses not previously contemplated by the comprehensive plan or the township when drafting the zoning ordinance.
COMMENTS

The zoning provisions proposed should comply with the State’s Medical Marijuana Act as well as with the Pennsylvania Municipalities Planning Code. Therefore, we are relying on the township to ensure that the proposed regulations are consistent with these laws and any other applicable laws prior to enactment. Prior to adoption, we offer the following comments for consideration:

1. **Medical marijuana uses**—Chapter 8 Dispensaries, Section 802(a)(3) of the Medical Marijuana Act requires that a dispensary not be located within 1,000 feet of a property line of a public, private or parochial school or day-care center. The township has proposed the same 1,000-foot setback requirement for the grower/processor use. The township should verify the locations of all public, private and parochial schools, and day-care centers relative to the 1,000-foot setback in order to determine if there is adequate area zoned for both uses.

2. **Lot area for Medical Marijuana Grower/Processor**—Proposed Section 205-16.F.(13)(c) states that, “A Medical Marijuana Grower/Processor must be located on a lot no smaller than that required in similar parcels in the zoning district.” Use F13 Medical Marijuana Grower/Processor would be permitted by conditional use in the M-1, M-2, and P-I districts. For clarity, it is recommended that proposed Section 205-16.F.(13)(c) be revised to state that such use must adhere to the minimum lot area of the district in which such use is proposed.

3. **Table of Use Regulations**—Attachment 1 in the township zoning ordinance contains the Table of Use Regulations. Section 205-15 of the zoning ordinance indicates that the table is for reference purposes only and is not part of the ordinance regulations. However, if township officials adopt the proposed ordinance amendment, it is recommended that the Table of Uses be updated for consistency.

4. **Editorial**—The proposed amendment would add Use F13 Medical Marijuana Grower/Processor as Section 205-60.C.(4), to be permitted by conditional use in the M-2 Heavy Manufacturing District. However, since the ordinance already contains Section 205-60.C.(4), it is recommended that the amendment be revised to add Use F13 Medical Marijuana Grower/Processor as Section 205-60.C.(5), rather than 205-60.C.(4).

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:dc

cc: Randall C. Flager, Esq., Flager & Associates, P.C., Township Solicitor
William J. McCauley, III, Township Manager (via email)
Tom Scott, Township Zoning Officer (via email)
Colleen Costello, Township Department of Licenses and Inspections (via email)
MEMORANDUM

TO: Bristol Township Council
Bristol Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for Bristol Township School District
Administration and Operations Center
TMP #5-36-400
Applicant: Bristol Township School District
Owner: Same
Plan Dated: Not dated
Date Received: January 10, 2017

In accordance with the provisions of Sections 305 and 502 of the Pennsylvania Municipalities Planning Code, this proposal has been sent to the Bucks County Planning Commission for review. The professional staff prepared the following review, which was endorsed by the Bucks County Planning Commission at its meeting on February 1, 2017.

GENERAL INFORMATION

Proposed Action: Redevelop a portion of a 58.8-acre site into the school district’s administration and operations center. The site contains the existing Harry S. Truman High School and the former Clara Barton Elementary School. Proposed is the redevelopment of the former elementary school to house the school district administration building and a proposed 8,906-square-foot building to house the district’s support facility. The proposed administration building and support facility will be accessory to the existing educational use (high school) on the site. Much of the existing paving around the former elementary school will be removed or salvaged and replaced with new parking areas for staff, bus drivers, maintenance vehicles, and vans and buses. Excluding on-site parking for the existing high school, the proposed land development shows a total of 388 parking spaces (288 spaces for cars and 100 spaces for buses and vans.) Two new driveways, both accessing Green Lane, are proposed; and the existing driveways onto Blue Ridge Drive will be modified to one two-way driveway, identified as Blue Lake Road.

Location: The site is located along the western side of Green Lane and borders the Blue Ridge section of Levittown.
Zoning: R-3 Residence District permits Use B2 School by right on a minimum lot area of 5,000 square feet. Use G6 Nonresidential Accessory Building or Structure is not listed as a permitted use in the R-3 District.

Present Use: Institutional.

COMMENTS

1. **Accessory use**—While schools are a permitted use in the township’s R-3 district, Use G6 Nonresidential Accessory Building or Structure is not listed as a permitted use in this district. This issue should be resolved before any action is taken on the proposed land development.

2. **Requested waivers**—Notes on Plan Sheet 8 of 24 indicate that the applicant is requesting waivers from the following requirements of the Bristol Township Subdivision and Land Development Ordinance:

   - Section 400.E from the requirement to submit a preliminary plan
   - Section 509.K a partial waiver is requested from the requirement that all internal parking lots, separator islands, and aisles be defined with curb
   - Section 509.O a partial waiver is requested from the requirement that a 10-foot wide raised landscaped parking island be provided along every row of parking spaces
   - Section 509.Q a partial waiver is requested from the parking lot tree requirement
   - Section 519.1(C) a partial waiver is requested from the street tree requirement

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

   Regarding the requested waivers from the landscaping requirements, remarks on Plan Sheet 16 of 24 reference an attached waiver request letter. The plan submission to our office did not include the referenced letter.

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

4. **Parking**

   a. **Location along access drives**—The plan shows 29 parking spaces located directly along the proposed driveways accessing Green Lane (20 spaces along the southeastern driveway and 9 spaces along the northwestern driveway.) We note that this layout poses safety concerns over potential conflicts between vehicles traveling along the driveways and vehicles attempting to maneuver into or out of the parking spaces. This becomes a greater safety concern with larger vehicles, such as buses, using the
driveways to enter and exit the parking area. It is recommended that the plan be revised to relocate these parking spaces to eliminate potential conflicts.

b. **Parking distance from building**—Section 177-41.F of the subdivision and land development ordinance requires a minimum distance of 15 feet of open space between the curbline of any uncovered parking area and the outside wall of the nearest building. The plan shows parking as close as 4 feet from the building.

5. **Orientation of ballfield**—The proposed varsity baseball field will be oriented to the north from home plate to second base. To minimize glare to players, a NCAA standard for baseball field layout is to have an east-northeast orientation from home plate to second base. We recommend that, if possible, the field orientation be turned to provide a safer layout.

6. **Transportation impact study**—Section 177-57.C.(1)(d) of the subdivision and land development ordinance requires a transportation impact study for institutional and/or office developments consisting of 25,000 square feet or more of floor area. The proposed support facility building is only 8,906 square feet; however, the existing building, which is proposed to house a new use, contains 62,687 square feet (according to the parking requirements/tabulation on Plan Sheet 7 of 24.) Township officials should determine if a transportation impact study would be required for this development.

7. **Buffer yards**—According to the Zoning Data chart listed on several plan sheets (Plan Sheets 6, 7, and 8 of 24), the proposed school district administration offices and support uses are accessory uses to the existing high school, which is the primary use on the site. As schools are considered institutional land uses, a Class B buffer having a width of 25 feet is required adjacent to residential uses, and a Class C buffer having a width of 30 feet is required adjacent to industrial uses. The Landscape Plan (Plan Sheet 16 of 24) shows a Class B buffer of 25 feet adjacent to residential uses and a Class A buffer yard of 15 feet along the northern property line bordering an industrial use. Also, the plan notes that, “Existing vegetation visually satisfies buffer yard screening; no landscaping proposed.” The plan should be revised to comply with the required buffer yard width of 30 feet adjacent to the industrial use located north of the site. Also, township officials should determine if existing vegetation satisfies the buffer yard screening requirements, and if not, additional buffer plantings should be provided.

In addition, information provided within the Zoning Data chart on Plan Sheets 6, 7, and 8 of 24, indicates a 15-foot buffer width for a Type C buffer. The plan should be revised to correctly list a buffer width of 30 feet for a Class C buffer.

8. **Porous paving**—Given the extent of asphalt paving proposed for the site, the applicant should investigate the possibility of utilizing porous pavement for the parking lots. If feasible, the use of porous paving would reduce the amount of stormwater runoff from the site.

9. **Stormwater management**—The plan indicates that an underground stormwater basin is to be located under part of the bus parking lot. Maintenance is extremely important to the proper functioning of underground basins and tanks. Therefore, we recommend that the township require the applicant to submit a detailed plan outlining specific tasks for proper long- and short-term maintenance, as well as the manufacturer’s recommendations regarding maintenance. Also, information on the projected life span of the facilities, as well as projected
wear-down time of basin components should be provided to the township. It is also recommended that frequent observation of the facilities occur to avoid problems with standing water in the event an obstruction occurs within the tank or outlet.

10. **Fire lanes**—Section 177-55.M of the subdivision and land development ordinance requires that for nonresidential developments, fire lanes shall be established as required by the Fire Prevention Board, pursuant to the provision of the Fire Prevention Code. The plan does not identify any proposed fire lanes. The governing body, along with the township fire marshal, should ensure this issue is adequately addressed.

11. **Tree protection**—Plan Sheet 16 of 24 shows temporary tree protection fencing to be located in various areas of the site. It is recommended that tree protection fencing be located along all existing and proposed tree lines where to ensure maximum protection of the trees to remain.

12. **Required information**—The plan should be revised to provide the following required information for land development in accordance with Section 177-91 of the subdivision and land development ordinance:

   177-91.B.(5) a brief description of the proposal
   177-91.D.(16) transportation impact study (if required by township officials, see Comment #6)
   177-91.D.(17) tree protection zone and location of proposed protection fencing and/or retaining walls around trees (see Comment #9)

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 the 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 Council’s decisions regarding this matter.

LMW:dc

cc: Bristol Township School District
    Glenn Harris, RLA, Renew Design Group
    William McCauley, Bristol Township Managing Director (via email)
    Colleen Costello, Bristol Township Department of Licenses and Inspections (via email)
    Thomas Scott, Bristol Township Zoning Officer (via email)
MEMORANDUM

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

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development—School District Storage Building
          TMP #12-9-214
          Applicant: Pennridge School District
          Owner: Same
          Plan Dated: January 6, 2017
          Date Received: January 13, 2017

In accordance with the provisions of Sections 305 and 502 of the Pennsylvania Municipalities Planning Code, this proposal has been sent to the Bucks County Planning Commission for review. The professional staff prepared the following review, which was endorsed by the Bucks County Planning Commission at its meeting on February 1, 2017.

GENERAL INFORMATION

Proposal: Construct a 2,400-square-foot storage building adjacent to the Pennridge School District’s transportation center building located on a 137.77 (net) acre site. Public water and sewer serve the existing high school and middle school campus and transportation center.

Location: Northwest side of North 5th Street, adjacent to its intersection with Blooming Glen Road.

Zoning: The C-E Cultural-Educational District permits school uses with a minimum lot area and lot width of 2 acres and 150 feet, respectively.

Present Use: Institutional (school facilities)

COMMENTS

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

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

This review will be included in the Bucks County Planning Commission board materials for the February 1, 2017 meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

DAS:dc

cc: Mr. Sean Daubert, Business Administrator, Pennridge School District
    Justin Q. Massie, P.E., Terraform Engineering, LLC
    Steve Baluh, P.E., C. Robert Wynn Associates, Inc., Township Engineer
    Marianne Morano, Township Manager (via email)
MEMORANDUM

TO: Langhorne Borough Council
   Langhorne Borough Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Medical Marijuana
Applicant: Langhorne Borough Council
Received: December 21, 2016
Hearing Date: February 8, 2017

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on February 1, 2017.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to include definitions and standards for Medical Marijuana Academic Clinical Research Centers, Medical Marijuana Growing/Processing Facilities, Medical Marijuana Transport Vehicle Offices, and Medical Marijuana Dispensaries within the PS Professional Service District, C Commercial District, and LI Light Industrial District.

Proposed Zoning Ordinance Provisions:

Section 201, Definitions is amended to add definitions for:

- Academic clinical research center
- Caregiver
- Certified medical use
- Clinical registrant
- Dispensary
- Form of medical marijuana
- Grower/processor
- Identification card
- Medical marijuana
• Medical marijuana organization or facility
• Medical marijuana delivery vehicle office
• Registry

Section 404, Table of Land Use Regulations is to be amended to permit the following new uses by special exception (S) in the PS Professional Service District and (C) C Commercial District and by conditional use approval in the LI Light Industrial District:

<table>
<thead>
<tr>
<th>Use Description</th>
<th>R-1</th>
<th>R-2</th>
<th>PS</th>
<th>C</th>
<th>C-1</th>
<th>LI</th>
<th>RC</th>
<th>OR</th>
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</thead>
<tbody>
<tr>
<td>C12 Academic Clinical Research Centers</td>
<td>N</td>
<td>N</td>
<td>S</td>
<td>S</td>
<td>N</td>
<td>C</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>C13 Medical Marijuana Grower/Processor</td>
<td>N</td>
<td>N</td>
<td>S</td>
<td>S</td>
<td>N</td>
<td>C</td>
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<tr>
<td>C14 Medical Marijuana Transport Vehicle Service</td>
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<td>N</td>
<td>S</td>
<td>S</td>
<td>N</td>
<td>C</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>C15 Medical Marijuana Dispensary</td>
<td>N</td>
<td>N</td>
<td>S</td>
<td>S</td>
<td>N</td>
<td>C</td>
<td>N</td>
<td>N</td>
</tr>
</tbody>
</table>

Section 405, Use Regulations, is to be amended to add the new uses. Use regulations for each include standards for parking, security, lighting, buffering, circulation, and requirements for insurance liability.

Use C13 Medical Marijuana Grower/Processor includes requirements for the following:

• Building floor area is limited to 20,000 square feet.
• A Medical Marijuana Grower/Processor may not locate within 1,000 feet of the property line of a public, private or parochial school, nursery or day-care center.

Use C14 Medical Marijuana Transport Vehicle Service requires a traffic impact study to be submitted.

Use C15 Medical Marijuana Dispensary includes requirements for the following:

• A medical marijuana dispensary may not operate on the same site as a facility used for growing and processing medical marijuana.
• Permitted hours of operation of a dispensary shall be 8 am to 8 pm of the same calendar day.
• A medical marijuana dispensary shall be a maximum of 3,000 gross square feet.
• No drive-thru service, outdoor seating area, outdoor vending machines, administering or consumption of medical marijuana on the premises, or direct or home delivery service is permitted.
• A Medical Marijuana Dispensary may not be located within 1,000 feet of the property line of a public, private or parochial school or a day-care center.
• A Medical Marijuana Dispensary shall be a minimum of 1,000 feet from the next nearest medical marijuana facility.

Existing Zoning Provisions: There are currently no definitions or any standards within the borough’s zoning ordinance addressing medical marijuana dispensaries or growers/processors. Recent state legislation has legalized marijuana for medical purposes under certain conditions, and this is a new use not previously contemplated by the comprehensive plan or the borough when drafting the zoning ordinance.
COMMENTS

The zoning provisions proposed will be required to comply with the State’s Medical Marijuana Act as well as with the Pennsylvania Municipalities Planning Code. Therefore, we are relying on the borough to ensure that the proposed regulations are consistent with these laws and any other applicable laws prior to enactment. We offer the following comments for borough officials to consider:

1. **Medical marijuana uses**—Section 802(a)(3) of the Medical Marijuana Act requires that a Medical Marijuana Dispensary be not be located within 1,000 feet of a property line of a public, private or parochial school or day care center. Section 405.C15.i of the amendment proposes to require a 1,000-foot setback between these uses and a Medical Marijuana Dispensary. Section 405.C13.f of the proposed amendment requires a 1,000-foot setback between these uses (including “nurseries”) and a Medical Marijuana Grower/Processor.

   In addition, in Section 405.C15.j of the proposed amendment, a 1,000-foot separation distance is required between dispensaries and the nearest medical marijuana facility, but the distance does not apply between a grower/processor or academic clinical research center and the specific dispensary they serve, or with which they partner.

   Borough officials should ensure that the setback and separation requirements proposed by the amendment will not preclude such uses from locating in Langhorne Borough.

2. **Prohibitions/restrictions**—Section 2017(1) of the Medical Marijuana Act states that a grower/processor shall meet the same municipal zoning and land use requirements as other manufacturing, processing, and production facilities that are located in the same zoning district. Section 2017(2) states that a dispensary shall meet the same municipal zoning and land use requirements as other commercial facilities that are located in the same zoning district. As the Act is written, it is unclear if a zoning ordinance can impose restrictions and prohibitions on a medical marijuana dispensary or grower/processor that are not already imposed on any other commercial or manufacturing, processing, and production facility uses in the same zoning districts.

   For instance, Section 405.C15.g (Medical Marijuana Dispensary) prohibits vending machines, drive-thru services, outdoor seating areas, outdoor vending machines, and home or direct delivery services. Section 405.C15.e limits the hours of operation to 8 am to 8 pm. Section 405.C15.f limits Medical Marijuana Dispensaries to a maximum of 3,000 gross square feet. However, such requirements are not placed on other commercial uses that are permitted in the same zoning districts.

   In addition, the amendment requires each use to provide yearly proof of liability insurance, which is required for no other commercial or manufacturing, processing, and production facility that is permitted by the zoning ordinance.

   The Pennsylvania Health Department has developed temporary regulations that provide some guidance for these facilities. The borough solicitor should closely evaluate the proposed amendment in light of current and future Medical Marijuana Act regulations, and determine if additional restrictions or prohibitions can be imposed that are not imposed for other similar uses in the same districts.
3. **Special Exceptions and Conditional Uses**—The proposed ordinance would give authority to the Zoning Hearing Board for approval of these uses in two zoning districts, but gives Board Council authority to approve the same uses in the LI District. This could conceivably lead to facilities being permitted under different standards. The Zoning Hearing Board may choose to impose different conditions than Borough Council does for the same use. While it is unlikely that the borough will receive multiple applications, the ordinance does allow for different treatment by two different boards.

4. **Buffer planting**—The proposed uses require a buffer planting where the use adjoins a residential use or district. The proposed ordinance amendment should refer to Section 617 of the zoning ordinance and Section 726 of the subdivision and land development ordinance to ensure the buffer plantings meet the minimum requirements of the ordinance.

5. **Editorial**—Section 405.C15.f limits Medical Marijuana Dispensaries to “a maximum of 3,000 gross square feet, of which no more than 500 square feet a minimum of twenty-five (25) percent of the gross floor area.” This provision appears to be missing a phrase or wording.

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.

MAR:dc

cc: C. Anne Porter. Esq., Borough Solicitor
    Scott Mitchell, Borough Manager (via email)
MEMORANDUM

TO: Langhorne Borough Council
   Langhorne Borough Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Wireless Telecommunications Towers and Antennas

Applicant: Borough Council
Received: December 21, 2016
Hearing Date: February 8, 2017

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on February 1, 2017.

GENERAL INFORMATION

Proposed Action: Amend the borough zoning ordinance to provide new definitions and standards for uses H6A Transmission Tower and H6B Transmission Structure which will replace use H6 Transmission Tower.

Proposed Zoning Provisions: Amend the borough zoning ordinance Section 201, Definitions, to add the terms Alternative Tower Structure, Backhaul Network, FAA, FCC, Height, Preexisting Towers and Preexisting Antennas, Tower, and Telecommunications Overlay District (TO). Section 405 to add new uses, Use H6A Transmission Tower and H6B Transmission Structure. A Telecommunications Overlay District comprising borough and state land and rights-of-way is to be established. General requirements include aesthetics, safety standards, review procedures conditional use standards, separation distances, and equipment storage are provided. Regulations for height, setbacks, fencing, landscaping are provided for towers.

Use H6A Transmission Tower will be permitted by right in the LI district. Use H6B Transmission structure will be permitted in every district as a conditional use.
Existing Zoning Provisions: The ordinances permits the following uses:

H5 Transmission facilities—Telephone, telegraph radio, television, cellular telephone, cable, or similar communication carrier operating any aspect of its business. Use H5 Transmission facilities are permitted by right in the LI district.

H6 Transmission—Tower, Transformer, radar, reception, transmission and conveyance towers dishes or similar structures used in the reception, communication or projection of signals. Use H6 Transmission tower is permitted by right in LI district.

COMMENTS

We recommend the borough and solicitor review the comments below which deal mostly with ordinance structure, organization, and references. We assume that the Borough solicitor has checked the proposed ordinance for compatibility with various federal laws that regulate telecommunications facilities.

1. Proposed Use and Definitions —Section 404 would be amended to include two new uses: H6A (Transmission Towers) and H6B (Transmission Structures); however, Section 404 then combines “Transmission Towers and Transmission Structures” as a single use. The ordinance would be clearer if all terms were defined and if the H6A and H6B designations were carried through the rest of the proposed ordinance. The current ordinance contains the use H6, which we assume will be deleted and replaced by H6A and H6B.

The terms “tower” and “antenna” are used throughout the proposed amendment but the actual uses H6A Transmission Tower and H6B Transmission structure are not. A definition of the term “tower” is provided but “antenna” and “structure” is not.

The proposal contains standards for equipment storage but it is not clear if storage is part of Use H6A or H6B. Wireless telecommunication facilities generally comprise several elements, an antenna, a structure upon which the antenna is placed such as a tower or building, and the base station equipment containing computer switching equipment to transmit calls to the local land lines.

2. Tower on leased land—Section H6d, Conditional use, establishes the Telecommunication Overlay District (TO), which includes all lands owned or leased by the borough or in the right-of-way of state roads. The tower lease should be consistent with the terms of the lease on the land to be used.

3. Overlay district—There is an inconsistency in the proposed ordinance with regard to the Telecommunications Overlay district and how this works. The initial part of the proposed ordinance (Section 404) allows towers as permitted uses in the LI district. There are no towers allowed by conditional use in this list of districts, only “telecommunication structures” require conditional use approval. But when we get to the TO Overlay, towers and antennas are required to get conditional use approval in the proposed Telecommunications Overlay District. The overlay district also conflicts with the use regulations in the case of borough land which may be in any district. In particular, a tower would be permitted by right on municipal land zoned Industrial but as a conditional use in the TO. Similar confusion is created by proposed Section 4.d. which requires a “conditional use exception for the construction of a
tower or the placement of an antenna in all zoning districts.” We think that better clarity of
the different uses (tower, antenna, structure), and the districts in which they are permitted, and
the way in which they are permitted (right, special exception, condition use, building permit)
is required.

The term conditional use exception is used in the proposal, which is not a term that appears in the
Municipalities Planning Code. It should be either conditional use or special exception, depending
on the approach proposed by Borough Council for the review and approval.

4. Section references
   a. In the beginning of the ordinance, Use H6, a.1., there is a reference to “Sections 3(b)
      through (d)” but these were not found in the proposed ordinance.

   b. In Section H6.c.2 through 4, Administrative review, the proposed amendment refers
to Zoning Hearing Board reduction of setback requirements in Section 7(b)(4) and
separation distances in Section 7(b)(5). However, Section 7 does not exist within the
proposed amendment. It also does not appear that this provision applies at all because
use H6A and H6B are allowed by right and by conditional use, not by the Zoning
Hearing Board. Section H6.f. appears to be the correct reference for Setback
requirements. Section H6.g appears to be the correct reference for separation
standards.
   c. In H.6.c.3., Administrative Review, there is a reference requiring the proposed use to
comply with “Sections 4 and 7c of this ordinance.” There is no Section 7.

5. Other legally-placed antenna—Section H6.h.2 of the proposed amendment contains
standards for equipment storage for All Other Legally-Placed Antennas. The term “Other
Legally-Placed Antenna” is not explained. We recommend that the term be clarified.

6. Public Notice Requirements—Proposed Section b.8. states that Public Notice shall follow
the “dictates of the Zoning Code.” We would recommend that the Municipalities Planning
Code requirements for public notice be followed, since this is the law that governs public
notice requirements for land use approvals.

7. Signs—Section H.6.b.9, Signs, of the proposed amendment prohibits signs on an antenna or
tower. Some municipalities allow a sign that indicates the owner of the tower or antenna and
what group to contact in case of emergency.

8. Inspection—Section H6.b.5, Building Codes: Safety Standards, of the proposed amendment
requires that all towers meet applicable state or local building codes and applicable Electronic
Industries Association standards. In addition to the proposed standards, we recommend that
antenna as well as towers be constructed and maintained in accordance with the
ANSI/TIA/222, as amended, Structural Standards for Steel Antenna Towers and Antenna
Supporting Structures.

    We also note that the ANSI standards require that wireless facilities be inspected at specific
    intervals and after every severe wind or ice storm or other extreme loading conditions. The
    borough may want to consider this.

CONFIDENTIAL—NOT FOR RELEASE
9. **Editorial comments**— We found several places where references were unclear or incorrect, so we would recommend that the borough review the ordinance to make sure that references and section numbers appear in the intended way.

- Section H6.g.3 Separation Table 1 contains the phrase “Existing multifamily resident units greater than duplex units” as an Off-site Use/Designated Area. This phrase is not clear.
- Section H6.g Table 2 the term *Lattice* should be spelled Lattice.

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

DCZ:dc

cc: C. Anne Porter, Esq., Municipal Solicitor
    Scott Mitchell, Municipal Manager (via email)
MEMORANDUM

TO: Langhorne Borough Council
    Langhorne Borough Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Portable Storage Containers

Applicant: Borough Council

Received: December 21, 2016

Hearing Date: February 8, 2017

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on February 1, 2017.

GENERAL INFORMATION

Proposed Action: Amend Section 201, Definitions, Section 404, Table of Land Use Regulations, and Section 405, Land Use Requirements, by adding a new Use I18 and regulations for Portable Storage Containers (PSC Unit or PSCs).

Proposed Zoning Provisions: A Portable Storage Container would be defined as any container, storage unit, shed-like container or other portable structure used for the storage of personal property of any kind and which is located for such purpose on residential property for the purpose of storing and/or moving household materials.

Use I18 Portable Storage Container would be permitted in the R-1 and R-2 Residential zoning districts and the PS Professional Service zoning district in accordance with the following provisions:

- PSC units must be registered with the Borough Manager with the location and date of the proposed placement.
- PSC units may remain in place a maximum of 30 days from the date of placement, unless a written extension request is submitted to, and approved by, Borough Council.
- PSCs shall be used for storage of household items relating to the premises on which the unit is located only. Storage of any commercial or business-related items or any hazardous materials including flammable and biohazard substances shall not be permitted or stored in the containers.
PSC units must be placed on paved off-street surfaces and shall not be located in any setback areas, required open space, landscaped area, on any sidewalk or trail, or in any location that blocks or interferes with any vehicular and/or pedestrian circulation. Applicable building and fire code regulations must be met for safe ingress and egress to dwellings, access to utility shut-off valves, and for fire protection.

No more than one PSC unit may be placed on any residential property at one time and no such unit shall exceed a maximum size of 8 feet by 8 feet by 16 feet (124 square feet).

All PSC units shall be in a condition free from rust, peeling paint, and other forms of deterioration. The PCS unit shall be maintained so that it is rodent, vermin, and insect-free.

Advertising. The PSC unit may not contain advertising beyond the identification of the company name and phone number of the company which placed the container on the property.

Existing Zoning Provisions: Portable Storage Container use is not provided for in the zoning ordinance.

**COMMENTS**

We recognize that the proposal is consistent with the applicable comprehensive plan and the municipal ordinances; however, the commission recommends that the borough not adopt the proposal until the following concerns have been addressed:

- **Yard setback**—Section 405.118.e.2 of the proposed amendment indicates that PSC units are required to be placed on paved off-street surfaces, and are not allowed to be located in any setback areas. We recommend that the amendment indicate if the yard setbacks for a PSC unit is based on the setback required for a principal or accessory building. We note that Section 520 of the zoning ordinance allows a reduction in the side and rear yard setbacks for accessory structures. The reduced setback of not less than 6 feet seems reasonable for the proposed PSC because a unit would most likely need to be situated on a paved portion of a driveway leading to a garage or on-site parking area.

Section 507 of the zoning ordinance permits necessary drives and walks within the required front yard. Therefore, it appears the proposed provisions could make it difficult for a homeowner to locate a PSC unit conveniently for pick-up and transport. Since a PSC is intended to be placed temporarily (30 days or less), it may be beneficial to permit a unit on a portion of the driveway within the required front yard as long as compliance with other provisions such as vehicular and/or pedestrian circulation requirements are met.

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

CIG:de

cc: C. Anne Porter, Esq., Borough Solicitor
Scott Mitchell, Borough Manager (via email)
MEMORANDUM

TO: Langhorne Borough Council
Langhorne Borough Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Care Facilities
Applicant: Langhorne Borough Council
Received: December 21, 2016
Hearing Date: February 8, 2017

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on February 1, 2017.

GENERAL INFORMATION

Requested/Proposed Action: Amend Article 200, Section 201 of the zoning ordinance to add a definition for Care Facility, Recovery House. Amend the definitions of Care Facility, Family and Family found in Article 200, Section. Amend Article 200, Section 201 Amend Article 400, Section 404 to add B15 Care Facility, Recovery House to the Table of Land Use Regulations. Amend Article 400, Section 405 to add use regulations for B15 Care Facility, Recovery House.

Proposed Zoning Provisions: Article 200, Section 201 of the zoning ordinance would be amended by adding a definition for Care Facility, Recovery House as follows:

Care Facility, Recovery House - A facility which provides residential service in a private residence to five (5) or fewer individuals not related to the resident household or the property owner. The resident shall be in early recovery from addiction and in need of supportive services, included but not limited to, assistance in finding and maintaining employment; assistance in securing and maintaining medical and mental health treatment; assistance in maintaining addiction support services such as attendance at 12-step meetings, outpatient services at recovery facilities, or other services required under an EAP plan or probation/parole plan; support with living in a recovery community such as house meetings and individual counseling; or, otherwise in need of periodic adult supervision and provided service in accordance with their individual needs. Included are recovery houses, sober houses, recovery homes, recovery residences, clean-and-sober housing,
Oxford Houses, three-quarter houses or other legally incorporated entities providing transitional living situations between residential treatment (or other institutional settings) and independent living in the community.

The definition of Care Facility, Family found in Article 200, Section 201 would be revised to add “or the property owner” to the end of the definition’s first sentence as follows:

Care Facility, Family – A facility which provides residential service in a private residence to five (5) or fewer individuals not related to the resident household or the property owner. The resident shall be mentally ill, mentally retarded, handicapped, developmentally disabled, or otherwise in need of constant adult supervision and provided service in accordance with their individual needs. Included are foster or boarding houses for children, group homes and half-way houses.

The definition of Family would be revised by adding “intending to live together for a significant period (in excess of six (6) months)” to the first sentence of the definition as follows:

Family – One or more persons related by blood, marriage, foster relationship or adoption, or not more than three (3) unrelated persons occupying one dwelling unit, intending to live together for a significant period (in excess of six (6) months and maintaining a common household with single cooking facilities, and in addition, domestic servants or gratuitous temporary guests. A roomer, boarder or lodger shall not be considered a member of the family.

Article 400, Section 404 of the zoning ordinance would be amended by adding the new use B15 Care Facility, Recovery House to the Table of Land Use Regulations and would be permitted by special exception in the R-1 and R-2 zoning districts. Article 400, Section 405 would be amended to add use regulations for B15 Care Facility, Recovery House as follows:

- The lot shall have a minimum of 10,000 square feet.
- No more than two persons shall share a single bedroom.
- The residents shall be under periodic supervision by an adult supervisor or property owner.
- The facility shall house no more than six (6) persons, unrelated to the property owner.
- The premises shall be open to annual inspection by the Fire Marshall, Building Inspector, and Zoning Officer for compliance with federal, state, county, Borough and UCC regulations, codes, laws, safety and building standards.
- The exterior of the premises shall be kept in good condition, free of trash and debris.
- Fire detection devices approved by the Underwriters Laboratories which signal the existence of smoke or heat shall be installed in all sleeping areas, kitchens, areas where indoor smoking is permitted or common, stairwells, and near heating equipment and flammable liquids storage areas. Carbon dioxide detectors shall be installed on each floor. The signals shall be loud enough to awaken sleeping guests.
- The facilities more than two stories in height shall have an emergency fire escape constructed of non-flammable materials and conform to all federal, state, county and municipal codes and regulations, including the requirements of the United States Fire Administration (USFA). The fire escape shall not be located on the front of the building. If on the side, the fire escape shall
be shielded from view from the street with materials that blend with the materials of the house. In the Historic District, the Historic and Architectural Review Board shall review and approve the proposed placement and design of fire escapes.

- To be advertised, marketed or held out as a recovery house or sober living house, rules and procedures in substantial compliance with the stricter of the current recommendations of the Certified Drug and Alcohol Recovery Housing Task Force or Bucks County Recovery Housing Association.

- Parking: One (1) off-street parking space per resident.

Existing Zoning Provisions: The existing zoning ordinance does not provide for the Care Facility, Recovery House use.

COMMENTS

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

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

We recognize that the proposal is consistent with the applicable comprehensive plan and the municipal ordinances; however, we recommend that the following concerns be addressed:

1. **Reference to Fair Housing Act**—With respect to the definitions and use regulations for Care Facility, Family and Care Facility, Group we recommend that a community not regulate housing or living arrangements for people with disabilities, or protected classes, any differently than that required for other housing. This stems from our understanding and concerns about imposing more strict regulations on the protected classes defined by the Fair Housing Act.

2. **Care Facility, Recovery House**—The proposed Use B15, Care Facility, Recovery House is to be permitted by special exception in the R-1 and R-2 districts. The Pennsylvania legislature is considering three bills to require certification of recovery house and establish state requirements for the use. We recommend that the borough be aware of the progress of the bills and consider amending the zoning ordinance to be consistent with any standards from any pertinent future legislation.

We recommend that a reference be made to the Fair Housing Act. The following sentence could be added to the end of the proposed definition:

“A Care Facility, Recovery House does not include roomers, boarders, lodgers, or members of a family (except those protected as suffering from a “handicap” under the provisions of Sections 3602(h) and 3604 of the Fair Housing Act), or any use otherwise defined, described or regulated in the ordinance.”
3. **Number of individuals**—There is an inconsistency between the definition and use regulations for Care Facility, Recovery House with respect to the number of individuals permitted. The definition allows for five (5) or fewer individuals not related to the resident household or property owner, while the B15 use regulations permit no more than six (6) persons, unrelated to the property owner. If the borough decides to use a specific number of people as a threshold, we recommend that this inconsistency be resolved prior to adoption of the proposed amendment.

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

MMW:dc

cc: C. Anne Porter, Esq., Borough Solicitor
Scott Mitchell, Borough Manager (via email)
MEMORANDUM

TO: Middletown Township Board of Supervisors
Middletown Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Medical Marijuana Regulations
Applicant: Board of Supervisors
Received: January 5, 2017
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 its meeting on February 1, 2017.

GENERAL INFORMATION

Proposed Action: Amend Chapter 500, Zoning, by establishing definitions, use regulations within the Commercial and M-1 Light Manufacturing zoning districts, off-street parking and loading requirements for Medical Marijuana Dispensary and Medical Marijuana Grower/Processor uses.

Proposed Zoning Provisions: Section 500-202. Specific terms, provides definitions for Department of Health, Medical Marijuana Act, Medical Marijuana Dispensary, and Medical Marijuana Grower/Processor. Section 500-1502. Use regulations. Subsection T, permits a Medical Marijuana Dispensary when authorized by the Board of Supervisors by conditional use within the Commercial District. Section 500-1902. Use regulations. Subsection A.32, permits a Medical Marijuana Grower/Processor by conditional use in the Light Manufacturing District.

A Medical Marijuana Dispensary and Medical Marijuana Grower/Processor uses are subject to the following provisions:

- Proof of current registration and complete compliance with all Department of Health regulations relating to such facilities is required;
- A Medical Marijuana Dispensary may not operate on the same lot or site as a facility used for growing and/or processing medical marijuana, nor may a Medical Marijuana...
Grower/Processor operate on the same lot or site as a facility used for dispensing medical marijuana.

- Facilities may not be located within 1,000 feet of a residentially zoned lot or a lot containing a public, private or parochial school, day-care center, place of worship, public park, library and/or community center;
- Facilities cannot be located within 2,000 feet of a licensed residential substance abuse diagnostic and treatment facility and/or any other licensed drug or alcohol rehabilitation facility;
- Facilities must operate entirely within an indoor, enclosed, and secure facility and no use of medical marijuana shall be permitted on the premises;
- No one under the age of eighteen (18) shall be permitted in a Medical Marijuana Growing/Processing or Medical Marijuana Dispensary, unless accompanied by a caregiver as required under Section 506 of the Medical Marijuana Act;
- Hours of operation shall not be earlier than 7 am and shall not be later than 10 pm;
- No exterior sales or sidewalk displays shall be permitted, and drive-thru services and outdoor seating areas are prohibited;
- There shall be no emission of dust, fumes, vapors and/or odors that can be seen, smelled, or otherwise perceived from beyond the lot line for the property where a facility is located;
- The secured storage area for medical marijuana at a Medical Marijuana Dispensary shall not exceed one third (1/3) of the total gross floor area;
- The total maximum floor area of a Medical Marijuana Grower/Processor shall not exceed 8,400 square feet, and any building used for Medical Marijuana Growing/Processing shall be completely surrounded by an 8-foot high chain link fence, or any other type of open link fencing that allows the building to be seen from outside the fence;
- No outdoor storage is permitted, and a refuse disposal plan and a security plan is required to be submitted to the township for approval;
- The operator of a facility is required to provide the township copies of all reports to be submitted to the Department of Health pursuant to the Medical Marijuana Act and the regulations promulgated by the Department of Health pertaining to the security and control of the facility and pertaining to the building and structures associated with the dispensary.

Off-street parking and loading facilities in accordance with the following provisions are required:

- A Medical Marijuana Dispensary shall have at least one off-street parking space for each 125 square feet of total floor area used or intended to be used for service to the public as customers, patrons and clients, plus at least one (1) off-street parking space for each employee of such establishments.
- Medical Marijuana Grower/Processors, and all other structures devoted to similar mercantile or industrial pursuits, shall provide at least one off-street parking space for every two employees.
- Off-street loading for Medical Marijuana Grower/Processor or Medical Marijuana Dispensary shall be provided with at least one (1) off-street loading berth where the gross floor area is 25,000 square feet or more.

Existing Zoning Provisions: There are no provisions regarding a Medical Marijuana Dispensary or a Medical Marijuana Grower/Processor.
COMMENTS

The zoning provisions proposed will be required to comply with the State's Medical Marijuana Act as well as with the Pennsylvania Municipalities Planning Code. Therefore, we are relying on the township to ensure that the proposed regulations are consistent with these laws and any other applicable laws prior to enactment. We offer the following comments for township officials to consider:

1. **Prohibitions/restrictions**—Section 2017(1) of the Medical Marijuana Act states that the grower/processor shall meet the same municipal zoning and land use requirements as other manufacturing, processing, and production facilities that are located in the same zoning district. Section 2017(2) states that a dispensary shall meet the same municipal zoning and land use requirements as other commercial facilities that are located in the same zoning district. As the Act is written, it is unclear if a zoning ordinance can impose restrictions and prohibitions on a medical marijuana dispensary or grower/processor that are not already imposed on any other commercial or manufacturing, processing, and production facility uses in the same zoning districts.

For instance, the Act requires both dispensaries and grower/processors to operate within an indoor, enclosed, and secure facility, but there are no prohibitions or restrictions on exterior sales, sidewalk displays, or hours of operation on other uses in the C Commercial district.

Sections 500-1502.T(13) and 500-1902.A.(32)(n) of the proposed amendment also restrict a dispensary or grower/processor from being advertised on television or radio. The Medical Marijuana Act does not specifically prohibit dispensaries or grower/processors from advertising on television or radio, but reserves the power to restrict advertising and marketing to the Pennsylvania Department of Health. The Pennsylvania Municipalities Planning Code does not authorize municipalities to enact these type of restrictions through the township’s zoning powers.

The Pennsylvania Health Department has developed temporary regulations that provide some guidance for these facilities. The township solicitor should closely evaluate the proposed amendment in light of current and future Medical Marijuana Act regulations, and determine if additional restrictions or prohibitions can be imposed that are not imposed for other similar uses in the same districts.

2. **Residential district**—The proposed amendment language reads that a medical marijuana use must be at least 1,000 feet from a “residentially zoned lot,” which is unclear if this is to include any property which would permit a residence, or only those zones which are defined by the ordinance as a residential zoning district.

3. **Disposal plan**—The proposed ordinance includes a provision that requires growers and grower/processors to provide a disposal plan for township approval for any medical marijuana remnants and byproducts. While the Medical Marijuana Act does require that a grower/processor or a dispensary have a system to track waste as a part of the required electronic tracking system, the Act does not require that disposal plans be submitted to each municipality. Any medical marijuana waste will be regulated by the Department of Health according to their standards, as a part of the permitting and licensing requirements to operate a medical marijuana facility.
We suggest this be treated similarly to other medical waste, such as that from a pharmacy. Pharmacies are not required to provide any sort of waste disposal plan, at least not under the provisions of the zoning ordinance, but are subject to other health, safety, and security regulations not covered within 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.

CIG:dc

cc: Joseph Pizzo, Esq., Joseph Pizzo & Associates, LLC, Municipal Solicitor
     Stephanie Teoli-Kuhls, Township Manager (via email)
     Patrick Duffy, Township Zoning Officer (via email)
MEMORANDUM

TO: Middletown Township Board of Supervisors
Middletown Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Private Request for Zoning Map Change
TMP #22-40-5, -6-1, -10, 10-1, -10-2, -10-3, -11, -12; 22-43-6, -7; 22-44-71, -72; 22-47-2, -3, -5, -6, -7, -8, -9, -201-1
Owner: TLC Reedman, LP
Applicant: Same
Received: January 11, 2017
Hearing Date: Not indicated

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on February 1, 2017.

GENERAL INFORMATION

Requested Action: Rezone various parcels from M-1 Light Manufacturing to C Commercial.

Location & Size of Tract: The parcels make up a 90-acre tract located on the south side of Maple Avenue, east of I-95, and north of Business Route 1.

Proposed Zoning Provisions: The C Commercial District permits various retail, service, and office uses with a minimum:

- lot area: 20,000 square feet
- lot width: 100 feet
- front yard: 50 feet
- side yard: 15 feet
- rear yard: 20 feet
- buffer yard: 75 feet along land zoned for or in residential use
A maximum building coverage of 30 percent, and a maximum impervious surface ratio of 60 percent are permitted. A greater area and dimensional regulation for specific uses, such as shopping center (2 acres), motor vehicle sales establishments (60,000 square feet with conditional use approval), and retirement communities (10 acres), are also permitted in the C district.

Existing Zoning Provisions: The M-1 Light Manufacturing District permits a variety of manufacturing, industrial, and warehouse uses, as well as agricultural, municipal, office, research uses with a minimum:

- lot area: 80,000 square feet
- lot width: 200 feet
- front yard: 75 feet
- side yard: 50 feet
- rear yard: 75 feet
- buffer yard: 150 feet along land zoned for or in residential use

A maximum building coverage of 30 percent, and a maximum impervious surface ratio of 60 percent are permitted. Industrial parks are required to have a minimum lot size of 10 acres. Motor vehicle sales establishment is not listed as a permitted use, although other heavy vehicle uses are permitted such as truck yards and truck repair.

COMMENTS

We recommend that the Board of Supervisors consider the following in addressing the proposal to rezone the parcels from M-1 Light Manufacturing district to C Commercial district:

1. Comprehensive Planning
   a. County Plan—The Bucks County Comprehensive Plan (2011) indicates on the future land use map that the subject site is in an Employment Area. Employment Areas are areas where primarily nonresidential growth (commercial, industrial, and office development) has and will continue to occur along, or in 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.

   Within Employment Areas both residential and nonresidential development is expected and appropriate. The introduction of medium to high density residential uses within mixed use developments is desirable to better link jobs and housing. Nonresidential development should be undertaken in a planned and coordinated way such as with the creation of campus-type office, business and industrial park building design. Commercial development should place emphasis on access control, streetscape appearance, pedestrian travel and safety.

   Therefore, the county plan would appear to support either the existing M-1 Light Manufacturing or proposed C Commercial zoning designation.
b. **Township Plan**—According to the *Middletown Township Comprehensive Plan* (1994), the parcels are located in the Light Industrial Planning Area. This area is intended for environmentally-safe manufacturing and such manufacturing activities as storage, distribution, mining and quarry operations. The Land Use Map indicates the Light Industrial Planning Areas are primarily clustered in and around the center of the township. Page 61 of the comprehensive plan indicates that these areas are well-suited for industrial development due to the regional access, surrounding land uses, the existing road system, and utilities in the area. Therefore, proposed C Commercial district is not consistent with the Comprehensive Plan.

The Commercial Planning Area abuts the subject area proposed to be rezoned. This area is designed to accommodate retail trade, services and office development and primarily borders Business Route 1 throughout the central portion of the township. A stated goal in the Comprehensive Plan for Nonresidential Development (page 54) is to ensure that adequate land is available to for new commerce and industry to enhance the tax base and provide jobs. The Guidelines for Business Areas Planning (page 61) provides further direction regarding industrial, commercial and business centers related to design and layout. Therefore, based on these business guidelines there may be merit for municipal officials to consider rezoning a portion of the area from the M-1 district to another nonresidential district.

We note that since the 1994 township comprehensive plan was prepared, portions of the Light Industrial Planning Area have been rezoned and developed. Buehl Airfield was rezoned to AQC Age Qualified Community and now contains an adult residential community. Other smaller areas of M-1 have been rezoned to open space and residential use. We recommend that the comprehensive plan be amended to recognize these land use changes and also further evaluate the entire Light Industrial Planning Area rather than just for the subject site.

2. **Existing and adjacent land uses**—The subject site consists of the Reedman Toll Auto World that was established back in the 1950s. This use is not listed as a use permitted by right in the M-1 district, but is allowed by conditional use within the C district. Across Maple Avenue (Route 213) to the north is a bridge connecting the site with parking lots and vacant land. Other industrial uses extend along Maple Avenue to the north. To the east are additional motor vehicle establishments, and across Business Route 1 are various commercial and retail uses. Separated by I-95 to the west are industrial and warehouse uses.

Rezoning the site to the C district would appear to bring the existing motor vehicle sales establishment into compliance with the use regulations. However, the existing M-1 zoning would also be consistent with the surrounding land uses if the zoning remained as is.

3. **Existing and Adjacent zoning**—Reedman Toll Auto World parcels are situated primarily in the M-1 district. The portions of the parcels that extend along Business Route 1 are zoned C Commercial, creating several split zoned parcels. M-1 district abuts the subject site to the north and west, across Maple Avenue and across I-95. A portion of the M-1 district would remain to the east and south, with the C district encompassing the remaining area to the southeast, including the area across Business Route 1. Therefore, extending the C district as proposed, appears to be consistent with the adjacent zoning.
4. **Applicability of existing and proposed zoning provisions**—In addition to types of uses permitted, the C district provisions also permit smaller area and dimensional requirements such as lot width and yard setbacks, than the M-1 district. Therefore, the impact of potential strip development along Maple Avenue (if the site were rezoned to the C district) should be considered. Utilizing access management and design techniques as recommended by the comprehensive plan would be beneficial to include in any proposed redevelopment of the site.

5. **Transportation Impact Study analysis**—A traffic impact study was not included with the proposed rezoning request as required by zoning ordinance Section 3105.3.

6. **Fiscal impact analysis**—The materials received by our office as part of the zoning map amendments include a fiscal impact analysis as required by Section 3105(4) of the zoning ordinance. The fiscal impact analysis provides information regarding a proposed retail development consisting of 186,032 square foot Walmart store and 134,550 square foot Sam’s Club and gasoline filling station. However, no analysis was included for one or more potential uses permitted under the M-1 zoning. We recommend that since the M-1 district allows professional, business, and governmental offices in addition to industrial uses, the analysis provide a comparison of data consistent with the requirements of Section 3105(4). A narrative and associated fiscal calculations for a by-right development under the M-1 district provision would be beneficial to compare the same fiscal features and impact of each scenario.

The analysis indicates that the annual net combined fiscal impact of the proposed development (Walmart and Sam’s Club) is projected to be $673,381, while the annual net combined fiscal impact of the existing land is estimated to be $31,728 for a difference of $641,652. Over 10 years, the difference between the cumulative net combined fiscal impact of the proposed development versus the existing land is anticipated to grow to $6,416,524. The cumulative total assumes constant expenditures and revenue for the township and school district.

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

CIG:dc

cc: TLC Reedman, LP
    Timothy Duffy, Esq., Hill Wallack, LLP
    Joseph Pizzo, Esq., Joseph Pizzo & Associates, LLC, Township Solicitor
    Stephanie Teoli Kuhls, Township Manager (via email)
    Patrick Duffy, Township Zoning Officer (via email)
PERTINENT INFORMATION

Site Characteristics, Natural Features: Open land and woodlands exist on the western portion of the site.

Existing Land Use: Car dealership; parking and storage of new and used vehicles, and service building

<table>
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<tr>
<th>Direction</th>
<th>Land Use</th>
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<tbody>
<tr>
<td>North</td>
<td>Vacant land, parking lots and industrial</td>
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<tr>
<td>East</td>
<td>Industrial and commercial</td>
</tr>
<tr>
<td>South</td>
<td>Commercial</td>
</tr>
<tr>
<td>West</td>
<td>Industrial/warehouse</td>
</tr>
</tbody>
</table>

Surrounding Zoning:

<table>
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<tr>
<th>Direction</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
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</tr>
<tr>
<td>East</td>
<td>M-1 Light Manufacturing and C Commercial</td>
</tr>
<tr>
<td>South</td>
<td>M-1 Light Manufacturing and C Commercial</td>
</tr>
<tr>
<td>West</td>
<td>M-1 Light Manufacturing</td>
</tr>
</tbody>
</table>

Zoning History: Not known

County Comprehensive Plan: Employment Areas

Municipal Comprehensive Plan: Light Industrial Planning Area

Municipal Sewage Facilities Plan: Bucks County, Pennsylvania Sewerage Facilities Plan (1970) is the official Act 537 Plan for Middletown Township. We note that the township has submitted a proposed update to the Act 537 Plan for review by our office, but as of this date, we have not received official notification as to the plan’s status. Both plans indicate public sewer service for the site.

COMMUNITY IMPACT

Transportation: No Traffic Impact Study was submitted.

Fiscal Impact: The analysis indicates that the annual net combined fiscal impact of the proposed development (Walmart and Sam’s Club) is projected to be $673,381, while the annual net combined fiscal impact of the existing land is estimated to be $31,728 for a difference of $641,652. Over 10 years, the difference between the cumulative net combined fiscal impact of the proposed development versus the existing land is anticipated to grow to $6,416,524. The cumulative total assumes constant expenditures and revenue for the township and school district.
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 Ordinance
Applicant: Board of Supervisors
Received: January 9, 2017
Hearing Date: TBD

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on February 1, 2017.

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 and replace in entirety Part 19, Floodplain Overlay District Sections 27-1900 through 27-1906. The new zoning text amendments follow the same format and structure as the current ordinance. In addition, section headings have been slightly modified or added. Modifications and revisions include:

- Expanded Section 27-1900 to include Purpose, Creation, Applicability, and Permits subsections.
- Definitions Section 27-1902 has been revised and expanded.
- Changing all reference dates of the Flood Insurance Rate Maps to March 21, 2017 (which are the maps recently adopted by the Federal Emergency Management Agency (FEMA)).
- Added Administration Section 27-1906. The previous Section 27-1906 was titled Warning and Disclaimer of Liability, which is proposed as Section 27-1907.
• Changing all reference dates of the Flood Insurance Rate Maps to March 21, 2017 (which are the maps recently adopted by the Federal Emergency Management Agency (FEMA)).

**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.

1. **Definition reference**—The definitions of Floodplain Area, Floodplain, and Floodway contain a reference to ‘See Section 27-1904.’ The new Section 27-1903 expands upon each one of the previously noted terms, so the reference should be modified to read ‘See Sections 27-1903 and 27-1904’ or only ‘See Section 27-1903.’

2. **General reference**—Since section headings have changed or been modified within the proposed ordinance amendment, township officials should ensure that adjustments throughout the zoning ordinance are made to reflect the revised terminology. Likewise, floodplain terms in the subdivision and land development and storm water ordinances should be examined to ensure consistency among land use documents. For example, some of the floodplain-related terms noted in the subdivision and land development ordinance, Section 22-202 differ and should be corrected to match the revised, proposed definitions for consistency.

3. **Manufactured home definition**—The definition of ‘Manufactured Home’ should be consistent as proposed in Section 27-1902 and in Section 27-201, General Definitions of the existing zoning ordinance.

4. **General format editing**—Under Section 27-1903.b.4, there appears to be two number 4 subsections. The township should ensure the correct numbering and labeling from that point to the end of the section.

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.

JSI:dc

cc: Peter Nelson, Esq., Grim, Biehn & Thatcher, Township Solicitor
    Eileen Bradley, Township Manager (via email)
CONFIDENTIAL — NOT FOR RELEASE

MEMORANDUM

TO: Tinicum Township Board of Supervisors
Tinicum Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Overlay Districts
Applicant: Board of Supervisors
Received: January 20, 2017
Hearing Date: February 21, 2017

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on February 1, 2017.

GENERAL INFORMATION

Proposed Action: Amend the Tinicum Township Zoning Ordinance by revising the terms of the natural resource overlay districts, adding and revising definitions, and adopting the township watercourse map as the Riparian Buffer Overlay Map.

Proposed Zoning Provisions:

- Repeal Section 806(l) in its entirety and amend Article II. Definitions by adding a definition for “Qualifying Improvement.”
- Amend Section 802.03 (b) thru (d) Steep Slopes and Very Steep Slopes of the Natural Resource Definitions to revise the steep slope natural resource definitions.
- Repeal Section 805 Steep Slope Conservation Overlay District in its entirety and replace with a revised Steep Slope Conservation Overlay District.
- Repeal Section 806 Other Overlay Districts in its entirety and replace with revised provisions to clarify the requirements for:
  - Wetlands and Wetland Margin Overlay District
  - Riparian Corridor Overlay District
  - Critical Recharge Areas Overlay District

Visit us at: www.buckscounty.org
- Tinicum Creek Watershed Overlay District
- Tohickon Creek Watershed Overlay District
- Woodland & Hedgerow Overlay District
- Critical Biodiversity Areas Overlay District
- Prime Farmland and Agricultural Soils Overlay District
- Delaware River Wild and Scenic Overlay District
- Scenic Resources Overlay District

- Amend Section 217 to revise the definition of Forest/Woodland.
- Amend Section 802.03(g) of the Natural Resource Definitions to revise the definition of Forest/Woodland.

- Amend Section 400.3, Area Regulations, of the RC District, Section 401.3, Area Regulations, of the RA District, Section 402.3, Area Regulations, of the CR District and Section 403.3, Area Regulations, of the VR District to require accessory structures in excess of 800 square feet and/or a height of 20 feet to increase the minimum required yard area by two (2) feet for each additional foot of height and/or each additional 100 square feet of building area.

- Amend Section 1103 Extension of Non-conforming Uses and Structures to permit a structure that is a permitted use in the district in which it is located but does not conform with the setback, yard, building height, or other dimensional requirements of the district in which it is located, to be extended provided that the extension does not increase the existing non-conformity or create any new non-conformities.

- Amend Section 230A to revise the definition of Prime Agricultural Land to include soils of the first, second or third class as defined by the United States Department of Agriculture Natural Resource and Conservation Service, Bucks and Philadelphia Counties Soil Survey.

- Adopt the Tinicum Creek Watershed Watercourse Map as the Riparian Corridor Overlay Map identifying the location of regulated watercourses in Tinicum Township.

- Amend Ordinance 112 (Tree Harvesting) to replace all references to the Environmental Advisory Committee (EAC) with Planning Commission.

- Repeal Section 1300(m) in its entirety and replace the provision that the zoning officer may routinely issue zoning permits if they meet the applicable requirements of the zoning ordinance.

- Amend Section 802.02 to establish the maximum permissible intrusion in steep slopes with gradients of 15 percent or greater is 0 percent.

- Repeal Section 1405(d) in its entirety and replace the provision that the Township Board of Supervisors may request an advisory opinion from the Planning Commission on any application for a variance.

- Repeal Section 1406(d) in its entirety and replace with the provision that the Township Board of Supervisors may request an advisory opinion from the Planning Commission and other Advisory Boards on any application for a special exception.
COMMENTS

We recognize that the proposal is consistent with the applicable comprehensive plan and the municipal ordinances; however, we recommend that the township not adopt the proposal until the following concerns have been addressed:

1. Editorial—The proposed amendment contains an error in section numbering. Section 805(b)(3)(v) should be changed to Section 805(b)(3)(iii).

2. Steep slope standard—Section 802.02 (Natural Resource Restrictions) of the proposed amendment is to be amended to establish a 0 percent maximum permissible intrusion in steep slopes with gradients of 15 percent or greater. The proposed amendment is unclear as to whether this provision is to replace existing steep slope standards and become the sole steep slope standard under this section of the ordinance or if this is a standard to be added to existing requirements.

If the standard is to be added, it would inconsistent with the steep slope standards of Section 802.02, which are as follows:

<table>
<thead>
<tr>
<th>Natural Resource Restriction</th>
<th>Permitted Intrusion</th>
</tr>
</thead>
<tbody>
<tr>
<td>30 percent or more</td>
<td>0 percent</td>
</tr>
<tr>
<td>25-30 percent</td>
<td>10 percent</td>
</tr>
<tr>
<td>20-25 percent</td>
<td>15 percent</td>
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<td>15-20 percent</td>
<td>30 percent</td>
</tr>
<tr>
<td>8-15 percent</td>
<td>40 percent</td>
</tr>
</tbody>
</table>

3. Planning commission advisory opinions—Section 1405(d) of the proposed amendment would permit the Board of Supervisors to request an advisory opinion from the planning commission on any application for a variance. Section 1406(d) would permit the Board of Supervisors to request an advisory opinion from the Planning Commission and other advisory boards on any application for a special exception. The Planning Commission may request a report from the township engineer.

We believe the township should be cautious about interjecting other boards into matters that are delegated to the Zoning Hearing Board. Section 909.1 of the Municipalities Planning Code (MPC) grants exclusive jurisdiction to the Zoning Hearing Board to hear and make decisions on variances and special exceptions. A Planning Commission or other advisory board should not be involved in such hearings unless the Board of Supervisors decides to take a position on an application. If the Board of Supervisors takes a position on an application, it must be through the township solicitor. The Planning Commission cannot submit a report or an opinion before the date of the Zoning Hearing Board (Section 908(8) of the MPC). Applications for variances must be considered in accordance with the provision of the MPC, Section 910.2(a). These are not planning considerations. The commission can only provide testimony before the board when requested to do so by the Zoning Hearing Board or township solicitor. If a report is to be submitted by the township engineer, it must be requested by the Board of Supervisors and entered into testimony at the time of the hearing.
We would appreciate being notified of the Board of Supervisors’ decision regarding this matter. If the amendment is adopted, please send a copy within 30 days as required by Section 609(g) of the Pennsylvania Municipalities Planning Code.

MAR:dc

cc: Stephen B. Harris, Esq., Harris & Harris
    Tracy Tackett, Tackett Planning, Inc.
    Teri Lewis, Township Manager (via email)
MEMORANDUM

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

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Subdivision and Land Development Ordinance and Code Adoption Ordinance
Applicant: Board of Supervisors
Received: January 9, 2017
Hearing Date: February 7, 2017

In accordance with the provisions of Sections 304 and 505 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on February 1, 2017.

GENERAL INFORMATION

Proposed Action: Amend the Upper Makefield Township Code of Ordinances, which includes Chapter 22 Subdivision and Land Development. A revision to subdivision and land development ordinance is proposed to be included at the time of the adoption of the entire code.

Proposed Subdivision and Land Development Ordinance Provisions: Chapter 22 Subdivision and Land Development would include an amendment to Section 22-802.B(2)(a)[4] to delete the following from the latter portion of the existing ordinance provision – “...for details of the statement to be fixed to the record plan, see Ordinance No. ___.”

COMMENTS

The Bucks County Planning Commission commends township officials for undertaking the organization needed to adopt the complete Code of the Township of Upper Makefield. It appears the proposal is generally consistent with the ordinance requirements as prescribed by the Pennsylvania Municipalities Planning Code, applicable comprehensive plans, and municipal case law.
We would appreciate being notified of the Board of Supervisors’ decision regarding this matter. If the ordinance is adopted, please send a copy within 30 days as required by Section 504(b) of the Pennsylvania Municipalities Planning Code.

PWG:dc

cc: Mary Eberle, Esq., Grim, Biehn & Thatcher, Municipal Solicitor
    David Nyman, Interim Township Manager (via email)
MEMORANDUM

TO: Wrightstown Township Board of Supervisors
   Wrightstown Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Subdivision and Land Development Ordinance—Financial Security for Final Plan Approval

Applicant: Board of Supervisors
Received: January 6, 2017
Hearing Date: Not indicated

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on February 1, 2017.

GENERAL INFORMATION

Proposed Action: Amend Section 22-604.2 and 22-604.3 of the subdivision and land development ordinance to require a development agreement and the posting of financial security as a condition of final plan approval.

Proposed Subdivision and Land Development Provisions: Section 22-604.2 of the proposed amendment of would require that approval of the final plan and construction of improvements having public impact shall not be commenced until the applicant provides the township with financial security to guarantee the construction and installation of all improvements at the developer’s expense. Section 22-604.3 would remove the provision that allowed final plan approval to be conditioned upon the completion of required improvements.

Existing Subdivision and Land Development Provisions: The existing provisions of Section 22-604.2 do not require the posting of financial security as a condition of final plan approval, but allow for the developer to provide financial security as a condition of final plan approval in order to facilitate financing. The existing provisions of Section 22-604.3 state that final plan approval shall be conditioned on the improvements required by the subdivision and land development ordinance having been completed. Provisions of Section 22-604.3 also permit the developer to provide financial security in lieu of the completion of any improvements. Requirements for the amount of
financial security to be posted and a means of adjusting the amount of financial security are also included in Section 22-604.3.

COMMENTS

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

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

MMW:dc

cc: Terry W. Clemons, Esq., Clemons, Richter & Reiss, P.C., Township Solicitor
    Joseph Pantano, Township Manager (via email)
### Bucks County Planning Commission
#### Subdivision and Land Development Reviews
#### December 27, 2016 to January 20, 2017

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MEMORANDUM

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

FROM: Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for Chick-fil-A
    TMP #2-71-242-1
    Applicant: Chick-fil-A
    Owner: Ben JTD, LP, c/o Don Welsh
    Date Received: December 12, 2016

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

GENERAL INFORMATION

Proposal: Remove an existing 1,830-square-foot fast-food restaurant and parking lot canopies. Construct a 4,870-square-foot fast-food restaurant with a drive-thru lane on a 1.546-acre site. The site will be served by public water and sewer.

Location: Northwest of the intersection of Marion Avenue and Street Road.

Zoning: The R-44 Residential Commercial District permits restaurants on lots that have a minimum lot area of 1 acre and a minimum lot width of 200 feet.

Present Use: Commercial.

COMMENTS

1. **Variances requested**—The applicant is requesting variances from the following zoning ordinance sections:

   232-259 Requires an impervious coverage less than 80 percent. The plan proposes an impervious coverage of 82.96 percent.

   232-260(c) Requires an open space area greater than 20 percent. The plan proposes an open space ratio of 17.04 percent.
232-714(b)(2)d.2 Permits a wall sign to be placed on any side of the building that provides a public entrance facing a public street. The plan proposes three wall signs, two of which will be placed on the sides of the building. This variance is listed as Section 232-716 on Sheet C0.

232-587 Requires a 12-x-65-foot loading space. The plan proposes no loading space.

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 indicate whether the variance is granted.

2. **Landscaping**
   
a. **Street trees**—Aerial photographs of the site indicate street trees along Street Road. The plan does not propose any street trees or indicate if any existing street trees along Street Road remain suitable. 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.

b. **Shade trees**—Aerial photographs of the site indicate shade trees on the site. However, the plan does not show existing shade trees or indicate whether these trees are to be retained or removed. The plan should also demonstrate 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. **Planting strip**—The buildings do not show the required planting strip. Section 201-112(d) of the subdivision and land development ordinance requires a planting strip with an average width of 10 feet and minimum width of 7 feet between the edge of the parking area and the outside wall of the nearest building.

3. **Curbing**—The plan does not indicate curbing along Street Road. Section 201-110(a) of the subdivision and land development ordinance requires curbs along all streets.

4. **Drive-thru exit**—The plan proposes two drive-thru lanes that provide no way for cars to exit prematurely until after reaching the ordering board. We recommend that the drive-thru be redesigned to permit vehicles to exit the drive-thru lane earlier in the queue, in case of emergency or unexpected delay.

5. **Stormwater management**—A note under “Non-Structural Stormwater Management Strategies” on Sheet PCSM indicates “there will be a decrease in impervious surfaces from existing to proposed conditions.” The zoning table on Sheet C0 shows an increase of impervious coverage from 82.06 to 82.96 percent.

6. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development. We recommend that the planning module be submitted at the preliminary plan stage to coordinate the land development review with the planning module review.
This review will be included in the Bucks County Planning Commission board materials for the February 1, 2017, public meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the Bucks County Planning Commission board and staff.

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

MAR:dc

cc:    John R. Martinez, Development Manager, Chick-fil-A
      Debra J. Jufford-Nee, Project Administrator, Maser Consulting
      Don Welsh, Ben JTD, LP
      Ron Gans, P.E., O’Donnell & Naccarato, Township Engineer
      Loretta Alston, Bensalem Department of Building and Planning
      William Cmorey, Township Manager (via email)
MEMORANDUM

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

FROM: Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for Morelli
         TMP #2-23-19, -20
         Applicant: Carmen, Kathleen, and Frank Morelli
         Owner: Same
         Plan Dated: December 2, 2016
         Date Received: December 16, 2016

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

GENERAL INFORMATION

Proposal: Construct a 4,335-square-foot warehouse on a 1.84-acre site. The site is served by public water and sewer.

Location: South of the intersection of Mill Road and Robinson Avenue (private road).

Zoning: L-I Light Industrial District permits warehousing and storage uses on lots with a minimum lot area of 15,000 square feet and a minimum lot width of 75 feet.

Present use: Vacant.

COMMENTS

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

   201-104(b), 201-110(a), and 201-111(a)  Require curbs and sidewalks along all streets and that street rights-of-way and cartway widths be improved to the standards of the subdivision and land development ordinance.
201-112(i) Requires parking lots to be curbed.

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. **Front yard setback**—The plan shows the yard along the private street, Robinson Avenue, as a side yard setback. Section 232-6 of the zoning ordinance states that, “in the case of a corner lot, the yards extending along all streets are front yards.” Streets in this section of the ordinance are defined as “a public or private right-of-way used or intended to be used for passages or travel by motor vehicles and pedestrians, and to provide access to abutting properties, which will provide for a continuous road system.” Therefore, the yard along Robinson Avenue is a front yard. Due to the small size of the lot, it will not meet the front yard requirements of the L-I Light Industrial District.

3. **Shade trees**—The plan does not demonstrate compliance with Section 106(b)(10) of the subdivision and land development ordinance, which requires ten trees per acre of gross site area plus one tree for every five parking spaces.

4. **Loading space**—The plan does not show a designated loading space. Sec. 232-587 of the zoning ordinance requires adequate off-street loading and unloading space with proper access from a street, alley or driveway on any lot on which a building is used for commercial, industrial or manufacturing purposes. The space for off-street loading and unloading shall be in addition to the required off-street parking spaces and aisles and in no case shall less than one space be provided. Each truck loading space shall consist of a minimum of 780 square feet of usable area, 12 by 65 feet in size, exclusive of access roads connecting such space with a street, alley or driveway. Access to off-street loading and unloading spaces shall in no case be directly from a public street or right-of-way. All necessary turning and maneuvering shall occur entirely on the premises.

5. **Plan information**—The plan includes “Landscaping Notes.” Township officials should determine whether this is sufficient to meet Section 201-106(c)(9) of the subdivision and land development ordinance, which requires that a landscape plan be submitted for all land developments.

The plan includes “Lighting Notes.” Township officials should determine whether this is sufficient to meet Section 201-112(o) of the subdivision and land development ordinance, which requires the applicant to provide a lighting plan with isolumin footprints for each light fixture to demonstrate compliance with this section of the ordinance.

Section 201-41(d)(15) of the subdivision and land development ordinance requires a wetlands certification, signed by the site investigator.

6. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development. We recommend that the planning module be submitted at the preliminary plan stage to coordinate the land development review with the planning module review.
This review will be included in the Bucks County Planning Commission board materials for the February 1, 2017, public meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the Bucks County Planning Commission board and staff.

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

MAR:dc

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

TO:        Bristol Township Council
           Bristol Township Planning Commission

FROM:      Staff of the Bucks County Planning Commission

SUBJECT:   Preliminary Plan of Land Development—United Chemical Technologies, Inc.
           TMP #5-19-61-17, -18
           Applicant: Jon Telepchak
           Owner: 2731 Two Bartram, LLC
           Plan Dated: November 21, 2016
           Date Received: November 28, 2016

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

GENERAL INFORMATION

Proposal: Construct a 49,773-square-foot industrial building on a 7.82-acre site. The site contains an existing 32,060-square-foot manufacturing building, a 1,578-square-foot block shed, a 1,434-square-foot sheet metal shed, a 326-square-foot block training shed, a 153-square-foot block shed, and a 459-square-foot block storage area. The plan shows 17 additional parking spaces for a total of 98 parking spaces on the site. Public water and sewerage serve the existing business.

Location: Northern side of Bartram Road. Interstate 95 abuts the eastern border of the site.

Zoning: PI Planned Industrial District permits manufacturing on a minimum lot area of 2 acres and a minimum lot width of 175 feet at the building line. Dimensional requirements (minimum) are as follows: front yard—50 feet; side yard—25 feet each; and rear yard—50 feet. The maximum permitted building area and impervious surface ratios for this district are 50 and 65 percent, respectively.

Present Use: Manufacturing.
COMMENTS

1. **Requested waivers**—Information on Sheet L-1 indicates that the applicant is requesting a waiver from Section 177-41.Q of the subdivision and land development ordinance which requires 2 street trees for every 10 parking spaces around the parking 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, 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.

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

3. **Area of I-95 taking**—The plan shows two property lines along the eastern portion of the site, and the area between both lines is identified as “Area of I-95 Taking”. Existing parking spaces, part of the access drive, and barbed wire fencing is shown within this area. Also, the 50-foot-wide setback line is measured from the exterior property boundary, not from what appears to be a new property boundary from land associated with the “Area of I-95 Taking”. The intended disposition of this area should be clarified. If this area is proposed to be conveyed to the existing Interstate 95 right-of-way, that should be indicated on the plan and the plan should be revised as necessary to comply with the zoning ordinance setback requirements and to address the site features that exist in this area.

4. **Required yards**—Section 205-64 of the zoning ordinance contains the minimum yard requirements for the PI Planned Industrial District. The plan should be revised to clearly indicate compliance with the minimum required front, side, and rear yard requirements for this district.

5. **Parking**
   a. **Parking distance from building**—Section 177-41.F of the subdivision and land development ordinance requires a minimum distance of 15 feet of open space between the curbline of any uncovered parking area and the outside wall of the nearest building. The plan shows parking directly next to the rear of the proposed building.
   b. **Location along access drive**—The plan shows 20 parking spaces located directly along the asphalt driveway accessing Bartram Road. While it is acknowledged that 12 of these spaces are existing, we note that this layout poses safety concerns over potential conflicts between vehicles traveling along the main driveway and vehicles attempting to maneuver into or out of the parking spaces. This becomes a greater safety concern with larger trucks using the asphalt drive to access the loading dock. If possible, consideration should be given to relocating these spaces to eliminate potential conflicts.
6. **Sidewalk**—Sections 177-35.A and 177-66.A of the subdivision and land development ordinance require sidewalks on one side of abutting streets unless determined unnecessary by Council. The plan should be revised to comply with this requirement unless it is determined that sidewalks are unnecessary.

7. **Curbing within parking lot**—Section 509.k of the subdivision and land development ordinance requires that all internal parking lots and aisles shall be confined with curbing. The plan should be revised to comply with this requirement.

   In addition, the plan should be revised to indicate no less than a 5-foot radius of curvature for all curb lines in all parking areas in accordance with Section 509.m of the subdivision and land development ordinance.

8. **Truck turning plan**—In order to adequately review site circulation, it is recommended that a truck circulation plan be provided.

9. **Transportation impact study**—Section 177-57.C.(1)(d) of the subdivision and land development ordinance requires a transportation impact study for industrial developments consisting of 50,000 square feet or more of gross leasable floor space. While the proposed building in this current submission is 49,773 square feet, the combined square footage of the proposed and existing buildings totals 81,833 square feet. Since the combined square footage exceeds 50,000 square feet, township officials should determine if a transportation impact study would be required for this development.

10. **Stormwater management**—The plan indicates that an underground infiltration/detention bed is to be located under the parking lot behind the proposed building. Maintenance is extremely important to the proper functioning of underground basins and tanks. Therefore, we recommend that the township require the applicant to submit a detailed plan outlining specific tasks for proper long- and short-term maintenance, as well as the manufacturer’s recommendations regarding maintenance. Also, information on the projected life span of the facilities, as well as projected wear-down time of basin components should be provided to the township. It is also recommended that frequent observation of the facilities occur to avoid problems with standing water in the event an obstruction occurs within the tank or outlet.

11. **Fire lanes**—Section 177-55.M of the subdivision and land development ordinance requires that for nonresidential developments, fire lanes shall be established as required by the Fire Prevention Board, pursuant to the provision of the Fire Prevention Code. The plan does not identify any proposed fire lanes. The governing body, along with the township fire marshal, should ensure this issue is adequately addressed.

12. **Tree protection fencing**—A tree protection detail is shown on Sheet L-2, but the plan also should show the location of the tree protection fencing along the trees and other vegetation to remain.

   In addition, the symbol for the Disturbed Area Boundary in the legend on Sheet 5 of 11 does not appear to be consistent with the symbol on the plan (heavy dots connected by lines). This should be clarified on the plan.
13. **Required information**—The plan should be revised to provide the following required information for land developments in accordance with Section 177-91 of the subdivision and land development ordinance:

- 177-91.B.(5) a brief description of the proposal
- 177-91.D.(16) transportation impact study (if required by township officials, see comment #9)
- 177-91.D.(17) tree protection zone and location of proposed protection fencing and/or retaining walls around trees (see comment #12)

14. **Editorial**—Sheet 8 of 11 should be revised to correctly cite the applicable waterway to which the site drains. Also, reference should be made to the Bucks County Conservation District, rather than the Montgomery County Conservation District.

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

This review will be included in the Bucks County Planning Commission board materials for the February 1, 2017, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

LMW:dc

cc: Jon Telepchak
    Richard Stoneback, P.E., Charles E. Shoemaker, Inc.
    Thomas Hecker, Esq., Begley, Carlin & Mandio
    William McCauley, Bristol Township Managing Director (via email)
    Kurt Schroeder, P.E., Gilmore and Associates, Bristol Township Engineer
    Randy Flager Esq., Flager and Associates, Bristol Township Solicitor
    Colleen Costello, Bristol Township Department of Licenses and Inspections (via email)
    Thomas Scott, Township Zoning Officer (via email)
MEMORANDUM

TO: Doylestown Borough Council
Doylestown Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Revised Final 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: December 2, 2016
Date Received: December 22, 2016

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

GENERAL INFORMATION

Proposal: Consolidate TMP #8-5-8-1 and TMP #8-5-8-2 to create a 3.13-acre parcel and construct two buildings with a total of 32,300 square feet of floor area to be used for retail uses. The primary building with seven retail businesses has been constructed. The development along Veterans Lane now is proposed to consist of one building containing two retail businesses and a restaurant that includes outdoor dining. Parking and service area behind the existing building and stormwater management areas also are revised. Public water and sewerage serve the site.

Location: The intersection of Veterans Lane and Atkinson Drive.

Zoning: RC-Retail Commercial District 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 Borough 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 Borough 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.

On March 19, 2015 the Doylestown Borough Zoning Hearing Board granted variances from
Section 502 of the zoning ordinance to permit a 7.5-foot front yard setback, from Section 614.1.C
to permit a solid screen wall in the front yard exceeding six feet, and from Section 707.9 to permit
a freestanding monument sign closer than one-half the front yard setback.

Present Use: Shopping center.

COMMENT

We reviewed a previous version of this plan (BCPC #11720) on December 3, 2014. At that time, three
buildings totaling 33,400 square feet were proposed. This revised final plan has reduced the number
of buildings to two, by consolidating the two, 2-story buildings along Veterans Lane, and reduced the
total square footage to 32,300 square feet. The borough should be satisfied that the plan meets all
conditions of previous plan approvals and of the variances and special exception previously granted
by the Zoning Hearing Board.

This review will be included in the Bucks County Planning Commission board materials for the
February 1, 2017 meeting. It is not necessary for you to attend this meeting, but you are welcome to
do so and to offer comments on the proposal to the BCPC board and staff.

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

MMW:dc

cc: Stevie Worth, Chapman Lane Investors, LP
Nate Burns, Langan Engineering and Environmental Services
James P. Dougherty, P.E., Gilmore & Associates, Borough Engineer
Karyn Hyland, P.E., Director of Building and Zoning (via email)
John Davis, Borough Manager (via email)
MEMORANDUM

TO: Doylestown Township Board of Supervisors
   Doylestown Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Revised Final Plan of Land Development for Doylestown Hospital Expansion
   TMPs #9-9-32-3, 9-9-33, and 9-9-32-7
   Applicant: Doylestown Hospital and AHP Development, LLC
   Owner: Doylestown Hospital
   Plan Dated: December 23, 2016
   Date Received: January 10, 2017

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

GENERAL INFORMATION

Proposal: Consolidate three parcels to form a 63.71-gross-acre tract. A 3-story, 52,000-square-foot medical office building (Phase A) and parking lots are proposed in the front portion of the site. Phase B includes the construction of a 25,600-square-foot addition to the Heart Institute portion of the hospital. The internal circulation system and parking layout will be reconfigured to accommodate the new building area on the hospital campus. Public sewer and water facilities serve the site.

Location: Northern side of West State Street (Route 202) at the PA Route 611 Bypass interchange.

Zoning: C-4 Office and Medical Professional District permits use C-12 Hospital on a minimum lot size of 10 acres with a maximum impervious surface ratio of 60 percent.

Sheet 3 of 32 indicates that variances were granted by the Zoning Hearing Board on December 19, 2016, to permit a reduced parking space size, reduced yard setbacks, an increase in the overall maximum impervious surface ratio, and from the 10-foot width required for a planted island between each parking row.

Present Use: Institutional; hospital campus.
COMMENTS

1. **Subdivision and land development ordinance provisions**—The subdivision and land development ordinance requires the following information and improvements to be provided for all land developments:
   - Section 153.20.D.13—proposed monuments
   - Section 153.20.E—submission of a traffic impact study.

   The plan should be revised accordingly. If the applicant is requesting waivers from any of the subdivision and land development ordinance requirements, the plan should be revised accordingly. 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. **Required parking and connectivity**—Sheet 3 of 32 of the plan indicates the Parking Data By Use. The data indicates that currently there is an excess of 106 parking spaces on the site, and 238 parking spaces are proposed. It is not clear from the plan how the proposed parking stall numbers were tallied. According to our calculations, it appears that 169 parking spaces will be added in the vicinity of the medical building and 4 spaces will be lost due to the construction of the Heart Institute addition. We recommend that the plan clearly indicate each parking lot area and the existing and proposed number of stalls in each to ensure compliance with the required parking is achieved.

   In addition, convenient pedestrian connections should be provided between the medical building and the proposed parking lots. We suggest that interior walkway connections from the proposed parking lot to the existing sidewalk area and crossings be provided. Crosswalk markings from the parking lot designated for handicapped parking should also be considered to alert motorists accessing the parking garage area.

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

   This review will be included in the Bucks County Planning Commission board materials for their February 1, 2017, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

CIG:dc

cc: Doylestown Hospital  
AHP Development, LLC  
Kris J. Reiss, P.E., Boucher and James, Inc.  
Mario Canales, P.E., Pickering Corts & Summerson, Township Engineer  
Stephanie J. Mason, Township Manager (via email)  
Doylestown Borough (adjacent municipality)
MEMORANDUM

TO: Hilltown Township Board of Supervisors
    Hilltown Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Lot Line Change for Mirarchi
           TMP #15-22-21-1 and 15-22-21-11
           Applicant: Michael Mirarchi
           Owner: Same
           Plan Dated: February 14, 2016
           Date Received: December 7, 2016

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

GENERAL INFORMATION

Proposal: Subdivide 14,510.43 square feet from TMP #15-22-21-1 and convey it to TMP #15-22-21-11
to form lots of 117,949.88 square feet and 133,804.23 square feet, respectively. An existing barn
on TMP #15-22-21-1 is to be removed. The site is served by an individual on-lot water supply
and an individual on-lot sewage disposal system.

Location: On the eastern side of Keystone Drive, approximately 1,500 feet south of its intersection
with Schultz Road.

Zoning: Rural Residential (RR) District permits single-family detached dwellings on minimum lot areas
of 50,000 square feet.

Present Use: Residential.

COMMENT

Plan information—The plan does not depict the existing sewer systems in accordance with Section
140-16.C.(14) of the subdivision and land development or the USGS contours in accordance with
Section 140-16.C.(16).
This review will be included in the Bucks County Planning Commission board materials for the February 1, 2017, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

MMW:dc

cc: Michael Mirarchi
Patrick Cavanaugh, PLS, Cavanaugh’s Surveying Services (via email)
C. Robert Wynn, C. Robert Wynn Associates, Township Engineer
Donald D. Delamater, Hilltown Township Manager (via email)
MEMORANDUM

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

FROM:    Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Subdivision for The Vineyard at Peace Valley
          TMP #26-4-1; 26-4-2
          Applicant: Prestige Property Partners, LLC.
          Owner: Susan Marlene and Robert J. Kolmus
          Plan Dated: September 22, 2016
          Date Received: January 6, 2017

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 36.84-acre tract into 12 lots for detached single-family homes. The lots would range in size from 1.84 acres to 10.94 acres. Individual on-lot water and sewer are proposed.

Location: South side of Stump Road between Upper Church and Old Limekiln roads, with frontage on all three roads.

Zoning: WS Watershed District permits single-family detached dwellings (Use B1) on a minimum lot size of 80,000 square feet (1.84 acres).

Present Use: Vineyard/residential.

COMMENTS

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

   Sections 22-403 & 404    Requiring separate preliminary and final plan submission and review procedure.
Section 22-705.3.C  Requiring street improvements to Township standards for ultimate right-of-way and cartway widths along the frontage of project.

Section 22-705.3.G  Requiring milling and overlay of the entire width of roadway to a depth of one and one-half inches along the frontage of the property.

Section 22-706.1.B  Requiring curb installation along the frontage of existing streets.

Section 22-706.2.B  Requiring sidewalk installation along the frontage of existing streets.

Section 22-712.4.I  Requiring a minimum freeboard to be 1 foot and a maximum spillway length not to exceed 75 feet.

Section 22-712.4.L  Requiring a type ‘M’ inlet grate and box with an elevation equal to or higher than the 100-year water surface elevation at least 6 inches below the emergency spillway elevation.

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

2. **Lot 12**—The gross and net square feet and acreage notated for Lot 12 should be switched on the plan (multiple sheets, including 2, 4, 5, 8, 10, 21, and 23).

3. **Tri-Municipal Master Trail and Greenway Plan (2010)**—The overall Tri-Municipal Master Trail and Greenway Plan – Trail Plan displays a proposed off-road trail along the tract frontage of Old Limekiln Road. The township should determine if the intent of the trail plan is still valid since the winery (which is considered a destination) will no longer be a business to visit. The trail plan does not display the off road trail connecting or linking to surrounding features.

4. **Street trees**—The landscape compliance chart notes that several masses of existing trees will be preserved along the frontage of Old Limekiln and Upper Church roads. The township should assess the existing tree masses to determine compliance with subdivision and land development ordinance Section 22-713.4.A.

5. **Detention/retention basin planting**—The Landscape Plan, Sheets 17-19 have incorrect labeling of the required deciduous trees along the perimeter of the basins. The plan should be corrected with the label should be ‘QR’ and not ‘QB.’

6. **Stormwater facilities**—Notes on the plan indicate that the stormwater facilities are to be owned and maintained by the homeowners association (HOA). Owners of the lots on which stormwater facilities are located should be informed which specific portion of their lots are their responsibility to maintain and the extent of the areas that will be maintained by the HOA. The township should ensure that a stormwater maintenance guide with clear responsibilities, designation, regulations and standards be created for homeowner instruction.
7. **Protected prime agricultural soils**—The plan identifies protected prime agricultural soils, but does not indicate how the protected soil areas will be delineated or conserved on the lots or what activities or uses are permitted or prohibited on the protected soil areas. Future owners of the affected lots (Lots 1-5, 10, 11, and 12) should be informed (through conditions on the deeds) of any restrictions or protective measures that would apply to the protected prime soil areas on their lots as required by zoning ordinance Section 27-506.

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

This review will be included in the Bucks County Planning Commission board materials for the February 1, 2017 meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

JSI:dc

cc: James D’Angelo, Prestige Property Partners, LLC.
    Kris J. Reiss, P.E., Boucher & James, Inc.
    Erik Garton, P.E., Gilmore & Associates, Township Engineer
    Eileen Bradley, Township Manager (via e-mail)
    Hilltown Township (adjacent municipality)
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 Village at Newtown Redevelopment
        TMP #29-3-24-3, -24-4, -24-5, -24-6, and 29-10-172
        Applicant: Brixmor Property Group
        Owner: Newtown Village Plaza Associates, L.P.
        Plan Dated: December 20, 2016
        Date Received: December 23, 2016

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

GENERAL INFORMATION

Proposal: Construct 60,076 square feet of nonresidential space in the Village at Newtown Shopping
Center. The site totals 33.105 acres, including 5 lots and the South Eagle Road area. The plan
proposes four retail buildings, totaling 54,450 square feet, a 3,701-square-foot bank, and a 1,925-
square-foot café. Two buildings and various parking areas will be demolished to make way for the
new buildings. Public water and sewerage facilities serve the site.

Location: The six proposed buildings are in the Village of Newtown Shopping Center. The four retail
buildings are located along Durham Road on both sides of its intersection with South Eagle Road.
The bank and café are located along the western side of South Eagle Road, on the northwestern
corner of the intersection with Silo Drive.

Zoning: The PC Planned Commercial District permits various retail and other nonresidential uses in
a community shopping center by conditional approval. A minimum lot area of 20,000 square feet
is required, with at least 4 acres required for use E-15 Community Shopping Center.

The plan lists numerous variances granted by the Zoning Hearing Board of Newtown Township
on November 3, 2016. Relief was granted from regulations pertaining to impervious surface
coverage, setback from Durham Road, structures in a front yard, width of driving aisles, parking
space size, location of parking, landscape buffering, curbs for parking areas, location of loading
berths, and disturbance of manmade steep slopes.
Present Use: Shopping center.

COMMENTS

1. **Café square footage**—The plan should clarify the proposed square footage of the café. The Building Summary on Sheet 8 of 42 indicates 1,600 square feet, but the plans show 1,925 square feet.

2. **Parking**
   a. **Calculations**—We recommend that more information be provided regarding parking calculations and distribution. The Parking Summary and Lot Summary on Sheet CS-100 propose a lower parking ratio (4.72 spaces per 1,000 square feet) than the existing ratio (5.70 spaces per 1,000 square feet). It should be determined if this is acceptable. Although the Lot Summary table indicates the existing and proposed parking ratios for the lots, there are no calculations to show how the parking ratios were determined based on the square footage of the retail, bank, or café (eating place) uses. It also is unclear whether a sufficient amount of parking will be available adjacent to the proposed and existing uses.
   b. **Outdoor seating**—Outdoor seating is proposed for four of the proposed buildings and the existing toll house, but it is not clear whether the outdoor seating was taken into account in the parking calculations.
   c. **Accessible (handicapped) parking**—The plan should provide calculations for accessible parking so it can be determined whether sufficient parking spaces for the handicapped have been provided for each of the buildings. No accessible spaces are located near the café. The plan shows outdoor seating in front of the café, a handicapped ramp in the sidewalk, and a crosswalk across the vehicular aisle to the parking area, but no accessible parking spaces are shown in that parking area. The parking row north of the café also has no accessible spaces or sidewalk or crosswalk connection. The Americans with Disabilities Act states that accessible parking spaces shall be located near the closest accessible entrance to the building.

3. **Drive-through circulation**—The drive-through circulation should be discussed. The bank and the café have side by side drive-through lanes that are accessed through a parking area that appears to be 2-way. This could result in congestion and conflicts between vehicles backing out of parking spaces and trying to exit the lot and those trying to enter the drive-through lanes. The café drive-through lane is more than 200 feet long, which would meet the requirement of zoning ordinance Section 803.E-6 Eating Place-Drive-in for accommodating a minimum of 10 cars. However, there is no escape lane, so vehicles could be stuck in a long queue with no way of getting out.

4. **Fire lanes**—The plan should indicate compliance with Section 511 of the subdivision and land development ordinance, which states that a fire lane at least 20 feet in width shall 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, preferably the entrance side, and Section 511.C states that the fire lane shall be striped and marked as a fire lane, unless waived.
by the Board of Supervisors. The township fire marshal should be satisfied with the access to the retail buildings for firefighting vehicles.

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

This review will be included in the Bucks County Planning Commission board materials for the February 1, 2017 meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

MW:dc

cc: Bill Greimel, Brixmor Property Group
    Brian Conlon, P.E., LEED AP, SCDP, Langan Engineering & Environmental Services
    Jeffrey Garton, Esq., Begley, Carlin & Mandio, Township Solicitor
    Michele Fountain, P.E., CKS Engineers, Inc., Township Engineer
    Michael Shinton, P.E., Gilmore & Associates, Township Traffic Engineer
    Kurt M. Ferguson, Township Manager (via email)
    Micah Lewis, Assistant Township Manager (via email)
    Martin Vogt, Township Zoning Officer (via email)
    Kristie Kaznicki, Municipal Services Secretary (via email)
    Michael Bueke, Boucher & James, Inc., Township Planner
MEMORANDUM

TO: Plumstead Township Board of Supervisors
   Plumstead Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development—Tague Lumber
         TMP #34-4-7, -7-1, and -7-3
         Applicant: Tague Lumber c/o Vincent Tague Sr.
         Owner: Tague Family Limited Partnership VI, VII, and VIII
         Plan Dated: November 7, 2017
         Date Received: December 14, 2016

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

GENERAL INFORMATION

Proposal: Construct a storage building and two storage racks totaling 29,856 square feet on a 12.66-acre site containing three separate tax parcels owned by the applicant. TMP #34-4-7 contains an existing lumber yard and showroom and will contain the proposed storage building and storage racks. TMP #34-4-7-1 (1.24 acres) contains a residential dwelling unit and garage. TMP #34-4-7-3 contains a farmhouse, garage and several sheds but the plan proposes to remove all buildings on this parcel. The site will be served by individual on-lot water and public sewerage service.

Location: Southwest of Easton Road and northeast of Kellers Church Road with access to both.

Zoning: The LI Light Industrial District permits various commercial and industrial uses including a lumber yard with a minimum lot area and lot width of 2 acres and 200 feet, respectively. The maximum impervious surface coverage and maximum building coverage is 65 and 25 percent, respectively.

Present Use: Industrial (lumberyard and showroom)
COMMENTS

1. **Parcel listing and acreage**—According to the Bucks County Board of Assessment (BOA), there is a discrepancy between some parcel identifiers and acreages in their database and those listed on the plan. According to the proposed plan, TMP #34-4-7 (the largest parcel containing the existing industrial and commercial/office buildings) comprises 3 acres and TMP #34-4-7-3, located to the northeast (containing the residential dwelling and shed—to be removed), comprises 8.42 acres. The BOA identifies the largest parcel as TMP #34-4-7-3 comprising 8.909 acres and the adjacent parcel as TMP #34-4-7 comprising 3 acres. The plan should be revised to address this discrepancy. (*Note: For the purposes of this review, TMPs #34-4-7 and #34-4-7-3 will be referenced according to the identifiers shown on the proposed plan.*)

2. **Zoning Information**—The Zoning Information table on Sheet C-03 includes all three parcels in the site area. Even though the applicant owns all three parcels, township officials should determine if the area of these parcels should be included in the site calculations for the entire site. If not, township officials should determine which parcel(s) should be included in the site calculations for the proposed development, and the site plan and Zoning Information table should be revised, accordingly.

3. **Parking issues**
   a. **Encroachment on adjacent property**—Section 22-917.1.F of the subdivision and land development ordinance requires that all parking areas be setback from all property lines at least 15 feet. A portion of the proposed parking area is located over the property line between TMPs #34-4-7 and 34-4-7-3. Therefore, the plan should be revised accordingly.

   According to Sheet C-02 (Existing Conditions and Demolition Plan), the dwelling unit and sheds on TMP #34-4-7-3 are to be removed. If it is the intent of the applicant to merge the lumber yard operation onto this property, an alternative to providing the 15-foot parking setback along this property boundary may be to consolidate these two parcels, removing the lot lines between them.

   b. **Required parking spaces**—According to the Zoning Information table on Sheet C-03, 153 parking spaces are required but 107 parking spaces are provided. For Special Industrial and Transportation Uses, Section 27-2504.15 of the zoning ordinance states that parking requirements are to be determined on the basis of parking needs based upon a parking study. According to the parking study accompanying the plan submission, there are no proposed new employees and/or anticipated traffic associated with the project. The required parking of 153 parking spaces does not correspond with the current need at the facility nor the businesses’ experience at their other facilities. Appendix B includes a parking calculation using the Institute of Transportation Engineers (ITE) Parking Generation (4th Edition). The total parking demand is 91 parking spaces which is below the 107 spaces provided. Therefore, the proposed number of parking spaces seems reasonable.

4. **Reforestation requirements**—Section 22-921 of the subdivision and land development ordinance requires sites located in the C-1, C-2, C-3, R-4, R-5, VR, VC, MHP, LI, or Q zoning districts and having less than 20 percent of its base site area covered by forest shall be
afforested to a minimum of 20 percent of the base site area. The plan should be revised to satisfy this requirement if deemed appropriate.

5. **Buffer yard issues**

   a. **Applicability**—Section 27-405.2.B of the zoning ordinance requires that a buffer yard be provided according to the adjacent land use or road classification. To satisfy this requirement, the applicant is proposing a buffer yard along the perimeter of the site, which includes all three properties owned by the applicant. Based upon the outcome of the township’s determination of whether adjacent parcels can be included in the site area (as discussed in Comment 2), the plan should be revised accordingly. Unless two or more of these lots are consolidated, there is always a possibility that these lots can be sold in the future. If buffer yards are applied on an overall site basis versus individual lot basis, the new property owners may not be providing the appropriate level of buffering and planting that is intended by Section 27-405.

   b. **Adequacy of existing vegetation**—Section 27-2405.1.E of the zoning ordinance states that township officials may permit existing vegetation to count towards the buffer requirements if these trees satisfy the specific criteria and intent of this section. A notation on Sheet C-05 indicates that the applicant intends to utilize existing vegetation along the perimeter of the site to satisfy the buffer requirements. Therefore, township officials should determine if the existing vegetation satisfies Section 27-2405.1.E.

   c. **Plant identification**—Note 13 on Sheet C-03 states that proposed large canopy trees and evergreen trees are to conform to the types and specifications set forth in the applicable section of the zoning ordinance. Sheet C-05 (Landscape Plan) identifies the location of proposed trees and Sheet C-06 identifies the township’s official plan list. In order to properly evaluate if the proposed tree species is appropriate for the specific location on the site, the plan should be revised to include the specific name of all plant materials proposed on the site.

   Additionally, we note that the township’s list of acceptable medium to large deciduous trees shown on Sheet C-06 includes *Fraxinus americana* (white ash), which is susceptible to the emerald ash borer (EAB). The EAB is very destructive and once ash trees are infested with it, the trees will die without ongoing insecticide treatment. We recommend that *Fraxinus americana* not be proposed on future plans, and that it be deleted from the tree list in Section 22-920.1.I(1) of the subdivision and land development ordinance.

   d. **Proposed parking within buffer yard**—Section 27-2405.5 of the zoning ordinance prohibits parking areas within the buffer area. Based upon the existing conditions found on Sheet C-02, it appears that a portion of the proposed buffer yard contains an existing paved area that is proposed to be striped and used for parking spaces. Therefore, this issue should be addressed prior to taking action on this plan.

6. **Traffic impact study**—Section 22-936 of the subdivision and land development ordinance requires a traffic impact study be submitted for all subdivisions and land developments of any industrial development consisting of 25,000 square feet or more of gross floor area, or having more than 50 employees (immediately or future).
7. **Stormwater management**—All subdivisions and land developments shall comply with the Plumstead Township Stormwater Management Ordinance, Ordinance No. 00-7-18-1, adopted on July 18, 2000, as amended, as well as Section 22-923 of the subdivision and land development ordinance. Based upon the additional impervious surface proposed on the site, the applicant should provide assurances to the township that the existing detention basin on the site will satisfy the township’s stormwater management requirements.

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

This review will be included in the Bucks County Planning Commission board materials for the February 1, 2017 meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

DAS:dc

cc: Vincent Tague, Sr., Tague Lumber  
David Allen, P.E., EarthRes Group, Inc.  
Edward F. Murphy, Esq., Wisler Pearlstine, LLP  
Carolyn McCreary, Township Manager (via email)
January 3, 2017
BCPC #12213

MEMORANDUM

TO: Springfield Township Board of Supervisors
Springfield Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for Timber Land Associates
TMP #42-4-78, -79, -79-1
Applicant: Billy Gross
Owner: Timber Land Associates, LLC
Plan Dated: December 14, 2016
Date Received: December 19, 2016

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

GENERAL INFORMATION

Proposal: Combine three parcels (TMPs #42-4-78, -79 and -79-1) into one parcel, resulting in a site area of 4.644 gross acres. Once the consolidation is complete, the existing buildings on TMPs #42-4-78 and -79, as well as the garage and barn on TMP #42-4-79-1, will be removed. The existing single-family detached building on TMP #42-4-79-1 will be converted to an office. In addition, a fueling station and 65-space parking lot will be constructed. The site will be served by on-site water and sewerage facilities.

Location: At the southeastern corner of Springfield Street and Salem Road.

Zoning: PI—Planned Industrial District requires a minimum lot area of 80,000 square feet. A 200-foot minimum lot width, 50-foot front yards, 25-foot side yards (each) and 40-foot rear yards are also required.

Present Use: Residential

COMMENTS

1. **Lighting**—The plans do not indicate any lighting being proposed for the parking area. According to Section 524.G of the subdivision and land development ordinance, all parking lots shall be provided with adequate lighting to ensure safe maneuverability of vehicles and promote pedestrian safety. We recommend that lighting be added to the plans.
2. **Sidewalk**—According to the plans, the sidewalk is listed as “future sidewalk”. No sidewalk is shown on Salem Road. According to Section 515.1 of the subdivision and land development ordinance, sidewalks are required along all existing and proposed roads. We recommend that sidewalks be provided along both roadways as part of this land development.

3. **Fueling station**—According to the plans, a fueling station is proposed on the site. This fueling station appears to be provided for the refueling of buses which will be stored at the site. The applicant should provide assurance to the township that all appropriate environmental protection measures are being undertaken, as well as any permitting issues associated with the installation of the fuel tanks and dispensing facilities.

4. **Proposed use**—According to the Site Data Table shown on the plans, the existing use is Single Family Dwelling and the proposed uses are Parking Lot and Accessory Structure. However, it appears from the plans that the single-family dwelling will be converted to an Office. This information should be included in the Site Data Table under proposed uses.

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

This review will be included in the Bucks County Planning Commission board materials for the February 1, 2017, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

In order that we may be more aware of your concerns, please send us a copy of all municipal decisions concerning this land acquisition proposal.

RGB:dc

cc: Mease Engineering, P.C.
    C. Robert Wynn, P.E., C. Robert Wynn Associates, Township Engineer (via email)
    Michael Brown, Township Manager (via email)
    Upper Saucon Township (Adjacent municipality)
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 Pressure Technology, Inc.
   TMP #49-9-78-28
   Applicant: Pressure Technology, Inc.
   Owner: Same
   Plan Dated: December 28, 2016
   Date Received: December 28, 2016

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

GENERAL INFORMATION

Proposal: Construct 6,734-square-foot addition to an existing 8,016-square-foot industrial building on a 1.025-acre parcel. Public water and sewer serve the site.

Location: Northern side of Patricia Drive approximately 500 feet east of its intersection with Mearns Road in the Louis Drive Industrial Park.

Zoning: I Industrial District permits light manufacturing, research and development facility, wholesale business and storage and other uses on lots of 1 acre or more.

At a hearing held on October 7, 2016 the township zoning hearing board granted relief from the following zoning ordinance requirements:

Section 1301.C  Maximum building coverage of 25 percent
Section 1301.D  Maximum impervious surface of 50 percent

(The section references on the plan for these requirements are reversed. The above are the correct references)

Present Use: Industrial
COMMENTS

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

   - Section 301.2, 301.4  Relief from requirements for separate Preliminary and Final Plan
   - Section 406.3.B  Relief from requirement for existing features on preliminary plan
   - Section 510.4.B  Relief from requirement for minimum 25-foot-wide driveway width
   - Section 523.4  Relief from requirement for street trees
   - Section 523.5  Relief from requirement for buffers along the side and rear property lines
   - Section 523.5B.6  Relief from prohibition against stormwater management facility in buffer
   - Section 523.6  Relief from requirement for parking area landscaping

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

   The applicant has received variances to increase building coverage and impervious surface so the building size may be increased by substantially more than currently permitted. The increased building size will increase impacts on the site and environs. Six waivers are requested to additional requirements which facilitate the functions of the site such as driveway width, stormwater management, landscaping and buffers. A number of adjacent sites have buffers, street trees, and other features which contribute to the function and appearance of the area. Waiving these requirements may reduce the effectiveness of the buffer and make the site's appearance inconsistent with nearby sites.

   The site has a 24-foot-wide driveway which may be easily widened to the required 25 feet. The waiver request notes Section 512.2 of the subdivision and land development ordinance which permits a 24-foot-wide driveway aisle in a parking lot. The driveway in question is an entrance drive with parking on one side that lies within 20 feet of Patricia Drive. The drive serves as a parking aisle because of adjacent parking spaces and as a circulation drive between the building to and from Patricia Drive. The required 25-foot width is necessary for trucks and maneuvering of cars in the adjacent parking spaces.

   The plan requests a waiver for street trees because of underground utilities in the front of the building which prohibit location of new trees. Existing conditions plan Sheet 4 shows only a sanitary sewer lateral between the street and building and utility boxes and a water main in the right-of-way. It appears that there is adequate space for street trees between the building and right-of-way.

2. **Requested stormwater management waiver**—Notations on Sheet 5 of the plan indicate that a waiver is requested from Section 303, Volume control, of the Stormwater Management Ordinance. Relief from this provision may not be granted under the subdivision and land development ordinance. This request should be discussed and resolved prior to approval of the plan.
3. **Tire stops**—The plan shows concrete tire stops proposed along the parking spaces abutting the existing building. No tire stops are shown for the existing spaces along the northern side of the parking lot. We recommend that the applicant consider providing the tire stops where they do not exist to prevent vehicles from leaving the uncurbed asphalt and damaging or getting stuck in the lawn.

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

This review will be included in the Bucks County Planning Commission board materials for the February 1, 2017, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

DCZ:dc

cc: Pressure Technology, Inc.
    K. Matthew Rutt, P.E., Landcore Engineering Consultants
    Craig D. Kennard, P.E., Gilmore & Associates, Municipal Engineer
    Gregg Schuster, Municipal Manager (via email)
MEMORANDUM

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

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Final Plan of Subdivision for Moser Construction Co., Inc.
        TMP #52-10-134
        Applicant: Moser Construction Co., Inc.
        Owner: Same
        Plan Dated: December 14, 2016
        Date Received: January 6, 2017

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

GENERAL INFORMATION

Proposal: Subdivide an 8.18-acre (gross) site into two single-family detached lots. Lot 1 will be 1.77 acres and Lot 2 will be 6.24 acres. Individual on-lot wells and sewage disposal systems are proposed.

Location: The site is located on the west side of Augustine Road, approximately 1,950 feet southeast of its intersection with Ridge Road.

Zoning: The RA – Residential Agriculture District permits single-family detached dwelling units with a minimum lot size area of 1 acre.

Present Use: Vacant.

COMMENTS

1. **Street Lighting**—The township should determine if street lighting will be required (Section 526 of the subdivision and land development ordinance).
2. **Sidewalks**—The applicant has not addressed the requirement (Section 514 of the subdivision and land development ordinance) for bicycle/pedestrian paths or sidewalks along both sides of all existing streets, unless waived by the Board of Supervisors.

3. **Road improvements**—In accordance with Section 506 of the subdivision and land development ordinance, the township should determine whether cartway widening and improvements to the drainage facilities are needed for Augustine 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 must be submitted for this proposed subdivision. We recommend that the planning module be submitted at the preliminary plan stage to coordinate the subdivision review with the planning module review.

This review will be included in the Bucks County Planning Commission board materials for the February 1, 2017, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

PWG:dc

cc: Edward Moser, Moser Construction Co., Inc.  
    Steven Baluh, P.E., C. Robert Wynn Associates, Inc., Township Engineer  
    Greg Lippencott, Township Manager (via email)
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<tr>
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<th>Development</th>
<th>BCPC Number</th>
<th>Tax Parcel Number</th>
<th>PaDEP Code Number</th>
<th>Plan Review Number</th>
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<td>2629 Windy Bush Road</td>
<td>5076-G</td>
<td>53-2-103-2</td>
<td>1-09953-199-2</td>
<td>0201-60041</td>
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<td>Bristol Township</td>
<td>Bio-Pharm</td>
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<td>5-23-47</td>
<td>1-09001-269-3J</td>
<td>0201-60042</td>
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<td>Newtown Township</td>
<td>Fresenius</td>
<td>5310-A</td>
<td>29-10-153</td>
<td>1-09935-211-3J</td>
<td>0201-60044</td>
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</table>
January 6, 2017

Mr. Joseph A. Valentine  
VW Consultants, LLC  
1590 Canary Road  
Quakertown, PA 18951

RE: 2629 Windy Bush Road Planning Module  
PaDEP Code #1-09953-199-2  
BCPC #5076-G  
TMP #53-2-103-2  
Wrightstown Township, Bucks County, PA

Dear Mr. Valentine:

We have received a copy of the planning module¹ regarding the subdivision of TMP #53-2-103-2 into three single-family residential lots and the proposal to construct two single-family dwellings. The dwellings will be served by individual on-lot disposal systems.

The 201 Facilities Plan, Township of Wrightstown, 1984 is the official Act 537 Plan for this portion of Wrightstown Township. The installation of individual on-lot disposal systems is consistent with the official Act 537 Plan, since this plan indicates that the site is within an area to be served by on-site sewage disposal systems.

We note that documentation has not been provided to confirm consistency with the state historic preservation act as required in Section G.6 of Component 2.

The County Planning Agency Review, Component 4B, is attached for inclusion with the planning module application to the PaDEP. If the municipality approves the planning module and revises the official sewage facilities plan, the completed (signed) resolution and required supporting data (Components 2 and 4; transmittal letter; plans; narrative; copies of the BCDH and BCPC review letters) should be sent to Elizabeth Mahoney, Sewage Planning Supervisor, Wastewater Management, Pennsylvania Department of Environmental Protection Southeast Regional Office, 2 East Main Street, Norristown, PA 19401.

¹ Under the revised Chapter 71 of the Pennsylvania Department of Environmental Protection’s Title 25, Rules and Regulations, the planning module is a revision to the Wrightstown Township Sewage Facilities Plan. Therefore, the Bucks County Department of Health (BCDH) and Bucks County Planning Commission (BCPC) are required to review and comment on the proposed plan revision.
Mr. Joseph A. Valentine  
January 6, 2017  
Page 2

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

Sincerely,

[Signature]

Matthew M. Walters  
Planner

MMW:dc

Attachment

cc: Genevie Kostick, BCDH  
    Elizabeth Mahoney, PaDEP  
    Joe Pantano, Township Manager  
    Act 537 file
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
2629 Windy Bush Road

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

1. Date plan received by county planning agency. November 21, 2016
2. Date plan received by planning agency with areawide jurisdiction
   Agency name
3. Date review completed by agency January 6, 2017

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

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

Name: Matthew M. Walters
Title: Community Planner
Signature: [Signature]
Date: January 6, 2017

Name of County or Areawide Planning Agency: Bucks County Planning Commission
Address: The Almshouse, 1260 Almshouse Road, Doylestown, PA 18901
Telephone Number: 215 345-3400

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

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

The county planning agency must complete this Component within 60 days.
This Component and any additional comments are to be returned to the applicant.
January 10, 2017

Mr. Mark Havers, P.E.
Pickering, Corts & Summerson
624 Newtown-Yardley Road
Suite 300
Newtown, PA 18940

RE: Bio-Pharm Planning Module
PaDEP Code #1-09001-269-3J
TMP #5-23-47
Bristol Township, Bucks County, PA

Dear Mr. Havers,

We have received a copy of the planning module\(^1\) for pharmaceutical manufacturing, research and development, warehousing, and administrative offices proposed to occupy 50,000 square feet of an existing 90,000-square-foot building. The building is located within the Keystone Industrial Park and a portion of the building contains existing warehousing space occupied by a different tenant. The sewage flows from this project, expected to be 2,500 gallons per day or 11 estimated dwelling units (EDUs), will be conveyed via the existing Bristol Township Sewer Department public sewer lines and ultimately conveyed to and treated 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.

Correspondence from PaDEP to the township, dated September 26, 2016, indicates that the PaDEP granted the township's request to release 71 connections for three specific projects, one of which is the Bio-Pharm project. According to documentation included in the planning module submitted to our office, the Bio-Pharm project is listed on the Bristol Township Sewer Department’s Connection Management Plan and has 11 approved EDUs for 2017.

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\(^1\) Under the revised Chapter 71 of the Pennsylvania Department of Environmental Protection's (PaDEP) Title 25, Rules and Regulations, the planning module is a revision to the Bristol Township Sewage Facilities Plan. Therefore, the Bucks County Department of Health (BCDH) and the Bucks County Planning Commission (BCPC) are required to review and comment on the proposed plan revision.
Mr. Mark Havers, P.E.
January 10, 2017
Page 2

The County Planning Agency Review, Component 4B, is attached for inclusion with the planning module application to PaDEP. If the municipality approves the planning module and revises the officials sewage facilities plan, the completed (signed) resolution and required supporting data (Components 3 and 4; transmittal letter, plans; narrative; copies of the BCDH and BCPC review letters) should be send to Elizabeth Mahoney, Sewage Planning Supervisors, 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,

Lisa M. Wolff
Planner

LMW:dc
Attachment

cc: Genevie Kostick, BCDH
    Elizabeth Mahoney, PaDEP
    William McCauley, Bristol Township Managing Director
    Colleen Costello, Bristol Township Department of Building, Planning & Development
    Thomas Scott, Bristol Township Zoning Officer
    Act 537 file
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**

Bio-Pharm, 220 Rittenhouse Circle

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

1. Date plan received by county planning agency. **November 28, 2016**
2. Date plan received by planning agency with areawide jurisdiction ____________________________
   
   Agency name ____________________________
3. Date review completed by agency **January 10, 2017**

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

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SECTION C. AGENCY REVIEW (continued)

☐ ☐ 11. Have all applicable zoning approvals been obtained? N/A

☐ ☒ 12. Is there a county or areawide subdivision and land development ordinance?

☐ ☐ 13. Does this proposal meet the requirements of the ordinance? N/A

If no, describe which requirements are not met

☐ ☐ 14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?

If no, describe inconsistency

☐ ☒ 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?

If yes, describe

☐ ☒ 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?

If yes, is the proposed waiver consistent with applicable ordinances.

If no, describe the inconsistencies

☒ ☐ 17. Does the county have a stormwater management plan as required by the Stormwater Management Act?

If yes, will this project plan require the implementation of storm water management measures?

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

Name: Lisa M. Wolff
Title: Planner
Signature: [Signature]
Date: January 10, 2017

Name of County or Areawide Planning Agency: Bucks County Planning Commission
Address: The Almshouse, 1260 Almshouse Road, Doylestown, PA 18901
Telephone Number: 215 345-3400

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

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

The county planning agency must complete this Component within 60 days.
This Component and any additional comments are to be returned to the applicant.
January 4, 2017

Maria T. Goman
Nave Newell, Inc.
900 West Valley Road, Suite 1100
Wayne, PA 19087

RE: Fresenius-105 Terry Drive Planning Module
PaDEP Code #1-09935-211-3J
BCPC #5310-A
TMP #29-10-153
Newtown Township, Bucks County, PA

Dear Ms. Goman:

We have received a copy of the planning module regarding the conversion of existing office space to a 12-station dialysis center. The existing building is located within the Newtown Business Commons.

The change in use in the building is expected to generate an increase in sewage flow of 3,936 gallons per day (16 EDUs requested, plus a credit for use of one existing EDU). Wastewater from the site will flow through the Newtown Bucks County Joint Municipal Authority collection system, into the Bucks County Water and Sewer Authority’s Neshaminy Interceptor and eventually to the Philadelphia Water Department’s Northeast Philadelphia Water Pollution Control Plant for treatment.

The Newtown Township Official Plan Revision (1993) is the official Act 537 Plan for this portion of Newtown Township. The proposal to connect to the public sanitary sewage system is consistent with the official Act 537 Plan, since this plan indicates that the site is within an area where only public sewer is permitted. Additionally, we note that the proposal is consistent with Newtown Township’s draft Act 537 Sewage Facilities Plan Update (July 2015), which indicates that the site is in a public sewer service area.

The Neshaminy Interceptor currently is under a Connection Management Plan. The application indicates that Newtown Township has granted capacity from their “miscellaneous” EDU allocation.

---

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 Department of Health (BCDH) and Bucks County Planning Commission (BCPC) are required to review and comment on the proposed plan revision.
We note that Component 3. Sewage Collection does not include signatures authorizing collection and treatment capacity in Section G. Proposed Wastewater Disposal Facilities and Section J. Chapter 94 Consistency Determination.

The County Planning Agency Review, Component 4B, is attached for inclusion with the planning module application to the PaDEP. If the municipality approves the planning module and revises the official sewage facilities plan, the completed (signed) resolution and required supporting data (Components 3 and 4; transmittal letter; plans; narrative; copies of the BCDH and BCPC review letters) should be sent to Elizabeth Mahoney, Sewage Planning Supervisor, Wastewater Management, Pennsylvania Department of Environmental Protection Southeast Regional Office, 2 East Main Street, Norristown, PA 19401.

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

Sincerely,

Maureen Wheatley
Senior Planner

MW:dc

Attachment

cc: Genevie Kostick, BCDH
    Elizabeth Mahoney, PaDEP
    Kurt Ferguson, Newtown Township Manager
    Kristie Kaznicki, Township Municipal Services Secretary
    Act 537 file
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
Fresenius-105 Terry Drive, Newtown Township

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

1. Date plan received by county planning agency. December 7, 2016
2. Date plan received by planning agency with areawide jurisdiction
   Agency name
3. Date review completed by agency January 4, 2017

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

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### SECTION C. AGENCY REVIEW (continued)

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<td>11. Have all applicable zoning approvals been obtained?</td>
<td>N.A.</td>
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<td>13. Does this proposal meet the requirements of the ordinance?</td>
<td>N.A.</td>
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<td>If no, describe which requirements are not met</td>
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<td>14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?</td>
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<td>15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?</td>
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<td>16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?</td>
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<td>If yes, is the proposed waiver consistent with applicable ordinances.</td>
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<td>If no, describe the inconsistencies</td>
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<td>17. Does the county have a stormwater management plan as required by the Stormwater Management Act?</td>
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<td>If yes, will this project plan require the implementation of storm water management measures?</td>
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18. Name, Title and signature of person completing this section:

Name: Maureen Wheatley
Title: Senior Planner
Date: January 4, 2017
Signature: [Signature]

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

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

Telephone Number: 215 345-3400

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

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

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

This Component and any additional comments are to be returned to the applicant.
BUCKS COUNTY PLANNING COMMISSION
MEETING

Wednesday, March 1, 2017
2:00 P.M.

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

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Approval of Minutes of February 1, 2017
4. Executive Director’s Report
5. Presentation: Multi-Municipal Planning in Bucks County
6. Act 247 Reviews
7. Old Business
8. New Business
9. Public Comment
10. Adjournment

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

AGENDA SUBJECT TO CHANGE PRIOR TO MEETING
BUCKS COUNTY PLANNING COMMISSION
Minutes of Meeting
February 1, 2017

MEMBERS PRESENT: Raymond (Skip) W. Goodnoe; Edward Kisselback, Jr.; David R. Nyman; Carol A. Pierce; Evan J. Stone, R. Tyler Tomlinson, Walter S. Wydro

STAFF PRESENT: Lynn T. Bush; Debra Canale; Richard B. Harvey, David P. Johnson; Charles T. McIlhinney, Michael A. Roedig, David A. Sebastian; Maureen Wheatley

1. **CALL TO ORDER**
   Mr. Stone called the meeting to order at 2:00 PM. Mr. Stone again thanked Mr. Wydro for his service.

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

3. **APPROVAL OF MINUTES FOR THE MEETING OF JANUARY 4, 2017**
   Upon motion of Mr. Goodnoe, seconded by Ms. Pierce, with the vote being 7-0 the motion carried to approve the minutes of the January 4, 2017 meeting as presented. Mr. Kisselback abstained.

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

   Ms. Bush said she and Mr. Stone met in order to set a direction for the BCPC in 2017. We will be starting those ideas and additions at the next meeting.

   Ms. Bush highlighted the Farm Summit that was held last March. She said that one of the outcomes of the Summit was to explore ways in which the County could assist farmers in adjusting to current needs and trends and making their way through the municipal approval process for improvement projects. We now have two projects that we are working on with two local farmers. One of which is the construction of a commercial kitchen where they can process the food they grow and expand their marketing opportunities. Ms. Bush said Commissioner Loughery’s initiative is that we should be preserving the land and helping farmers adjust and navigate through the modern farming and municipal processes.

   Ms. Bush talked about a lively meeting held in Doylestown Borough about the Cross Keys Study. She said some residents have concerns about the concept of removing the traffic signal at Old Easton and Swamp Roads and creating a connector road on the old Sylvan Pool site. PennDOT supports this plan, knowing that this will alleviate traffic congestion and safety concerns at the intersection of Easton and Swamp Roads. Our challenge is coordinating four municipalities on the projects going forward.

   Ms. Bush spoke about a presentation she made to the Zoning Officers of Bucks County. During that session discussion focused on zoning change requests that have come through the BCPC for review in 2016, spot zoning and “text” amendments.
Ms. Bush will be attending a meeting with Pennsylvania Planning Directors and will speak about what Bucks County has done to blend planning and economic development. Ms. Bush said this trend has been happening for about 5 years and we wrote the first report on this which has provided guidance for the commissioners on the Municipal Economic Development Initiative (MEDI) and other projects.

Ms. Bush commended the staff as to how well they are cooperating and managing in the absence of a Director of Planning Services. Mr. Nyman asked if there was going to be someone hired to take over this position. Ms. Bush said that she is currently working through that process.

Mr. Kisselback, Mr. McIlhinney and Ms. Bush discussed spot zoning/text amendments.

Mr. Goodnoe wanted to clarify that the farmer’s commercial kitchen being proposed would not be a catering facility. Ms. Bush replied that it would only be for the produce grown on the property and adding products to their existing farm stand. She also said that she has met with farmers involved in Community Supported Agriculture (CSA) in Doylestown and discussed being able to process and sell their products at farmers markets and possibly through the food co-ops. Mr. Nyman brought up the potential Health Department issues. Ms. Bush said that those issues are why we are helping the farmers through the process of these obstacles and assisting with financing, such as the Taste and Tour low interest loan.

Ms. Wheatley and Mr. Sebastian, having just returned from a seminar on The Legalization of Marijuana and Its Effect on Municipalities, gave a brief commentary. Ms. Wheatley said that there were 3 presentations: the history of marijuana from the Deputy Director of the Center for Effective Public Management, John Hudak; Pennsylvania’s new law including zoning, permitting and law enforcement from William Roark, Esquire; and a growing facility owner Josh Genderson. Mr. Kisselback questioned the allowed size of the growing facilities. Ms. Wheatley said that in Pennsylvania there is no limit to the amount of plants you can have, but that the regulations typically allow for facilities of between 15,000 and 100,000 square feet for a growing and processing facility. She said that the state regulations dictate most of the requirements for the facilities, so it won’t be necessary for many more regulations from the municipality. She added that a growing/processing facility would not require many employees, so a municipality may require different parking standards than a typical manufacturing facility. Mr. Sebastian said that the Pennsylvania law only allows for two grower/processors within the Southeastern Pennsylvania area and only 27 permits will be allowed for dispensaries.

Ms. Pierce asked if there was a security standards for these facilities. Ms. Wheatley said that only a doctor who is certified by the state can write prescriptions for medical marijuana. The patient must go through a rigorous process to acquire the prescription and the special medical card that will have the patients’ medical information and history necessary to enter a dispensary. The dispensary and growers/processors security is tightly regulated in the state bill, along the lines of pharmaceutical manufacturers, and the municipal zoning will be held to a strict standard.

Mr. Stone, referring to recent reviews regarding medical marijuana zoning, questioned if there is uniformity in the zoning standards among the municipalities. Ms. Bush replied that there is not uniformity, but there are similarities. She said that generally, a grower/processor is zoned in an industrial district and a dispensary is zoned in a commercial district. The state act says that the zoning restrictions that you put on a dispensary cannot be different from any other commercial
uses; however, each municipality has different zoning for different commercial uses. Some of the ordinance we reviewed propose additional regulations, such as restricting drive-through facilities, or even attempting to prevent radio or television advertisements. Mr. Roedig asked why regulations and zoning are not along the lines of a pharmacy or pharmaceutical facility. Ms. Wheatley replied that marijuana is a federal class one drug and, as such, requires more regulation.

5. Presentation: Update on Open Space and Farmland Preservation – Mr. Richard Harvey, Agriculture Preservation Director and Mr. David Johnson, Director of GIS/Transportation and Open Space

Mr. Harvey provided a handout (Exhibit A attached) summarizing the Agricultural Land Preservation Program. He stated that in 2016, the county preserved 11 farms totaling 621 acres, bringing us very close to our goal of 16,000 acres. The total amount of state funding received in 2016 by Bucks County was the second highest among the Pennsylvania counties. Pennsylvania leads the entire United States in farmland preservation. This coming year expects to be even better having received 16 applications, a couple of which are very notable farms. Mr. Harvey said that the program has the expectation of receiving $5.5 million in state and county funding with the commissioners’ enthusiastic commitment to the program. Additionally, the program’s success is also due to individual municipalities assisting financially if the appraised value exceeds the $12,000 per acre cap.

Mr. Harvey told us that by the end of 2017, we will have preserved 26 square miles of farmland, and with the application list of 50 farms with a total of 2,500 acres, that will grow each year.

Mr. Harvey said that the goals of the program are to preserve family-owned farms, farms with the best soil, the prevention of soil erosion, water conservation, contribute to the $62 million in agricultural economy, provide fresh local source of food, provide working capital to our farmers, assist in estate planning, and to protect our Bucks County heritage as a leader in agriculture.

Mr. Harvey drew our attention to the two maps he distributed and noted that the preserved farms are in the areas where the prime agricultural soils are located. He noted that the most farms preserved are in Bedminster Township followed closely by Springfield, Plumstead and Buckingham townships.

Mr. Harvey said he believes that the 28-year program will continue with state funding through the cigarette tax. Mr. Harvey said he has been a part of this program for 26 years and is very proud of what has been accomplished.

Ms. Bush noted that the Farmland Preservation Program predates the Open Space Program.

Mr. Wydro, having totaled the list on the maps, noted that there are 195 preserved farms in Bucks County. Mr. Stone wanted to know if there was an inventory of all active farms within Bucks County. Mr. Harvey said that information is available through the database on county land use codes. Mr. Kisselback, representing a municipality that has not preserved a farm, wanted to know the process. Mr. Harvey stated that the applications are sent to him. The farms are ranked using strict criteria such as soils quality, conservation practices, development potential, farm operations, and other criteria. Each year, offers are made to the top-ranked farms. The amount paid a farmer is based on an appraisal and is for the development rights on the land. The farmer retains the
property and continues to own it and farm it. It can be sold or given to heirs. The benefit to the farmer is that it is a good value, puts working capital back into the farm, and helps with estate planning. Preserved farms are deed-restricted to remain undeveloped in perpetuity. Several preserve farms have been sold to other farmers in Bucks County.

Mr. Johnson took the floor to present an update on the concluding Open Space and Natural Areas Preservation Program. Mr. Johnson handed out two summary sheets (Exhibit B). Mr. Johnson reminded us that the program comprises three funding allocations – the Municipal Open Space Program, targeted specifically to the municipalities; the Natural Areas Program, intended for high valued properties identified in Bucks County’s Natural Areas inventory; and the Riverfront Program.

Mr. Johnson drew our attention to the Natural Areas Program sheet. He said that the list is comprised of the 43 completed preservation projects since 2007. He stated that the original borrowing limit was $11 million, and as of February 1, 2017, the completed projects total $9 million. Mr. Johnson reminded us that this program is 50 percent match funding allocation meaning that Bucks County contributes half of the funding and the other half is required from another source such as a conservancy, the municipality, or a bargain sale. He said that there are a total of 8 remaining projects that have been approved by the Open Space Review Board. If those projects go to settlement, that will use the remaining $2 million. Mr. Johnson said that having utilized almost the entire $11 million means that this program is a success.

Mr. Johnson referred to the other handout on the Municipal Open Space Program which had a 75 percent Bucks County contribution and a 25 percent from other sources match. Mr. Johnson reminded us that the original deadline for the program was December 31, 2014. The Commissioners extended this deadline to have all applications submitted by December 30, 2016. The sheet shows each of the municipalities, their fund allocation (set by a funding formula), the funding received (for improvement projects, easement purchase, or fee simple acquisition), pending funds (which assumes all applications received will be approved by the Bucks County Commissioner); and the remaining allocation for that municipality. Mr. Johnson said these numbers could change. At the end of 2016, the total allocation was $10,855,694. Mr. Johnson said that the program guidelines indicate that the municipality has two years to complete the project. He also noted that every municipality has taken advantage of the program funds.

Mr. Johnson spoke about the last element of the program, the Riverfront Program. This program had $7 million allocated to it with a 50 percent contribution from Bucks County and a 50 percent match from other sources. To date, we’ve distributed approximately $1.2 million. Mr. Johnson said that there was one more application submitted last year for a project called Mountainside, in Plumstead Township. Mr. Johnson believes it to be a great project but there are some issues with the appraisal and getting match funding. The project was approved for a little over $500,000. He said that they are hoping the project goes through.

Mr. Johnson concluded his presentation by saying that the final steps are winding the program down, writing the checks and monitoring the progress of the projects. He doesn’t believe it will be necessary for the board to meet after February.

Ms. Bush added that she frequently gets questioned as to the ‘leftover’ funds. She reminded us that the County only borrowed exactly the amount that was needed so there are no ‘leftovers.’ Ms.
Bush noted that in 2007, when it went on the ballot to borrow $87 million for open space preservation, it was approved in every one of the 304 voting precincts except for one where it tied. This program has had strong support throughout the County and has been very successful. She said more Open Space Preservation and Farmland Preservation signs have been ordered and will be installed in the spring.

The board thanked Mr. Harvey and Mr. Johnson for their presentations.

6. **ACT 247 REVIEWS**
The reviews of February 1, 2017, were mailed to the board for their review prior to the meeting. Of the reviews mailed, one review, #47-17-1 – Upper Makefield Township, SALDO Amendment: Code Adoption Ordinance, was changed, and there was one municipal review added at the meeting, #18-16-3 – Langhorne Borough – Zoning Ordinance Amendment – Wireless Telecommunications Facilities. Upon motion of Mr. Nyman, seconded by Ms. Pierce, the motion carried to approve the February 1, 2017 Act 247 reviews.

7. **OLD BUSINESS**
The board thanked Mr. Kisselback for the picture of the BCPC Board members that was taken in December.

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

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

10. **ADJOURNMENT**
Mr. Stone adjourned the meeting at 3:00 PM.

Submitted by:
Debra Canale, Staff Secretary
Bucks County Planning Commission
Executive Director's Report
February, 2017

County Planning Director Association of Pennsylvania
I made a presentation to the PA County Planning Directors on Bucks County’s integration of planning and economic development. The programs in some other counties were also discussed, and there are some common issues associated with this process. Bucks County’s program seems to be better than many others.

Launch of the I95-Turnpike Impact Project
We are beginning work on our study of the impact of transportation improvements on lower Bucks and the future of the lower Bucks County economy. We met with the Economy League of Greater Philadelphia, which has been hired to help us with this project.

New Britain Borough Update
I know I’ve said this before, but I am excited about what is happening in New Britain Borough and about the role the BCPC played in helping them set a direction. Demolition of the old Knoell factory is about to start in preparation for a new mixed use development. There is a lot of interest in the area by developers. The borough and the University are working together, and there are a lot of potential changes. The community has a good park system, good neighborhoods, shopping, the University, and good community facilities.

Cross Keys Update
We have a meeting scheduled for February 27 with the Doylestown Township Planning Commission on the Cross Keys Study.

Warrington Park Plan
I was invited to attend the unveiling of a plan for the Lion’s Pride Park plan in Warrington. This will occupy the former Twin Oaks Day Camp site.

Trails Update with County Commissioners
We made a presentation to the County Commissioners on our on-going trails projects. They were excited and supportive of what we are doing and gave us guidance on some outstanding issues.

Housing Report
A joint project with Housing and Community Development and Human Services, the housing study report was completed by BCPC staff. It deals specifically with the resources and programs to help homeless and potentially homeless people.
BCPC Activity Report

Community Planning and Municipal Economic Development Initiative

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

We attended the Buckingham, Hilltown and Milford townships and New Britain Borough Planning Commission meetings and the Quakertown Area Planning Committee (QAPC) monthly meeting.

Preparing Plans – Production continued on the New Britain Borough Comprehensive Plan Update. Staff will be meeting with the Borough Planning Commission in March to review the Community Background, Natural Features, Housing, and Historic Preservation sections of the plan. Staff also attended a meeting with Borough officials to discuss our assistance with public outreach and park planning efforts for Orchard Park.

We met with Warrington Township officials from the Board of Supervisors and Planning Commission to discuss progress on the comprehensive plan update. Work continues on updating the text and mapping.

Work continued on the Morrisville Borough MEDI project. Staff met with the borough manager and Bucks County Community Development staff to brainstorm fundable projects and discuss photo simulations of potential downtown improvements and concepts and designs for Williamson Park.

A draft copy of the Richboro Village Master Plan was submitted to Northampton Township for their review and comment. A Municipal Economic Development Initiative Project, the 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 staff is waiting for additional information from Quakertown Borough’s Economic Development Consultant in order to finalize revisions to the draft Quakertown Borough—Summary of Parking Inventory.

At the QAPC’s invitation, Commissioner Rob Loughery and staff from the Bucks County Industrial Development Authority (IDA) attended the February QAPC meeting to discuss economic development in the region. The QAPC is looking for guidance on how to grow existing businesses and attract new businesses to the region. It was discussed that the QAPC could partner with the County for assistance by the Planning Commission under the Bucks County Municipal Economic Development Initiative (MEDI). As part of the current planning assistance contract with the QAPC, BCPC staff is assisting the Committee with an update to the regional transportation priorities list that will be discussed with representatives from the Pennsylvania Department of Transportation (PaDOT) at a meeting scheduled in March.

We continued work on a revitalization study for Tullytown Borough. The new train station may spark redevelopment and bring new tax revenue to replace that to be lost by closure of the landfill.
In addition to special studies and plans, we continue to prepare, under contract, comprehensive plans for Northampton Township, Lower Makefield Township, Hilltown Township, and Warrington Township.

Providing Planning Information and Coordinating with Other Agencies

The planning commission staff provides information and assistance to the many people who call us for help. This includes topics such as demographic and socioeconomic data, development proposals, BCPC reports, local zoning, and municipal regulations. Some of this work results from our mandated functions (reviewing proposed developments and reviewing various permit applications), some from other groups that need information, and some from residents who need guidance. In addition, two staff members attended a medical marijuana seminar sponsored by Lafayette College. Speakers addressed the history of marijuana policy in the U.S., details of Pennsylvania’s act, enacted in 2016, and marijuana growing and processing operations. Staff recently has reviewed over a dozen zoning ordinance amendments from municipalities proposing to permit medical marijuana growing/processing facilities and dispensaries.

Act 247 and 537 Review Activity
18 Subdivision and Land Development Proposal
3 Sketch Plans
16 Municipal Plans and Ordinances
2 Sewage Facility Planning Modules
1 Traffic Impact Studies

Transportation and Trails

BCPC Transportation Planning staff is responsible for working with PennDOT, DVRPC, SEPTA, TMA Bucks, and other groups to ensure that our transportation and funding needs are addressed. We work closely with public transportation providers, such as SEPTA.

The County is currently pursuing three trail development initiatives. The Upper Bucks Rail Trail will connect the Lehigh Valley’s Saucon Rail Trail with the borough of Quakertown by converting a currently unused portion of SEPTA rail line to a trail through Springfield and Richland townships. Staff continued to work with the municipalities and project consultant regarding wetland issues and traffic signalization permits for road crossings. The County has hired a consultant to design the Newtown Rail Trail. The current project will construct the portion of the Newtown Rail Trail in Upper Southampton Township and will connect with the Pennypack Trail in Montgomery County. Staff facilitated a meeting between Upper Southampton Township, the consultant and PennDOT to discuss the trail crossing at County Line Road and Second Street Pike. We also began discussing consultant proposals for the Neshaminy Greenway Trail, a Congestion Management Air Quality Program-funded trail that will connect Doylestown’s Central Park with the county facilities in the Neshaminy Manor Complex. All of these trails are part of the Circuit, which is envisioned as a 750-mile regional trail network.

Geographic Information Systems (GIS)

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

The GIS data is increasingly used by people outside the county, either through our very popular public viewer, or through our GIS Consortium of municipalities.
Updates of GIS data are always provided to our Consortium members when requested. County GIS is finalizing development of a GIS Open Data Portal web site that when completed members will be able to access their municipal data sets for both downloading and mapping. This month we provided updates to both Lower Makefield and Northampton Townships.

The Southeastern Pennsylvania Shared Services GIS project is a collaborative effort of the counties of Bucks, Berks, Chester, Delaware, Montgomery, and the City of Philadelphia. The group meets monthly and is currently utilizing a cloud hosted infrastructure that supports a centralized and shared regional GIS database. In addition the group has now signed and finalized an agreement to acquire aerial and oblique imagery from Pictometry. A 2017 spring flight is planned with delivery late in summer. The February meeting was held at the Montgomery County Training Center.

The Delaware Valley Regional Planning Commission (DVRPC) recently contracted with Quantum Spatial, in a partnership with PECO, to acquire updated impervious surface data for Bucks, Chester, Delaware and Montgomery counties. As part of this agreement they will also be updating building footprints and roads. The building data will include building heights and number of floors. DVRPC is finalizing their QA/QC review of the data. Delivery of these datasets is expected sometime in March.
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<th>BCPC Number</th>
<th>Applicant</th>
<th>Tax Parcel Number(s)</th>
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<td>Cedar Properties, Inc.</td>
<td>(5-46-3-1,-230,-231)</td>
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MEMORANDUM

TO: Bedminster Township Board of Supervisors
    Bedminster Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Medical Marijuana Regulations

Applicant: Board of Supervisors
Received: February 21, 2017
Hearing Date: April 12, 2017

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal has been sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at its meeting on March 1, 2017.

GENERAL INFORMATION

Proposed Action: Amend Sections 405 and 406 of the Zoning Ordinance by establishing Use G34-Dispensary and Use I17-Grower/Processor in the I Industrial District.

Proposed Zoning Provisions: Add definitions for Department of Health, Medical Marijuana Act, Medical Marijuana Dispensary, and Medical Marijuana Grower/Processor. Uses G34-Dispensary and I17-Grower/Processor are permitted in the I Industrial District, except in the portion of the I district located along Deep Run Road.

A Dispensary and Grower/Processor use are required to meet the buffer requirements of the ordinance and shall fully comply with the Pennsylvania Medical Marijuana Act. No outside display or storage is allowed and off-street parking is required as follows:

- A Dispensary shall have at least one off-street parking space for each 200 square feet of total floor area used or intended to be used for service to the public as customers, plus at least one (1) off-street parking space for every two employees.
- Grower/Processor shall provide at least one off-street parking space for each employee on the largest shift or one off-street parking space for every 250 square feet of total floor area, whichever is greater; plus one additional space for each company vehicle normally stored on the premises.
Existing Zoning Provisions: There are no provisions regarding Medical Marijuana Dispensary or Grower/Processor.

COMMENTS

The proposed zoning ordinance provisions will be required to comply with Act 16, the State’s Medical Marijuana Act. We are relying on the township’s legal counsel to ensure that the proposed regulations are consistent with this Act and any other applicable laws. In addition, the township may wish to consider the following comments:

1. Use Definitions—The proposed amendment includes definitions for G34 Dispensary and I17 Grower/Processor that differ slightly from the corresponding definition within the Medical Marijuana Act (Act 16). To ensure consistency, we recommend both definitions be revised to include a reference to Dispensary and Grower/Processor as defined in Act 16.

2. Dispensary regulations—Proposed Section 405.G34.b.3 states that the establishment and operation of a Dispensary shall fully comply with the Medical Marijuana Act and Title 28 of the Pennsylvania Code. For ease of reference of siting requirements for dispensaries under Act 16, the township may also wish to also include the following provisions:

   • A dispensary may only dispense medical marijuana in an indoor, enclosed, secure facility located within this Commonwealth, as determined by the department.
   • A dispensary may not operate on the same site as a facility used for growing and processing medical marijuana.
   • A dispensary may not be located within 1,000 feet of the property line of a public, private or parochial school or a day-care center.

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

CIG:dc

cc: John B. Rice, Esq., Grim, Biehn & Thatcher, Municipal Solicitor
    Richard H. Schilling, Township Manager (via email)
    Patti McVaugh (via email)
CONFIDENTIAL—NOT FOR RELEASE

March 1, 2017
BCPC #5-17-1(P)

MEMORANDUM

TO: Bristol Township Council
Bristol Township Planning Commission
FROM: Bucks County Planning Commission
SUBJECT: Private Request for Zoning Map Change from R-1 and R-3 Residence Districts to C Commercial District
TMP #5-46-3-1; 5-46-231; 5-46-230
Applicant: Cedar Properties, Inc.
Owner: YMCA of Lower Bucks County
Date Received: February 10, 2017
Hearing Date: Not Set

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on March 1, 2017.

GENERAL INFORMATION

Requested Action: Rezone three parcels (TMPs #5-46-3-1; 5-46-231; 5-46-230) from the R-1 and R-3 Residence districts to the C Commercial District.

Location and Size of Tract: Combined, the parcels total 2.81 acres and are located at the northeast corner of S. Oxford Valley Road (Levittown Parkway) and S. Queen Anne Drive.

Proposed Zoning Provisions: The C Commercial District permits a variety of nonresidential uses, including school, daycare, public recreation facility, retail shop, retail store, office, medical office, sit-down restaurant, fast-food restaurant, and tavern, on a minimum lot area of 5,000 square feet with a minimum lot width of 50 feet at the building setback line. Maximum building coverage and maximum impervious surface ratio for sites in this district are 35 and 70 percent, respectively. Required yards are: 35-foot front yard; 15-foot side yards (each); and 35-foot rear yard. No building shall exceed 50 feet in height unless authorized as a special exception by the Zoning Hearing Board. For each foot of height above 35 feet, the buffer yard, as required by the zoning ordinance, shall be increased by one foot.
Existing Zoning Provisions: The R-1 Residence District permits single-family detached structures and various institutional, recreational, and several low intensity retail and consumer service uses. Unless otherwise specified for a specific use, area and dimensional requirements in the R-1 District are as follows: minimum lot area—10,000 square feet; minimum lot width at building setback line—75 feet; maximum building area—20 percent; maximum impervious surface ratio—30 percent; minimum front yard—35 feet; minimum side yard—two side yards with aggregate width of 30 feet, with neither less than 12 feet; and minimum rear yard of 25 feet. The permitted maximum height is 35 feet in the R-1 District.

The R-3 Residence District permits single-family detached and multiple-family dwellings and various institutional, recreational, and several low intensity retail and consumer service uses. Unless otherwise specified for a specific use, area and dimensional requirements in the R-3 District are as follows: minimum lot area—5,000 square feet; minimum lot width at building setback line—50 feet; maximum building area—30 percent; maximum impervious surface ratio—40 percent; minimum front yard—25 feet; minimum side yard—two side yards with aggregate width of 14 feet, with neither less than 6 feet; and minimum rear yard of 20 feet. The permitted maximum height is 35 feet in the R-3 District.

COMMENTS

A Conceptual Zoning Plan was submitted to our office as a sketch plan for land development. The staff of the Bucks County Planning Commission has reviewed the sketch plan submission separately (see BCPC #4613-A.) We recommend that the Township Council consider the following in addressing the proposal to rezone the parcels from R-1 and R-3 Residential districts to C Commercial district:

1. **Comprehensive Plan**—The site is within the Levittown/Fairless Hills Special Study Area, as identified in the *Bristol Township Comprehensive Plan* (2008). The Comprehensive Plan notes that this area is predominantly single-family residential and is essentially built-out. An issue noted for this special study area is the limited connections between residential neighborhoods and the commercial centers that serve them. A stated goal in the Comprehensive Plan is to provide a community that is accessible to bicyclists and pedestrians. It is noted that the site and surrounding residential areas contain sidewalks for pedestrian access.

   Also, while the plan does not provide specific land use recommendations for the area, the plan does recommend improvements to the commercial areas of the township with respect to access management. S. Oxford Valley Road, designated an arterial roadway in the Comprehensive Plan, is listed as one of the roads cited for access management improvement.

2. **Surrounding land use**—According to 2015 aerial photographs and the Conceptual Zoning Plan (sketch plan) submitted with the rezoning request, single-family detached residential uses are located to the north (across Drexel Road), directly to the east; and to the south (across S. Oxford Valley Road.) Land to the west of the site, across S. Queen Anne Drive, is currently recreation land owned by the YMCA of Lower Bucks County. It should be noted that land development plans to construct a financial institution on the recreation land to the east of the site have been submitted for township approval.

3. **Surrounding zoning**—The site is surrounded by residential zoning to the north, east, and south, with commercial zoning located to the site’s west. The R-3 and R-2 districts are located
north of the site, across Drexel Road. The R-1 Residence District is directly to the east, and the R-2 Residence District is located to the south, across S. Oxford Valley Road. The C Commercial District is west of the site, on the other side of S. Queen Anne Drive.

4. **Intensity of Development**—A comparison of the C district and surrounding districts reveals some differences regarding intensity of permitted development, particularly in regards to maximum building coverage, maximum allowable impervious surface, and maximum building height. The R-3 District permits denser development than does the R-1 District. While the required minimum lot area of 5,000 square feet is the same for both the R-3 and C districts, the C Commercial District permits a maximum building area of 35 percent compared with 30 percent in the R-3 District. Of most significance is the difference in allowable impervious surface coverage between the districts—70 percent in the Commercial District compared with 40 percent in the R-3 District. This difference is even greater if the Commercial District is compared to the R-1 District. The permitted maximum building coverage and maximum impervious surface coverage for the R-1 District is 20 and 30 percent, respectively, compared with 35 and 70 percent in the C District. In addition, structures in the C District may be built to a maximum height of 50 feet, compared to the 35 feet in the R-1 and R-3 districts. To illustrate potential development under the proposed district, the Conceptual Zoning Plan shows a 19,200-square-foot retail building, a 3,000-square-foot restaurant with drive-through, and 153 parking spaces on the 2.81-acre site. The concept plan shows a maximum building coverage of 18.2 percent and a maximum impervious surface coverage of 79.8 percent, almost 10 percent above the maximum allowable impervious surface that would be permitted under the proposed commercial district.

5. **Required impact statements**—Section 205-196 of the zoning ordinance outlines application requirements for private petition amendments. Section 205-196.A.(3)(d) requires information and analysis of traffic and other impacts that may be needed by the township to evaluate the proposed amendment. Our office did not receive any impact statements with the petition for amendment.

**SUMMARY**

The proposed C Commercial District is not consistent with much of the immediate surrounding area of residential uses and zoning districts. While most adjacent land uses are residential, we note that a mix of residential and commercial land uses are located along S. Oxford Valley Road, particularly along this stretch between the Falls Township border and New Falls Road.

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

Township officials should also consider the intensity of development permitted in the C District, particularly as related to maximum building coverage, maximum impervious surface ratio, and maximum building height. Officials should ensure that any future redevelopment on the site complies
with applicable buffering requirements outlined in Section 109 of the zoning ordinance. Such required buffering would help negate impacts to residences located adjacent to the site.

The site is located along S. Oxford Valley Road, which is a main roadway crossing through the northern corner of the township. Designated as an ‘arterial roadway’ in the Bristol Township Comprehensive Plan (2008), the road provides access to a variety of commercial, residential, and institutional uses. While the comprehensive plan does not designate a specific land use for the parcel or surrounding area, the plan does recommend access management efforts along S. Oxford Valley Road. This issue should be considered for any future redevelopment on the site.

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

LMW:dc

cc: Cedar Properties, Inc.
    Clifton Quay, P.E., Stantec Consulting Services, Inc.
    William J. McCauley, III, Manager, Bristol Township (via email)
    Randy Flager, Esq., Flager & Associates, P.C.
    Colleen Costello, Township Department of Licenses and Inspections (via email)
    Thomas Scott, Township Zoning Officer
PERTINENT INFORMATION

Site Characteristics, Natural Features: The site contains an existing building that houses a recreation facility (YMCA of Lower Bucks County). Driveways and parking areas are also located on the site. While mostly paved, existing vegetation on the site includes shrubbery around the building, and trees along Drexel Road, and some areas along S. Oxford Valley Road.

Existing Land Use: Recreation facility (YMCA of Lower Bucks County)

Surrounding Land Use:

- North: Residential
- East: Residential
- South: Residential
- West: Recreation land

Surrounding Zoning:

- North: R-3 Residential and R-1 Residential
- East: R-1 Residential
- South: R-2 Residential
- West: C Commercial

Municipal Comprehensive Plan: The site is within the Levittown/Fairless Hills Special Study Area which is predominantly single-family residential and is essentially built-out. The Comprehensive Plan notes the limited connections between residential neighborhoods and the commercial centers that serve them in this study area. A stated goal in the Comprehensive Plan is to provide a community that is accessible to bicyclists and pedestrians.

Municipal Sewage Facilities Plan: Sewage Facilities Plan – Act 537 for Bristol Township, Bucks County, Pennsylvania (revised 1998)—The site is within a sewered area.
CONFIDENTIAL—NOT FOR RELEASE

March 1, 2017
BCPC #5-17-2

MEMORANDUM

TO: Bristol Township Council
Bristol Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Hookah Bar/Lounge
Applicant: Township Council
Received: February 14, 2017
Hearing Date: Not Set

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on March 1, 2017.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to establish a new use classification relating to hookah bars/lounges. The amendment provides a definition, use regulations, and off-street parking requirements for the new use.

Proposed Zoning Provisions:

Section 205-11 would be revised to include the term Hookah Bar/Lounge with the following definition: Any establishment that is dedicated, in whole or in part, to the smoking of a water pipe with a smoke chamber, a bowl, a pipe and a hose, or any similar device.

Section 205-16 would be revised to list Hookah Bar/Lounge as a retail and consumer use with the following use regulations: such use would be closed from 12 a.m. to 11 a.m.; no discernable noise or vibration may permitted beyond the property line; no alcoholic beverages may be served or consumed on the premises; a planted buffer, fence, or sound barrier would be required when such use is located within 300 feet of a residential property; services must be performed under sanitary conditions and in compliance with all federal, state and local regulations, rules and laws, if any, regulating such services; and no one under the age of 18 would be permitted on the premises.

Section 205-63, would be revised to permit Hookah Bar/Lounge as a conditional use in the P-I Planned Industrial District.
Section 205-120, Standards for off-street parking according to use, would be revised to require one off-street parking space for each 50 square feet of gross floor area or one off-street parking space for every two seats intended for use by patrons, whichever requires the greater number of spaces, plus one off-street parking space for each employee on the largest shift for a hookah bar/lounge.

Attachment 1, Table of Use Regulations, would be revised in accordance with the contents of the proposed ordinance amendment.

Existing Zoning Provisions: The zoning ordinance does not currently regulate hookah bars or lounges.

**COMMENT**

- **Placement of use description**—As proposed, the amendment would include the description for the new use in Section 205-11. Definitions. The structure of the existing zoning ordinance is set up to include use descriptions in Section 205-16. Use regulations. For consistency with the placement of other use descriptions, it is recommended that the description of Hookah Bar/Lounge be included in Section 205-16, along with the regulations proposed for the use. Placing regulations within Section 205-16 will allow for better enforcement.

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:dc

cc: Randy Flager, Esq., Flager & Associates, P.C., Township Solicitor
    William J. McCauley, III, Township Manager (via email)
    Tom Scott, Township Zoning Officer (via email)
    Colleen Costello, Township Department of Licenses and Inspections (via email)
MEMORANDUM

TO: Chalfont Borough Council
    Chalfont Borough Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Floodplain District Regulations

Applicant: Borough Council
Received: January 30, 2017
Hearing Date: March 14, 2017

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on March 1, 2017.

GENERAL INFORMATION

Proposed Action: Amend various sections within the Floodplain District Regulations in the zoning ordinance to comply with the updated floodplain regulations required by the Federal Emergency Management Agency (FEMA).

Proposed Zoning Provisions:
Section 27-2103—Delete a provision which exempts minor building repairs from building permit requirements.

Sections 27-2109.3 and 27-2133.F—Replace the term “repetitive loss” with “cumulative substantial damage.”

Sections 27-2116 and the definition of the term New Construction—Change the dates for the Flood Insurance Rate maps from March 16, 2015 to March 21, 2017 (which are the maps recently adopted by the Federal Emergency Management Agency (FEMA).

Section 27-2130—Require that recreational vehicles be removed from the floodplain when a flood warning is issued.

Section 27-2140—Revise the definition of the term “Substantial Improvement.”
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 Council's decision regarding this matter. If the amendment is adopted, please send a copy within 30 days as required by Section 609(g) of the Pennsylvania Municipalities Planning Code.

DCZ:dc

cc: Patrick DiGangi, P.E., CKS Engineers, Inc., Borough Engineer
Nate Fox, Esq., Begley, Carlin & Mandio, LLP, Borough Solicitor
Sandra Zadell, Borough Manager (via email)
CONFIDENTIAL — NOT FOR RELEASE

March 1, 2017
BCPC #8-17-1

MEMORANDUM

TO: Doylestown Borough Council
    Doylestown Borough Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Floodplain District Regulations

Applicant: Borough Council
Received: February 10, 2017
Hearing Date: Not indicated

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on March 1, 2017.

GENERAL INFORMATION

Proposed Action: Revise the definitions related to floodplain management requirements in the zoning ordinance in order to comply with the Federal Emergency Management Agency (FEMA) and state floodplain regulations by amending the following sections:

Part 2, Section 202 to add definitions for Existing Manufactured Home Park or Subdivision, Expansion to Existing Manufactured Home Park or Subdivision, New Manufactured Home Park or Subdivision, and Uniform Construction Code.

Part 2, Section 202 to add to the definition of Basement the following: “For purposes of Part 12, of this chapter, basement means any area of the building having its floor below the grade plane on all sides.”

Part 2, Section 202 to add to the definition of Development the following: “For purposes of Part 12 of this Chapter, development also includes storage of any equipment and materials.”

Part 2, Section 202 to revise the existing definitions for the terms Identified Floodplain Area and New Construction.

Part 2, Section 202 to remove the definition of Minor Repair.
Section 1207(2) to add subsection G as follows: “Any modification, alteration, reconstruction, or improvement of any kind that meets the definition of “repetitive loss” shall be undertaken only in full compliance with the provisions of this Chapter.”

Section 1202(2) to add “Section 1119” to the first sentence.

Section 1202(2)B to remove this subsection which stated that a permit shall not be required for minor repairs to existing buildings or structures.

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 point for borough officials to consider prior to adoption of the amendment.

- Flood Insurance Rate Map effective date—The Federal Emergency Management Agency recently adopted Flood Insurance Rate Maps which have an effective date of March 21, 2017. We recommend that the borough amend the proposed definition of New Construction in Part 2, Section 202 and Section 1204(1)A of the zoning ordinance to change the date of the Flood Insurance Rate Maps from March 16, 2015 to March 21, 2017.

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

MMW:dc

cc: Karyn Hyland, Director of Building and Zoning (via email)
    John Davis, Borough Manager (via email)
    Joanna Waldron, Esq., Curtin & Heefner, LLP, Borough Solicitor
    James P. Dougherty, P.E., Gilmore & Associates, Borough Engineer
CONFIDENTIAL — NOT FOR RELEASE

March 1, 2017
BCPC #9-17-1

MEMORANDUM

TO: Doylestown Township Board of Supervisors
Doylestown Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Map
TMP #9-68-2, -3, -30 and 9-7-138-1
Owner: Doylestown Township and Morgan Hill Assoc. L.P.
Applicant: Board of Supervisors
Received: January 25, 2017
Hearing Date: March 7, 2017

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on March 1, 2017.

GENERAL INFORMATION

Proposed Action: Rezone approximately 100 acres of TMP# 9-7-38-1 from R-1 Residential to the I Institutional district and three parcels, consisting of approximately 30.63 acres, from R-2 Residential to I Institutional.

Location & Size of Tract: Approximately 130 acres located southeast of the Route 202 Parkway and Wells Road, with limited frontage on New Britain Road, Rolling Hill Blvd., and Turk Road.

Proposed Zoning Provisions: I Institutional District permits a variety of public and institutional uses on a minimum lot size of 5 acres. A maximum building coverage and impervious surface ratio of 25 percent and 50 percent is allowed, respectively.

Existing Zoning Provisions: The R-1 and R-2 Residential districts allows single-family detached units on a minimum lot size of 40,000 square feet. Use C-5 Recreational facility is permitted in both these districts.

The R-2 district also permits options for residential development on tracts containing 10 acres or more and that provide at least 50 percent open space. This includes single-family detached units on a minimum lot size of 8,000 square feet and single-family attached dwellings on a minimum lot size of 2,000 square feet. Use C-15 Municipal/government building is allowed in the R-2 district.
COMMENTS

We recommend that the Board of Supervisors consider the following in addressing the proposal to rezone TMP# 9-7-138-1 from R-1 Residential district, and TMP#9-68-2, -3, and -30 from R-2 Residential district, to I Institutional district:

1. **Comprehensive Plans**
   
a. **County**—The *Bucks County Comprehensive Plan* (2011) indicates on the future land use map that the subject site is in an Emerging Suburban Area and Natural Resource/Conservation Area. Emerging Suburban Areas are those areas with available public infrastructure and services intended for future development by municipalities. These areas have experienced significant population gains within the last 20 years. They conform generally to the Development Areas identified by municipalities anticipating intense development. Natural Resource/Conservation Areas include greenway corridors, recreation areas, and significant natural resource areas. These areas are largely undeveloped due to the presence of natural resources.

   Since much of the land area has been converted to a community park, contains sensitive natural resources, and deed restricted open space as a result of residential subdivisions, the proposed rezoning to Institutional appears to be consistent with the county comprehensive plan. In addition, the county has received funding to plan for, and construct, a trail extension from the township’s existing trail around the retention pond to Turk Road and beyond as part of the as part of the Upper Neshaminy Creek Trail Feasibility Study (June 2014).

b. **Township**—According to the Future Land Use Map in the *Doylestown Township Comprehensive Plan* (1989), the parcels proposed to be rezoned are located primarily in the Medium Density Residential Area, with the portion of the property that encompasses the municipal buildings designated as Institutional, and the dedicated open space areas in the High Density Residential Planning Area.

   Moderate Density Residential Uses, with lot sizes of approximately 40,000 square feet, are intended in areas where this type of development is already established. Provisions should be made for slightly smaller lots if served by public water and sewers and if a portion of the land is preserved for open space. Although similar residential developments exist to the west and east, the land proposed to be rezoned in this Planning Area contains the township’s Central Park, thereby restricting single-family development.

   Higher Density Residential Uses are intended to be centered around the borough and around major transportation routes, as they have been in the past. Residential units are required to be served by public water and sewer, and should be accommodated to encourage affordable housing in this area. Attached, high-density residential development has occurred in this Planning Area consistent with the comprehensive plan. Rezoning the deed-restricted open space associated with the residential development would not affect the existing land use beyond that which is currently permitted pursuant to the deed.

   The Institutional Area encompasses municipal buildings and facilities. This is consistent with the proposed rezoning.

   The proposed Institutional zoning district is not entirely consistent with the township comprehensive plan. However, since the comprehensive plan was prepared, much of the land has been developed into residential units, containing deed restricted open space areas,
and parkland (Central Park). Therefore, if township officials ultimately decide to rezone the parcels as proposed, we recommend that the comprehensive plan be updated to reflect the land use changes.

2. **Existing Zoning and Land Use**—The area proposed to be rezoned is currently zoned R-1 and R-2 Residential. TMP# 9-7-138-1 is split zoned with the I district containing the municipal building and the R-1 district encompassing the remaining 100+ acres, which includes Central Park facilities, municipal buildings and parking. The municipal buildings, parkland and open space uses are consistent with uses permitted in both the I and R-2 zoning districts, but not the R-1 district. Use C-15 Municipal/government building is not listed as a use by right. Since TMP# 9-7-138-1 is currently split zoned between the I and R-1 district, rezoning the area to Institutional would not only recognize the existing land uses, but also bring the nonconforming municipal buildings (currently located in the R-1 district) into compliance with the use provisions. Additionally, the proposed I district and the existing R-1 and R-2 zoning districts all permit recreational facilities (Use C-5).

3. **Surrounding Land Use**— The Route 202 Parkway, single-family units, and woodlands exist to the north and northeast of the site. Single-family detached units are located to the west across Wells Road. To the south and southeast are the municipal building, single-family detached units, open space and a townhouse development. Townhouses are also located to east. Therefore, rezoning the area to Institutional would be compatible with surrounding land uses.

4. **Surrounding Zoning**—The portion of TMP# 9-7-138-1 containing the municipal building and the open space tract owned by the county across Turk Road to the south are zoned Institutional. The R-1 Residential district borders the majority of the site to the north, east and west. The R-1A Residential district lies across Wells Road to the southeast and the R-2 Residential district is situated to the southeast and southwest.

Expanding the existing Institutional district to include the township-owned parkland and existing municipal buildings would be compatible with both the surrounding institutional and residential zoning.

5. **Editorial comments**—The proposed amendment should be revised to add “-1” to TMP# 9-7-138 in Section 1.a.

6. **Summary**—Although the proposal is not entirely consistent with the township’s comprehensive plan, it appears to be compatible with existing and surrounding land uses, and surrounding zoning. Therefore, we recommend that the rezoning be approved. We further recommend that the township amend it comprehensive plan to reflect the zoning change.

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

CIG:dc

cc: Jeffrey P. Garton, Esq., Begley, Carlin & Mandio, LLP, Township Solicitor
Stephanie J. Mason, Township Manager (via email)
PERTINENT INFORMATION

Site Characteristics, Natural Features: Parkland and open space consisting primarily of active and passive recreation facilities, trails, woodlands, moderate to steep slope, stream, wetlands, and retention pond.

Existing Land Use: Municipal buildings and recreational facilities, parkland, and open space.

Surrounding Land Use:

- North: Single-family detached units and Route 202 Parkway facilities
- East: Single-family detached units
- South: Municipal facilities, woodlands, single-family detached units, and attached units
- West: Attached units and woodlands

Surrounding Zoning:

- North: R-1 Residential district
- East: R-1 and R-1A Residential districts
- South: Institutional and R-2 Residential districts
- West: R-1 and R-2 Residential districts

County Comprehensive Plan: Emerging Suburban Area and Natural Resource/Conservation Area

Municipal Comprehensive Plan: Medium Density Residential, High Density Residential, and Institutional Planning Areas

Municipal Sewage Facilities Plan: The 1999 Act 537 Sewage Facilities Plan for Doylestown Township indicates the subject area is located in the Kings Plaza STP Service Area.

COMMUNITY IMPACT

Transportation: No traffic impacts should result from the proposed rezoning because the municipal-owned properties are already developed with municipal buildings and contain parkland and deed restricted open space.

Fiscal: No change in the fiscal impact should result from the proposed rezoning because the land is primarily township-owned.
MEMORANDUM

TO: Dublin Borough Council  
Dublin Borough Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Zoning Ordinance Amendment—Posting and Petitioning for Zoning Map Changes
Applicant: Borough Council
Received: January 26, 2017
Hearing Date: Not set

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on March 1, 2017.

GENERAL INFORMATION

Proposed Action: Revise the public notice and submission procedure provisions for zoning map change petitions.

Proposed Zoning Provisions: Amend the following zoning ordinance sections:

1) Section 1306.A.2. Who May Initiate, revise language related to the locations of posting public notice to tracts.

2) Section 1306.C. Proposal Originated by a Citizen’s Petition, revise to state that when a citizen petition is received by the council they will submit it to the planning commission as long as an amendment has not been advertised. If an amendment has been advertised, a citizen shall present the petition to the council at the time of the hearing on the pending ordinance for consideration.

3) Section 1308.2 Hearing, Amendment, clarifies advertising notice of hearing on a tract one week prior to hearing.

Existing Zoning Provisions: The zoning ordinance requires that every property affected by a zoning map change be posted. Section 27-1306 requires that zoning map change be posted on properties directly affected by the proposed rezoning.
Section 1306.C requires that a petition for rezoning be submitted to the Borough Council which then transmits to the Planning Commission.

Section 1308.1 requires a notice of the public hearing be conspicuously posted at points deemed sufficient by the Borough along the tract and shall be posted at least one week prior to the date of the hearing.

COMMENTS

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

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

DCZ:dc

cc: Michael Kracht, Esq., Weber, Kracht & Chellew, Municipal Solicitor
    Angela Benner, Borough Manager (via email)
MEMORANDUM

TO: Dublin Borough Council
   Dublin Borough Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance, Zoning Map, and Subdivision and Land Development Ordinance

TMP # Various
Applicant: Borough Council
Received: February 8, 2017
Hearing Date: March 1, 2017

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on March 1, 2017.

GENERAL INFORMATION

Proposed Action:

A. Amend the borough zoning ordinance to: add new definitions; create two new zoning districts; revise three zoning districts with new names; rezone several tracts; and add new uses with use regulations.

B. Amend the zoning map to incorporate the new districts and revise other districts.

C. Amend the borough subdivision and land development ordinance to add references to and standards based on the Revitalization and Visioning Plan for Dublin Borough (2014). Standards include regulations for streets and blocks, automobile parking, sidewalks, and drive-throughs. Appendices showing street design standards will be added.

Proposed Zoning Provisions:

A. Summary of Revisions: Zoning Ordinance

1. New Definitions—The following terms: Comprehensive Plan Road; Gross floor area; Build-to line; Maximum building footprint; Mixed-use building; and Drive-through.
2. Proposed New Zoning Districts
   - TC-2 Town Center District—Permits a variety of uses based upon the following—
     sites greater than 8 acres and sites less than or equal to 8 acres.
   - PVD Planned Village District—Permits a variety of uses based upon the following—
     sites greater than 10 acres and sites less than or equal to 10 acres.
   - Design standards for the TC-2 and PVD Districts include building height and size,
     sidewalks, access, parking areas, development design, driveways, and public space.

3. Revisions to Existing Districts
   - TC-1 Town Center-1 (formerly TC Town Center District) revised to add D11 Repair
     Shop and D17 Service Station as conditional uses.
   - IP Institutional Public District (formerly Ind Industrial District) revised to delete
     multiple uses and add Use B7 Mobile Home and E7 Extraction as conditional uses.
     Public uses such as public utilities, emergency services, and public buildings are
     retained and require a minimum lot size of 20,000 square feet.
   - IND Light Industrial District (formerly Ind 1 Light Industrial District) provides for
     industrial and commercial facilities. Use B7 Mobile Home is deleted and D11 Repair
     Shop is added as a permitted use.
   - Amend R-1 Mixed Residential District to permit C16 Emergency Services by right.

4. Use Regulations
   Table of Use Regulations revised to add, modify, and delete certain uses and identify
   whether certain uses are permitted by-right or conditional use is specific districts have been
   modified, including:
   - Add B10 Manor House—Attached dwelling in which most units have independent
     outside access. Looks like large single-family country home.
   - Add B11 Live Work unit as a combination of dwelling and business space.
   - Add F11 Drive-through as a conditional use that may be part of Service Business E3
     Financial Establishment and E5 Fast Food Restaurant and E1 Retail Shop.
   - Modify D4 Mixed Use to be comprised of residential and nonresidential uses.
     Commercial and office uses permitted are: D1 Medical office, D2 Office, D3
     Commercial and Service, D5 Retail store, D6 Service Business D9 Eating Place, D14
     Entertainment. Residential uses shall be on the second and third floors.
   - Modify D10 Fast Food restaurant use to delete drive through standards and refer to
     Use F11 Drive Through.
   - Modify D28 Large Retail size limited to 15,000 square feet or less.
   - Delete C15 Hospital.
5. General

- Establish Architectural Design Review procedures in accordance with the Pennsylvania Municipalities Planning Code (MPC) for the PVD, TC-1 and TC-2 districts.
- Add Parking Performance Standards including parking decrease or waiver in the TC-1 district and off-street parking for TC-2 and PVD districts reduction by payment of a fee in lieu.

B. Zoning Map Changes

- Repeal the C-1 Central Commercial District and replace with portions of the R-1 Mixed Use Residential, R-2, Neighborhood Conservation, TC-1 Town Center districts.
- Repeal the C-2 Regional Commercial District and replace with portions of the PVD Planned Village Development, TC-2 Town Center 2, and R-1 Mixed Use Residential districts.
- Rename the Ind Industrial District to IP Institutional Public District.
- Rename the Ind 1 Light Industrial District to IND Industrial District.

C. Summary of Revisions: Subdivision and Land Development Ordinance

1. General

- Add references to Revitalization and Visioning Plan for Dublin Borough throughout pertinent sections of the ordinance.
- Add reference to Revitalization and Visioning Plan Street Network (Appendix A) throughout pertinent sections of the ordinance.
- Add reference to the Streetscape Elevations (Appendix B) from the Revitalization and Visioning Plan for Dublin Borough throughout pertinent sections of the ordinance.

2. Block & Street

- Revise block and street design requirements to be consistent with standards consistent with the Revitalization and Visioning Plan for Dublin Borough.
- Permit alleys in residential districts—previously prohibited.
- Add roundabout design requirements.

3. Automobile Parking

- Allow on-street parking along new roadways and Main Street within the TC-1, TC-2, and PVD districts.
- To minimize curb cuts, add provision to maximize shared access of drives and interconnected parking between abutting properties.
4. Sidewalks
   - Revise sidewalk requirements to be consistent with standards consistent with the
     *Revitalization and Visioning Plan for Dublin Borough.*

5. Drive-through
   - Under Nonresidential Developments, add certain design requirements for Drive-
     through. *(Editorial note: F11 Drive-through and use requirements provided in zoning ordinance).*

**COMMENTS**

The staff of the Bucks County Planning Commission has worked closely with borough officials to
craft the proposed zoning ordinance amendments and zoning map changes as well as amendments to
the subdivision and land development ordinance. We commend the borough for undertaking this
effort in order to implement its vision set forth in the Borough’s *Revitalization and Visioning Plan.* We
recommend that the borough adopt the proposal as submitted since it appears to be consistent with
the ordinance requirements as presented by the Pennsylvania Municipalities Planning Code.

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

DCZ:dc

cc: Michael Kracht, Esq., Weber, Kracht & Chellew, Municipal Solicitor
    Angela Benner, Municipal Manager (via email)
CONFIDENTIAL—NOT FOR RELEASE  
March 1, 2017  
BCPC #20-17-CR1

MEMORANDUM

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

FROM: Bucks County Planning Commission

SUBJECT: Proposal for Subdivision – Hildebrand Tract  
TMP #20-34-14  
Applicant: Lower Makefield Township  
Owner: John F. and Janet H. Hildebrand  
Plan Dated: January 12, 2017  
Date Received: February 15, 2017

In accordance with the provisions of Sections 304 and 502 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Buck County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on March 1, 2017.

GENERAL INFORMATION

Proposal: Subdivide an 11.346-acre parcel into two lots. Proposed Parcel A consists of 1.724 gross acres (1.025 net acres) and contains an existing single-family dwelling. Proposed Parcel B consists of 8.446 gross acres (2.241 net acres) of wooded area to be owned by Lower Makefield Township for open space. On-lot water and sewer facilities serve the existing dwelling.

Location: At the northwestern corner of the intersection of Big Oak and Stony Hill roads.

Zoning: The R-3M Single Family High Density Modified District permits single-family detached dwellings on a minimum net lot area of 34,000 square feet with a minimum lot width at the front building line of 110 feet for lots served by on-lot water and sewage facilities.

Present Use: Residential, woodlands.

COMMENTS

After reviewing the subject plan, we find no major issues to address regarding the proposal. We note the following requested waivers for procedural purposes.
Requested waivers—Notations on Plan Sheet 1 of 2 indicate waivers are requested from the following sections of the Lower Makefield Township subdivision and land development ordinance:

178-28.Y from showing sewers, water mains, culverts, petroleum products or gas mains, fire hydrants and other significant manmade facilities.

178-28.Z from showing location of wells, on-site septic systems, stormwater management facilities and similar features on and within 200 feet of any part of the land to be subdivided.

178-28.AA(2) from showing the species and size of large trees standing along or mature trees with a diameter of 15 inches or greater measured four feet above grade level.

178-40.C from dedicating additional right-of-way along Big Oak Road and Stony Hill Road for Parcel A. To not be required to widen the existing cartway to conform to township standards due to the historical value of the existing house and amenities.

In accordance with the requirement of Section 512.1(b) of the Pennsylvania Municipalities Planning Code (MPC), 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. Per Section 512.1(a) of the MPC, a determination as to whether the requested waivers shall be granted will be necessary.

This review will be included in the Bucks County Planning Commission board materials for the March 1, 2017, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

LMW:dc

cc: John F. and Janet H. Hildebrand  
Terry Fedorchak, Township Manager (via email)  
Mark W. Eisold, P.E., Boucher & James, Inc.
CONFIDENTIAL — NOT FOR RELEASE

March 1, 2017
BCPC #21-17-1

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—Medical Marijuana Dispensary and Grower/Processor Uses

Received: February 21, 2017
Hearing Date: March 22, 2017

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on March 1, 2017.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to remove Use 47A Medical Marijuana Dispensary as a special exception in the C-2 Heavy Commercial District and permit it as a special exception in the I Industrial District. In addition, revisions to the use regulations are proposed for both uses. The township adopted regulations for medical marijuana in 2016. This amendment modifies the earlier ordinance.

Proposed Zoning Provisions:

Use 47A, Medical Marijuana Dispensary would be permitted as a special exception in the I Industrial District.

Changes to the use regulations (zoning ordinance, Section 27-1403(26)(a)(iv)) include:

- Setback 1,000 feet from parcels containing a public, private, or parochial school, daycare center, another medical marijuana dispensary or a medical marijuana grower/processor.
- Setback 500 feet from parcels containing a place of worship, public park, community center or a residually-zoned property.
Changes to the use regulations for Use 47B, Medical Marijuana Grower/Processor (zoning ordinance, Section 27-1403(27)(a)(iv)) include:

- Setback 1,000 feet from parcels containing a public, private, or parochial school, day-care center, medical marijuana dispensary or another medical marijuana grower/processor.
- Setback 500 feet from parcels containing a place of worship, public park, community center or a residentially-zoned property.

Existing Zoning Provisions:

Use 47A, Medical Marijuana Dispensary is permitted as a special exception in the C-2 Heavy Commercial District. The special exception criteria include, and are not limited to:

- Operate in compliance with Department of Health regulations and maintain valid proof of registration.
- One acre minimum lot size.
- Setback 1,000 feet from a residentially-zoned property or parcels containing a public, private, or parochial school, day-care center, place of worship, public park, or community center.
- Setback 2,500 feet from another dispensary or a medical marijuana grower/processor.
- Operate entirely within an indoor, enclosed, and secure facility with limited hours from 9am-9pm.
- No emission of dust, odors, vapors, or fumes.
- No use of medical marijuana permitted on the premises.
- Minimum facility size shall be 2,000 gross square feet in total floor area.
- Maintain monitored security staff 24 hours a day and 7 days a week.

Section 27-1901 Off-street parking requirements: Use 47A: Medical Marijuana Dispensary. One (1) space per two hundred (200) square feet of gross floor area.

Use 47B, Medical Marijuana Grower/Processor is permitted as a conditional use in the I Industrial District. The conditional criteria include, and are not limited to:

- Operate in compliance with Department of Health regulations and maintain valid proof of registration.
- Two acre minimum lot size.
- Setback 1,000 feet from parcels containing a public, private, or parochial school, and day-care center.
- Setback 2,500 feet from another grower/processor or a medical marijuana dispensary.
- Operate entirely within an indoor, enclosed, and secure facility with limited hours from 9am-9pm.
- No emission of dust, odors, vapors, or fumes.
- No retail sales or use of medical marijuana permitted on the premises.
- Maintain monitored security staff 24 hours a day and 7 days a week.

CONFIDENTIAL—NOT FOR RELEASE
Section 27-1901 Off-street parking requirements: Use 47B: Medical Marijuana Grower/Processor. One (1) space per three thousand (3,000) square feet of gross floor area.

COMMENTS

The zoning provisions proposed will be required to comply with the State’s Medical Marijuana Act as well as with the Pennsylvania Municipalities Planning Code. Therefore, we are relying on the township to ensure that the proposed regulations are consistent with these laws and any other applicable laws prior to enactment.

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.

JSI:jmk

cc: Michael Savona, Esq., Eastburn and Gray, Township Solicitor
    John McMenamin, Township Manager (via email)
CONFIDENTIAL — NOT FOR RELEASE

MEMORANDUM

TO: Perkasie Borough Council
   Perkasie Borough Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Adaptive Reuse Overlay District
Applicant: Borough Council
Received: February 15, 2017
Hearing Date: Not set

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on March 1, 2017.

GENERAL INFORMATION

Proposed Action: Create an Adaptive Reuse Overlay District to provide for the adaptive redevelopment of existing nonconforming uses and/or structures and underutilized buildings. Eligible properties must be located outside the Town Center Overlay District, have a minimum lot area of 20,000 square feet, and have buildings that were built prior to 1965.

Proposed Zoning Provisions: The Adaptive Reuse Overlay is permitted by conditional use. Eligible properties are located outside the Town Center Overlay District and shall have all of the following characteristics: contain a non-conforming use; have a minimum lot area of 20,000 square feet; and the primary building on the property was built prior to 1965.

Permitted uses, subject to conditional use approval, include all permitted residential uses, community center, library or museum (private), private club or lodge, office (business or medical), bank, bed or breakfast, eating place (without drive-through service), entertainment and recreational facilities (indoor, nongovernmental), motel or hotel, retail shop (excludes accessory drive-through), service business (excludes accessory drive-through), microbrewery, brewpub, community garage or parking area, contractor offices and shops, crafts, manufacturing (excludes outdoor storage), printing, publishing, and binding, research, warehousing and distribution (excludes outdoor storage), flex-tech, accessory structures or uses, home occupations, and no-impact home-based business.
The total of all additions to the existing principal building and new structures shall be determined to be compatible with existing structures on the subject property and with immediately surrounding structures based upon recommendations of the Borough Planning Commission. Maximum height permitted is the height of the existing building being reused or the maximum height permitted in the underlying zoning district, whichever is greater. Setbacks shall be dictated by the underlying zoning district, unless existing structures are nonconforming to setback requirements. The borough may permit the extension of existing nonconforming setbacks as determined through the conditional use approval process, and based upon the recommendations of the Borough Planning Commission. Buffer standards are specified. Parking may be reduced up to 50 percent through conditional use approval if the applicant provides a parking study that demonstrates a reduction is warranted and if other specified requirements are met.

Procedural requirements prior to submittal of the conditional use application include that the applicant shall hold a neighborhood meeting and send notice of such meeting to all property owners within 100 feet of the proposed development and to the borough. An application for redevelopment within the Adaptive Reuse Overlay district shall be accompanied by plans detailing the use of the entire tract and minutes from the neighborhood meeting.

COMMENTS

1. **Neighborhood meeting**—The proposal specifies procedural requirements prior to submittal of the conditional use application, including that the applicant shall hold a neighborhood meeting and send notice of such meeting to all property owners within 100 feet of the proposed development and to the borough. Minutes from the neighborhood meeting shall accompany an application for redevelopment within the Adaptive Reuse Overlay District. Procedurally, it is not clear how this would be done. Where would such a meeting be held, at Borough Hall or at a private location? Would it be more appropriate for the borough to be the entity holding the meeting?

   In addition, the 100-foot notification distance would effectively include only abutting properties. It may be appropriate to involve more of the neighborhood that forms the context of the new development.

2. **Mixed use**—Given the range of residential and nonresidential uses to be permitted in the Adaptive Reuse Overlay District, it appears that it would be appropriate to include E(9) Mixed Use as a permitted use. In zoning ordinance Section 186-18.E(9), Mixed Use is described as, “The conversion, construction, or reconstruction of one structure to contain a mix of uses consisting of commercial, office, retail, and consumer, which are permitted in a C-2 District in combination with a residential use.”

   We note that the proposed buffering requirements of Sections L.6(a) and (c) refer to buffering for mixed residential/nonresidential uses. If mixed residential/nonresidential uses are to be permitted and encouraged, it appears E(9) Mixed Use should be permitted for the redevelopment and reuse of nonconforming and underused buildings.

3. **Design guidelines**—Proposed Section L.3 states that the total of all additions to the existing principal building and new structures shall be determined to be compatible with existing...
structures on the subject property and with immediately surrounding structures based upon recommendations of the Borough Planning Commission. We recommend that the borough consider creating design guidelines to aid the Planning Commission in evaluating proposals and to give applicants guidance when designing their projects. Design guidelines are advisory recommendations regarding the scale, style, materials, colors, architectural features, and other elements of visual appearance as structures are restored or built. Establishing desired design standards for the borough can help ensure that adaptive reuse development complements the context of existing neighborhoods and maintains or improves the charm and character of the borough. Creating design guidelines is a recommendation in the borough's *Comprehensive Plan Update* (2014).

4. **Buffering**—Proposed Section L.6.(d) Buffer Class E requires 1 evergreen tree per 12 feet and 1 flowering tree per 60 feet of boundary within a 1-foot-wide buffer yard. We realize this is for a borough situation with small lots, but a 1-foot-wide space is not sufficient for trees, particularly evergreen trees, to grow and to not interfere with features on the lots on either side of the buffer.


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: jmk

cc: Nate Fox, Begley, Carlin & Mandio, Borough Solicitor
    Andrea Coaxum, Borough Manager (via email)
    Brandy McKeever, Code Enforcement Administrator (via email)
    Tracy Tackett, Tackett Planning Associates, Borough Planner
    Marianne K. Morano, Manager, East Rockhill Township (Adjacent Municipality)
CONFIDENTIAL — NOT FOR RELEASE

March 1, 2017
BCPC #34-17-1

MEMORANDUM

TO: Plumstead Township Board of Supervisors
    Plumstead Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Various
Applicant: Board of Supervisors
Received: January 20, 2017
Hearing Date: Unknown

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on March 1, 2017.

GENERAL INFORMATION

Proposed Action: Amend various sections of the zoning ordinance, as follows:

- Amend or add the following definitions: Academic Clinical Research Center; Brewery, Microbrewery and Microdistillery; Family; Health Care Medical Marijuana Organization; Hookah Lounge; Impervious Surface; Impervious Surface Coverage, Maximum; Medical Marijuana Dispensary; Medical Marijuana Grower/Processor; Remuneration; Residential Property or Housing Unit; Sober Living Environment; Transient; Transient Use of Residential Property; and Vape Store.
- Amend the definition of Use B9 Life Care/Full Care Facility to include Sober Living Environment.
- Include a Health Care Medical Marijuana Organization to those establishments that qualify as C4 Hospital use.
- Add Use G3a Hookah Lounge/Vapor Store as a new use and revising Use G3 Retail Store to exclude Hookah/Vapor Store.
- For G3 Retail Store and G3a Hookah Lounge/Vapor Store, and G5 Village Oriented Shop uses, allow Medical Marijuana Dispensary as long as they are not within 1,000 feet of the property line of another G3 or G3a use and more than 1,000 feet from the property line of
any public, private, or parochial school, and Day-Care Center (Use G2) or Family Day Care (Use B12e).

- Add Medical Marijuana Grower/Processor to permitted operations for H1 Manufacturing Use.
- Allow G9 Eating Place and G11 Tavern/Bar uses to provide outdoor dining areas, as long as they do not encroach onto any sidewalk adjacent to the uses.
- Add Brewery, Microbrewery, or Microdistillery to the permitted establishments for Use G11 Tavern/Bar.
- Permit rental of motor vehicles as an accessory use for G22 Motor Vehicle Gasoline Station.
- Revise Use G28 Wireless Telecommunications Facility to include additional areas within the Wireless Telecommunication Overlay Zones by permitting Tower-Based WTFs on a strip of land 400 feet in width measured from the right-of-way line of North Easton and State Route 611.
- Add Academic Clinical Research Center to the permitted operations for H2 Research.
- Amend I5 Vending Machines to include Self-Service Parcel Delivery Services and Similar Delivery Kiosks and adding regulations pertaining to this additional self-service facility.
- Add Use B12g Transient Use that restricts the use of a single-family residential property for this purpose to the principal residence on the property and not an accessory structure. The residential property must be must be rented in its entirety. The minimum rental period shall be the greater of seven consecutive calendar days or the minimum rental period set forth in the recorded conditions, covenants, and restrictions encumbering the subject property. By definition (Proposed Section 27-202), Transient Use of Residential Property is limited to a maximum of thirty calendar days.
- Add Use G29 Motor Vehicle Rental, which will be permitted by-right within the C-2 and LI districts, with a minimum lot area and lot width of 1 acres and 250 feet, respectively.
- Revise the Table of Uses and respective zoning district regulations to incorporate the new and amended uses.
- Amend Section 2320.2 Lighting to provide minor revisions to terminology, hours of operation, parking requirements, and other editorial changes.
- Revise the Temporary Signs description include signs that are placed for a specified period of time as not deemed a permanent sign (i.e., sale of agricultural products, contracts, mechanics or artisan signs, political signs, community event or garage sale signs).
- Revise public notice requirements for conditional use applications and zoning hearing board hearings.

**COMMENTS**

1. **Sober Living Environment**
   
a. **Reference to Fair Housing Act**—We recommend that a community not regulate housing or living arrangements for people with disabilities, or protected classes, any differently than that required for other housing. This stems from our understanding and concerns about imposing more strict regulations on the protected classes defined by the Fair Housing Act.
We are unsure why Sober Living Facility has a threshold of eight or more individuals. This threshold may be based upon the proposed definition of ‘Family’ which states ‘…a group of not more than 8 persons...’ It is possible that fewer than eight people could reside in a recovery house or halfway house.

To clarify what is intended by the term ‘sober living environment,’ and prevent misinterpretation, we recommend that the following reference to the Fair Housing Act be added to the end of the definition: “...This terms does not include roomers, boarders, lodgers, members of a family [except those protected as suffering from a “handicap” under the provision of the Sections 3602(h) and 3604 of the Fair Housing Act] or any use otherwise defined, described or regulated in the Ordinance.”

b. **Pending legislation**—The proposed Sober Living Environment is to be permitted as part of the Use B9 Life Care/Full Care Facility. The Pennsylvania legislature is considering three bills to require certification of recovery houses and establish state requirements for the use. We recommend that the township be aware of the progress of the bills and consider amending the zoning ordinance to be consistent with any pertinent standards from any future legislation.

2. **Transient Use**—Proposed Section 304.27 B12g Transient Use provides the minimum rental period, but the maximum rental period (thirty calendar days) is provided in the definition. For ease of reference and clarity, the township may wish to include the minimum and maximum rental periods within the B12g use regulations.

3. **Parking requirements**—The proposed Medical Marijuana Dispensary Grower/Processor is a permitted as part of Use H1 Manufacturing. For manufacturing use, Section 27-2504.9 of the existing zoning ordinance requires a minimum of 1 parking space per 300 square feet of gross floor area. Given the nature of a Dispensary Grower/Processor, township officials should determine if this parking ratio is appropriate. Based upon other Medical Marijuana ordinances we have reviewed recently, 1 space per 500 square feet has been more the norm.

4. **Editorial comments**
   - Proposed Section 304.19.D.4 is repeated. The second reference should be changed to 304.19.D.5.
   - The proposed ordinance uses the terms ‘Vapor Store’ and ‘Vape Store’ interchangeably. We recommend the ordinance be revised to include one or the other.

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:dc

cc: Jonathan J. Reiss, Esq. Grim, Biehn & Thatcher, Township Solicitor
    Carolyn McCreary, Township Manager (via email)
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—Various

Applicant: Board of Supervisors
Received: January 30, 2017
Hearing Date: Unknown

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 March 1, 2017.

GENERAL INFORMATION

Proposed Action: Amend the subdivision and land development ordinance to address centralized mail delivery and cluster boxes units (CBUs), establish standards for restrictions from further subdivision, and provide of design standards for CBUs.

Proposed Subdivision and Land Development Ordinance Provisions: Amend various sections of the ordinance, as follows:

- Provide definitions of centralized mail delivery and cluster box units (CBUs) and require proposed locations to be shown on sketch, preliminary, and final plan submissions.
- Include a statement establishing that the applicant has obtained approval of the proposed CBUs and their respective locations from the District Growth Management Coordinator of the United States Postal Service.
- Add a section addressing Restrictions Against Further Subdivision, referencing Section 22-707 for Final Plan, Minor Subdivisions and Lot Line Changes.
- Provide acknowledgements and signature lines and blocks, as shown in Chapter 22 Attachment 7.
- Add new section under Part 9, Design Standards addressing overall design, location, and means of access to CBUs for pedestrians and motor vehicles.
COMMENTS

We recognize that the proposal is consistent with the applicable comprehensive plan and the municipal ordinances; therefore, we recommend that the township adopt the proposal. In addition, we note following comment for consideration.

- Editorial comment—Proposed Chapter 22, Part 4, Section 22-402.R should read Section 22-404.R.

We would appreciate being notified of the Board of Supervisors’ decision regarding this matter. If the amendment is adopted, please send a copy within 30 days as required by Section 505(b) of the Pennsylvania Municipalities Planning Code.

DAS:dc

cc: Jonathan J. Reiss, Esq., Grim, Biehn & Thatcher, Township Solicitor
Carolyn McCreary, Township Manager (via email)
MEMORANDUM

TO: Richland Township Board of Supervisors
   Richland Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Request for an addition to the Agricultural Security Area
         TMP #36-29-78
         Received: February 17, 2017
         Hearing Date: Not indicated

In accordance with the provisions of Act 43 of 1981, the Agricultural Security Act as amended, this proposal was sent to the Bucks County Planning Commission for review. The review that follows was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on March 1, 2017.

GENERAL INFORMATION

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

   Landowner: Dolores Bonk
   Tax Map Parcel: 36-29-78
   Location: 58 Meadow Road
   Size of tract: 119 acres
   Zoning: RA (Rural Agriculture)
   Comprehensive Plan: Resource Protection
   Soil Classes: 3w, 4w

COMMENTS

We recommend that the parcel be considered for inclusion in the Agricultural Security Area (ASA) in Richland Township. Based upon the U.S. Department of Agriculture, Natural Resources Conservation...
Services land capability classification, the property contains at least 50 percent of land composed of
Class 1 through Class 4 soils. It also appears that the property is currently used as active farmland.

Goal 1 of the Richland Township Comprehensive Plan Update (2009) is: “Preserve and maintain Richland
Township’s rural character.” One of the objectives listed under this goal is: “Conserve Richland
Township’s unique identity and character by protecting agricultural land and uses. According to the
future land use plan in the comprehensive plan, the property in the proposed ASA addition is in the
Resource Protection Area and located outside the Year 2020 primary development area, the area
designated to handle development within than time period. The property is also located in between
several other parcels with conservation easements.

The entire property and acreage is zoned RA Rural Agriculture, a district intended to provide standards
for low-density development in rural areas that are currently provided with utilities and permit
residential uses on large lots or clustered with large areas of open space. The township’s 2009 Open
Space Plan Update shows the property as a potential Agricultural Security Area parcel.

Therefore, the inclusion of the subject parcel into the Richland Township ASA is consistent with the
township’s comprehensive plan, zoning ordinance, and open space plan.

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

CND:dc

cc: Dolores Bonk
B. Lincoln Treadwell, Esq., Treadwell Law Offices, Township Solicitor
Paul Stephanoff, Township Manager (via email)
Richard Brittingham, Assistant Township Manager/Zoning Officer (via email)
Richard B. Harvey, Director, Bucks County Agricultural Land Preservation Program

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1 A system of grouping soils primarily on the basis of their capability to produce common cultivated crops and pasture
plants without deteriorating over a long period of time.
CONFLICTED — NOT FOR RELEASE

March 1, 2017
BCPC #48-16-5R

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—Medical Marijuana
Applicant: Board of Supervisors
Received: February 22, 2017
Hearing Date: April 4, 2017

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on March 1, 2017.

GENERAL INFORMATION

Proposed Action: Amend and revise the zoning ordinance relating to the medical marijuana dispensary use and the medical marijuana grower/processor use. This revised ordinance is based upon the previously submitted proposed ordinance, which was reviewed by the Bucks County Planning Commission (BCPC) on January 4, 2017 (BCPC #48-16-5). The primary revision is the removal of the requirement for the Medical Marijuana Dispensary to be located only within Shopping Centers (Use 41).

Proposed Zoning Provisions: Proposed Use 30.D., Medical Marijuana Dispensary would be permitted as a special exception in the RS Retail Services District. The special exception conditions and criteria include:

- Operate with hours from 9 am to 9 pm daily.
- The dispensary and operation shall be in full compliance with federal, state, and local laws including but not limited to the Medical Marijuana Act, and obtain all required zoning and building permits from the township, and submit the approved permit for the operation of a Medical Marijuana Dispensary that is issued by the Commonwealth of Pennsylvania.

Visit us at: www.buckscounty.org
Proposed Use 53.A., Medical Marijuana Grower/Processor would be permitted as a special exception in the LI Light Industrial District. The special exception conditions and criteria include, and are not limited to:

- The growing and processing operation shall be in full compliance with federal, state, and local laws including but not limited to the Medical Marijuana Act, and obtain all required zoning and building permits from the township, and submit the approved permit for the operation of a Medical Marijuana Grower/Processor that is issued by the Commonwealth of Pennsylvania.
- Must operate entirely within an indoor, enclosed, and secure facility.
- 2 acre minimum lot size.
- Setback 1,000 feet from parcels containing a public, private, or parochial school, or day-care center.
- No emission of dust, odors, vapors, or fumes.
- Maintain monitored security staff 24 hours a day and 7 days a week.

Section 185-147, Required Off-street parking space requirements is proposed to be amended as follows:

- Use 30.D.: Medical Marijuana Dispensary—1 parking space per 200 square feet of gross floor area.
- Use 53.A.: Medical Marijuana Grower/Processor—1 parking space per 3,000 square feet of gross floor area.

**COMMENTS**

The zoning provisions proposed should comply with the State's Medical Marijuana Act as well as with the Pennsylvania Municipalities Planning Code. Therefore, we are relying on the township to ensure that the proposed regulations are consistent with these laws and any other applicable laws prior to enactment. Prior to adoption, we offer the following comment for consideration:

1. **Medical marijuana uses**—Chapter 8 Dispensaries, Section 802(a)(3) of the Medical Marijuana Act requires that a dispensary not be located within 1,000 feet of a property line of a public, private or parochial school or day-care center. The township has proposed the same 1,000-foot setback requirement for the grower/processor use. The township should verify the locations of all public, private or parochial schools or day-care centers relative to the 1,000-foot setback in order to determine if there is adequate area zoned for both uses.

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.

JSI:jmk

cc: Donald E. Williams, Esq., Township Solicitor
    Joe Golden, Township Manager (via email)
MEMORANDUM

TO: Warrington Township Board of Supervisors
    Warrington Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Subdivision and Land Development Ordinance—Minor Subdivision

Applicant: Board of Supervisors
Received: February 21, 2017
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 March 1, 2017.

GENERAL INFORMATION

Proposed Action: Amend several sections of the Subdivision and Land Development Ordinance to change the definition of the term Minor Subdivision and add requirements to address a situation in which any additional subdivision of a lot created within five (5) years of the date of the minor subdivision approval be considered and deemed to be a major subdivision.

Proposed Subdivision and Land Development Ordinance Provisions:

Section 202, definition of the term Minor Subdivision will be amended to state that any additional subdivision of a lot that was part of a prior minor subdivision be deemed a major subdivision.

Section 502.6 Conversion to Major Subdivision will be added to require that a minor subdivision application will be subject to the requirement that any additional subdivision of a lot subdivided as a minor subdivision within five years of subdivision approval shall be deemed a major subdivision and shall follow the major subdivision procedure.

Section 502.5B(8) will be added to require a note on a plan indicating that any further subdivision of a minor subdivision within 5 years of approval shall be deemed a major subdivision.
Section 509.3.E Disclosure will require that a minor subdivision lot buyer must be informed that additional subdivision within 5 years of approval shall be deemed a major subdivision.

COMMENT

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

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

DCZ:jmk

cc: Terry Clemons, Municipal Solicitor
    Barry Luber, Municipal Manager (via email)
<table>
<thead>
<tr>
<th>Municipality</th>
<th>BCPC Number</th>
<th>Tax Parcel Numbers</th>
<th>Applicant</th>
<th>Submission Level</th>
<th>Proposal</th>
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<tbody>
<tr>
<td>Bedminster Township</td>
<td>12219</td>
<td>(1-19-43-1)</td>
<td>T.S. Hess Holdings, LLC</td>
<td>P</td>
<td>Industrial Land Development: 9,964 Square feet</td>
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<tr>
<td>Bristol Township</td>
<td>12190</td>
<td>(5-46-388)</td>
<td>Republic Bank</td>
<td>RP</td>
<td>Commercial Land Development: 3,016 Square feet</td>
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<tr>
<td>Doylestown Borough</td>
<td>12197</td>
<td>(8-7-48, -8-372 &amp; -8-373-1)</td>
<td>Ashland Walk</td>
<td>P</td>
<td>Mixed Use Land Development: Office: 15,200 Square feet Commercial: 8,875 Square feet</td>
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<td>Doylestown Township</td>
<td>12222</td>
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<td>Metro Storage Facility</td>
<td>P</td>
<td>Commercial Land Development: 95,256 Square feet</td>
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<tr>
<td>East Rockhill Township</td>
<td>4900-C</td>
<td>(12-11-48)</td>
<td>Foreman</td>
<td>P</td>
<td>Agriculture Riding Academy: 26,100 Square feet I Single-family Unit</td>
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<td>Falls Township</td>
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<td>(13-18-1-1)</td>
<td>Burger King Redevelopment</td>
<td>RF</td>
<td>Commercial Land Development: 5,873 Square feet</td>
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<tr>
<td>Falls Township</td>
<td>12039-A</td>
<td>(13-28-28)</td>
<td>Morrisville Commons, LP</td>
<td>RF</td>
<td>Commercial Land Development: 22,013 Square feet</td>
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<tr>
<td>Hilltown Township</td>
<td>9049-A</td>
<td>(15-35-71)</td>
<td>Gray Tract</td>
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<td>2 Single-family Lots</td>
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<td>Hilltown Township</td>
<td>10796-A</td>
<td>(15-17-26-1)</td>
<td>734 Blue School Road</td>
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<td>2 Single-family Lots</td>
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<td>Hilltown Township</td>
<td>4450-C</td>
<td>(15-28-19-3)</td>
<td>1320 Green Street</td>
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<td>2 Single-family Units</td>
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<td>Langhorne Borough</td>
<td>12114</td>
<td>(18-1-17.1 &amp; -14)</td>
<td>Seifert</td>
<td>RP</td>
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<td>Lower Makefield Township</td>
<td>12215</td>
<td>(20-12-3; -3-1; -2, -2-1)</td>
<td>Artis Senior Living Facility</td>
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<td>Institutional Land Development: 33,552 Square feet</td>
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<td>Lower Southampton Township</td>
<td>12218</td>
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<td>David Curry</td>
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<td>Tax Parcel Numbers</td>
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<td>Submission Level</td>
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<td>Lower Southampton Township</td>
<td>7203-B</td>
<td>(21-1-2; 21-1-12-6)</td>
<td>Huntingdon Reserve Condominium</td>
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<td>16 Attached Units</td>
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<td>Milford Township</td>
<td>11660-I</td>
<td>(23-15-115-3)</td>
<td>St. Luke's Hospital, Bucks County Campus</td>
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<td>Institutional Land Development: 124,930 Square feet</td>
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<td>Newtown Borough</td>
<td>12216</td>
<td>(28-2-39)</td>
<td>111 S. State Street (Hunt)</td>
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<td>Newtown Township</td>
<td>5310-H</td>
<td>(29-10-170)</td>
<td>KVK Building Addition, Phase 2</td>
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<td>Industrial Land Development: 28,650 Square feet</td>
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<td>Perkasie Borough</td>
<td>8524-A</td>
<td>(15-15-21-1 &amp; 33-12-11)</td>
<td>Griffo Tract</td>
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<td>Plumstead Township</td>
<td>11829</td>
<td>(34-11-133)</td>
<td>Sawmill Road Land Development</td>
<td>RF</td>
<td>Commercial Land Development: 3,869 Square feet</td>
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<td>Springfield Township</td>
<td>12224</td>
<td>(42-9-133 &amp; -133-1)</td>
<td>Bradley and Cortner</td>
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<td>Warminster Township</td>
<td>12184-A</td>
<td>(49-19-235)</td>
<td>380 West Street Road</td>
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<td>Commercial Land Development: 200 Square feet</td>
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</tbody>
</table>
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 for T.S. Hess Holdings, LLC
        TMP #1-19-43-1
        Applicant: T.S. Hess Holdings, LLC
        Owner: Same
        Plan Dated: January 10, 2017
        Date Received: January 20, 2017

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 7,420-square-foot pole barn for a shop and for the storage of equipment and materials, 720 square feet for office area, and 1,824 square feet for a garage (9,964 square feet total) on a 7.8747-acre parcel (net). The development is proposed to be served by on-lot water and sewage facilities.

Location: Northwestern side of Township Line Road, approximately 1,000 feet north of Saw Mill Road.

Zoning: I Industrial District permits a variety of industrial uses, including contracting business, on a minimum lot size of 2 acres and lot width of 200 feet. A maximum building coverage of 20 percent and impervious surface ratio of 55 percent are permitted.

The Zoning Hearing Board granted a variance, on October 19, 2016, to permit the construction of a parking/storage area and a portion of a building within Zone 2 of the Riparian Buffer (zoning ordinance Section 601.13).

Present Use: Residence.
COMMENTS

1. **Waivers**—Waivers are requested from the following provisions of the subdivision and land development ordinance:

   - Section 140-45.E-1 Parking Lot Curbing;
   - Section 403.4.S Existing Features within 500 feet;
   - Section 411 Environmental Impact Assessment (EIA);
   - Sections 506, 512, 513 Streets, Street Standards, Curbs and Sidewalks;
   - Section 515.2.A Landscaping in Parking Areas;
   - Section 515.7 Replacement Trees;
   - Sections 516.2(C). and (H).5, 8, & 11 Stormwater Facilities Design Requirements;
   - Section 516.5(B).4 Pipe Diameter;
   - Sections 523.3(D). and (H) Dead End Parking and Paving Requirements;
   - Sections 523.3(G). and 526 Lighting; and
   - Section 531 Reforestation/Afforestation.

   In accordance with the requirement of Section 512.1(b) of the Pennsylvania Municipalities Planning Code, township officials should determine if these waivers from the subdivision and land development ordinance provisions should be approved in whole or in part.

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

3. **Farmhouse preservation**—We are pleased to note that special consideration was given to retaining the viewshed for the early 1900 historic stone farmhouse. This resource was identified in the Cabin Run Survey and ranked as a Class III resource in the township’s Historic Inventory. According to the files of the Pennsylvania State Historic Preservation Office (PA SHPO), the farmhouse also appears to be located within a future potential historic district for the Tohickon Creek area. We commend and support Bedminster’s and the surrounding municipalities’ efforts to create a historic district recognized by the Pennsylvania Historical and Museum Commission (PHMC) for this area.

4. **Landscaping plan**

   a. **Proposed tree**—The landscaping plan (Sheet 7) proposes 7 *Zelkova serrata* ‘Green Vase’ (Green Vase zelkova) as parking lot trees. The ‘Green Vase’ cultivar has weak branch angles and is susceptible to wind damage. Instead, we recommend specifying ‘Village Green’ or ‘Halka’. These cultivars are superior for form and long term branch strength, to avoid problems in the future as the trees mature.

   b. **Ash trees/emerald ash borer**—The plan identifies numerous existing large ash trees, many of which are located near the existing dwelling and adjacent driveway. Ash (*Fraxinus*) trees are susceptible to the emerald ash borer (EAB), a destructive beetle that has been found in many Bucks County municipalities. Once ash trees are infested with EAB they will die without ongoing insecticide treatment. In addition, tree experts are cautioning that trees that die from EAB decompose rapidly, which can pose a hazard to people and property if the trees are located near buildings, walkways, and...
parking areas. We recommend that the land owner consider having an arborist evaluate the existing ash trees to determine if trees should be treated or removed to prevent damage.

This review will be included in the Bucks County Planning Commission board materials for the March 1, 2017, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

CIG:dc

cc: Sherry Hess, T.S. Hess Holdings, LLC
    Jason T. Smeland, P.E., Lenape Valley Engineering
    Michael D. Kracht, Esq., Weber Kracht & Chellew
    Thomas J. Fountain, P.E., Keystone Municipal Engineering, Township Engineer
    Richard H. Schilling, Township Manager (via email)
    Patti McVaugh (via email)
    Plumstead Township (adjacent municipality)
MEMORANDUM

TO:    Bristol Township Council  
       Bristol Township Planning Commission

FROM:  Staff of the Bucks County Planning Commission

SUBJECT: Revised Preliminary Plan of Land Development for Republic Bank  
         TMP #5-46-388  
         Applicant: Republic Bank  
         Owner: YMCA of Lower Bucks County  
         Plan Dated: September 1, 2016  
         Last Revised: December 16, 2016  
         Date Received: January 19, 2017

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 3,016-square-foot bank with three drive-through lanes on a 1.05-acre parcel. A total of 28 parking spaces is proposed. Public water and sewer facilities are intended to serve the development.

Location: Along the northern side of South Oxford Valley Road, between Saxony Drive and South Queen Anne Drive.

Zoning: C Commercial District permits financial establishments on a minimum lot area of 5,000 square feet with a minimum lot width of 50 feet at the building setback line. Maximum building coverage and maximum impervious surface ratio for sites in this district are 35 and 70 percent, respectively.

Correspondence submitted with the plan and information on Plan Sheet 1 of 17 indicate that the following variances were obtained from the Zoning Hearing Board on July 11, 2016 and November 14, 2016: to permit 22 parking spaces where 26 spaces would be required (Section 205-120.A.(21)); to permit 18 stacking spaces, three in each three lanes and nine in two lanes (Section 205-16.D.(3)(A)); to permit four parking spaces, the pylon sign, and the monument sign to be...
within the 50-foot wide clear sight triangle (Section 205-128.A), and to permit a monument sign to be 64 feet instead of the maximum permitted 60 feet (Section 205-165.A(1)(a)).

Present Use: Recreation (playground/open space for adjacent YMCA.)

COMMENTS

1. **Access on S. Oxford Valley Road**—The plan shows two full-movement driveways: one accessing S. Oxford Valley Road and one accessing S. Queen Anne Drive. Given the volume of traffic along Oxford Valley Road and the lack of an existing left turn lane in front of the site, it is recommended that the feasibility of restricting the Oxford Valley Road access to a right-in/right-out only access be investigated. We feel the full movement intersection along Oxford Valley Road, as proposed, could lead to increased safety issues due to a higher number of turning conflicts.

2. **Special setback**—Section 205-130.A of the zoning ordinance requires a special setback of 100 feet from Oxford Valley Road. This required setback is to be measured from the center line of the existing right-of-way. The plan identifies a 100-foot front yard setback line and it appears that the plan does meet this setback requirement. However, it is recommended that the centerline of Oxford Valley Road be indicated on the plan to verify compliance with this requirement.

3. **Landscaping requirements**
   a. **Street trees**—Section 177-51.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 a street frontage distance of approximately 574 feet, between 12 and 23 street trees should be provided, at minimum. While landscaping is provided along the adjacent roadways, only ten canopy trees are provided, with half of those trees located within the planted buffer adjacent to residential uses. The plan should be revised to comply with this requirement.
   b. **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 buffering or landscaping. Based on 22 parking spaces, four trees would be required to meet the parking lot landscaping requirement, in addition to required street trees. The plan should be revised to indicate compliance with this requirement.

4. **Trash receptacles**—If an outdoor refuse collection station is intended, the plan should be revised to show the location of the collection station and the required screening and landscaping in compliance with Section 177-55.K.(2) of the subdivision and land development ordinance.

5. **Stormwater management**
   a. **Required study**—A stormwater management plan should be submitted for the proposal in accordance with Sections 177-50 and 177-91.D.(18) of the subdivision and land development ordinance.
b. **Maintenance**—The plan shows two underground storage chambers for stormwater. Maintenance is extremely important to the proper functioning of underground basins and tanks. Therefore, we recommend that the township require the developer to submit a detailed plan outlining specific tasks for proper long- and short-term maintenance, as well as the manufacturer’s recommendations regarding maintenance. Also, information on the projected life span of the facilities, as well as projected wear-down time of basin components should be provided to the township. It is also recommended that frequent observation of the facilities occur to avoid problems with standing water in the event an obstruction occurs within the tank or outlet.

6. **Fire lanes**—Section 177.M of the subdivision and land development ordinance requires that for nonresidential development, fire lanes shall be established as required by the Fire Prevention Board, pursuant to the provision of the Fire Prevention Code. The plan does not identify any proposed fire lanes. The governing body, along with the fire marshal, should ensure this issue is adequately addressed.

7. **Parking space information**—Information in the zoning data charts on Plan Sheets 1 and 3 of 17 indicate that 29 parking spaces are provided. However, the plan shows a total of 28 parking spaces for the site. The plan information in the charts should be revised for consistency with the number of parking spaces shown on the plan.

This review will be included in the Bucks County Planning Commission board materials for the March 1, 2017, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

LMW:dc

cc: Republic Bank
Stantec Consulting Services, Inc.
Kurt Schroeder, P.E., Gilmore & Associates, Township Engineer
Randy Flager, Esq., Flager & Associates, Township Solicitor
William McCauley, Bristol Township Managing Director (via email)
Colleen Costello, Bristol Township Department of Licenses and Inspections (via email)
Thomas Scott, Township Zoning Officer (via email)
MEMORANDUM

TO: Doylestown Borough Council
    Doylestown Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for Ashland Walk
          TMPs #8-8-372, 8-8-373-1, and 8-7-48
          Applicant: Ashland Walk, LLC
          Owner: Ashland Walk, LLC and Happ Contractors, Inc.
          Plan Dated: January 12, 2017
          Date Received: January 13, 2017

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 three-story, 24,075-square-foot mixed use building in which the first floor of the proposed building (8,875 square feet) will contain nonresidential uses to be determined and the second and third floors (7,600 square feet each) will contain office uses. TMP #8-8-372, 8-8-373-1, and 8-7-48 will be consolidated to create a 43,432-square-foot parcel (0.997 acre). The existing office and contractor service building on the site will be removed. Public water and sewerage will serve the site.

Location: The southeast corner of Washington Street and Ashland Street.

Zoning: CC-Central Commercial District permits a variety of retail and office oriented uses on lots of 6,000 square feet or more.

Present Use: Office and contractor service.

COMMENTS

1. **Parking**—We recommend that careful consideration be given to the size and mix of uses permitted within the first floor nonresidential portion of the proposed building with respect to the number of off-street parking spaces provided. The applicant has indicated that 19
parking spaces would be provided for the first floor’s 8,875 square feet in addition to the 37
spaces for the proposed second and third floor office space. According to the plan, the first
floor would be used as retail, office, personal service, or repair service uses, a 100-seat
restaurant, or a combination of these uses.

It is our concern that these first floor scenarios provided by the applicant may not adequately
account for the potential number of required parking spaces if the space is fully occupied. If
the 8,875 square feet were to be occupied by retail/personal services/repair services uses, 22
parking spaces would be required. A 100-seat restaurant, which would require 19 spaces, would
most likely not occupy the entire 8,875 square feet of the first floor. Our research shows that
a 100-seat sit-down restaurant may only require approximately 3,200 square feet. This
calculation is based upon allowing 32 square feet per person including seating area, kitchen,
and bathrooms. If the restaurant were to include a bar, additional parking would be required.

Parking requirements for retail, office, personal services, repair services and restaurant and
tavern uses within the Central Commercial District are reduced compared to other districts.
Given the location of this site, if adequate off-street parking is not provided, spillover parking
will intrude into the existing residential neighborhood where on-street parking is limited and
some residences do not have off-street parking available.

2. **Parking lot circulation**—The proposed dead-end parking lot will likely cause conflicts
because there is no turn around space for a vehicle if the lot is full. Maneuvering space will be
tight for the two corner parking spaces in the northeastern corner of the site.

3. **Loading**—The plans should indicate how/where loading will be accommodated for the
nonresidential uses in accordance with Section 804 of the zoning ordinance.

4. **Grading**—The grading plan (Sheet C2.0) indicates that there would be grading within 5 feet
of the property lines along the southern 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 lines.

5. **Buffer yards**—Section 520, Table 1 Buffer Requirements of the subdivision and land
development ordinance require a Class C buffer between proposed office uses and single-
family detached dwellings and a Class D buffer between the proposed retail and/or restaurant
and single-family detached dwellings. Borough officials should determine if the proposed
plantings along the southern boundary of the site meet the requirements for Class C and D
buffers.

6. **Traffic impact study**—In accordance with Section 524(c)(1) of the subdivision and land
development ordinance, the proposed land development meets the criteria for the requirement
of a traffic impact study. As part of the traffic impact study, we recommend that the applicant
provide detailed information, the number of trips associated with each proposed use, and
availability of parking spaces, both on- and off-street.

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

This review will be included in the Bucks County Planning Commission board materials for the March 1, 2017, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

MMW:dc

cc: Karen Miller, Ashland Walk, LLC
    Robert Cunningham, P.E., Holmes Cunningham Engineering, LLC
    James P. Dougherty, P.E., Gilmore & Associates, Borough Engineer
    Karyn Hyland, P.E., Director of Building and Zoning (via email)
    John Davis, Borough Manager (via email)
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 Metro Storage Facility
              TMP #9-19-5
              Applicant: Metro Storage LLC
              Owner: Metro Storage Doylestown LLC
              Plan Dated: February 3, 2017
              Date Received: February 7, 2017

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

GENERAL INFORMATION

Proposal: Remove three existing vacant buildings on the 3.798-gross-acre parcel and construct a multi-leveled storage building consisting of 95,256 square feet (66,009 square feet net rentable space and 1,000 square feet retail store space). The storage facility is proposed to be served by ten parking spaces, and by public water and sewer facilities.

Location: Eastern side of U.S. 611 (Easton Road) south of Duane Road.

Zoning: C-1 Commercial District permits various nonresidential uses on a minimum lot size of 20,000 square feet with a front yard setback of 50 feet (65 feet when abutting an arterial road), side yard of 20 feet and rear yard of 25 feet (50 feet when abutting a residential district). Use G-15 Warehouse is allowed by special exception.

In addition, off-premises outdoor advertising signs are permitted by special exception in the Outdoor Advertising Overlay zoning district.

On October 17, 2017, the zoning hearing board approved a special exception to allow the warehouse use as well as numerous variances from the zoning ordinance provisions including maximum impervious surface ratio, natural feature protection (floodplain, slope, riparian corridor) landscaping, buffering, and setback requirements, and parking, signage, and lighting regulations.

February 16, 2017
BCPC #12222
Present Use: Commercial/Vacant; billboard and vacant buildings.

COMMENTS

1. **Waivers**—Waivers are requested from the following subdivision and land development ordinance requirements:

- Section 153-12 plan stage;
- Section 153-20.C(10) existing features within 400 feet of project site;
- Section 153-20.E traffic impact, bike and pedestrian circulation studies;
- Section 153-25 sidewalks and bike facilities along frontage;
- Section 153-27.A(5) driveway slope;
- Section 153-28.H vehicular ingress/egress distance;
- Section 153-34.B(3)A street trees;
- Section 153-38.F(5)B drop between structures;
- Section 153-39.D(1) face or surface slope regarding excavation of 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.

2. **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 must be submitted for this proposal.

This review will be included in the Bucks County Planning Commission board materials for the March 1, 2017, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

CIG:dc

cc:     Bob Heilman, Metro Storage LLC
        Eric Britz, P.E., Bohler Engineering PA, LLC
        John VanLuvance, Esq., Eastburn & Gray, P.C.
        Mario Canales, P.E., Pickering, Corts & Summerson, Township Engineer
        Stephanie J. Mason, Township Manager (via email)
MEMORANDUM

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

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development—Foreman
          TMP #12-11-48
          Applicant: Karl Foreman
          Owner: Same
          Plan Dated: January 16, 2017
          Date Received: January 18, 2017

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 single-family detached dwelling, horse stable (8,100 square feet) and indoor horse arena (18,000 square feet) with associated outdoor facilities located on a 29.96 (net)-acre lot. The plan identifies five proposed parking spaces and five additional future parking spaces. The lot contains an existing single-family dwelling unit, existing sheds, and is traversed by an Eastern Texas Gas easement located along the southwestern perimeter of the site. The lot is to be served by individual on-lot water and sewage disposal systems.

Location: Northwestern corner of Ridge Road and Butler Lane.

Zoning: The Agriculture Preservation District permits a variety of agricultural and agricultural-related uses including Use A5 Riding Academy, which is permitted with a minimum lot area of 5 acres and a maximum impervious surface ratio of 3 percent. The proposed Use A8 Farm Unit, which is considered an accessory use to A5 Riding Academy, is limited to a maximum density of 0.33 dwelling spaces per acre.

On September 26, 2016, with a date of decision being November 7, 2016, the Zoning Hearing Board granted relief from zoning ordinance Sections 27-304.A.5.E and 27-304.A.8.B to allow a maximum density of 0.6 dwelling units per acre (0.33 dwelling units acre permitted) and an impervious surface coverage of 6.77 percent (3 percent permitted). These variances were...
predicated upon satisfying 13 separate conditions that are included in a notation on the plan submission.

Present Use: Residential/agriculture.

COMMENTS

1. **Riding Academy use**—The proposed use is a Riding Academy. Section 27-304.A.A8 of the zoning ordinance allows dwelling units that meet the requirements of Use A8, Farm Unit, which is defined as ‘Detached dwelling units for the sole use of the property owner, immediate family members of the property owner and persons engaged in agricultural employment on the property. Immediate family members shall be limited to parents, grandparents, siblings, sons and daughters.’ The plan includes an existing dwelling unit and proposed dwelling unit on the subject lot. According to a phone conversation with the applicant’s engineer, the proposed dwelling unit will be constructed to be ADA accessible for the applicant’s wife who is diabetic, and the existing dwelling unit will function as the caretaker’s living quarters. The applicant should confirm the occupants of these dwelling units to determine compliance with these requirements.

In light of this proposed arrangement, consideration should be made to the future change of occupancy and the potential for the creation of two principal uses on the lot. An alternative is to provide a subdivision in the event that the occupancy status of these dwelling unit(s) changes in the future.

2. **Conditions of variance**—According to Sheet SP-1, the Zoning Hearing Board granted the variances from maximum density and maximum impervious surface coverage, subject to 13 conditions noted on the plan. Condition #2 states that all existing and proposed lighting shall be installed with lighting being angled and shielded to prevent light from emanating beyond the property boundary. Since the location of proposed lighting and a lighting detail were not included in the plan submission, it cannot be determined if this condition will be satisfied. Condition #10 states the applicant shall comply with all the conditions set forth in the township engineer’s review letter, dated July 12, 2016. The applicant should satisfy all of these conditions, including the following:

   - Discussion Comment #1.F—The applicant should clarify if parking for horse trailers is proposed. This does not appear to be identified on the plan.
   - Discussion Comment #2—The proposed outdoor fenced horse arena is located over the Texas Eastern gas line easement. The applicant must obtain written approval from the facility owner for proposed improvements within the easement.
   - Discussion Comment #5—Landscape planting design and calculations must be included for street trees, parking area plantings, stormwater management facility, and buffer plantings. It appears that plantings are proposed for street trees and buffers but not for the parking areas and stormwater management facilities.

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1 Section 27-301 of the zoning ordinance states that on any property, parcel, or tract of land, only one principal use shall be permitted, except within the VC Village Commercial District by conditional use.
- Discussion Comment #9—Recreation land or contribution in-lieu-of land is required in accordance with Section 22-522.C(2) of the subdivision and land development ordinance.

Condition #11 states that parking shall be limited to 5 parking spaces at the present time, but the applicant shall preserve an area of the property that can accommodate 28 spaces. The plan identifies 5 proposed and 5 future parking spaces.

The plan should be revised to satisfy the above conditions and all other relevant conditions as part of this variance decision.

3. **Replacement trees**—Section 22-515.7 of the subdivision and land development ordinance requires trees with a diameter of 6 inches or more that are removed during any stage of development, grading, and/or construction within a subdivision or land development be replaced with a tree(s) of the type specified. There are trees that are located within the limit of disturbance area associated with the on-lot sewage disposal absorption area that are to be removed. If applicable, the plan should be revised to satisfy Section 22-515.7.

4. **Grading and tree protection**—The plan is proposing an on-lot sewage absorption area on the lot, as well as a future back-up secondary septic system. The limit of disturbance includes a portion of the proposed lateral lines for the proposed sewage disposal system; however, the plan does not include grading or a tree protection zone (TPZ) within this area of disturbance. Section 22-515.6 of the subdivision and land development requires a TPZ to be provided on the approved development plans. The plan should be revised to include the proposed grading, TPZ fencing and TPZ fencing detail.

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

This review will be included in the Bucks County Planning Commission board materials for the March 1, 2017 meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

DAS:dc

cc: Karl Foreman  
Scott McMackin, P.E., Cowan Associates, Inc.  
Steve Baluh, P.E., C. Robert Wynn Associates, Inc., Township Engineer  
Marianne Morano, Township Manager (via email)
MEMORANDUM

TO: Falls Township Board of Supervisors
Falls Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Revised Final Plan of Land Development for Burger King Redevelopment
TMP: #13-18-1-1
Applicant: Family Dining, Inc.
Owner: Same
Plan Dated: March 16, 2016
Last Revised: December 29, 2016
Date Received: January 17, 2017

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

GENERAL INFORMATION

Proposal: Construct commercial space totaling 5,873 square feet in two buildings on a parcel of 1.78 acres. The buildings would consist of a 4,073-square-foot restaurant with drive-through and a 1,800-square-foot cafe with drive-through. Public water and sewer serve the site. The proposal has been previously approved. The applicant now seeks to divide the land development into two phases. Phase 1 consists of constructing the larger drive-through restaurant, 49 of the parking spaces on site, and the associated landscaping, grading, and utility improvements. Phase 2 will be to construct the smaller cafe building and its drive-through lane, the remaining 18 parking spaces, and the remaining landscaping and other site improvements around the cafe.

Location: The intersection of New Falls Road and Hood Boulevard.

Zoning: The NC Neighborhood Commercial District permits a variety of commercial and office uses on a lot of at least 20,000 square feet, with a maximum impervious surface ratio of 70 percent. Restaurants are permitted by right; drive-in restaurants are not listed as a permitted use. Variances have been granted to permit the following: drive-thru service; a reduced buffer area from residences; parking within 20 feet of the street; outdoor dining; parking in the front yard; no landscaping between the parking and the street; and no off-street loading areas.
Present Use: Commercial.

COMMENTS

1. **Phasing plan**—The proposal at this time does not appear to include any physical changes in the land development from what has previously been approved. The only change indicated is that the development will be constructed in two phases, rather than built-out all at once. We offer the following considerations in regards to the proposed phasing of the development:

   a. While the drawings provided clearly indicate which portions of the development will occur during each phase, the plans do not indicate what is proposed for the portions of the property which are noted as Phase 2, prior to the construction of that phase. What will the land that is Phase 2 look like once Phase 1 is complete but Phase 2 has not begun? Will it remain in its current condition?

   b. No information has been provided indicating any estimated timeframe for each phase. Presumably, Phase 1 will be constructed immediately upon the applicant securing all the necessary permits, but what would trigger the construction of Phase 2?

   c. The township should consider the potential that if approved, Phase 1 will be constructed but Phase 2 may not be, or there may be a significant period of time between the construction of each. With this in mind, the township should consider requiring some improvements, such as landscaping, for the lands covering Phase 2, so that they are comfortable with whatever is constructed in the event that only Phase 1 is developed.

2. **Building area**—The application form filed with the County indicates a total building area of 5,700 square feet (3,900-square-foot restaurant + 1,800-square-foot café). The site plan sheet C-2 indicates a total building area of 5,873 square feet (4,073-square-foot restaurant + 1,800-square-foot café). The proposed building area of the restaurant should be clarified.

This review will be included in the Bucks County Planning Commission board materials for the March 1, 2017, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

CND:dc

cc: Family Dining, Inc.
Matthew Chartrand, P.E., Bohler Engineering
James Sullivan, P.E., T&M Associates, Township Engineer
Thomas Beach, P.E., Remington, Vernick & Beach, Township Transportation Engineer
Peter Gray, Township Manager (via e-mail)
MEMORANDUM

TO: Falls Township Board of Supervisors
    Falls Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Revised Final Plan of Land Development for Morrisville Commons, LP
          TMP #13-28-28
          Applicant: Morrisville Commons, LP c/o Tom Verrichia
          Owner: American Stores Company, LLC
          Plan Dated: September 4, 2014
          Last Revised: January 9, 2017
          Date Received: January 20, 2017

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 22,013 square feet in three buildings on a parcel of 8.76 acres. The buildings would consist of a 5,585-square-foot Wawa convenience store with 12 gas pumps and a canopy, a 14,578-square-foot Rite-Aid pharmacy with drive-through lane, and a 1,850-square-foot restaurant with drive-through lane. Public water and sewer serve the site.

The site has been previously approved for the drive-through restaurant and the pharmacy, as well as a second, larger drive-through restaurant. The current proposal has removed the previously approved second drive-through restaurant in favor of the Wawa convenience store and gas pumps in the same location.

Location: The east side of West Trenton Avenue at Pine Grove Road (Route 13).

Zoning: HC, Highway Commercial District permits a variety of commercial uses on a lot of at least 40,000 square feet, with a maximum impervious surface ratio of 70 percent. Convenience stores, including drugstores, are permitted by right. Restaurants with drive-in service are permitted as conditional uses. The plan indicates that the Board of Supervisors approved the conditional use on September 15, 2015.
Present Use: Vacant commercial.

COMMENTS

1. **Waivers**—The plan indicates that the following waivers of the subdivision and land development ordinance requirements were granted for the previously approved plan:

   - Section 191-36.B to permit driveway access on a corner lot on both streets;
   - Section 191-36.D to permit a driveway with a grade in excess of 6 percent;
   - Section 191-37.B to permit parking within 15 feet of a building;
   - Section 191-37.C to permit parking stalls with dimensions less than 10 feet x 20 feet;
   - Section 191-37.G(1) to permit no planter bed at the end of a row of parking stalls;
   - Section 191-39.G to permit a lack of sidewalks along portions of Route 13;
   - Section 191-44.D to permit grading within the ultimate right-of-way;
   - Section 191-62.B to permit no curbing along portions of Route 13;
   - Section 191-78.C(2) to permit less than the minimum required information regarding existing conditions surrounding the property.

   The township should determine if the waivers apply to the revised plan.

2. **Service station**—Section 209-50.F(1)(a) of the zoning ordinance requires that any new automobile service station be located a minimum distance of 1,500 feet from any other service station. The proposed Wawa is approximately 600 feet from a Shell service station. However, the township’s zoning officer has issued a preliminary zoning opinion that the Wawa is not a ‘service station’ by definition, and is therefore not subject to the 1,500-foot distance requirement.

3. **Zoning**—Section 209-23.H(1) of the zoning ordinance requires that, “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.” It appears that the layout of the three buildings on the site would be consistent with this requirement of the zoning ordinance in regards to the area and dimensional standards, however no hypothetical subdivision lines have been provided in order to confirm whether it would satisfy the area and dimensional requirements for each lot.

4. **Proposed tree**—The landscaping plan (Sheet 11 of 25) indicates that *Tilia americana* (basswood or American linden) trees are proposed. Section 191-48.H of the subdivision and land development ordinance lists *Tilia* (linden) as one of the permitted types of street trees in the township, but it does not specify a species or cultivars. Since basswood trees are very large at maturity, there may be concerns when they are planted on small sites, particularly in the median between the proposed Rite-Aid pharmacy and the gas pump canopy. The Shade Tree Commission should determine if *Tilia americana* trees (or a cultivar, such as ‘Redmond’) are appropriate in this location.
This review will be included in the Bucks County Planning Commission board materials for the March 1, 2017, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

CND:dc

cc: Tom Verrichia, Morrisville Commons, LP/Buckingham Retail Properties, LLX
    Eric A. Britz, P.E., Bohler Engineering PA, LLC
    Tom Hecker, Esq., Begley, Carlin & Mandio, LLP
    Jim Sullivan, P.E., T&M Associates, Township Engineer
    Thomas Beach, P.E., Remington, Vernick & Beach, Township Transportation Engineer
    Peter Gray, Township Manager (via e-mail)
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 Gray Tract
          TMP #15-35-71
          Applicant: Jean Gray
          Owner: Same
          Plan Dated: December 30, 2016
          Date Received: January 20, 2017

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 22.64-acre (net) parcel into two single-family detached residential lots. Lot 1 (13.53 net acres) contains an existing single-family detached dwelling, horse barn, and several sheds. Lot 2 (9.11 net acres) will be used for the future development of a single-family detached dwelling. The site will be served by individual on-lot water and sewage disposal systems.

Location: Proposed Lot 1 has frontage along the northwest side of Upper Stump Road, approximately 300 feet north of Keller Road. Proposed Lot 2 has frontage on the southeast side of Broad Street, approximately 100 feet south of White Oak Road.

Zoning: The Rural Residential (RR) District permits single-family detached dwellings on minimum lot areas of 50,000 square feet when served by public water provided by a municipal authority. For lots not served with public water, the minimum lot area is three (3) acres.

Present Use: Residential.

COMMENTS

1. **Flag lot**—Proposed Lot 2 is a flag lot and should be reviewed and approved by township officials, in accordance with Section 160-51.B and C of the zoning ordinance.
2. **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.

3. **Dedication of Recreation Land**—Sections 140-59 and 140-60 of the subdivision and land development ordinance require that all residential subdivisions provide for public dedication of land suitable for park and/or recreation use unless the applicant agrees to a fee in lieu of, as outlined in Section 140-63. The plan does not indicate how recreation land will be provided. We recommend that the plan be reviewed by the Hilltown Township Park and Recreation Board to provide an assessment of the area’s recreational needs and give an opinion as to the suitability of either a land dedication or a fee in lieu for this particular subdivision.

This review will be included in the Bucks County Planning Commission board materials for the March 1, 2017, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

MMW:dc

cc: Jean Gray  
Adam D. Crews, Crews Surveying, LLC  
Lorraine E. Leslie, Hilltown Township Manager (via email)
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 734 Blue School Road
TMP #15-17-26-1
Applicant: James Engler
Owner: Matthew and Erin Engler
Plan Dated: December 22, 2016
Date Received: January 20, 2017

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

GENERAL INFORMATION

Proposal: Subdivide a 5.55-acre (net) parcel into two single-family detached residential lots. Lot 1 (4.93 net acres) contains an existing single-family detached dwelling. Lot 2 (1.51 net acres) contains a proposed single-family detached dwelling. The site will be served by individual on-lot water and sewage disposal systems.

Location: On the northwest side of Blue School Road, approximately 800 feet southwest of Minsi Trail.

Zoning: Rural Residential (RR) District permits single-family detached dwellings on minimum lot areas of 50,000 square feet when served by public water provided by a municipal authority. For lots not served with public water, the minimum lot area is three (3) acres.

On October 6, 2016 the Hilltown Township Zoning Hearing Board granted the applicant a variance from Section 160-26 of the zoning ordinance to allow Lot 2 to be less than the required minimum three acres.

Present Use: Residential.
COMMENTS

1. **Waivers**—The applicant’s letter, dated January 9, 2017, indicates that the applicant is requesting waivers from the lot standard requirements, existing road improvements, and stormwater management design requirements of subdivision and land development ordinance.

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

2. **Sidewalks**—Section 140-36.A of the subdivision and land development ordinance requires sidewalks along both sides of all existing streets, unless waived by the Board of Supervisors.

3. **Dedication of Recreation Land**—Sections 140-59 and 140-60 of the subdivision and land development ordinance require that all residential subdivisions provide for public dedication of land suitable for park and/or recreation use, unless the applicant agrees to a fee in-lieu-of, as outlined in Section 140-63. The plan does not indicate how recreation land will be provided. We recommend that the plan be reviewed by the Hilltown Township Park and Recreation Board to provide an assessment of the area’s recreational needs and give an opinion as to the suitability of either a land dedication or a fee in-lieu for this particular subdivision.

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

This review will be included in the Bucks County Planning Commission board materials for the March 1, 2017, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

MMW:dc

cc: James Engler
    Jason T. Smeland, P.E., Lenape Valley Engineering
    Lorraine E. Leslie, Hilltown Township Manager (via email)
MEMORANDUM

TO: Hilltown Township Board of Supervisors
   Hilltown Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for 1320 Green Street
   TMP #15-28-19-3
   Applicant: Powell Property Management, L.L.C.
   Owner: Same
   Plan Dated: December 20, 2016
   Date Received: January 3, 2017

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

GENERAL INFORMATION

Proposal: Construct two single-family detached dwellings on a 14.93-acre parcel. An existing single-family detached dwelling would remain on the parcel. The site would be served by individual on-lot water and sewerage systems.

Location: On the western side of Green Street, approximately 1,000 feet north of Hilltown Pike.

Zoning: Rural Residential (RR) District permits single-family detached dwellings on minimum lot areas of 50,000 square feet.

Present Use: Residential.

COMMENTS

1. **Future subdivision**—The plan proposes construction of two single-family detached dwellings on a parcel that contains an existing single-family detached dwelling. We recommend that consideration be given to creating a layout that would allow for future subdivision of the property.

2. **Maintenance of improvements**—Since there will be three single-family detached dwellings, it should be clarified who is responsible for the maintenance of the various improvements on the site including the stormwater management facilities, shared driveway, street trees, and septic systems. Consideration should also be given to maintenance of the existing pond.
3. **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.

4. **Sidewalks**—According to Section 140-36.A of the subdivision and land development ordinance, sidewalks are required along both sides of all existing streets unless the requirement is waived by the Board of Supervisors.

5. **Replacement trees**—Section 140-37.G of the subdivision and land development ordinance requires that trees with a diameter of ten inches or more which are to be removed or destroyed during any stage of development, grading and/or construction within a subdivision or land development, shall be replaced with a tree or trees of the type identified in Appendix K, Medium to Large Deciduous Trees, Small Deciduous Trees, or Evergreen Trees. The Grading, Utility, and Landscape Plan on Sheet 11 indicates that at least ten trees with a diameter of ten inches or more would be removed from the site during construction of Dwelling A. The plan should be revised to demonstrate compliance with these requirements.

6. **Horizontal isolation distance**—Section 73.13(c)(1) of the Pennsylvania Code requires that the minimum horizontal isolation distance between the sewage disposal system and a property line, easement, or right-of-way is ten feet. The proposed drip micro system and alternate proposed drip micro system for proposed Dwelling A lie within ten feet of the property line. The plan should be revised to relocate the proposed sewage disposal area, accordingly.

7. **Plan scale**—In accordance with Section 140-17.B.(1) of the subdivision and land development ordinance preliminary plans shall be at a scale of not more than 50 feet to the inch. The submitted plans are at a scale of 80 feet to the inch.

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

This review will be included in the Bucks County Planning Commission board materials for the March 1, 2017, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

MMW:dc

cc:  David J. Powell, Powell Property Management, LLC  
Hibbnel Engineering Company, LLC  
Donald D. Delamater, Hilltown Township Manager (via email)
MEMORANDUM

TO: Langhorne Borough Council
Langhorne Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Revised Preliminary Plan of Lot Line Change for Seifert
TMP #18-1-17.01 and 18-1-14
Applicant: K E Seifert Holding Co.
Owner: Kevin E. Seifert
Plan Dated: November 16, 2016
Date Received: January 20, 2017

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

GENERAL INFORMATION

Proposal: Convey Parcel A (2,682 square feet) from TMP#18-1-17.01 to TMP#18-1-14 to form lots of 11,500 and 59,260.5 square feet, respectively. The existing dwelling on TMP#18-1-17.01 will be demolished and replaced with a new single-family detached dwelling. TMP#18-1-14 contains a semidetached dwelling and nonconforming office and storage building and equipment storage shed. Public water and sewer facilities serve the site.

Location: Southwestern corner of West Watson and Wells avenues.

Zoning: R-2 Residential District permits single-family detached dwellings on a minimum lot area of 10,000 square feet with a minimum lot width of 100 feet.

Present Use: Residential and commercial.

COMMENTS

1. Plan requirements and waivers—No waivers from the subdivision and land development ordinance provisions are included on the plan or with the submission. Therefore, the plan should be revised to comply with the roadway improvement requirements of subdivision ordinance Section 705(a)(2) and street tree requirements of Section 723(a).
2. **Facade and features**—Section 504(d)(6) of the subdivision and land development ordinance requires a front elevation plan, indicating all façades and features and clearly showing the height “as built.” Since the subject site is located adjacent to Catawissa Park and to properties contained in the Borough’s National Register Historic District, we encourage the applicant to incorporate design details that are consistent with the surrounding neighborhood architecture and plantings.

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

This review will be included in the Bucks County Planning Commission board materials for the March 1, 2017, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

CIG:dc

cc: Kevin E. Siefert  
J.F. Hamill, Jr., PLS, Land Surveying & Consulting LLC  
John Genovesi, P.E., Borough Engineer  
Scott Mitchell, Borough Manager (via email)
MEMORANDUM

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

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development—Artis Senior Living Facility
TMP #20-12-3; -3-1; -2, -2-1
Applicant: Artis Senior Living, LLC
Owner (Equitable): Same
Plan Dated: December 29, 2016
Date Received: January 3, 2017

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 33,552-square-foot senior living facility on a 5.35-acre (gross) tract. The proposed facility will be one floor and will contain 72 beds. A total of 43 parking spaces is provided. Public water and sewerage are intended to serve the development.

Location: Along the southwestern side of Stony Hill Road, approximately 1,000 feet northwest of the intersection of Stony Hill Road and Yardley-Langhorne Road. Interstate 95 borders the site to the west.

Zoning: R-1 Residential-Low Density District permits nursing homes when granted as a special exception by the Zoning Hearing Board. The minimum lot area for such use is 5 acres. The maximum impervious surface ratio is 17 percent.

Information on Sheet 2 of 21 indicates that on October 4, 2016, a special exception was granted to permit a nursing home in the R-1 District, and variances from the following zoning ordinance sections were granted by the Zoning Hearing Board:

200-19.A to permit approximately 24.3 percent impervious coverage in lieu of maximum impervious cover of 17 percent
200-50.4.C.(2) to permit a ratio of 1.66 in lieu of the maximum permitted ratio of 1.25 being that of the sum of all impervious and pervious pavement surfaces to the maximum percentage of impervious surface allowed

200-51.B.(6)(b) to permit 0.0 percent of woodlands to be protected in lieu of the required protection of 70 percent

200-63.A to permit a reverse frontage setback from an arterial road of approximately 43.0 feet in lieu of the minimum required 120 feet

200-80 to permit no loading berths on-site in lieu of the two required berths.

Present Use: Residential; former agricultural fields.

COMMENTS

1. **Requested waivers**—Notes on Sheet 2 of 21 indicate that the applicant is requesting waivers from the following requirements of the Lower Makefield Township Subdivision and Land Development Ordinance:

   - Section 178-13.E.(g) to permit no review of solar orientation
   - Section 178-20.B.1 to permit a plan scale of greater than one inch equals 100 feet on the aerial plan
   - Section 178-20.E.29 to permit the development to proceed without obtaining roadway core samples
   - Section 178-F.1 to permit a plan scale other than that required by this section of the code
   - Section 178-93.F(3)(c) to permit 15-inch storm drainage pipe in lieu of the minimum required storm drainage pipe diameter of 18 inches
   - Section 178-93.F(3)(f) to permit a pipe slope less than the minimum required storm pipe slope of 0.5 percent
   - Section 178-93.F(3)(h) to permit storm pipe cover less than the minimum required cover of 2 feet
   - Section 178-93.F(5)(b) to permit less than the minimum vertical drop between inlets of 2 inches.

   In addition, within the Compliance Chart on the Landscape Plan (Plan Sheet 13 of 21), a notation indicates that a waiver is needed from Section 178-85.H for required tree replacement. This should be added to the overall list of requested waivers, so that one comprehensive list of requested waivers is considered for the proposed development.

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

2. **Sight distance**—Due to the proximity of the proposed entrances on Stony Hill Road to the bridge over I-95, it should be ensured that the plan complies with Section 187-42.E of the...
subdivision and land development ordinance regarding sight distances consistent with the AASHTO manual, latest revision.

3. **Traffic impact study**—Section 178-20.E.23 of the subdivision and land development ordinance requires a traffic impact study when required by the township’s Act 209 Traffic Improvement Plan. We did not receive a transportation impact study for this project nor does the plan indicate that the township has waived the need for such a study. The township should determine if a traffic impact study is required for this proposed development.

4. **Drop-off area**—It is recommended that consideration be given to providing a designated drop-off, pick-up area near the building’s front entrance. Such an area, separated from the moving lanes in the parking lot, would make dropping off and picking up residents safer, especially for those individuals needing assistance and/or medical devices, such as wheel chairs and walkers.

5. **Parking**
   
a. **Number of parking spaces**—The plan shows a total of 43 off-street parking spaces for the proposed senior living facility. According to information provided on Plan Sheet 3 of 21, a total of 42 parking spaces would be required based on the facility having 72 beds and 18 employees on the largest shift. Section 200-79.A.(27) of the zoning ordinance requires one off-street space per 3 patient beds plus 1 space for each employee, not just for each employee on the largest shift. It is noted that nursing homes generally have various staffing positions, such as administrative, skilled nursing, assistants, kitchen staff, and on-staff doctors. The plan should be revised to provide the total number of employees anticipated for the facility to determine compliance with the parking requirement.

Also, to ensure adequate parking is provided for the proposed use, consideration should be given to all likely visitors to the nursing home. In addition to family members and friends visiting residents of the facility, it is likely that other health care professionals, such as therapists, dentists, and other specialists would visit the facility on a regular basis.

b. **Number of handicapped-accessible parking spaces**—Two of the 43 parking spaces proposed for the development are designated as handicapped parking spaces. This complies with the handicapped-accessible parking requirement in Zoning Ordinance Section 200-78.E.(4), which requires one handicapped-accessible space for every 25 spaces in a parking area. However, given that the proposed nursing home is likely to have more older individuals visiting residents of the facility compared with other uses, it is recommended that consideration be given to providing additional handicapped parking spaces for the development.

   c. **Handicapped-accessible parking stall sizes**—Section 200-78.E.(1)(b) of the zoning ordinance requires handicapped-accessible parking spaces to be a minimum of 13 feet by 20 feet including a 5-foot aisle on the passenger side. The plan shows proposed dimensions of handicapped-accessible parking stalls to be 8 feet by 20 feet sharing an 8-foot aisle between the two handicapped spaces provided. The plan should be revised to comply with this requirement.
6. **Proposed limit of disturbance/tree protection**—Plan Sheet 9 of 21 shows the “proposed limit of disturbance/NPDES boundary” to coincide with the southern and western property lot lines. As shown, the proposed limit of disturbance line extends past the proposed tree line. Any earth disturbance within the driplines of trees intended to remain will likely result in the death of the trees. It is recommended that the plan be revised to relocate the boundaries of the proposed limit of disturbance outside of the tree protection area.

In addition, where existing trees are to remain, tree protection fencing should be installed in accordance with the requirements in Section 178-85 of the subdivision and land development ordinance. Plan Sheet 11 of 21 does include a detail showing tree protection during site construction; however, the plan does not show the proposed location of tree protection fencing on the site. A plan for tree protection during construction in accordance with Section 178-20.E(14) of the subdivision and land development ordinance should be provided.

7. **Buffering**—Per Section 200-73 of the zoning ordinance, a 12-foot landscaped buffer yard is required between institutional and residential uses. Plan Sheet 13 of 21 shows buffer plantings along the southern property line; however, the required buffer yard is not specifically indicated on the site. The plan should be revised to indicate the required buffer yard easements in accordance with Section 200-73.A.(7) of the zoning ordinance.

8. **Sidewalks**—Section 178-47.A of the subdivision and land development ordinance requires sidewalks along both sides of all streets where required by the township for safety and convenience. Sidewalks provide pedestrians with a safe route separate from roadways with moving vehicles. To safely accommodate pedestrians, we strongly recommend that sidewalks be provided along the site’s frontage on Stony Hill Road. Such sidewalk should connect with the approved sidewalk along Stony Hill Road on the development site just south of the subject parcel (development is currently under construction.) In addition, to provide a continuous pedestrian connection, it is recommended that sidewalks be provided along the site’s driveway entrances connecting with the sidewalk proposed along the front of the building.

9. **Pervious pavement and concrete systems**—The plan indicates the use of pervious pavement for most of the parking spaces and pervious concrete for sidewalks around the building and within proposed courtyards. Per Section 200-50.4.C.(3) of the zoning ordinance, township officials should ensure that the proposed pervious pavement and concrete systems meet the design, installation, and maintenance standards outlined in Sections 200-50.4.D, E, and F of the zoning ordinance.

10. **Location of trash receptacle**—The plan shows the proposed outside trash receptacle near the southern-most driveway on Stony Hill Road. As shown, the receptacle is directly off of the driveway where vehicles will enter and exit the site. Township officials should determine if this is an acceptable location for the receptacle given the proximity to the roadway access point.

11. **Proposed regrading**—As shown on the Grading Plan (Plan Sheet 6 of 21), regrading for the proposed development is shown to extend beyond the southern lot line. Section 178-95.C.(4) of the subdivision and land development ordinance requires that the edges of slopes be a minimum of 5 feet from property lines in order to permit the normal rounding of the edge without encroaching on the abutting property. The plan should be revised to comply with this ordinance requirement.
12. **Stormwater management**

a. **Compliance with Low-Impact Development Ordinance**—Township officials should be assured that the plan complies with the applicable low-impact development design standards and stormwater management practices adopted in Ordinance No. 363 (adopted December 20, 2006).

b. **Pervious pavement with infiltration bed**—Except for the two handicapped spaces, all of the proposed parking spaces will be constructed of pervious paving with underground infiltration beds. As many of the soils in the area of Edgewood Village are poor to poorly drained soils with seasonal high water table conditions, we recommend that this issue be closely examined to ensure that soils in this location are suitable for infiltration.

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

Correspondence dated December 30, 2016, received with the plan submission references, “The enclosed PADEP Sewer Planning Module Exemption package…” It should be noted that our office did not receive this referenced material.

Also, the above-noted correspondence from the applicant’s engineer indicates that Yardley Borough has added this proposed development to their sewer capacity waiting list and will notify the owner when capacity becomes available. According to the letter, it is understood by the applicant’s engineer that, once available, the applicant will have 30 days to purchase capacity from Lower Makefield Township and that a will serve letter from Yardley Borough Sewer will be provided upon confirmation from Lower Makefield that the capacity has been purchased according to the terms of the Connection Management Policy Amendment of August 10, 2016. This issue should be considered as the township officials review the plan.

This review will be included in the Bucks County Planning Commission board materials for the March 1, 2017, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

LMW:dc

cc: Artis Senior Living, LLC
    Eric A. Britz, P.E., Bohler Engineering
    Edward F. Murphy, Esq., Wisler Pearlstine, LLP
    Mark W. Eisold, P.E., Boucher & James, Township Engineer
    Terry Fedorchak, Township Engineer (via email)
    Steve Ware, Planning and Zoning Administrator, Keystone Consulting Services (via email)
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 Minor Subdivision for David Curry
        TMP #21-10-185
        Applicant: David Curry
        Owner: Same
        Plan Dated: December 27, 2016
        Date Received: January 18, 2017

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 30,473-gross-square-foot tract into two lots, consisting of 13,310 gross-square feet (Lot 1) and 12,109 gross-square feet (Lot 2). A single-family detached dwelling is proposed on Lot 2 and an existing single-family dwelling will remain on Lot 1. The site is to be served by public water and sewer.

Location: Along the southeast side of Skyline Drive, approximately 200 feet southwest of the intersection of Harding Avenue and Skyline Drive.

Zoning: R-2 Residence District permits single-family detached dwellings on a minimum of 12,000 square foot lot.

Present Use: Residential.

COMMENTS

1. **Waiver requested**—The applicant is requesting a waiver from the Section 22-505.3 of the subdivision and land development ordinance (SALDO), which requires curbs and sidewalks along both sides of the street. We note that SALDO Sections 22-809.1 and 22-810.2 also contain requirements for the construction of sidewalks and curbs along street frontages.
In accordance with the requirement of Section 512.1(b) of the Pennsylvania Municipalities Planning Code, the applicant must state in full the grounds and facts of unreasonableness or hardship on which the request for the waiver is based, the provision or provisions of the ordinance involved, and the minimum modification necessary. The final plan should note all granted waivers.

2. **Street tree requirement**—SALDO Section 22-522.4.C requires street trees every 40 linear feet of frontage. Street trees should be displayed on the plan as required by the ordinance.

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

This review will be included in the Bucks County Planning Commission board materials for the March 1, 2017 meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

JSI:dc

cc: David Curry, Applicant/Owner
    Lawrence J. Byrne, P.E., Eastern/Chadrow Associates, Inc.
    John Genovesi, P.E., Tri-State Engineers and Land Surveyors, Inc.
    John McMenamin, Township Manager (via e-mail)
MEMORANDUM

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

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for Huntingdon Reserve Condominium
   TMP’s #21-1-2; 21-1-12-6
   Applicant: Toner Homes, Inc.
   Owner: Same
   Plan Dated: December 20, 2016
   Date Received: January 20, 2017

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: Development of a 16-unit residential condominium community on a 4.08-acre tract within a split-zoned property. Forty-three parking spaces are proposed. The tract is predominately located in the R1 Residential District with a small portion that is zoned Municipal. The condominium units will be served by public water and sewer.

Location: North side of County Line Road between Pine Road and Douglas Drive.

Zoning: R-1 - Residential District permits single-family detached dwellings on lots not less than 20,000 square feet.

M - Municipal District permits municipal and institutional uses, such as a public or private school, library, public recreation facility, and adult day care on lots not less than 1 acre.

According to the plan, the following zoning ordinance variances were granted by the Lower Southampton Township Zoning Hearing Board on February 25, 2016:

Section 27-402                              To permit a townhouse use in the R-1 zoning district.
Section 27-403.A                            To allow each townhouse to have a minimum lot size less than the required 20,000 square feet.
Section 27-403.D2                           To allow the interior townhouse units to have no side yard.
Section 27-1901.C                           To permit 43 parking spaces for the townhouse community.
The following conditions were imposed as a condition of the variances granted:

1. The number of townhouse units shall not exceed 16 units.
2. The applicant shall provide 8 additional 9’ x 18’ parking spaces in the general vicinity of the cul-de-sac.
3. The applicant shall utilize only pervious materials for the proposed decks.
4. There shall be no accessory structures permitted on the individual lots or in the proposed common areas.

Present Use: Single-family residential; manufacturing.

COMMENTS

1. **Waivers request**—The Landscape Compliance Chart on the Landscape Plan (Sheet 7 of 13) indicates that three waivers are requested from the subdivision and land development ordinance (SALDO), from requirements for street trees along the street frontage, Class 1 Buffer plantings, and 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 (ordinance section numbers should be indicated), and the minimum modification necessary.

2. **Split-zoned lot**—It appears the lot consolidation has occurred forming a single-owner tract. However, the consolidated lot still contains a narrow band of the M District that splits the R-1 District. The applicant may wish to pursue rezoning the narrow band from the M District to the R-1 District at this early stage to circumvent any potential future issues associated with a split-zoned tract.

3. **Fences**—Zoning ordinance Section 27-1719.4 states that no fence shall exceed 6 feet. The plan shows proposed fencing in the rear area of all townhouse units. The applicant should note the height of the fencing and/or provide a detail of the proposed fence in order to determine compliance with the ordinance.

4. **Open space requirements**—Zoning ordinance Section 27-1802 outlines the open space requirements for multifamily residential developments in excess of 10 homes. The plan should include open space calculations in order for the township to determine compliance with the ordinance standards.

5. **Environmental restrictions**—It is unclear on the plan if there are natural resources, such as slopes, woodlands, wetlands, floodplains, streams, watercourses, and riparian buffer areas that may be protected. The applicant should display areas with environmental restrictions as outlined in the zoning ordinance Sections 27-1804 and 27-1805 on the plan. If there are protected resources, the minimum building setbacks shall be measured from the limit of the resource-protected lands rather than from the lot lines so that the required minimum yard is free from resource-restricted lands as required in the zoning ordinance Section 27-1720.A.
6. **Parking/sidewalk**—The four parking spaces (in pairs of two) that are located on the outside of the one-way access drive as you enter and exit the development may require curb ramps to comply with SALDO Section 27-513.9. In addition, vehicles will block pedestrian access when parked in those four spaces. The sidewalk should extend around the outer border of the parking spaces in question to provide barrier free access.

7. **Sidewalk**—The township should consider requiring a sidewalk connection to the adjacent existing sidewalk located west of the subject tract. There are long spans of existing sidewalk along both sides of County Line Road, and connecting the proposed site to adjacent developments will fill in missing links and help connect residential developments to various destinations as supported by Land Use Goal 8-8 in the 2010 Lower Southampton Comprehensive Plan.

8. **Easements**—SALDO Section 22-519.4 requires that where a subdivision or land development is traversed by a watercourse, there shall be provided a drainage easement or right-of-way conforming to the requirements of SALDO Section 22-601.3.B. The township should determine if an easement is required for the swale that traverses through the western corner of the property and along the tract frontage.

9. **Street trees**—The applicant is requesting a waiver from providing street trees. The township should determine if the existing trees that are being saved along the tract frontage are adequate and fulfill the street tree requirement.

10. **Trees along frontage**—The Landscape Plan (Sheet 7 of 13) displays proposed contour 252 along the southeastern frontage, placing fill around a grouping of existing oak trees that range from 3” to 18” caliper in size. Also, the trees are located within the limit of disturbance with no tree protection called out for them. The township should determine if the fill will compromise the health of the trees and ensure that proper precautions and measures are enforced during the construction phase to increase the survivability of the trees as required by SALDO Section 22-528.

11. **Invasive exotic plant**—The Plant Schedule on the Landscape Plan proposes the use of *Pyrus calleryana* (Callery pear). This species has been classified as an invasive, non-native plant in Pennsylvania by the Department of Conservation and Natural Resources (DCNR); see reference at: [www.dcnr.state.pa.us/forestry/plants/invasiveplants/index.htm](http://www.dcnr.state.pa.us/forestry/plants/invasiveplants/index.htm). Therefore, we recommend that the plan be revised to provide an appropriate alternative shade tree substitution.

12. **Tsuga canadensis**—In 2005, the United States Department of Agriculture and Forest Service issued a pest alert that highlighted the insect *Adelges tsugae* (woolly adelgid). The woolly adelgid has been detected in Pennsylvania and threatens the health and sustainability of the eastern hemlock species (*Tsuga canadensis*), which is proposed in the Plant Schedule. We suggest an alternative evergreen be chosen as a screening plant and one that is considered native per SALDO Section 22-522.11.A.

13. **Buffer**—The Landscape Compliance Chart on the Landscape Plan should display the total linear feet of required Buffer Class 1. The chart should be updated to determine compliance with SALDO Sections 22-522.5.C.(2)(b) and 22-522.9.A. In addition, the required number of herbaceous perennials (10 plants per 20 linear feet) should be included on the plan.
14. **Stormwater management plantings**—The Landscape Compliance Chart on the Landscape Plan lists the planting requirements per the ordinance, but not what plant type and number are proposed to fulfill compliance. The plan should be revised to show compliance.

15. **Replacement trees**—SALDO Section 22-522.8 outlines the requirements for replacement trees. Replacement trees shall be provided at an inch-per-inch replacement ratio. The Landscape Plan notes the caliper inches of trees to be removed and does not indicate if the trees will be replaced on-site, or placed elsewhere in the township, as directed by the Director of Parks and Recreation, or provide a fee in lieu of to the township General Fund.

There is a discrepancy between the total caliper inches removed on the Tree Removal Summary chart and the Landscape Compliance Chart that should be corrected prior to future submittals.

16. **Plant schedule**—There are several corrections that should be made on the Plant Schedule and Landscape Compliance charts prior to future submittals. They include:

- The correct number of red maples should be notated on the Plant Schedule.
- The discrepancy between the total number of white pines notated in Plant Schedule (16) and number of white pines notated in the Buffer Class 1 requirement (15) should be eliminated.
- A symbol should be added for *Thuja occidentalis* on the Plant Schedule.
- The common names should be switched for *Thuja occidentalis* and *Abelia grandiflora*.
- The total number of *Abelia grandiflora* proposed does not match in the Plant Schedule (39) and the Landscape Compliance Chart (67).

17. **Landscape Architect**—SALDO Section 22-522.2.E requires the Landscape Plan to be signed and sealed by a Landscape Architect registered in the Commonwealth of Pennsylvania. The Landscape Plan should be revised accordingly.

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 must be submitted for this proposed 16-unit residential condominium community. We recommend that the planning module be submitted at the preliminary plan stage to coordinate the land development review with the planning module review.

This review will be included in the Bucks County Planning Commission board materials for the March 1, 2017 meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

JSI:de

cc: Robert T. Toner, Toner Homes, Inc.
    Vincent W. Fioravanti, P.E, Fioravanti, Inc.
    John Genovesi, P.E., Tri-State Engineers and Land Surveyors, Inc.
    John McMenamin, Township Manager (via e-mail)
    Lower Moreland Township (Adjacent municipality)
February 17, 2017
BCPC #11660-I

MEMORANDUM

TO: Milford Township Board of Supervisors
    Milford Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Sketch Plan of Land Development for St. Luke’s Hospital, Bucks County Campus
    TMP #23-15-115-3
    Applicant: St. Luke’s University Health Network c/o Elizabeth DeCarlo
    Owner: LifeQuest c/o Roger Hiser
    Plan Dated: January 24, 2017
    Date Received: January 24, 2017

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

GENERAL INFORMATION

Proposal: Construct an 113,630-square-foot, 3-story, 80-bed hospital with the potential for 11,300 square feet expansion, located on a 30 (gross) acre site. There are 430 parking spaces proposed with an additional 95 spaces in reserve. The site contains an existing house, barn, shed, and silo that are to be removed. The site is to be served by public water and sewerage. A connector road, linking Portzer Road and the future Mill Hill Road extension, will traverse the northern and western boundary of the site.

Location: Northwest corner of John Fries Highway (SR 663) and Portzer Road.

Zoning: The RD Rural Development District permits primarily low-density residential and institutional uses.

The site resides within the Arterial Mixed Use (AMU) Overlay District, which includes the following requirements:

- Minimum site area—200 acres
- Site must have a minimum of 500 feet of frontage along a corridor designated under Section 620 of the zoning ordinance.
- Public water and sewerage must be available to the site.
• The site must be developed according to the Unified Master Plan submitted with the Conditional Use Application and subject to the approval as part of the conditional use. The Unified Master Plan shall address, to the satisfaction of the Board of Supervisors, the specific requirements contained in Section 665 of the zoning ordinance.

Present Use: Residential/vacant.

COMMENTS

1. **Arterial Mixed Use (AMU) Overlay District**—The AMU Overlay District requires that the site be developed according to a Unified Master Plan with the conditional use application and subject to approval as part of the conditional use. As noted in the cover letter for the application, this land development proposal will be the subject of a Conditional Use application to amend the Unified Master Record Plan for the Milford Village Center.

2. **Natural Resources Protection**

   a. **Wetland delineation**—Section 504.i of the zoning ordinance states that when wetlands are indicated on the National Wetlands Inventory (NWI) Map, when a site contains hydric soils, or an area with predominance of wetland vegetation, an onsite investigation shall be conducted to determine if wetlands are present on the site. Towhee silt loam (ToB), is one of the hydric soils (as identified in Section 237 Definition of Hydric Soils). Therefore, future plan submissions should satisfy Section 504.i.

   b. **Watercourse crossing**—The plan proposes an interior collector road that intersects Portzer Road that crosses what appears to be a watercourse. The applicant should contact the Pennsylvania Department of Environmental Protection (PaDEP) to determine whether a stream encroachment permit would be required.

3. **Site capacity calculations**—According to Site Capacity Calculations on Sheet S-1, subsection J indicates that if ‘Environmental Initiatives’ are used, the maximum impervious surface ratio will be 0.40 versus the required 0.38 which is required for a site by the AMU Overlay District requirements. The applicant should elaborate on details of these environmental initiatives to determine if they are valid. Otherwise, the plan should be revised to provide the actual maximum impervious surface ratio to determine its compliance.

   It appears the applicant intends to utilize Section 517 of the zoning ordinance, which allows for a reduction of up to 80 percent of the required number of parking spaces. However, Section 517.d states that the land development plan shall indicate that the maximum impervious surface ratio will be met if the total number of parking spaces are provided.

4. **Transportation impact study**—Section 2105.c of the subdivision and land development ordinance requires a traffic study be conducted where a proposed conditional use or land development could result in traffic generation of 125 or more trips per day.

5. **Sidewalks**—Section 608.a of the subdivision and land development ordinance requires that sidewalks be provided on all new streets and on existing streets, unless in the opinion of the
Board of Supervisors, the sidewalks are unnecessary for public safety and convenience. Pedestrian connectivity throughout Milford Village Center may be a priority, and if so, within and around the site as deemed appropriate.

6. **Stormwater management**—Future plan submissions should include a stormwater management plan, as required by Section 512.e of the subdivision and land development ordinance. As part of the Best Management Practices (BMP) feasibility analysis required in Section 512, future plan submission should explore appropriate BMPs such as infiltration applications, rain gardens, and vegetative swales.

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

This review will be included in the Bucks County Planning Commission board materials for the March 1, 2017 meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

DAS:dc

cc: Elizabeth DeCarlo, St. Luke’s University Health Network  
Nate Burns, Langan Engineering and Environmental Services  
Kevin Wolf, Andersen Engineering, Inc., Township Engineer  
Jeffrey Vey, Township Manager (via email)  
Lisa Wolff, Quakertown Area Planning Committee
MEMORANDUM

TO:  Newtown Borough Council
      Newtown Borough Planning Commission

FROM:  Staff of the Bucks County Planning Commission

SUBJECT:  Preliminary Plan of Subdivision for 111 S. State Street (Hunt)
           TMP #28-2-39
           Applicant: Betsy Hunt
           Owner: Jonathan and Mary Elizabeth (Betsy) Hunt
           Plan Dated: December 23, 2016
           Date Received: January 3, 2017

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 12,151-square-foot (0.279-acre) parcel to create one additional lot for a single-family detached dwelling. Lot 1 would be 5,711 square feet and contain the existing dwelling (Bird-in-Hand) and Lot 2 would be 6,440 square feet with a proposed dwelling to be attached to the existing carriage house on the lot. Public water and sewerage facilities are intended.

Location: The site has frontage on South State Street, Court Street, and the northern side of Mercer Street.

Zoning: The TC Town Center District permits a single-family detached dwelling on a minimum lot area of 3,000 square feet, maximum impervious surface ratio of 65 percent, and maximum building coverage ratio of 50 percent.

Present Use: Residential

COMMENTS

1. Parking—Section 503 of the zoning ordinance requires two off-street parking spaces for per single-family detached dwelling. The plan should show the required parking on proposed Lot 1 for the existing dwelling.
2. **Street trees**—Section 510.A of the subdivision and land development ordinance states that street trees shall be provided and placed behind the right-of-way of streets at intervals not to exceed 40 feet. The plan should provide street trees as required along Mercer and Court streets.

3. **Existing feature**—The plan shows an existing structure adjacent to the walkway along the northern boundary of the parcel, which crosses the proposed lot line. The plan should identify the structure.

4. **Historic District**—The site is located in the Historic District. A certificate of appropriateness is required for any demolition or construction proposed within the Historic District.

This review will be included in the Bucks County Planning Commission board materials for the March 1, 2017 meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

MW:dc

cc: William J. Bolla, Esq., McNamara, Bolla & Panzer, Borough Solicitor
    Mario Canales, P.E., Pickering, Corts & Summerson, Borough Engineer
    Judy Musto, Borough Secretary (via email)
    Mike Italia, Zoning Officer (via email)
February 17, 2017
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 Building Addition, Phase 2
TMP #29-10-170
Applicant: 110 (One) Terry Drive LP
Owner: Same
Plan Dated: December 23, 2016
Date Received: January 17, 2017

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

GENERAL INFORMATION

Proposal: Construct additions to the existing building, totaling 28,650 square feet, on a 6.16-acre site. Public water and sewerage facilities serve the site.

Location: Northeastern corner of Terry Drive and Blacksmith Road.

Zoning: The LI Light Industrial District permits various uses by right, including D-1 Office, G-2 Research, and G-3 Wholesale Business, Wholesale Storage, Warehousing. Use G-1 Manufacturing is permitted by conditional approval. The minimum lot area is 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 to permit three loading berths instead of the required five loading berths. Variances were granted by the Zoning Hearing Board on March 6, 2014 to reduce the required front and rear yard setbacks, permit an impervious surface ratio of 70.2 percent instead of the required 65 percent, permit 138 parking spaces instead of the required 260 spaces, and permit three loading berths instead of the required seven loading berths.

Present Use: Manufacturing.
COMMENTS

1. **Variance requested**—The plan indicates that variances are requested from the following zoning ordinance requirements:

   - **Section 702.B**
     To permit an impervious surface ratio of 74.09 percent instead of the required 65 percent.

   - **Sections 803.G-1 and G-2**
     To permit 181 parking spaces instead of the required 277 spaces.

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

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

   - **Section 1002.I**
     To permit a reduction in the number of loading berths from the required nine loading berths to three loading berths.

   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. **Conditional use**—Section 702.A.3.g of the zoning ordinance permits Manufacturing by conditional approval in the LI Light Industrial District. A note on Sheet 1 (Record Plan) indicates the applicant is requesting that the conditional use approval from the original plan be reconfirmed.

3. **Parking setback from building**—Section 514.9 of the subdivision and land development ordinance states that the edge of any parking area shall not be closer than 20 feet to the outside wall of the nearest building. The northwestern portion of the proposed addition is less than 20 feet from the row of three parking spaces around the circular drive in front of the existing 2-story manufacturing/research building near Terry Drive.

4. **Parking space dimensions**—Section 1001.B.3 of the zoning ordinance states that 75 percent of the required parking spaces may be 9 feet wide by 18 feet deep, with the remaining 25 percent designated at 10 feet by 20 feet, provided that the larger spaces be located closest to the main entrance of any building. The plan shows parking space dimensions for some, but not all, of the parking rows. A calculation should be provided regarding parking space dimensions to indicate the number, and percentage of the total, of parking spaces that are 9 feet by 18 feet and of spaces that are 10 feet by 20 feet, so that compliance with the ordinance can be confirmed.

5. **Landscape plan**
   a. **Parking lot buffer**—The plan should be revised to comply with Section 1001.F.6 of the zoning ordinance, 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. **Proposed tree**—The Landscape Plan (Sheet 8) proposes 16 *Liquidambar styraciflua* (sweetgum) trees, which produce hard, spiked fruit that can be a nuisance. We recommend specifying the fruitless cultivar, ‘Rotundiloba’, to avoid or minimize maintenance issues in the future as the trees mature.

6. **Park and recreation land requirements**—The plan should indicate how the proposal will comply with the park and recreation land (or fee in lieu of) requirements of Section 1203.2.B of the subdivision and land development ordinance.

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

This review will be included in the Bucks County Planning Commission board materials for the March 1, 2017 meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

MW:dc

cc: Jeffrey Garton, Esq., Begley, Carlin & Mandio, Township Solicitor
Michele Fountain, P.E., CKS Engineers, Inc., Township Engineer
Michael Shinton, P.E., Gilmore & Associates, Township Traffic Engineer
Kurt M. Ferguson, Township Manager (via email)
Micah Lewis, Assistant Township Manager (via email)
Martin Vogt, Township Zoning Officer (via email)
Kristie Kaznicki, Municipal Services Secretary (via email)
Michael Bueke, P.E., Boucher & James, Inc., Township Planner
MEMORANDUM

TO: Hilltown Township Board of Supervisors
    Hilltown Township Planning Commission
    Perkasie Borough Council
    Perkasie Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Sketch Plan of Subdivision for Griffo Tract
TMP #15-15-21-1 and 33-12-1
Applicant: Rocky and Cathy Griffo
Owner: Same
Plan Dated: January 19, 2017
Date Received: January 20, 2017

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

GENERAL INFORMATION

Proposal: Subdivide a 13.98-acre parcel into 3 single-family detached residential lots. Lot 1 would be 2.8767 acres and contain an existing single-family detached dwelling and an existing barn with an accessory apartment. Lot 2 would be 0.9211 acres (40,122 square feet) and contain a proposed single-family detached dwelling. Lot 3 would contain 10.1797 acres and contain a proposed single-family detached dwelling. A portion of Lot 1, which includes part of both existing structures, and the entire Lot 2 are located in Perkasie Borough, and take access from the Haven Court cul-de-sac in Perkasie. Lot 3 and the rear portion of Lot 1 are located in Hilltown Township. Lot 3 would be a lane lot with access to Hillcrest Drive in Hilltown Township. The site would be served by public water and sewerage.

Location: At the terminus of Haven Court in Perkasie Borough, approximately 450 feet from East Branch Road. Proposed Lot 3 will have access from Hillcrest Road in Hilltown Township, approximately 1,000 feet southeast of East Branch Road.
Zoning: Hilltown Township—Country Residential I District is intended to accommodate a variety of residential housing types. Use B1 Single-Family Detached Dwelling with a minimum lot size of 30,000 square feet is permitted.

Perkasie Borough—R-1A Single-family Residential District permits a single-family detached dwelling on a minimum lot area of 13,500 square feet (0.31 acre).

Present Use: Residential.

COMMENTS

A. Hilltown Township

1. **Variance required**—The sketch plan indicates that a variance from Section 160-51 of the zoning ordinance is required to permit a flag lot. We recommend that the plan not be acted upon by township officials until resolution of the request for variance from the Zoning Hearing Board is received.

2. **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.

3. **Sidewalks**—According to Section 140-36.A of the subdivision and land development ordinance, sidewalks are required along both sides of all existing streets unless the requirement is waived by the Board of Supervisors.

4. **Dedication of recreation and**—Sections 140-59 and 140-60 of the subdivision and land development ordinance require that all residential subdivisions 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.

B. Perkasie Borough

1. **Street improvements**—Borough officials should determine if any street or sidewalk improvements are necessary for the proposed development in accordance with the requirements of Section 164-20.C of the subdivision and land development ordinance.

2. **Recreation land**—Sections 164-36.D and E of the subdivision and land development ordinance require the dedication of land for recreation, or a fee in lieu of, for each residential dwelling unit in a subdivision or land development. This issue should be discussed to determine how the requirement will be met.
3. **Water volumes**—According to Section 164-68.D.23 of the subdivision and land development ordinance, the preliminary plan must state the estimated average and peak volumes of water necessary to serve the proposed subdivision. An indication of the available water for fire flow and the water volume required to satisfy the Insurance Services Office (ISO) standards for fire protection also should be provided.

C. **Both municipalities**

1. **Site capacity calculations**—The site capacity calculations for each municipality (on Sheet 1) state the acres of land in the resource and the required amount of resource protection land. Future plans also should indicate the amount of each resource proposed to be disturbed, so compliance with the respective natural resource protection standards for the municipalities can be confirmed.

2. **Stormwater management**—Future plans should address how stormwater and drainage will be handled for the lots.

3. **Editorial comment**—The tax map parcel number for the Hilltown Township parcel should be identified as TMP #15-011-021-001 on the tax parcel information block on Sheet 1.

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

This review will be included in the Bucks County Planning Commission board materials for the March 1, 2017, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

MMW:dc

cc: Rocky and Cathy Griff
Jason T. Smeland, P.E., Lenape Valley Engineering
Lorraine Leslie, Hilltown Township Manager (via email)
C. Robert Wynn, P.E., Township Engineer (via email)
Andrea Coaxum, Perkasie Borough Manager (via email)
Erik Garton, P.E., Gilmore & Associates, Borough Engineer
Brandy McKeever, Perkasie Borough Code Enforcement Administrator (via email)
MEMORANDUM

TO: Plumstead Township Board of Supervisors
   Plumstead Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Revised Final Plan of Land Development—Sawmill Road Land Development
   TMP #34-11-133
   Applicant: Sawmill Corners, LLC
   Owner: Same
   Plan Dated: March 2, 2016
   Last Revised: December 23, 2016
   Date Received: January 12, 2017

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

GENERAL INFORMATION

Proposal: Construct a 3,869-square-foot office building located on a 3.43-acre site.

Location: Northeastern corner of North Easton Road (S.R. 1001) and Sawmill Road.

Zoning: The C-2 Highway Commercial District permits a variety of retail sales, services, and office uses with a minimum lot area and lot width of 60,000 square feet and 200 feet, respectively. The maximum building coverage is 45 percent and maximum impervious surface is 65 percent of the base site area.

According to the plan, on December 7, 2016, the Zoning Hearing Board granted a variance that provides relief from the required front yard setback on the condition that a Class A buffer (25 feet) be provided along Easton Road.

Present Use: Commercial (office)
COMMENTS

1. **Consistency with pending plan**—According to the township engineer, the previous plan submission titled ‘Solardelphia Office Expansion’ had received final plan approval but was never pursued for construction. Section 22-302.8 of the subdivision and land development ordinance states that upon submission of a subdivision or land development plan, for a parcel of land upon which there is a subdivision or land development plan pending before the township, the new plan shall be reviewed for inconsistency with the existing pending plan. Upon a finding by the township that the new plan is an Inconsistent Plan, the inconsistency shall be grounds for denial of all previous plans involving the same parcel of land. This issue should be resolved prior to taking action on this plan. If the plan is deemed ‘inconsistent’ with the previously approved plan, it appears that the applicant would have to resubmit the plan as a preliminary plan. If the plan is deemed ‘consistent,’ we offer the following additional comments.

2. **Zoning Hearing Board decision**—As part of the Zoning Hearing Board decision for the subject proposal on December 7, 2016, the applicant is required to plant the required Class A buffer plantings along North Easton Road. Buffer plantings are proposed that are intended to supplement the existing wooded area along Easton Road. Township officials should determine if the proposed buffer yard and plantings satisfies the required Class A buffer requirements.

3. **Waivers**—Sheet 1.01 (Master Subdivision Plan) indicates that the applicant is requesting seven separate waivers from subdivision and land development ordinance requirements. If approved, the plan should be revised to provide a notation of the waiver(s) that received approval and the approval date.

4. **Conditions of plan approval**—According to the Plumstead Township letter from the township engineer, dated April 11, 2011, the plan for the Solardelphia Office Expansion Land Development was granted preliminary and final plan approval based upon conditions identified in the letter. Based upon the outcome of Comment #1 above, township officials should determine if all of these conditions must be satisfied for the subject Sawmill Road Land Development plan submission. It appears that the current plan submission does not satisfy certain conditions in this letter, including Comment #3 which is expanding the easement/deed restriction area to cover the ultimate right-of-way area of Gordon Road in the future, including legal descriptions for the ultimate easement/deed restricted area.

Comment #4 in the letter states that the existing disposal system may be utilized to serve the expanded use of the property, provided that a note is added to the record plan that states in the event of a failure of the existing system, the property owner is required to repair/replace the existing system in an approved method of sewer disposal, which may include a holding tank. Recording Notes #4 on Sheet 1.01 of the plan submission states that if the existing on-lot sewage system fails, the property owner will be responsible to acquire the necessary approvals and permits from the Bucks County Health Department. Township officials should determine if this note suffices.

5. **Tree protection detail**—Section 22-937.1.B of the subdivision and land development ordinance defines the Tree Protection Zone as an area that is radial to the trunk of a tree in which no construction activity shall occur. The tree protection zone shall be 15 feet from the
trunk of the tree to be retained, or the distance from the trunk to the dripline (the line marking the outer edge of the branches of the tree), whichever is greater, and shall be delineated with fencing as specified. Where there is a group of trees or woodlands, the tree protection zone shall be the aggregate of the protection areas for the individual trees. Sheet 2.00 of the plan submission identifies a Tree Protection detail illustrating the tree protection fencing along ‘Dripline or end of feeding roots.’ Therefore, the Tree Protection detail should be revised to satisfy Section 22-937.1.B.

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

This review will be included in the Bucks County Planning Commission board materials for the March 1, 2017 meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

DAS:dc

cc: Sawmill Corners, LLC  
The Crossroads Group, LLC  
Timothy A. Fulmer, P.E., C. Robert Wynn Associates, Inc., Township Engineer  
Carolyn McCreary, Township Manager (via email)
February 15, 2017
BCPC #12224

MEMORANDUM

TO:         Springfield Township Board of Supervisors  
              Springfield Township Planning Commission

FROM:   Bucks County Planning Commission

SUBJECT: Preliminary Plan of Lot Line Adjustment for Bradley and Cortner

            TMP #42-9-133, -133-1
            Applicant: Kathleen Bradley and Lynn Cortner
            Owner: Same
            Plan Dated: February 1, 2017
            Date Received: February 10, 2017

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 adjust the lot lines on two parcels. An area of 22.4349 acres will be conveyed from tax map parcel (TMP) #42-9-133 to TMP #42-9-133-1. As a result of the conveyance, TMP #42-9-133 will be 33.8463 net acres and TMP #42-9-133-1 will be 26.2801 net acres. The site is served by on-site water and sewage disposal facilities. A sketch plan has been submitted that indicates that the applicant intends to construct a single family dwelling on TMP #42-9-133-1 once the lot line adjustment has been completed.

Location: At the northwest corner of the intersection of California Road and Quakertown Road.

Zoning: The AD Agricultural District requires a minimum lot area of 3 acres for single-family dwellings. A 200-foot minimum lot width, 75-foot front yards, 30-foot side yards (each) and 75-foot rear yards are also required.

The Floodway Overlay District requires a 1-acre minimum lot area, a 150-foot minimum lot width, 50-foot front yards, 15-foot side yards (each), and 35-foot rear yards.

The Scenic Roadway Overlay District exempts single-family detached dwellings in subdivisions of less than 5 lots from its review procedures and standards.
Present Use: Residential; agricultural.

COMMENTS

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

This review will be included in the Bucks County Planning Commission board materials for the March 1, 2017, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

In order that we may be more aware of your concerns, please send us a copy of all municipal decisions concerning this land acquisition proposal.

RGB:dc

c:  Kathleen Bradley
Lynn Cortner
Michael Brown, Township Manager (via email)
February 17, 2017
BCPC #12184-A

MEMORANDUM

TO: Warminster Township Board of Supervisors
Warminster Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Sketch Plan of Land Development for 380 West Street Road
TMP #49-19-235
Applicant: J.S. Sikka Management, LLC
Owner: NTN Realty, LLC
Plan Dated: January 3, 2017
Date Received: January 18, 2017

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

GENERAL INFORMATION

Proposal: Construct a 200-square-foot addition (for a drive-through window) to an existing 2,662-square-foot commercial building on a 0.8-acre site. Public water and sewer serve the site.

Location: Southern side of West Street Road opposite its intersection with Catherine Street.

Zoning: The C-1 Commercial District permits restaurants on lots of 15,000 square feet or more.

Present Use: Vacant commercial (restaurant).

COMMENTS

1. Building addition in setbacks—The plan shows the proposed building addition located 82 feet from the right-of-way, which does not comply with the special setback requirements of the zoning ordinance. Section 2019 requires all uses with lot frontage on Street Road and York Road to be set back a minimum of 100 feet from the street line, and parking to be set back a minimum of 50 feet, provided appropriate landscaping and screening is provided in accordance with the subdivision and land development ordinance.
We note that the existing structure and parking area lie within the required front and rear yards and the special setbacks, and, therefore, are nonconforming. Section 2401 of the zoning ordinance permits alteration or enlargement of a nonconforming structure if such activity does not increase the extent of the nonconformity; however, the proposed addition to the existing building would increase the aforementioned setback nonconformities.

2. **Parking setback**—Subdivision and land development ordinance Section 512.10 requires that all parking areas shall be set back from the future right-of-way line at least 15 feet except at entrance and exit drives. The distance between this required setback and the future cartway shall be maintained as a planting strip. The existing parking area along Street Road is set back less than 5 feet from the ultimate right-of-way. Future plans should show the required setback.

3. **Trash enclosure**—Section 1101 of the zoning ordinance C-1 District requires a 10-foot-wide side yard and Section 2015 stipulates no building or structure shall be erected within the specified distance from either side lot line. The plan shows a trash enclosure located 4 feet from the southern property line. This enclosure lies within the required 10-foot side yard. The enclosure should be moved to comply with the side yard setback and a detail drawing should be provided.

4. **Street trees**—Section 523.4, Street Trees, of the subdivision and land development ordinance requires that street trees shall be planted along all streets. One street tree shall be planted for every 40 lineal feet of street frontage and may be planted in groupings. There are no existing street trees along York Road and none is proposed. The plan shows two existing trees in front of the existing building but it appears that one of these trees will be removed for construction of a patio. Future plans should provide the required plantings.

5. **Buffer yards**—Along any zoning district boundary line or use, Section 1101.F of the zoning ordinance requires that a buffer yard shall be provided which shall be not less than 25 feet in width. Such buffer yards may be coterminous with any required yard. Future plans should show the required buffer yards.

6. **Buffer planting**—Section 2006 of the zoning ordinance requires that a completely planted visual barrier or landscape screen shall be provided and maintained between any nonresidential district and any residential district or use. The site is zoned C-1 Commercial District and the adjacent parcel to the southwest contains residential uses. The edge of the parking lot will be 3 feet from the adjacent parcel. The plan shows an existing fence, part of which encroaches upon adjacent TMP #49-19-232. No specifics about the height or composition of the fence are provided. The plan is requesting a determination of this requirement because there is no existing buffer.

7. **Parking spaces**—The plan states 12 parking spaces are required but 42 of the existing 52 spaces will remain. The proposed number of parking spaces amounts to 250 percent more than is required. The excess parking spaces represent extra cost for maintenance, and additional impervious surface and heat retention. Eliminating unnecessary parking spaces would further reduce the existing impervious surface nonconformity. We recommend that the applicant provide a rationale for the extra parking spaces.
Also, several of the existing parking spaces occupy space required for street trees and parking setback space along the Street Road frontage. Several spaces in the western corner of the site may present a conflict between vehicles maneuvering in and out of parking spaces and those waiting in the stacking lane for the drive-through.

8. **Site circulation**—The plan shows two-way circulation along the driveways on both sides of the existing building, connected by the one-way drive-through lane and bypass lane. We recommend that circulation be restricted to one-way counterclockwise around the building, and that the easternmost site access drive be restricted to one-way out, similar to the Burger King restaurant west of the site. This is particularly important because of the circulation through the drive-through. This issue should be discussed with PennDOT in their review of the Highway Occupancy Permit.

9. **Plan calculations**—The plan provides calculations for impervious surface and parking which are not clear. The plan shows a proposed 600-square-foot patio, but it is not clear if this feature was included in the impervious surface calculations.

Required parking calculations in Note 6 state the site has 2,766 square feet of gross floor area, but the building footprint shows 2,662 square feet. Adding the proposed 200-square-foot addition and a 600-square-foot patio, the total gross floor area would be 3,462 square feet. The plan should be revised to clarify the total square footage proposed and the parking calculation should be adjusted accordingly.

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

This review will be included in the Bucks County Planning Commission board materials for the March 1, 2017, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

DCZ:dc

cc: J.S. Sikka Management, LLC
Eastern Chadrow Associates, Inc.
Craig Kennard, P.E., Gilmore & Associates, Municipal Engineer
Barry Schuster, Municipal Manager (via email)
Fran Hanney, PennDOT District 6-0, King of Prussia
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February 14, 2017

Robert T. Cunningham, P.E.
Holmes Cunningham Engineering
350 East Butler Avenue, Suite 106
New Britain, PA 18901

RE: Laughlin Property Planning Module
PaDEP Code #1-00935-212-3J
BCPC #7762-A1
TMPs #29-7-1 and -2
Newtown Township, Bucks County, PA

Dear Mr. Cunningham:

We have received a copy of the planning module¹ regarding the connection to public sewers of eight proposed single-family detached lots, plus an existing dwelling, on a 37.52-acre tract. The existing dwelling currently is served by a private on-site septic system. The site is located along the northern side of Stoopville Road, east of Eagle Road.

The total sewage flow generated by the site will be 2,250 gallons per day (9 EDUs). The proposed development will include the construction of a force main system, consisting of individual grinder pumps, which will connect to the existing public system located in Stoopville Road, which is owned and maintained by the Newtown Bucks County Joint Municipal Authority. Sewage flows from this system are conveyed to the Bucks County Water and Sewer Authority’s Neshaminy Interceptor and eventually to the Philadelphia Water Department’s Northeast Philadelphia Water Pollution Control Plant for treatment.

The Newtown Township Official Plan Revision (1993) is the official Act 537 Plan for this portion of Newtown Township. The proposal to connect to the public sanitary sewage system is not consistent with the official Act 537 Plan, since this plan indicates that the site is within an area where only on-site sewage disposal systems (individual or community) or community package treatment with ground water recharge mode are permitted. However, we note that the proposal is consistent with Newtown Township’s draft Act 537 Sewage Facilities Plan Update (July 2015), which indicates that the site is in a public sewer service area.

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 Department of Health (BCDH) and Bucks County Planning Commission (BCPC) are required to review and comment on the proposed plan revision.
The submission indicates that this project is included in the Bucks County Water and Sewer Authority Neshaminy Interceptor Corrective Action Plan (CAP) and Connection Management Plan (CMP) with flow release in 2016.

Component 3, Section G.6 indicates that sufficient documentation has not been attached to confirm compliance with the state historic preservation act. A note indicates a Cultural Resource Notice is not required per PaDEP technical guidance because the disturbance is less than 10 acres and no demolition is proposed. However, there appear to be structures on the property that are older than 40 years, which would require the applicant to notify PHMC to confirm compliance.

The County Planning Agency Review, Component 4B, is attached for inclusion with the planning module application to the PaDEP. If the municipality approves the planning module and revises the official sewage facilities plan, the completed (signed) resolution and required supporting data (Components 3 and 4; transmittal letter; plans; narrative; copies of the BCDH and BCPC review letters) should be sent to Elizabeth Mahoney, Sewage Planning Supervisor, Wastewater Management, Pennsylvania Department of Environmental Protection Southeast Regional Office, 2 East Main Street, Norristown, PA 19401.

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

Sincerely,

Maureen Wheatley
Senior Planner

MW:dc

Attachment

cc: Genevie Kostick, BCDH
    Elizabeth Mahoney, PaDEP
    Kurt Ferguson, Newtown Township Manager
    Kristie Kaznicki, Township Municipal Services Secretary
    Act 537 file
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  
Laughlin-Newtown Township

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

1. Date plan received by county planning agency. **January 11, 2017**
2. Date plan received by planning agency with areawide jurisdiction
   
   Agency name

3. Date review completed by agency **February 14, 2017**

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

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1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)?

2. Is this proposal consistent with the comprehensive plan for land use?

3. Does this proposal meet the goals and objectives of the plan?  
   If no, describe goals and objectives that are not met 

4. Is this proposal consistent with the use, development, and protection of water resources?  
   If no, describe inconsistency

5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation?  
   If no, describe inconsistencies:

6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?  
   If yes, describe impact

7. Will any known historical or archeological resources be impacted by this project?  
   If yes, describe impacts  **See attached letter.**

8. Will any known endangered or threatened species of plant or animal be impacted by the development project?

9. Is there a county or areawide zoning ordinance?

10. Does this proposal meet the zoning requirements of the ordinance?  
    If no, describe inconsistencies  **Variances granted for min. lot size & woodlands & agr. soils disturbance**
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<th>SECTION C. AGENCY REVIEW (continued)</th>
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<td>11. Have all applicable zoning approvals been obtained? N.A.</td>
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<td>12. Is there a county or areawide subdivision and land development ordinance?</td>
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<td>13. Does this proposal meet the requirements of the ordinance? N.A.</td>
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<td>If no, describe which requirements are not met</td>
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<td>14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?</td>
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<td>If no, describe inconsistency See attached letter</td>
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<td>15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?</td>
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<td>If no, describe the inconsistencies N.A.</td>
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<td>18. Name, Title and signature of person completing this section;</td>
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<td>Name: Maureen Wheatley</td>
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<td>Title: Senior Planner Signature: [Signature]</td>
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<td>Date: February 14, 2017</td>
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<td>Name of County or Areawide Planning Agency: Bucks County Planning Commission</td>
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<td></td>
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<td>Address: The Almshouse, 1260 Almshouse Road, Doylestown, PA 18901</td>
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<td>Telephone Number: 215 345-3400</td>
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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.
February 14, 2017

Mr. Frank A. Costanzo, P.E.
Van Cleef Engineering Associates
501 North Main Street
Doylestown, PA 18901

RE: Frost Tract Subdivision Planning Module
PaDEP Code #1-9932-232-3J
BCPC #10066-A
TMPs #26-5-77 and -77-2
New Britain Township, Bucks County, PA

Dear Mr. Costanzo:

We have received a copy of the planning module regarding the proposed connection to public sewer to serve a development of 12 lots (1 existing single-family dwelling unit and 11 new single family dwellings) on TMPs #26-5-77 and -77-2. The existing house is currently serviced by on-lot water and sewer. The total tract area is 21.94 gross-acres and is located on the west side of Upper State Road at the intersection with Pickertown Road.

Sewage flows will be collected by grinder pumps at each house, which will connect to a common low-pressure force main. At the direction of the township, the force main was sized for the 12 subdivision lots and an additional 14 future connections from Upper State Road. A total of 26 EDUs (6,500 gpd) are proposed. The force main will carry flows to the rear of the site and connect to an existing manhole located offshore. Flows will ultimately drain to the Neshaminy Interceptor and then to the Chalfont-New Britain Township Joint Sewage Authority wastewater treatment plant.

According to the Chalfont Borough and New Britain Township Act 537 Sewage Facilities Update, adopted June 13, 2005, which is the official Act 537 Plan for this portion of New Britain Township and the recently adopted New Britain Township Comprehensive Plan (September 2016), the site is located in an area to be served by public sanitary sewerage facilities. The proposal to construct grinder pumps at each house and a common low pressure force main to connect into the Neshaminy Interceptor and ultimately to the Chalfont-New Britain Township Joint Sewage Authority wastewater treatment plan

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1 Under the revised Chapter 71 of the Pennsylvania Department of Environmental Protection's Title 25, Rules and Regulations, the planning module is a revision to the Chalfont Borough and New Britain Township Act 537 Sewage Facilities Plan Update. Therefore, the Bucks County Department of Health (BCDH) and Bucks County Planning Commission (BCPC) are required to review and comment on the proposed plan revision.
is consistent with the official Act 537 Plan, since this plan indicates that the site is within an area to be served by Chalfont-New Britain Township Joint Sewage Authority.

The County Planning Agency Review, Component 4B, is attached for inclusion with the planning module application to the PaDEP. If the municipality approves the planning module and revises the official sewage facilities plan, the completed (signed) resolution and required supporting data Components 3 and 4; transmittal letter; plans; narrative; copies of the 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,

John S. Ives
Planner

cc: Genevie Kostick, BCDH
    Elizabeth Mahoney, PaDEP
    Eileen M. Bradley, Township Manager, New Britain Township
    Act 537 file
    Warrington Township (Adjacent municipality)
    Chalfont Borough (Adjacent municipality)
**COMMONWEALTH OF PENNSYLVANIA**  
**DEPARTMENT OF ENVIRONMENTAL PROTECTION**  
**BUREAU OF WATER STANDARDS AND FACILITY REGULATION**

**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  
Frost Tract Subdivision

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

1. Date plan received by county planning agency  
   January 30, 2017
2. Date plan received by planning agency with areawide jurisdiction  
   Agency name: Bucks County Planning Commission
3. Date review completed by agency  
   February 14, 2017

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

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
<th>1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)?</th>
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<td>2. Is this proposal consistent with the comprehensive plan for land use?</td>
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<td>3. Does this proposal meet the goals and objectives of the plan?</td>
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<td>If no, describe goals and objectives that are not met</td>
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<td>4. Is this proposal consistent with the use, development, and protection of water resources?</td>
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<td>If no, describe inconsistency</td>
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<td>5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation?</td>
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<td>If no, describe inconsistencies:</td>
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<td>6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?</td>
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<td>If yes, describe impact Grading activities adjacent to wetland (Waters of U.S.)</td>
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<td>7. Will any known historical or archeological resources be impacted by this project?</td>
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<td>If yes, describe impacts</td>
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<td>8. Will any known endangered or threatened species of plant or animal be impacted by the development project?</td>
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<td>9. Is there a county or areawide zoning ordinance?</td>
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<td>10. Does this proposal meet the zoning requirements of the ordinance?</td>
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<td>If no, describe inconsistencies N/A</td>
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<tr>
<th>Yes</th>
<th>No</th>
<th>11. Have all applicable zoning approvals been obtained? N/A</th>
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<tr>
<td>X</td>
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<td>12. Is there a county or areawide subdivision and land development ordinance?</td>
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<td>13. Does this proposal meet the requirements of the ordinance? N/A.</td>
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<td>If no, describe which requirements are not met</td>
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<td>14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?</td>
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<td>If no, describe inconsistency</td>
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<td>15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?</td>
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<td>If yes, describe</td>
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18. Name, Title and signature of person completing this section:
   Name: John Ives
   Title: Planner
   Signature: [Signature]
   Date: February 14, 2017

Name of County or Areawide Planning Agency: Bucks County Planning Commission
Address: The Almshouse, 1260 Almshouse Road, Doylestown, PA 18901
Telephone Number: 215.345-3400

SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)
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The county planning agency must complete this Component within 60 days.
This Component and any additional comments are to be returned to the applicant.
BUCKS COUNTY PLANNING COMMISSION
MEETING

Wednesday, April 5, 2017
2:00 P.M.

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

AGENDA

1. Call to Order

2. Pledge of Allegiance

3. Approval of Minutes of March 1, 2017

4. Executive Director’s Report

5. Presentation: County Parks by William Mitchell, Executive Director for COB Parks and Recreation and Robert Keough, Senior GIS Planner

6. Act 247 Reviews

7. Old Business: Bristol Borough, Small Business Revolution

8. New Business

9. Public Comment

10. Adjournment

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

AGENDA SUBJECT TO CHANGE PRIOR TO MEETING
Bucks County Planning Commission
Minutes of Meeting
March 1, 2017

Members Present: James J. Dowling; Raymond (Skip) W. Goodnoe; Edward Kisselback, Jr.; Robert M. Pellegrino; Carol A. Pierce; Evan J. Stone, R. Tyler Tomlinson, Walter S. Wydro

Staff Present: Richard G. Brahler, Lynn T. Bush, Debra Canale; Charles T. McIlhinny, David A. Sebastian; Maureen Wheatley

1. Call to Order
Mr. Stone 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 February 1, 2017
Upon motion of Ms. Pierce, seconded by Mr. Goodnoe, with the vote being 6-0-2 the motion carried to approve the minutes of the February 1, 2017 meeting as presented. Mr. Dowling and Mr. Pellegrino abstained.

4. Executive Director’s Report
Ms. Bush began by announcing that Mr. David Sebastian has been approved by the commissioners to be promoted to Director of Planning Services. The board congratulated Mr. Sebastian.

Mr. Sebastian said that he is honored to be granted this position and hopes that his commitment, experience and passion, along with our extraordinarily skilled staff will be a credit to the BCPC.

Ms. Bush then highlighted points from her report previously submitted with the board packet.

Ms. Bush noted her presentation to the County Planning Directors Association of Pennsylvania on Bucks County’s integration of planning and economic development. She said that Bucks County does this very well by having the support of the commissioners, repurposing our loan programs and assigning specific people to continually work in this area.

Ms. Bush said that, along with the Economy League of Greater Philadelphia, we are beginning the study of the future impact to Lower Bucks County. The transportation improvements being done with the interconnection of I95 and the Pennsylvania Turnpike means we will need to study the current economic conditions and to project how the new transportation infrastructure will affect land use and zoning, economic development conditions, and transportation conditions.

Ms. Bush said how excited she is to see what is happening in New Britain Borough. The Knoell factory has now been torn down and the developer is going to begin building soon. Ms. Bush said that she and Mr. Pellegrino attended the Bucks County Association of Township Officials meeting last Saturday and talked about all the resources, time and effort that the BCPC has utilized to bring this vision for New Britain Borough to reality.

Ms. Bush said that she, Mr. Sebastian, Mr. Brahler, and Mr. Ives attended the Doylestown Township Planning Commission meeting on February 27, 2017 to present the Cross Keys Land Use and
Transportation Study. She said that there are concerns about traffic but, for the most part, their comments were very supportive.

Ms. Bush said she attended the unveiling of a plan for the Lion’s Pride Park in Warrington. This will occupy the former Twin Oaks Day Camp site.

Ms. Bush said that she, Mr. Gordon and Mr. Brahler had a meeting with the County Commissioners on the on-going trails projects. She said that the staff has done a fabulous job of acquiring funding for the feasibility studies, engineering and construction of the multiple trails. The Commissioners were excited and supportive of what we are doing and gave us guidance on some protocols for future efforts.

Ms. Bush mentioned the Housing Study Report that BCPC Staff, Housing and Community Development, and Human Services worked on. It deals specifically with the public dollar resources and how to best utilize them with programs to help homeless and potentially homeless people.

Mr. Stone questioned whether there is funding for construction of the Upper Southampton Trail and an estimated time of completion. Mr. Brahler responded that it has construction funding lined up through a Circuit line item on the TIP and should be finished with the design and construction in about 2 and a half to 3 years. Mr. Brahler said that the most difficult part will be crossing County Line Road and that Montgomery County will be paying half of the design costs.

5. PRESENTATION: MULTI-MUNICIPAL PLANNING IN BUCKS COUNTY – HISTORY AND STATUS TODAY – PRESENTED BY LYNN BUSH AND MAUREEN WHEATLEY.

Ms. Bush began with some background on the three Multi-Municipal Planning Committees within Bucks County. The groups include the Quakertown Area Planning Committee who have been operating since 1972 (over 45 years), the Newtown Jointure, operating for 40 years and the Pennridge Area Coordinating Committee has been in operation for 20 years.

Ms. Bush noted that each group has a different structure, purpose, reasons for forming and reasons for continuing. They all have evolved throughout the years. The BCPC has been involved with each group in many capacities.

Ms. Bush said that the Newtown Area’s Joint Municipal Zoning Ordinance, adopted in 1983, is certainly the oldest, and we think the only, multi-municipal zoning ordinance in the Commonwealth. There are numerous multi-municipal comprehensive plans, but no joint zoning ordinances.

Ms. Bush said that the Pennsylvania Municipalities Planning Code (MPC) contains two articles on multi-municipal planning; however, none of our groups follow the MPC exactly.

Ms. Bush noted other multi-municipal projects within the county that have taken place over the decades such as the boroughs of Langhorne, Langhorne Manor, Penndel, and Hulmeville adopted a joint comprehensive plan in the 1970s. The Central Bucks communities joined together for a transportation and land use study and several other corridor studies. Currently, the Cross Keys municipalities are working on the Cross Keys Land Use and Transportation study.

Ms. Wheatley then took the floor to present each of the three groups more in-depth. She began with the Quakertown Area Planning Committee (QAPC) restating that the group has been together for 45 years which is the longest running multi-municipal planning group in the state. The group consists of representatives from six municipalities: Haycock, Milford, and Richland townships; Quakertown, Richlandtown, and Trumbauersville boroughs; and the Quakertown Community School District.

Ms. Wheatley stated that the QAPC’s motivation for uniting was Quakertown’s plan to expand their failing
sewage facility systems and the development that would follow. She said that in 1971, the Quakertown Businessmen’s Association initiated discussions on planning and zoning with elected officials of the six Quakertown Area municipalities and the school district, which, for that time was really very innovative.

Ms. Wheatley said that from their initial discussions, they realized the benefits of regional cooperation so they officially formed the QAPC. She said that they all contribute financially based on population, land area and total taxable assessment, the school district’s share is one-seventh. She further noted that the committee consists of thirteen appointed representatives: two from each municipality (one planning commission member and one elected official) and one from the school district.

Mr. Stone questioned if this was the only zoning/planning commission within those municipalities. Ms. Wheatley responded that each participating municipality still has its own zoning hearing board and planning commission. They have created a base area zoning ordinance and subdivision and land development ordinance that they all work on and agree on but then they customized it for their own municipalities.

Ms. Wheatley said that the group usually has a project that they work on together such as updating their comprehensive plan, zoning ordinance and subdivision and land development ordinance, and development of a linked open space plan. Some of their initiatives have been award winning. The group also meets with PennDOT representatives once a year to discuss roadway maintenance and improvements.

Ms. Wheatley stated that the group has recently been discussing economic development and how to attract businesses that pay family-sustaining wages.

Ms. Wheatley spoke of the benefits to being a member in the QAPC such as dealing with mutual problems and goals, impacts to one another’s municipality, inter-municipal cooperation, and planning for changes within the school district.

Ms. Wheatley talked about the few challenges facing the QAPC such as the additional meeting obligation, the additional cost to the municipalities and school district, and the time frame of reviews and proposals.

Mr. Kisselback asked how the process works with a joint municipal review. Ms. Wheatley stated that the plan is given to the BCPC and we review it and send it back to the joint planning committee. When they've reviewed it, it then proceeds to the individual municipalities.

Ms. Wheatley then spoke about the Newtown Area Joint Municipal Planning Commission which began as a study group of Newtown Borough, Newtown, Upper Makefield and Wrightstown Townships. She said that she believed the group was formed because Upper Makefield began townhouse development with all the impact affecting Newtown Township and it was realized it would be better to work together for everyone’s benefit. From these meetings it was decided that the development districts would be situated in Newtown Township keeping the other areas from intense development and preserving agriculture land.

Ms. Wheatley said that in 1983 they formed the Newtown Area Joint Municipal Planning Commission as required by the MPC. The group consisted of two elected officials from each municipality and met monthly. Then the Newtown Area Joint Comprehensive Plan and the Newtown Area Joint Municipal Zoning Ordinance (JMZO) were adopted. She said that they also formed a joint zoning hearing board to handle fiscal matters per the MPC, but that this was problematic because many zoning hearing board matters are local and because of cost considerations.

Ms. Wheatley said that in 1988 the Newtown Area Linked Open Space Plan was developed.

Ms. Wheatley stated that in 1993 Newtown Borough decided to remove itself from the Jointure and adopt its own comprehensive plan and zoning ordinance. The other three municipalities stayed together and in
1997 they updated their Joint Comprehensive Plan expanding each of their share of the potential residential density.

Ms. Wheatley said that in 2001 the Joint Municipal Zoning Ordinance was consolidated and two years later a developer challenged that ordinance but it was upheld by the Pennsylvania Supreme Court.

Ms. Wheatley said the jointure celebrated its 25th anniversary in 2008 and in 2009 they once again updated and adopted their comprehensive plan. She said that the group is currently working on medical marijuana ordinances, oil and gas drilling ordinances, updating the zoning ordinance to eliminate the Planned Residential Development use and to update issues with sewage facilities.

Ms. Wheatley stated that the advantages to being a part of the Newtown Jointure have been the creation of an orderly plan for growth, balancing the needs for development along with commerce and preservation. She said that this led to each municipality not having to zone for every use. She further stated that their continuous dialogue leads to more effective resolution of problems and their combined expertise within the three municipalities is a greater force when dealing with disputes. Another of the advantages are the savings realized from reduced infrastructure needs, shared cost of plans, ordinances and studies, and shared cost of defending the challenges to the zoning ordinances. She said there is also priority given to the jointure for grant applications.

Ms. Wheatley told us about some of the disadvantages such as a cumbersome, time consuming process of amendment approvals and the difficulty to reach a consensus among 13 supervisors with each municipality having different concerns and priorities, and also the additional meeting obligation for municipal representatives on the Joint Zoning Council and Joint Planning Commission.

Ms. Bush interjected to ask if any of the previous members of the Newtown Jointure, Mr. Pellegrino, Mr. Wydro, and Mr. Goodnoe had anything to add. Mr. Goodnoe stated that Newtown Borough seceded from the group due to the legal cost of the challenged amendments. Mr. Dowling stated that it is interesting that Quakertown has the school system involved but that Newtown does not have Council Rock School District when it includes all of those areas. Ms. Wheatley stated that school district also includes Northampton Township and that they did not want to be included in the jointure. Discussion ensued on zoning and planning within the Newtown Jointure.

Ms. Wheatley then talked about the Pennridge Area Coordinating Committee (PACC), which, she said, is completely different than Newtown or Quakertown. She said that the PACC began in 1998 when the school district superintendent contacted the BCPC Director of Community Planning concerned about increased development and the affect it was having on enrollment and facilities. She said that Eric Schafhausen from Bedminster Township personally contacted the municipalities and they began meeting informally. The group consists of Dublin, Perkasie, Sellersville, and Silverdale boroughs, and Bedminster, East Rockhill, Hilltown, and West Rockhill townships and the Pennridge School District.

Ms. Pierce questioned who from the municipalities attended the meetings. Ms. Wheatley said that the group started out with just elected officials but now, municipal representatives could be planning commission members, zoning hearing board members or municipal officials. She said that the school district and the Chamber of Commerce, Upper Bucks senior citizens groups, and the Bucks County Community College Upper County Campus are also involved and they now have a permanent meeting location on the campus.

Ms. Wheatley said that they have an informal format for their meetings. The first part is generally for their current joint projects, and the second part is a roundtable discussion with each person bringing up something that their municipality is working on or has need for. She said they don’t have joint ordinances or a joint comprehensive plan, but, with the help of the BCPC, they collaborated to complete the Pennridge Greenways Plan. She said that their next projects were a Water Resource Study and Source Water
Protection Plan. BCPC assisted with acquiring grant funds for these projects. Currently they are considering coordination of athletic facilities and recycling efforts.

Ms. Bush summarized the presentation by saying that each group has benefitted in some way whether it was a project that they couldn’t do on their own or to enact more logical coordinated land use controls, and other planning efforts, and especially better grant opportunities. Ms. Bush stated that their challenges are getting and keeping municipal participation with the constant changing of municipal officials, changing priorities, changing circumstances, the much more cumbersome approval process for zoning amendments, and added costs for administration, solicitors and planning help.

Discussion ensued about the different structures of joint municipal planning and the municipalities that had joined but had not succeeded.

Mr. Stone and the board thanked Ms. Bush and Ms. Wheatley. Ms. Wheatley thanked Mr. Wydro and Mr. Nyman for their assistance.

6. **ACT 247 REVIEWS**
   The reviews of March 1, 2017, were mailed to the board for their review prior to the meeting. Upon motion of Mr. Wydro, seconded by Ms. Pierce, the motion carried to approve the March 1, 2017 Act 247 reviews.

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

8. **NEW BUSINESS**
   Mr. Dowling announced that at the annual meeting of the Rotary Club of Central Bucks County, on April 26, 2017, Ms. Bush is being honored as Outstanding Volunteer of the Year. The board congratulated her. Ms. Bush thanked Mr. Dowling for nominating her.

   Mr. Kisselback wanted to acknowledge Bristol Borough’s award of $500,000 from Deluxe’s Season 2 of “Small Business Revolution – Main Street” project. Ms. Bush said that it would a great idea to have the commissioners acknowledge this award. She also added that the BCPC had assisted with their initial entry for this contest.

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

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

Submitted by:
Debra Canale, Staff Secretary
Bucks County Planning Commission
Executive Director’s Report
March, 2017

Buckingham Township Trails Plan
We had our kick-off meeting with Buckingham Township on a project we are doing for them. We are preparing a trails plan for the township under contract with them. We completed a similar plan for Plumstead, and their supervisors have adopted the plan. We will work with their Park and Recreation Commission.

Newtown Area Joint Zoning Council
We are consultants to the Joint Zoning Council. The current issues are oil and gas drilling regulations and medical marijuana. We are also updating their joint Comprehensive Plan.

Open Space Program
We are working our way through the many last-minute applications received for the municipal grant program, which had a deadline of December 30, 2016.

Bucks County Consortium
I met with the Bucks County Consortium in March. This group of municipal managers meets regularly to discuss issues of common interest. They usually invite me once a year to talk about the county programs that affect municipalities.

Electronics Recycling
There is a totally new bill being introduced in the PA legislature dealing with electronics recycling, which has become a major issue. The bill is much better than the one that was proposed last year. We will have to see how it affects Bucks County. The bill would mandate an electronics collection site in every county, which is not something we would jump into without more information. It would require a building, manpower, storage, and facilities to unload and load electronics for shipment. There is still no reliable market for the old TVs and computer monitors.

Women’s History Month Award
Mary Smithson (Clerk of Courts) and I presented the Women’s History Month award to a community volunteer (Marne Dietterich) on behalf of the County Commissioners.

Morrisville Community Meeting
Please take a look at what the staff prepared for the Morrisville Community Meeting on March 22. They had a huge turnout and lots of good comments – Kudos to Mike Roedig, Chris Dochney, and John Ives!
**BCPC Activity Report**

**Community Planning and Municipal Economic Development Initiative**

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

We attended the Hilltown Townships and New Britain Borough Planning Commission meetings and the Newtown Area Joint Zoning Council monthly meeting.

**Preparing Plans** – Production continued on the New Britain Borough Comprehensive Plan Update. Staff met with the Borough Planning Commission at their March meeting to review the Community Background, Natural Features, Housing, and Historic Preservation sections of the plan.

Work continues on updating the text and mapping for the Warrington Township comprehensive plan update. Chapters are being submitted to the township for review as they are completed.

Staff met with Penndel Borough Council regarding assisting and collaborating with them for a Municipal Economic Development Initiative project. Initial discussion included the process and ways to revitalize and establish a Vision for the Borough. Next steps include information gathering and setting up a public meeting.

Work continued on the Morrisville Borough MEDI project. Staff held an open house meeting with borough residents and officials to inform and seek direction to help shape the future of its downtown. Participants were given the opportunity to provide their opinions by placing stickers on preferred outcomes on displays for key planning categories. Staff and borough officials were present to discuss issues, concerns, and ideas for revitalizing the downtown business district.

A draft copy of the Richboro Village Master Plan was submitted to Northampton Township for their review and comment. A meeting with the township’s Economic Development Corporation will take place at the end of April to discuss the plan’s findings and recommendations.

Staff presented highlights of the draft Cross Keys Study to the Doylestown Township Planning Commission and solicited public comments. We will be making future presentations to Plumstead and Buckingham townships.

The staff is waiting for additional information from Quakertown Borough’s Economic Development Consultant in order to finalize revisions to the draft Quakertown Borough—Summary of Parking Inventory.

As part of the current planning assistance contract with the QAPC, BCPC staff assisted the Committee with an update to the regional transportation priorities list that will be discussed with representatives from the Pennsylvania Department of Transportation (PaDOT) at a meeting scheduled in April.

We continued work on a revitalization study for Tullytown Borough. The new train station may spark redevelopment and bring new tax revenue to replace that to be lost by closure of the landfill.
At the March meeting of the Newtown Area Joint Zoning Council, we presented a draft amendment of the Joint Municipal Zoning Ordinance (JMZO) adding medical marijuana uses and specifying zoning districts where they could be permitted. Staff is revising the draft amendment, based on comments of the members.

In addition to special studies and plans, we continue to prepare, under contract, comprehensive plans for Northampton Township, Lower Makefield Township, Hilltown Township, and Warrington Township.

Providing Planning Information and Coordinating with other Agencies

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

Staff attended the 17th Annual Land Ethics Symposium co-sponsored by the Bucks County Commissioners at Delaware Valley University. Topics included sustainability, utilizing native plants, and how to deal with climate change in our environment.

Act 247 and 537 Review Activity

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Transportation and Trails

BCPC Transportation Planning staff is responsible for working with PennDOT, DVRPC, SEPTA, TMA Bucks, and other groups to ensure that our transportation and funding needs are addressed. We also keep up with the various funding avenues and grant programs. This month, we provided all municipalities with the announcement of the Multimodal Transportation grant funding program from the Pennsylvania Department of Community and Economic Development.

The Transportation Staff coordinates frequently with DVRPC on several issues. This month, we participated in various committees related to Transportation Management Association Policy, Travel Model Updates and their Long Range Plan, known as Connections 2045.

Geographic Information Systems (GIS)

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

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

Updates of GIS data are always provided to our Consortium members when requested. County GIS is finalizing development of a GIS Open Data Portal web site that when completed members will be able to access their municipal data sets for both downloading and mapping. This month we provided updates to both Solebury and Northampton Townships.
The Southeastern Pennsylvania Shared Services GIS project is a collaborative effort of the counties of Bucks, Berks, Chester, Delaware, Montgomery, and the City of Philadelphia. The group meets monthly and is currently utilizing a cloud hosted infrastructure that supports a centralized and shared regional GIS database. In addition the group has now signed and finalized an agreement to acquire aerial and oblique imagery from Pictometry. The 2017 spring flight is currently ongoing with delivery late in summer. The March meeting was again held at the Montgomery County Training Center.

The Delaware Valley Regional Planning Commission (DVRPC) recently contracted with Quantum Spatial, in a partnership with PECO, to acquire updated impervious surface data for Bucks, Chester, Delaware and Montgomery counties. As part of this agreement they will also be updating building footprints and roads. The building data will include building heights and number of floors.

DVRPC is finalizing their QA/QC review of the data. Delivery of these datasets is expected sometime in April.
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CONFIDENTIAL—NOT FOR RELEASE

April 5, 2017
BCPC #2-17-1(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
TMP #2-37-29
Applicant: Republic Bank
Owner: Jessica and Oswaldo Guerrero
Received: March 28, 2017
Hearing Date: Not indicated

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on April 5, 2017.

GENERAL INFORMATION

Requested Action: Rezone TMP #2-37-29 from R-2 Residential District to G-C General Commercial District.

Location and Size of Tract: The 15,245-square-foot parcel is located along the southeast side of Mechanicsville Road, 200 feet southwest of its intersection with Street Road.

Proposed Zoning Provisions: The G-C General Commercial District permits banks and similar financial institutions on lots that have a minimum lot area of 7,200 square feet and a minimum lot width of 60 feet.

Existing Zoning Provisions: The R-2 Residential District permits single-family attached dwellings on lots that have a minimum lot area of 7,500 square feet and a minimum lot width of 75 feet.

COMMENTS

We recommend that township officials consider the following in addressing the proposal to rezone TMP #2-37-29 from R-2 Residential to G-C General Commercial district.
1. Comprehensive Plan—The Township of Bensalem, Bucks County, Pennsylvania, Comprehensive Plan (2002) has no specific recommendations for TMP #2-37-29. The Potential Zoning Amendments and Major Parcels map of the plan shows the adjacent tax parcels along Street Road (TMPs #2-37-30 and #2-37-31) as potential locations to consolidate into “Highway Commercial” zoning. Section 3.1 Residential Land Uses emphasizes that “existing neighborhoods should be protected from incursions by incompatible land uses or changes in density.” Section 3.2 Commercial Land Uses emphasizes 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.” The plan identifies Mechanicsville Road in Section 4.1 Classification of Streets as a collector road, which are “intended to discourage through traffic in residential areas and encourage the use of highways as well as major and minor arterials within the township.”

2. Compatibility with surrounding zoning and land use—The permitted land uses in the proposed district are incompatible with the existing single-family residential land use zoning to the south and west.

3. Dimensional requirements
   a. Front yard—The applicant has submitted a sketch plan showing the consolidation of TMPs #2-37-29, #2-37-30, and #2-37-31 to permit the construction of a bank. A portion of the building shown on the plan is less than 75 feet from the front lot line. Section 232-381 of the zoning ordinance requires front yards to be not less 75 feet in depth.
   b. Bufferyard and planting strip—To demonstrate that the proposed bank will meet the bufferyard requirements of Section 232-592(1) of the zoning ordinance, the plan shows a 20-foot wide buffer on TMP #2-37-29 adjacent to the northeast boundary of TMP #2-37-28, which contains a single-family detached dwelling in the R-2 Residential District. However, Section 232-593 of the zoning ordinance requires an additional 75-foot yard, measured from the rear of the 20-foot bufferyard and planting strip, for land developments occurring in the G-C General Commercial District. The distance between the bank and the bufferyard is less than the minimum 75-foot yard requirement.

4. Summary comment—We recommend township officials carefully examine the merits of this private request to rezone the parcel to G-C General Commercial District on the following considerations:
   • comprehensive plan policies for future land use, residential areas, commercial areas, and street classification and whether the township desires the Street Road commercial corridor to be expanded into adjacent residential areas and lower volume collector streets;
   • the current and potential incompatibility of the surrounding zoning and land use; and
   • whether the nonconformities shown in the sketch plan are too great to overcome to make the land development application viable.

1 The surrounding land use and zoning is described on the last page of our review under Pertinent Information.
We would appreciate being notified of Township Council’s decision regarding this matter. If the
amendment is adopted, please send a copy within 30 days as required by Section 609 (g) of the
Pennsylvania Municipalities Planning Code.

MAR:dc

cc: Republic Bank
    Michael Gable, P.E., Boucher & James, Inc.
    Lauren Gallagher, Esq., Rudolph Clarke LLC (via email)
    Ron Gans, P.E., O’Donnell & Naccarato, Municipal Engineer
    William Cmorey, Township Manager (via email)
PERTINENT INFORMATION

Site Characteristics: The site contains a residence.

Existing Land Use: Single-family detached dwelling.

Surrounding Land Use:

- **South:** Single-Family Residential
- **North:** Single-Family Residential; Commercial
- **East:** Commercial
- **West:** Single-Family Residential

Surrounding Zoning:

- **South:** R-2 Residential District
- **North:** G-C General Commercial District
- **East:** G-C General Commercial District
- **West:** R-A-1 Residential District

MEMORANDUM

TO: Durham Township Board of Supervisors
Durham Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal for Comprehensive Plan Update
Applicant: Board of Supervisors
Received: March 15, 2017
Hearing Date: To be scheduled

In accordance with the provisions of Sections 301.3 and 302 of the Pennsylvania Municipalities Planning Code, this proposal has been sent to the Bucks County Planning Commission for review. The review which follows was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on April 5, 2017.

GENERAL INFORMATION


COMMENTS

We would like to commend officials for their continuing efforts to guide future development in the township through sound planning practices. The plan examines the inherent fabric of the township, including its unique characteristics, sensitive natural resources, and public services and amenities. The plan sets out the goals, guiding principles and recommendations for satisfying the challenges of managing growth and protecting these inherent resources while enhancing the quality of life for its residents in future years.

Chapter 8 – Land Use Plan is the central element of the plan and encompasses the overarching principles of the protection of agricultural resources. This chapter identifies various planning areas, describes the purpose and intent of the areas, and includes recommendations to help guide future development.

While the township’s proposed comprehensive plan is consistent with the requirements of Section 301 of the Pennsylvania Municipalities Planning Code, we recommend township officials consider the following comments prior to plan adoption:
1. **Chapter Two, Regional Setting**—The section of the plan referencing various Bucks County functional plans does not include the *Bucks County Open Space and Greenways Plan* (2011) which includes references to four greenways in the township including:

- Unami-Beaver-Tohickon-Kimples-Cooks Creeks Greenway
- Gallows Rub-Rapp-Tinicum Creeks Greenway
- Delaware & Lehigh National Heritage Corridor Greenway
- Delaware River Water Trail

In addition to the various Bucks County plans (e.g., Comprehensive Plan, Natural Resources Plan, Natural Areas Inventory, etc.), the *Lower Delaware River Management Plan*, and the *Delaware & Lehigh National Heritage Corridor Management Action Plan*, there is one additional regional plan that officials could consider incorporating as part of the comprehensive plan. That study, the *Pennsylvania Highlands Trail Network Trail Feasibility Study*, identified a conceptual PA Highlands Trail Network (PHTN) trunk route, focused on making connections between existing trails found throughout the PA Highlands region with the intent of bringing greater inter-connectedness and linkages among the outstanding natural and cultural features in the region, including several state parks, national historic sites and landmarks, numerous water trails, scenic vistas and revitalized downtowns. The PHTN Southern Route will be located in portions of the following municipalities in Bucks County: Riegelsville Borough, Durham Township, Nockamixon Township, Bridgeton Township, Haycock Township, and Richland Township.

2. **Chapter Five, Natural Resources**—Page 29 correctly references the 2011 version of the *Natural Areas Inventory of Bucks County Pennsylvania*, while also mentioning the original version from 1999. Although this section does correctly cite the various Priority One, Three and Four sites located in the township, the more recent 2011 version of the study focuses instead on the concept of Landscape Conservation Areas, including two in Durham Township:

- Cooks Creek Landscape Conservation Area
- Delaware River Conservation Area

The township may wish to consider updating this section of the plan to incorporate the updated information contained in the 2011 version of the study.

3. **Editorial Comments**

   a. **Statistical data sources**—Table 4 on Page 18 contains population projections from the Delaware Valley Regional Planning Commission (DVRPC). In July of 2016, DVRPC released an update data report of municipal-level population forecasts for 2015-2045.\(^1\) Township officials may wish to use the updated figures in Table 4 and adjust the corresponding population percentage increases and narrative, accordingly. Another data source used in the plan is the 2010-2014 American Community Survey (ACS) 5-year estimates. ACS released their 2011-2015 5-year estimate that could be utilized if necessary.

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\(^1\) DVRPC Analytical Data Report (ADR 022/July 2016) uses the term 'population forecasts' instead of 'population projections' used in the plan update. To provide consistency, the plan update should be revised to include this terminology.
b. **Previous comprehensive plan references**—Throughout the plan references are made to the 1977 Comprehensive Plan, while not referencing the 2006 Comprehensive Plan. Although much of the content of current proposed plan update is unchanged since the 2006 Comprehensive Plan, which reflected an update to the 1977 Comprehensive Plan, township officials may want to incorporate references to the 2006 plan as well.

c. **Typographical errors**—We noted that the page numbering within the plan did not match the page numbers contained in the Table of Contents and should be revised to be consistent.

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.

PWG:dc

cc: Peter Harrison, Township Solicitor
Joe Kulick, Township Manager (via email)
CONFIDENTIAL — NOT FOR RELEASE

April 5, 2017
BCPC #15-17-1

MEMORANDUM

TO: Hilltown Township Board of Supervisors
   Hilltown Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Various
Applicant: Board of Supervisors
Received: March 2, 2017
Hearing Date: Not indicated.

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on April 5, 2017.

GENERAL INFORMATION

Proposed Action: Amend various sections of the zoning ordinance to address the following:

- Add “lot size” to the definitions Section 160-11 to have the same meaning as the existing definition for “lot area.”
- Remove the use regulations for Use B2 Mobile Home in Section 160-23.B.(2) since the use was previously removed from the Table of Use Regulations.
- In Section 160-23.(2)(a)[3], increase the setbacks for decks and patios located in side or rear yards from 5 to 10 feet and include a provision that states no part or portion of any deck or patio is permitted within the front yard.
- Revise Section 160-23.I.(2)(b)[3], Accessory Family Dwelling to remove the provision that accessory family residence shall not be located in basements and add the provision that the use must meet all emergency mean of egress requirements of the Township Building Code.
- Revise Section 160-23.(2) I11, Noncommercial swimming pool by adding language that clarifies that swimming pool includes all associated patio, deck, sliding boards, ladders, stairs, ramps, wading pool, and other appurtenances.
- Revise Section 160-23.I(21)(b)(2), Solar Energy System to allow integrated or separate flush-mounted solar panels on any roof face, as long as the mounting system is hidden and the projection above the plane of the supporting roof is not greater than 9 inches. Front-facing
installation of systems with a projection greater than 9 inches may be permitted only by conditional use.

- Revise Section 160-25.A.(2), Site Capacity Calculations to remove reference to the nonresidential zoning districts since site capacity calculations only apply to the CR-1 District.
- Revise Section 160-26, Table of Performance Standards to add superscript 5 to column 5 in the following areas: to the Single-family, Single-family cluster, and Performance Subdivision uses within the CR-1 District; to the Single-family use within the CR-2 District and VC District. Superscript 5 notes that the column 5 maximum impervious surface ratio applies to the subdivision plan design and that after issuance of a use and occupancy permit for the dwelling, the owner is permitted a maximum impervious ratio included in column 8 of the Table of Performance Standards. Superscript 9 is added to the nonresidential uses within the VC District to remove the public water requirement. Superscript 1 is also revised to allow minor subdivisions with a minimum lot area of 50,000 square feet to not be served by public water in the RR District. The current minimum lot area is 3 acres for lots not served by public water.
- Revise Section 160-27, Nonresidential minimum yard and lot width requirements to reduce the minimum lot width of nonresidential uses within the VC District from 150 to 100 feet when the lot is served by public water.
- Revise Section 160-28 to clarify the allowed reduction of forestry protection within the CR-1, LI, HI, PC-1, and PC-2 Districts as previously included in the site capacity table.

COMMENT

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

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

MMW:dc

cc: Stephen B. Harris, Esq., Harris and Harris, Township Solicitor
    C. Robert Wynn, P.E., C. Robert Wynn Associates, Township Engineer
    Lorraine Leslie, Township Manager (via email)
CONFIDENTIAL — NOT FOR RELEASE

April 5, 2017
BCPC #15-17-2

MEMORANDUM

TO: Hilltown Township Board of Supervisors
    Hilltown Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Medical Marijuana
Applicant: Board of Supervisors
Received: March 31, 2017
Hearing Date: April 24, 2017

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on April 5, 2017.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to establish new use classifications relating to medical marijuana dispensary facility use and medical marijuana grower/processing facility use. The ordinance will provide new definitions and standards for the new uses.

Proposed Zoning Provisions: Proposed Use E-25, Medical Marijuana Dispensary Facility would be permitted in the PC-1 Planned Commercial I District. Proposed Use G-10, Medical Marijuana Growing/Processing Facility would be permitted in the LI Light Industrial District and the HI Heavy Industrial District.

The following regulations apply to both uses:

- Owned and operated in compliance with all applicable laws and regulations, including the Medical Marijuana Act and federal memoranda regarding medical marijuana.
- Setback 1,000 feet from the property line of a public, private, or parochial school, and a day-care center.
- Shall be clearly identified as such in its signage.
- Shall be subject to quarterly inspections by the township zoning officer or other township designee.
- Follow strict permit application requirements.
- Provide specific information to the Pennsylvania State Police and Hilltown Township Police Department.
COMMENTS

The zoning provisions proposed will be required to comply with the State’s Medical Marijuana Act as well as with the Pennsylvania Municipalities Planning Code. Therefore, we are relying on the township to ensure that the proposed regulations are consistent with these laws and any other applicable laws prior to enactment. We offer the following comments for township officials to consider:

1. **Parking, loading and buffer standards**—We recommend that parking and loading standards be provided for each use, or that reference be made to parking and loading requirements that would apply as required in zoning ordinance Sections 160-46 and 160-48. Landscaping and buffering standards similar to other uses as established in zoning ordinance Sections 160-23 and 160-33 to reduce impacts related to parking and noise may also be beneficial to include.

2. **Editorial comment**—In the proposed use regulations for G10 Medical Marijuana Growing/Processing Facility, we recommend that the term “grower processor” found in the second sentence be replaced with “medical marijuana growing/processing facility” or “growing/processing facility” to be consistent with the proposed use. We also recommend that “dispensary” be replaced with “grower/processor” to be consistent with the proposed use and the Medical Marijuana Act.

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

MMW:dc

cc: Stephen B. Harris, Esq., Township Solicitor
    Lorraine E. Leslie, Township Manager (via email)
CONFIDENTIAL — NOT FOR RELEASE

April 5, 2017
BCPC #21-17-2

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—Floodplain Ordinance
Applicant: Board of Supervisors
Received: February 22, 2017
Hearing Date: Not Set

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on April 5, 2017.

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, add, and replace various sections of Chapter 27, Part 15, relating to the Floodplain Conservation District per recommendations received from the Federal Emergency Management Agency (FEMA). The new zoning text amendments follow the same format and structure as the current ordinance. Modifications and revisions include, and are not limited to:

- Added definitions in Section 27-1503.
- Amend Sections 27-1513, -14, and -15 relating to Start of Construction, Enforcement, and Appeals.
- Changing all reference dates of the Flood Insurance Rate Maps to March 21, 2017 (which are the maps recently adopted by the Federal Emergency Management Agency (FEMA)).
- Amend Section 27-1517, Elevation and Flood Proofing Requirements relating to residential structures, non-residential structures, and historic structures.
- Amend Section 27-1532, Variance Procedures and Conditions regarding prohibited activities.
- Add new Section 27-1533, Statutory Authorization.
- Add new Section 27-1534, Severability.
COMMENTS

We recognize that the proposal is in response to comments and recommendations received from FEMA and 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.

1. **Reference**—Proposed Sections 27-1522.1.B and 1522.2.B reference Section 4.02.C, which is the numbering used in the state’s model floodplain ordinance. This reference should be Section 27-1517.C and should be verified and corrected prior to adoption of the ordinance changes.

2. **Editing**—Proposed Section 27-1522.2.E.2 outlines the flood emergency operation plan. In the first paragraph, last sentence, “plain” should be replaced with “plan.”

3. **Statutory Authorization**—This section should be placed in the front portion of Part 15, *Floodplain Conservation District*. The township should consider creating Section 27-1500, *Statutory Authorization* or combining *Statutory Authorization* with Section 27-1502, *Applicability*.

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.

JSI:jmk

cc: John Genovesi, P.E., TriState Engineers
    Frank Dillon, Esq., Begley, Carlin & Mandio, LLP
    John McMenamin, Township Manager (via email)
CONFIDENTIAL — NOT FOR RELEASE

April 5, 2017
BCPC #23-17-1

MEMORANDUM

TO: Milford Township Board of Supervisors
Milford Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Medical Marijuana
Applicant: Board of Supervisors
Received: March 13, 2017
Hearing Date: Unknown

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on April 5, 2017.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to establish new use classifications relating to medical marijuana dispensary use and medical marijuana grower/processor use. The ordinance will provide new definitions and standards for the new uses.

Proposed Zoning Provisions:

Create new Section 294 Medical Marijuana Definitions to include the following:

- Department of Health
- Medical Marijuana Act
- Medical Marijuana Dispensary
- Medical Marijuana Grower/Processor
- Medical Marijuana Permit

Amend Section 403 to insert new Section G18 to permit a Medical Marijuana Grower/Processor by special exception in the Planned Industrial District.

Amend Section 404 to insert new Section E31 Medical Marijuana Dispensary including requirements such as:
• Shall provide a copy of the Medical Marijuana Permit issued by the Pennsylvania Department of Health (DOH). Should the Medical Marijuana Permit be denied, not renewed, or revoked at any time, any special exception shall immediately become void.

• Shall not be operated or maintained on a parcel within 1,000 feet, measured by a straight line in all directions, from the nearest point on a property line of a parcel containing a residence, public, private, or parochial school, or day care center. Nor shall a Medical Marijuana Dispensary be located closer than 2,500 feet from another Medical Marijuana Dispensary or Medical Marijuana Grower/Processor.

• Shall not operate on the same site as a Medical Marijuana Grower/Processor.

• Shall be limited to hours of operation not earlier than 9:00AM and no later than 9:00PM.

• Shall submit a disposal plan to, and obtain approval from, the Township Zoning Officer.

• Shall be no emission of dust, fumes, vapors or odors which can be seen, smelled, or otherwise perceived beyond the lot line for the subject property.

• No one under the age of 18 shall be permitted on the premises, unless accompanied by a caregiver as required under Section 506 of the Medical Marijuana Act.

• The minimum size of the Medical Marijuana Dispensary shall be 2,000 square feet in total floor area.

• Shall submit a security plan to, and obtain approval from, the Board of Supervisors and shall provide proof of contract with a private security company, and shall be staffed with/monitored by security personnel 24 hours a day and 7 days a week.

• Shall submit a site plan for approval by the Township Engineer and a floor plan for approval by the Township Code Enforcement Officer.

Amend Section 404 to insert new Section G18 Medical Marijuana Grower/Processor including requirements such as:

• Shall provide a copy of the Medical Marijuana Permit issued by the Pennsylvania Department of Health (DOH). Should the Medical Marijuana Permit be denied, not renewed, or revoked at any time, any special exception shall immediately become void.

• Must be located on a lot containing not less than 1 acre.

• Shall not be operated or maintained on a parcel within 1,000 feet, measured by a straight line in all directions, from the nearest point on a property line of a parcel containing a residence, public, private, or parochial school, or day care center. Nor shall a Medical Marijuana Grower/Processor be located closer than 2,500 feet from another Medical Marijuana Grower/Processor or Medical Marijuana Dispensary.

• Must operate entirely indoors, enclosed, and secured facility. No exterior sales or sidewalk sales are permitted. No drive-through, drop-off, or pick-up services shall be permitted.

• Shall not operate on the same site as a Medical Marijuana Dispensary.

• Shall be limited to hours of operation not earlier than 9:00AM and no later than 9:00PM.

• Shall be no emission of dust, fumes, vapors or odors which can be seen, smelled, or otherwise perceived beyond the lot line for the subject property.

• No one under the age of 21 shall be permitted on the premises.

• No retail sales or use of medical marijuana shall be permitted on the premises.

• Shall submit a security plan to, and obtain approval from, the Board of Supervisors and shall provide proof of contract with a private security company, and shall be staffed with/monitored by security personnel 24 hours a day and 7 days a week.
• Shall submit a site plan for approval by the Township Engineer and a floor plan for approval by the Township Code Enforcement Officer.

Existing Zoning Provisions: There are currently no definitions or any standards within the township’s zoning ordinance addressing medical marijuana dispensaries or growers/processors. Recent state legislation has legalized marijuana for medical purposes under certain conditions, and these are new uses not previously contemplated by the comprehensive plan or the township when drafting the zoning ordinance.

COMMENTS

The zoning provisions proposed will be required to comply with the State’s Medical Marijuana Act as well as with the Pennsylvania Municipalities Planning Code. Therefore, we are relying on the township to ensure that the proposed regulations are consistent with these laws and any other applicable laws prior to enactment. We offer the following comments for township officials to consider:

1. Prohibitions/restrictions—Section 2017(1) of the Medical Marijuana Act states that the grower/processor shall meet the same municipal zoning and land use requirements as other manufacturing, processing, and production facilities that are located in the same zoning district. Section 2017(2) states that a dispensary shall meet the same municipal zoning and land use requirements as other commercial facilities that are located in the same zoning district. As the Act is written, it is unclear if a zoning ordinance can impose restrictions and prohibitions on a Medical Marijuana Dispensary or Grower/Processor that are not already imposed on any other commercial or manufacturing, processing, and production facility uses in the same zoning districts.

For instance, Section 3.404.E31(f) and Section 4.404.G18(g) limit the hours of operation from 9:00AM to 9:00PM; however, neither the Act nor the existing underlying zoning districts contain such restrictions for hours of operation for similar uses.

The Pennsylvania Health Department has developed temporary regulations that provide some guidance for these facilities. The township solicitor should closely evaluate the proposed amendment in light of current and future Medical Marijuana Act regulations, and determine if additional restrictions or prohibitions can be imposed that are not imposed for other similar uses in the same districts.

2. Use permitted by special exception—Section 2 of the proposed amendment creates a new Section G18 that permits Medical Marijuana Grower/Processor by special exception within the Planned Industrial District. Section 5 of the proposal amends Section 663.C.2 of the ordinance includes Use E31 Medical Marijuana Dispensary by conditional use within the Arterial Mixed Use (AMU) Overlay District. The issue of allowing a Grower/Processor or Dispensary use by either conditional use or special exception versus by-right creates an additional hurdle for a prospective applicant, due to the additional time required for approval. Since all local approvals need to be secured prior to receiving a permit from the State permitting agency, this may discourage an applicant from locating a Grower/Processor or Dispensary within the township.
3. **Lot areas**—The proposed amendment permits Use E31 Medical Marijuana Dispensary within the Arterial Mixed Use (AMU) Overlay District where all uses are conditional uses. The township may wish to establish area and dimensional and minimum lot area requirements for this use, since the AMU Overlay District does not appear to provide standards for a commercial type use such as a dispensary and some of the potential underlying zoning districts (e.g., Rural Development, Rural Agriculture) may not contain appropriate standards for a dispensary use.

4. **Parking standards**—We recommend that the proposed amendment be revised to provide appropriate parking requirements for both the Grower/Processor and Dispensary uses that are similar to other like industrial and commercial uses.

5. **Editorial comment**—Section 5 of the proposed amendment references Ordinance No. 99, as amended, by amending Section 663.C.2 to include Use E31. Based upon our records, there have been several amendments to the AMU Overlay District ordinance, so township officials should determine if Ordinance No. 99 is the correct reference and if a more recent reference should be provided. According to the township's website, the most recent AMU Overlay District amendment was Ordinance No. 156, adopted on March 16, 2010.

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:de

cc:  Terry W. Clemons, Esq., Clemons Richter & Reiss, Township Solicitor  
Kevin Wolf, P.E., Andersen Engineering, Inc., Township Engineer  
Marilyn Stecker, Township Secretary/Office Manager (via email)  
Jeffrey Vey, Township Manager (via email)
CONFIDENTIAL—NOT FOR RELEASE

April 5, 2017
BCPC #30-17-ASA1

MEMORANDUM

TO: Nockamixon Township Board of Supervisors
   Nockamixon Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Request for an Addition to the Agricultural Security Area
   TMPs #30-4-37-2; 30-4-37-3
   Received: February 27, 2017
   Hearing Date: Not Scheduled

In accordance with the provisions of Act 43 of 1981, the Agricultural Area Security Law as amended,
this proposal was sent to the Bucks County Planning Commission for review. The review that follows
was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held
April 5, 2017.

GENERAL INFORMATION

Requested Action: Add two (2) parcels totaling 65.93 acres to the Agricultural Security Area (ASA) of
Nockamixon Township.

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<tr>
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COMMENTS

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

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

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

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

JSI:dc

cc: Jordan B. Yeager, Esq., Curtin & Heefner, LLP, Township Solicitor
    Edward J. Litzenberger
    Richard B. Harvey, Director, Bucks County Agricultural Preservation Program
    Keith DeLuca, Township Office Manager/Treasurer (via email)
CONFIDENTIAL — NOT FOR RELEASE

MEMORANDUM

TO: Richland Township Board of Supervisors
Richland Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Health Care Campus Use
Applicant: Board of Supervisors
Received: February 22, 2017
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 April 5, 2017.

GENERAL INFORMATION

Proposed Action: Amend the township’s zoning ordinance by creating a new use, Health Care Campus (C17). A Health Care Campus would permit a range of hospital and health care related uses in a single campus. Proposed Use C17 would be permitted by right in the RA (Rural Agricultural) and PC (Planned Commercial) zoning districts.

Proposed Zoning Provisions: Chapter 27, Section 404 (Table of Use Regulations) will be amended to list Use C17 (Health Care Campus) as a permitted use in the RA and PC zoning districts; Section 405, subsection C (Institutional and Recreational Use Regulations) will be amended to include a new subsection C17 (Health Care Campus); Uses permitted within a C17 Health Care Campus are:

- B9 Life Care Facility
- C1 Place of Worship
- C2 School
- C3 Commercial School
- C9 Community Center
- C10 Day Care Center
- C11 Hospital
Section 27-405.C17 will include the following additional regulations:

Use C11 Hospital, D2 Medical Office, D1 Office, C2 School, C3 Commercial School, E11 Athletic Facility, B9 Life Care Facility, C12 Nursing Home, E1 Retail Shop, and E2 Large Retail Store each contain modifications to the existing use definition as they would apply to a C17 Health Care Campus, which differ from their current definitions found elsewhere within Chapter 27-405 (Use Regulations)

Use C17 Health Care Campus will include the following area and dimensional requirements:

- Minimum site area - 50 acres
- Minimum lot width - 200 feet
- Minimum front yard - 50 feet
- Minimum side yard - 30 feet
- Minimum rear yard - 50 feet
- Maximum impervious coverage - 50% of the base site area
- Requires frontage along a minimum of three public streets, with at least one frontage having a minimum of 1,000 feet along an arterial street or higher, and a minimum of 750 feet of frontage along each of the other two streets, each classified as collector streets or higher
- Maximum building height - 5 stories or 90 feet, whichever is less
- Maximum height of a parking structure - 75 feet
- Minimum setback of heliport – 200 feet from residential zoned or used property

A minimum of two coordinated access drives are required for a hospital within a Health Care Campus.

The Health Care Campus is required to be connected to both public water and sewer.

Vehicles such as helicopters and emergency services vehicles will be exempt from township ordinances regulating noise.

Use C17 Health Care Campus will have the following additional signage regulations:

- Signs which will not be seen from an adjacent public street shall not be regulated
• Signs may be located within a front yard and/or buffer along a public street, but a minimum of 10 feet from the ultimate right-of-way of a public street
• Up to two freestanding signs of up to 250 square feet in area each may be placed at each street or entrance drive, and such signs may be erected up to 20 feet in height
• One additional on-premises freestanding sign of up to 500 square feet in area may be permitted to display the name and logo of the facility owner, as well as health care related messages and advertisements

COMMENTS

We recognize that the proposal is consistent with the township’s comprehensive plan; however, the commission recommends that the township not adopt the proposal until the following concerns have been addressed:

1. **Permitted uses**—Several of the permitted uses include modified definitions of the use which differ from the definition otherwise noted elsewhere in the zoning ordinance. In some instances, it is not clear how the modification of the definition relates to the intent of permitting and regulating uses within a Health Care Campus. Where the modified definition does not provide a more narrow scope of the use as it would relate to a Health Care Campus, or a clarification of the current definition, the township should consider using the existing definition, or revising the existing definition as found in the Use Regulations (27-405) to suit the purposes of a Health Care Campus, rather than proposing a modified definition.

   a. The proposed modified definition of C11 Hospital has a similar, but different description of the types of services that a hospital may provide. In addition, the proposed definition includes a provision which prohibits housing of the criminally insane, and prohibits the treatment, except on an emergency basis, of persons currently serving a felony conviction sentence. In particular, the provision regarding convicted felons should be reviewed. A prohibition of this sort is not typical language found within a zoning ordinance, and in addition to being difficult to enforce by a zoning official, could potentially be inconsistent with other state or federal laws concerning felons and their access to medical treatment. We recommend that the township review any potential legal issues.

   b. The proposed modified definition for Use D1 Office states that it may permit offices related to health care and health care professionals. The proposed modified definition of Use D1 Office appears to be very similar in nature to the existing definition of Use D2 Medical Office. Instead of modifying the definition of D1 Office, township officials may wish to revise the definition of D2 Medical Office to include the types of offices for health care professionals which are intended.

   c. The proposed modified definition of B9 Life Care Facility and C12 Nursing Home states that they may include a hospice, nursing home, personal care center, skilled nursing facility, independent living facility, life care facility, memory care facility, transitional care facility, or similar living facilities. It appears that the intent of this modified definition is to permit a liberal view of both B9 Life Care Facility and C12 Nursing Home so as to allow a broad interpretation; however, most of these uses are not accompanied by a working definition, nor are they currently defined elsewhere in
the chapter. Township officials should consider rewording the modified definition, or defining each of the permitted uses so as to provide clarity.

d. The proposed modified definition of B9 Life Care Facility and C12 Nursing Home (27-405.C17(a)8)) states that each may include a nursing home and life care facility. This is redundant as a B9 Life Care Facility and a C12 Nursing Home are already listed as permitted uses, and noted in the same paragraph of the proposed ordinance.

e. Proposed Section 27-405.C17(a)9) includes three additional uses which are to be permitted within a C17 Health Care Campus: a family lodging center; a residence hall for students studying a health care field; and accessory housing facilities for affiliated medical staff. None of these three uses are provided with working definitions; therefore, the proposed ordinance should include definitions for these uses or provide a modified definition of an existing use that may be appropriate.

f. Proposed Section 27-405.C17(a)12) notes that a heliport, and parking lots and structures, are permitted accessory uses. These standards would be redundant as use F4 Heliport, and E21 Parking Lot or Garage are already noted as permitted primary uses in proposed Section 27-405.C17(a).

2. Potentially incompatible uses—There are several uses in the proposed ordinance that are listed as permitted within a C17 Health Care Campus which may not be compatible with the intent of the ordinance. Uses such as E2 Large Retail Store, E6 Drive-ins and Other Eating Places, and E9 Hotel may function more as a commercial center than a health care campus.

3. Other uses—There are several other currently defined uses within the township’s zoning ordinance that may be appropriate to be permitted within a C17 Health Care Campus. Township officials may wish to consider the inclusion of one or more of the following uses:

   a. E8 Funeral Home or Mortuary
   b. F2 Emergency Services
   c. F5 Commercial Communications Facilities and Antennas.
   d. G2 Research
   e. H5 Dormitory

4. Conditional uses—The proposed ordinance includes language which states that “other health care related facilities and/or uses in the C17 Health Care Campus for which the applicant demonstrates such facilities and/or uses are similar in use and impact to the facilities or uses permitted by right in the C17 Health Care Campus shall be approved by Conditional Use.” It appears that the intent of such a statement is to permit other uses which may not be anticipated at this time. As cited in Section 27-1109 of the zoning ordinance, conditional uses must demonstrate that they satisfy specific standards and criteria which are objective and measurable. The proposed ordinance should include additional standards or criteria specific to the nature of a health care campus within the C17 use regulations, if deemed appropriate.

5. Yard requirements—Considering that a minimum lot of 50 acres is required, as well as minimum frontages of 1,000 feet and 750 feet, the minimum lot width requirement of 200 feet, and the minimum yards of 50 feet and 30 feet respectively, seem out of scale with the size of the development that is otherwise required.
6. **Signage**—The proposed ordinance includes additional language addressing signage for the Health Care Campus.

   a. A 500-square-foot freestanding sign seems excessive. This is very large, especially considering that two other freestanding signs of up to 250 square feet in area are already permitted. Perhaps the third sign should be limited to a building or wall mounted sign, and not an additional freestanding sign.

   b. Proposed ordinance Section 27-405.C17(f) includes a height restriction of 20 feet for the two freestanding signs which may be up to 250 square feet in area, but no height restriction for the freestanding sign, which may be up to 500 square feet in area.

   c. On a campus setting with multiple uses, structures, driveways, and parking areas, some signage may be necessary to direct visitors to their desired location. The township should consider regulations for wayfinding/directional signage within the campus. The current signage section within the zoning ordinance (Section 27-900) does not provide guidance for multi-building and/or multi-use campuses, or for smaller freestanding signs which provide internal wayfinding or directions. Regulations for directional signage could include restrictions on the height, size, and number of directional signs which may be permitted.

7. **Design standards**—How will this campus work with the township’s existing design standards? Perhaps there may need to be some language addressing things like the integration of landscaping, buffering, lighting, etc. to the whole campus. Currently the township’s design standards are written to address individual structures on individual parcels of land. One way to address this may be to require an applicant to submit a master plan for landscaping, lighting, etc. which address the entire campus, as a part of a land development application for a C17 Health Care Campus.

8. **Editorial comment**—For consistency, the township may wish to include the performance standards for use C17 Health Care Campus in the proposed ordinance in the Table of Performance Standards found in Section 27-512 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.

CND:dc

cc: Lincoln Treadwell, Esq., Township Solicitor
    Paul Stepanoff, Township Manager (via e-mail)
MEMORANDUM

TO: Tinicum Township Board of Supervisors
    Tinicum Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Overlay Districts
        Applicant: Board of Supervisors
        Received: March 13, 2017
        Hearing Date: Not indicated

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on April 5, 2017.

GENERAL INFORMATION

Proposed Action: Amend the Tinicum Township Zoning Ordinance by revising the terms of the natural resource overlay districts, adding and revising definitions, and adopting the township watercourse map as the Riparian Buffer Overlay Map.

Proposed Zoning Provisions: This submission is a revision of a previously submitted proposal (BCPC #44-17-1). The revised submission proposes the following changes to the initial amendment:

- Add Section 805(c)(2)(ii)[v] to permit the removal of woodlands up to 20 percent of the canopy or 1 acre, whichever is less, as a conditional use for areas of steep slope (15 to 25 percent).
- Describe steep slopes in Section 806(c)(7) of the Riparian Corridor Overlay District as “very” steep slopes instead of “greater than 15%” steep slopes and reduce the total required riparian buffer extension in riparian buffer zones where very steep slopes are located.
- In Section 806(g)(3), Woodland and Hedgerow Overlay District:
  - Change the woodland removal standard from 14 mature trees to 1 acre of woodlands.
  - Require “qualifying improvements” to be subject to the forestry requirements of Ordinance 112.
Require a stormwater management plan where woodland removal associated with development occurs on steep slopes.

- Add the phrase “provided, however, that the increase in the minimum required yard area shall not be greater than twenty percent (20%) of the minimum required yard area” to the requirements for accessory structures in Section 400.3, Area Regulations, of the RC District, Section 401.3, Area Regulations, of the RA District, Section 402.3, Area Regulations, of the CR District and Section 403.3, Area Regulations, of the VR District.

- Add the phrase “or extend the lateral extent of the nonconformity which would expand the footprint of the nonconforming structure by more than 50 percent” in Section 1103 Extension of Non-conforming Uses and Structures

- Repeal Section 802.02(k) in its entirety.

COMMENTS

We recognize that the proposal is consistent with the applicable comprehensive plan and the municipal ordinances; however, we recommend that the township not adopt the proposal until the following concerns have been addressed:

1. **Editorial**—In Section 6, the revised amendment repeats the phrase “provided, however, that the increase in the minimum required yard area shall not be greater than twenty percent (20%) of the minimum required yard area.” Therefore, this phrase should be deleted.

2. **Natural resource restriction**—In Section 12, the revised amendment proposes to delete Section 802.02(k) in its entirety, which limits the maximum intrusion in the flood fringe to 10 percent of the first 10 acres of any lot and 5 percent of all acreage in excess of 10 acres of such lot, based on the lot as presently constituted. We note that the same standard is also located in Section 802.02(f) of the existing zoning ordinance, but the amendment has not proposed this to be repealed.

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.

MR:dc

cc: Stephen B. Harris, Esq.
Tracy Tackett, Tackett Planning, Inc.
Teri Lewis, Township Manager (via email)
MEMORANDUM

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

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Lot Line Change
TMP #48-2-7-11; -12; -15
Applicant: Upper Southampton Township
Owner: Upper Southampton Township, Daniel and Linda Mangle, Joel and Paula Kalman
Plan Dated: February 16, 2017
Date Received: February 27, 2017

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: Upper Southampton Township owns TMP #48-2-7-15 (18,821.61 square feet) and will convey and consolidate a 4,740.73-square-foot portion to TMP #48-2-7-11 and a 14,080.88-square-foot portion to TMP #48-2-7-12. Both lots contain an existing dwelling unit and are served by public water and sewerage. As a result of the consolidation, TMPs #48-2-7-11 and -12 will be 43,794.77 square feet (1.005 acres) and 44,107.60 square feet (1.013 acres), respectively.

Location: The terminus of Paddlewheel Circle cul-de-sac, approximately 450 feet southeast of the intersection of Paddlewheel Circle and Steamboat Drive.

Zoning: R-2 Low Density Residential District is intended to provide a place for detached dwelling units, giving maximum concern for the preservation of open space and natural features. The minimum lot area and lot width are 20,000 square feet and 100 feet, respectively.

Present Use: Open space and residential.
COMMENTS

1. **Deed restriction note**—Court order (No. 2016-07514, dated January 9, 2017) issued by the Court of Common Pleas of Bucks County, Pennsylvania requires that the subdivided property be deed restricted from future development of any kind and a note with such condition be placed on the subdivision plan. The plan should be revised and a note regarding the deed restriction should be added prior to approval.

2. **Stormwater drainage easement**—It appears that a portion of the stormwater management easement that contains a swale and drainage from the outlet structure to the rear of the properties will be extinguished. We suggest a note be added to the plan stating that the swale from the outlet structure to the rear of the properties remain accessible and free and clear obstructions and remain in a natural state for proper drainage and functioning.

This review will be included in the Bucks County Planning Commission board materials for the April 5, 2017 meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

JSI:dc

c:  Daniel I. and Linda L. Mangle  
    Joel G. and Paula K. Kalman  
    Joe Golden, Township Manager (via email)  
    Larry Young, P.E., TriState Engineers & Land Surveyors, Inc.
MEMORANDUM

TO: Warrington Township Board of Supervisors
    Warrington Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance and Zoning Map—Medical Marijuana Uses

TMP # Various
Applicant: Board of Supervisors
Received: March 9, 2017
Hearing Date: Not set

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on April 5, 2017.

GENERAL INFORMATION

Proposed Action: Amend the township zoning ordinance to permit Medical Marijuana Dispensaries and Grower/Processor, and add definitions related to the proposed uses. Amend the township zoning map to create two new zoning districts, PI-1A, Planned Industrial District, and CBD-1, Central Business District, in which the new uses would be permitted.

Proposed Zoning Provisions:

A. Add definitions to Section 202 of the following terms:
   • Department of Health
   • Medical Marijuana Dispensary
   • Medical Marijuana Grower/Processor
   • Medical Marijuana Permit

B. Create the PI-1A Planned Industrial District
   • All uses, area requirements, and standards for the district are those of the PI-1 District. Medical Marijuana Grower/Processor is permitted by right in accordance with Section 2329.
C. Create the CBD-1 Central Business District

All uses, area requirements, and standards for the district are those of the CBD Central Business District. New Section 1606-A will require a 100-foot buffer along residential districts for a Medical Marijuana Dispensary. Medical Marijuana Dispensary is permitted by special exception subject to Section 2328.

D. Create new uses:

1) Section 2328 Medical Marijuana Dispensary. Special exception criteria requires proof of a Department of Health permit. Use requirements include: a setback of 1,000 feet measured by a straight line in all directions, from the nearest point on the property line of a parcel containing a public, private or parochial school or day care center, and at least 2,500 feet from another Dispensary or Grower/Processor. A minimum facility size of 2,000-square-feet total floor area, security plan and indoor secure facility is also required.

2) Section 2329 Medical Marijuana Grower/Processor. Use requirements include: a minimum lot size of 2 acres. A setback of 1,000 feet measured by a straight line in all directions, from a public, private or parochial school or day care center and at least 2,500 feet from another Grower/Processor or Dispensary. A security plan and indoor secure facility is also required.

Proposed Zoning Map Amendment

A. PI-1A Planned Industrial 1A—The 22-acre site to be rezoned from PI-1 Planned Industrial Planned Industrial to PI-1A Planned Industrial 1A, fronts on the southern side of Titus Avenue between Easton Road and County Line Road.

B. Central Business District 1—The 80-acre site to be rezoned from CBD Central Business District to Central Business District 1 is located between Easton Road, Street Road, Paul Valley Road and the Neshaminy Creek which comprises the Creekview Shopping Center.

Existing Zoning provisions: CBD Central Business District permits professional and business offices, retail businesses and services, financial institutions, day care, and age-restricted residential uses.

PI1 Planned Industrial 1 District permits manufacturing, storage and warehouse uses on lots of 2 acres or more.

COMMENTS

A. Zoning Amendments

1. Day care in CBD district—Zoning ordinance Section 1602.15 permits commercial day care in the CBD Central Business District. The standards for the proposed CBD-1 district are also those of the existing CBD district. The proposed CBD-1 district requires that a Dispensary and Grower/Processor be set back 1,000 feet from a day care or school. We recommend that the amendment be revised to delete a commercial day care from the list of permitted uses within the CBD-1 district to prevent conflicts with Medical Marijuana uses in the CBD-1 and adjacent proposed PI-1A district which lies within 1,000 feet of the proposed CBD-1 district.
B. **Zoning Map Amendment**

1. **Comprehensive Plan**—The *Warrington Township Comprehensive Plan Update* (2006) Future Land Use Plan classifies the sites as CBD–1 and Route 611/Street Road Corridor Area.

   For the PI-1A Industrial District, the plan identifies the existing Paul Valley Industrial Park along Titus Avenue. There is no specific policy for industrial uses. The proposed districts are variations of existing districts and appear to be consistent with the comprehensive plan.

2. **County Comprehensive Plan**: The *Bucks County Comprehensive Plan* (2011) classifies the two sites as Employment Areas are areas where primarily 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. These areas are often characterized by single use and land intensive development. Within Employment Areas both residential and nonresidential development is expected and appropriate. The introduction of medium- to high-density residential uses within mixed-use developments is desirable in order to better link jobs and housing.

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

   DCZ:dc

   cc: Terry Clemons, Esq., Clemons Richter, Riess, PC, Municipal Solicitor
       Barry Luber, Municipal Manager (via email)
PERTINENT INFORMATION

Site Characteristics, Natural Features: Sites are level with existing development. The proposed CBD-1 district site includes a portion of the Neshaminy Creek and attendant wetlands, floodplain, and woodlands.

Existing Land Use: CBD-1 Commercial Creekview Shopping Center, PI-1A Industrial-Paul Valley Industrial Park

Surrounding Land Use:

CBD-1
North: Commercial
East: Commercial and residential
South: Commercial and residential
West: Commercial and open space, residential

PI-1A
North: Light industrial
East: Commercial and institutional
South: Commercial and institutional
West: Light Industrial and Institutional

Surrounding Zoning:

CBD
North: C-2 Commercial
East: R-2- Residential
South: CBD Central Business District
West: C-2 Commercial

PI-1A
North: C-2 Commercial
East: CBD Central Business District
South: I-3 CBD Industrial
West: C-2 Commercial
MEMORANDUM

TO: Warrington Township Board of Supervisors
    Warrington Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Subdivision and Land Development Ordinance—Minor Subdivision

Applicant: Board of Supervisors
Received: March 2, 2017
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 April 5, 2017.

GENERAL INFORMATION

Proposed Action: Amend several sections of the Subdivision and Land Development Ordinance to change the definition of the term “Minor Subdivision” and add requirements to address a situation in which any additional subdivision of a lot created within 10 years of the date of the minor subdivision approval be considered and deemed to be a major subdivision.

The proposed amendment is a revision to a similar amendment we reviewed previously; (see BCPC #50-17-2, dated March 1, 2017). The time for creation of additional lots has been changed from 5 to 10 years.

Proposed Subdivision and Land Development Ordinance Provisions:

Section 202, definition of the term “Minor Subdivision” will be amended to state that any additional subdivision of a lot within 10 years of the date of approval of a minor subdivision shall be deemed a major subdivision.

Section 502.6 Conversion to Major Subdivision will be added to require that a minor subdivision application will be subject to the requirement that any additional subdivision of a lot subdivided as a minor subdivision within 10 years of subdivision approval shall be deemed a major subdivision and shall follow the major subdivision procedure.
Section 502.5B(8) will be added to require a note on a plan indicating that any further subdivision of a minor subdivision within 10 years of approval shall be deemed a major subdivision.

Section 509.3.E Disclosure will require that a minor subdivision lot buyer must be informed that additional subdivision within 10 years of approval shall be deemed a major subdivision.

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.

The township may want to consider how the “date of approval” is defined so that the 10 years can be measured. We assume that this means the date on which the Board of Supervisors votes to approve the final plan. There are times that final plans are approved with conditions which could extend the 10 years if the date of approval is interpreted to mean date the conditions are met or date of recording.

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:de

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

TO: Warrington Township Board of Supervisors
   Warrington Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Retail Store Use

Applicant: Board of Supervisors
Received: March 6, 2017
Hearing Date: Not set

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on April 5, 2017.

GENERAL INFORMATION

Proposed Action: Amend the Zoning Ordinance to address Retail Store uses and provide requirements for design, public amenities, parking and an economic impact study. Add definitions for terms “retail store” and “pornographic material.”

Proposed Zoning Provisions:

Section 202 Definitions:

Retail Store—Shops and stores selling commodities to consumers.
Pornographic material—The term is used in the description of the Adult Commercial Use which is permitted by special exception in the PI-2 district.

Section 2327, Special Regulations for Retail Stores, includes requirements for maximum building area, parking standards, and additional requirements for retail stores with a floor area of more than 7,500 square feet. These include building design, sidewalk, and parking standards, and an economic impact study. For retail stores with a floor area over 15,000 square feet, there are requirements for removal or reuse if vacant longer than 12 months and for including a public amenity as part of the project.
Existing Zoning Provisions:

Section 1002.A permits Retail Shop by right in the C-1 Commercial District, Section 1102.A permits Retail business or service establishment by right in the C-2 Commercial District. Section 1602.7 permits Retail business or service by right in the CBD Central Business District.

Section 330 of the Subdivision and Land Development Ordinance provides standards for Corridor Overlay District which establishes parking, architectural and other standards for buildings along the Easton Road corridor.

COMMENTS

We commend the township for addressing the retail activity in its commercial districts. The amount, size, and appearance of retail businesses affects the township character, traffic, and economics. These regulations will help shape future retail development to ensure that additions to the commercial districts will fit into the community.

1. **Definition of retail store**—The term “Retail Store” is defined in an amendment to Section 202 Definitions. The first sentence, which states “a retail store is a shop and store selling commodities and goods to consumers” is a definition of the proposed term. The second and third sentences, which exclude sales of alcohol and pornographic material, are use regulations which provide requirements for the use. These requirements would be better located as use regulations for retail stores within Sections 1002.A of the C-1 district, Section 1102.A of the C-2 district, and Section 1602.7 of the CBD district. A legal argument has been made that a definition is not a regulation, and users of the ordinance may not find all relevant regulations if some are in definitions and some are within regulations for individual uses.

2. **Retail store use**—The current zoning ordinance permits retail uses in three districts and under three different names.

   - “Retail shop” is permitted in the C-1 District (Section 1002.A)
   - “Retail business or service establishment” is permitted in the C-2 District (Section 1102)
   - “Retail business or service” is permitted in the CBD District (Section 1602.7)
   - Table 400, Table of Permitted Land Use by District, refers to the use “Retail Store, Trade and Service.”

We recommend that the ordinance be revised to provide a common term for the use name in order to ensure that these proposed regulations are applicable to all retail stores.

3. **Removal or adaptive reuse**—The proposed amendment in Section 2327.C.8 requires the reuse or removal of a structure by the applicant, should the facility not be used for a period of 12 consecutive months. The section requires financial security to assure removal or reuse, which we assume would be set during plan approval based on the nature of the property.

   Section 2327.1.C.6. of the proposed amendment addresses the reuse issue and requires that a proposal for reuse be provided including design features such as partitions and multiple entryways. We suggest that this review also include windows.

CONFIDENTIAL — NOT FOR RELEASE
4. **Public amenity**—The proposed amendment, Section 2327C.7, requires a public amenity for stores over 15,000 square feet. The township and the applicant should collaborate on these amenities so that they are practical and fit the site context. We certainly favor the concept of public space and community focal points in commercial areas.

5. **Parking location**—Proposed Section 2327.C.9 states that only 50 percent of parking may be located between the front façade and the main road frontage. The effect of this standard is to bring buildings closer to the street and lessen the size of front yard parking areas. Reducing parking in front results in location of the building closer to the road. Creating a more pleasing streetscape has been one of the township’s goals.

There are additional ways to achieve this, including requiring a minimum front yard or build-to line that prevents large parking areas in front of a building. Some communities have also required that all parking be located to the side or rear of a building. These requirements work best for individual lots and not necessarily for shopping center-type developments where buildings may not be facing or directly accessing a major public road.

6. **Economic Impact Study**—The proposed amendment requires submission of an economic impact study with a preliminary plan application. The economic impact study will require applicants to examine the context of their proposed investment and to assess the effects on the township. Much like an environmental impact study, the results of this study will not be used to disapprove a project but will be used as a basis to work with the applicant to ensure that the project is good for the applicant and for the community.

The township may want to determine if this requirement would apply to a new business moving into an existing building of more than 15,000 square feet.

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/LTB:dc

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

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

FROM: Bucks County Planning Commission

SUBJECT: Private Request for Zoning Map Change and Amendment to Comprehensive Plan
        TMP #52-3-46-1
        Owner: Naceville Materials, Inc.
        Applicant: Naceville Materials, Joint Venture
        Received: March 7, 2017
        Hearing Date: Not Indicated

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on April 5, 2017.

GENERAL INFORMATION

Requested Action: Amend the West Rockhill Township zoning ordinance map and comprehensive plan to change the zoning district classification of TMP #52-3-46-1 from Residential Conservation (RC) District to Extraction (EXT) District.

In 1992, a Settlement Agreement was established for this site between West Rockhill Township, Nace Materials, and Mignatti Construction Company.

Location & Size of Tract: The site is located 2001 Ridge Road, approximately 900 feet northeast of its intersection with County Line Road, and is 11.15 acres in size.

Proposed Zoning Provisions: The Extraction (EXT) District is intended to provide areas for the continuation of existing extractive operations that deplete and consume land areas which would otherwise interfere with the development and operation of other land uses. The minimum lot area in the EXT district is 20,000 square feet and allows for Extraction Operations by right. Specific use requirements for Extraction Operations include a 25-acre minimum lot area, 25 percent maximum impervious surface, and 125 feet front, side, and rear yard setbacks.
Existing Zoning Provisions: The Residential Conservation District is intended promote low density rural development in resource protection area where major physiographic problems restrict development and to preserve areas of unique natural value and beauty. It allows for a variety of uses by right including agriculture, forestry, single-family detached residential, public recreation, cemetery and municipal buildings. Extract Operations are not permitted in the RC District. The minimum lot area ranges from 20,000 square feet to 3 acres for the various permitted uses.

COMMENTS

Comments within this letter will pertain to both the proposed rezoning and the amendment to the comprehensive plan.

The request to rezone the site from Residential Conservation (RC) to Extract (EXT) District, although not consistent with the comprehensive plan relative to future land use, is consistent with much of the surrounding land use. Additionally, although expansion of quarry operations in the area could depress groundwater tables and affect wells, the applicant appears to have addressed these concerns to some extent by adjusting the 1000’ and additional 500’ well protection areas required as part of the 1992 Settlement Agreement. We recommend that the Board of Supervisors consider the following in addressing the proposal to rezone TMP #52-003-046-001 from Residential Conservation (RC) district to Extraction (EXT) district.

1. **Consistency with Comprehensive Plan**

   a. **Water supply**—Chapter 12, Water Resources of the township’s 2005 Comprehensive Plan addresses water supply. The plan states that private on-lot wells serve as the primary source of drinking water for almost 80 percent of the township’s population, noting this to be a function of the underlying geology associated with the Brunswick Formation, Lockatong lithofacies, and Diabase. Of the three hydrologic units, the Brunswick Formation is considered to be a reliable source of small to moderate levels of groundwater while water supply within the Lockatong Formation is limited and very limited within the Diabase formation.

   Due to the pumping of groundwater from their sites, quarries generally depress the local groundwater table and may affect area wells. In recognition of this, the 1992 Settlement Agreement provides a 1,000-foot Well Protection Area provided by Naceville, and an additional 500-foot Well Protection Area provided by West Rockhill Township. In addition, the Delaware River Basin Commission monitors groundwater withdrawals in excess of 100,000 gallons per day (gpd) and specifies that these withdrawals must not interfere with the performance of existing supply wells.

   The proposed expansion of the quarry would extend operations approximately 400 feet to the northeast, closer to an area with Lockatong Formations, and approximately 350 feet to the north closer to an area with Diabase. The Environmental Resources Map appears to show that the 1,000 feet and additional 500 feet Well Protection Areas have been adjusted to account for the proposed expansion of the quarry area. However, as the 1992 Settlement Agreement did not include TMP #52-3-46-1 as part of the “Site,” consideration should be given to the development of a new agreement specific to this parcel.

CONFIDENTIAL — NOT FOR RELEASE
b. **Future Land Use**—Chapter 13, Future Land Use and Growth Management identifies the quarry as being located in the Resource Protection Area in terms of future land use. Future land use is different than zoning in that future land use represents a vision of how the township should develop while zoning is a regulatory tool for helping achieve the future land use vision.

Resource Protection areas include lands that require special protection because they contain critical natural resources including woodlands, wetlands, hydric soils, and prime agricultural farmland. The Resource Protection Area within West Rockhill Township includes the headwaters of the Ridge Valley Creek, designated as High Quality Waters by the Pennsylvania Department of Environmental Protection. Although the creek nor its headwaters are located on the parcel being considered for rezoning, it should be noted that the proposed expansion of the quarry onto the adjacent TMP #52-3-36 will place the quarry operations closer to an unnamed tributary to the Ridge Valley Creek.

Although the planned expansion of the quarry is inconsistent with the future land vision, the existing quarry operation limits the potential for the protection of resources due to the current land use.

2. **Compatibility with surrounding land use**—The area to the east is zoned Residential Agriculture and is characterized by large single-family lots with significant amounts of woodlands. The areas to the north and west are zoned Residential Conservation with the area to the north containing single-family residential and the area to the west being a large woodland parcel owned by the quarry. The area to the south is also zoned Residential Conservation and contains the current quarry operations. In general, the surrounding land uses are a mix of single-family residential lots with large wooded areas and existing quarry operations. Other than the portions of the parcel adjacent to two houses along the southeast side of Shady Lane, the subject tract is fairly isolated. Compatibility and safety concerns with the adjacent residential lots is being addressed via a combination of fencing, screening, limited hours of operation, and the slope of the berms to reduce the visual and noise impacts of the proposed expansion of the quarry. The proposed rezoning would be generally consistent with the surrounding land use.

As the township is starting an update to its comprehensive plan, consideration should be given to reviewing all quarry-owned parcels to determine if a change in zoning to Extraction District from Residential Conservation district is warranted.

3. **Compliance with zoning requirements**—Section 1604, G11 of the zoning ordinance specifies use regulations for Extraction Operations. As required, in Exhibit II of the Request for Change of Zoning, the applicant has provided a Project Narrative addressing each element of Section 1604, G11 for which we are providing the following comments:

a. Section 1604.G11.2.a specifies that berms at least 15 feet high, but no higher than 50 feet, with slopes no greater than 3:1 be provided. The applicant is proposing 10 feet high berms with 2:1 side slopes. Although the 2:1 slope is greater than the 3:1, the applicant states that they are proposing these steeper berms to provide an additional safety measure.
b. Section 1604.G11.2.b specifies that a chain-link fence at least eight (8) feet in height surmounted by 3 strands of barbed wire shall be required. Although the narrative the applicant submitted indicates that this is to be provided, the Site Plan – Operation Map indicates that a 6 foot high fence is to be provided.

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:dc

cc: Naceville Materials, Inc.
    Mary Eberle, Esq., Grim, Biehn & Thatcher, Municipal Solicitor
    Greg Lippencott, Township Manager (via email)
PERTINENT INFORMATION

Site Characteristics, Natural Features: The 11.15-acre tract is vacant and consists primarily of woodlands to the northeast behind the properties on Shady Lane.

Existing Land Use: Vacant

Surrounding Land Use:

- North: Single-family residential
- East: Single-family residential
- South: Quarry
- West: Woodlands

Surrounding Zoning:

- North: Residential Conservation District
- East: Residential Agriculture District
- South: Residential Conservation District
- West: Residential Conservation District

Zoning History: RC Residential Conservation District

County Comprehensive Plan: Rural Resource area and natural resource / conservation area

Municipal Comprehensive Plan: Resource Protection area

Municipal Sewage Facilities Plan: On-lot sewer area

COMMUNITY IMPACT

The rezoning of TMP #52-3-49-1 from Residential Conservation (RC) district to Extraction (EXT) district would permit an expansion of the current quarry pit from 76.15 acres in area by 5.32 acres. The rezoning would also allow for the expansion of the quarry pit by an additional 4.89 acres on TMP #52-3-36, which is permitted to quarry pursuant to the 1992 Settlement Agreement between West Rockhill Township, Naceville Materials, and Mignatti Construction Company. The combined expansion of approximately 10.21 acres would result in a new total quarry pit area of 86.36 acres.
<table>
<thead>
<tr>
<th>Municipality</th>
<th>BCPC Number</th>
<th>Tax Parcel Numbers</th>
<th>Applicant</th>
<th>Submission Level</th>
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<td>5167-A</td>
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<td>(5-46-3-1, -230, -231)</td>
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<td>(27-1-2, -3, -4, -1-1-3, -1-4; 41-27-2, 41-22-83)</td>
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<td>Frankenfield</td>
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March 20, 2017
BCPC #5167-A

MEMORANDUM

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

FROM: Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for Gougler
         TMP #2-9-9
         Applicant: William M. Gougler and Robert J. Gougler
         Owner: Same
         Plan Dated: October 26, 2017
         Date Received: March 1, 2017

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 20,800-square-foot warehouse on a 1.84-acre site. The site is served by public water and sewer.

Location: Along the north side of Old Lincoln Highway, 1,000 feet west of its intersection with Bristol Road.

Zoning: The L-I Light Industrial District permits warehousing and storage uses on lots that have a minimum lot area of 15,000 square feet and a minimum lot width of 75 feet.

Present use: Vacant.

COMMENTS

1. **Floodplain development**—The plan proposes to fill and pave an area within the 100-year floodplain. The proposal does not meet the requirements and procedures of Chapter 104 “Floodplain Management” of the Bensalem Township Code of Ordinances.
2. **Waivers**—The applicant is requesting waivers from the following subdivision and land development ordinance sections:

- 201-104(b) and 201-111 To not require widening, curbs, and sidewalks along Old Lincoln Highway.
- 201-106(c) To not require street trees, as the property is heavily wooded.
- 201-112(i) and 112(o) To not require parking lot curbing and illumination.
- 201-115(3) To not require the installation of additional fire hydrants.

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.

3. **Loading space**—The plan does not show a designated loading space. Section 232-587 of the zoning ordinance requires adequate off-street loading and unloading space with proper access from a street, alley, or driveway on any lot on which a building is used for commercial, industrial, or manufacturing purposes. Each truck loading space shall consist of a minimum of 780 square feet of usable area, 12 feet by 65 feet in size, exclusive of access roads connecting such space with a street, alley, or driveway.

4. **Plan information**—The plan has not included 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.

The plan has not included a Lighting Plan. Section 201-112(o) of the subdivision and land development ordinance requires the applicant to provide a lighting plan with isolumin footprints for each light fixture to demonstrate compliance with this section of the ordinance.

Section 201-41(d)(15) of the subdivision and land development ordinance requires a wetlands certification, signed by the site investigator.

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

This review will be included in the Bucks County Planning Commission board materials for the April 5, 2017, public meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the Bucks County Planning Commission board and staff.

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

MAR:dc

cc:  William M. Gougler and Robert J. Gougler  
Nicholas T. Rose, P.E., ProTract Engineering, Inc.  
Ron Gans, P.E., O’Donnell & Naccarato, Municipal Engineer  
Loretta Alston, Bensalem Dept. of Building and Planning (via email)  
William Cmorey, Municipal Manager (via email)
MEMORANDUM

TO: Bridgeton Township Board of Supervisors
    Bridgeton Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Subdivision for William M. Bryan
    TMP: # 3-3-188-1
    Applicant: William M. Bryan
    Owner: Same
    Plan Dated: January 18, 2017
    Date Received: March 13, 2017

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

GENERAL INFORMATION

Proposal: Subdivide a 6.1151 acre lot into two lots. Lot 1 will be 3.4504 acres, and Lot 2 will be 2.3792 acres. No construction is proposed at this time.

Location: The north side of River Road, between Ringing Rocks Park and the Delaware Canal.

Zoning: The R-3 Lowest Density Residential District permits single family detached dwellings, as well as agricultural uses and recreational uses, on lots of at least 3 acres, with a maximum impervious coverage of 15 percent. On July 19, 2012 a special exception was granted from the requirements of Section 806.G of the zoning ordinance by Bridgeton Township’s Zoning Hearing Board to allow retail uses, dog grooming, custom dress making, professional office, art studio, a florist, and a hair/spa on the property.

Present Use: Residential and commercial.

COMMENTS

1. Requested waivers—The plan provided indicates that the applicant is requesting the following waivers from the township’s Subdivision and Land Development Ordinance (SALDO) requirements:

   - Section 402.2.A to permit a plan of a scale that is larger than permitted
   - Section 402.4.I to permit the plan not to show existing trees greater than 6” in caliper
   - Section 504.2.J to permit lots of a width and depth ratio greater than permitted
Section 512 to permit no curbing
Section 513 to permit no sidewalks along River Road
Section 516 to permit the subdivision plan without required stormwater management
Section 526 to permit no lighting plan

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

2. **Zoning**—The proposed subdivision would result in several conditions which do not conform to the standards of the township’s zoning ordinance. No final action should be taken on a future application until the zoning issues have been resolved.

   a. **Lot area**—Ordinance Section 307.B.1.a indicates that the minimum lot area required for all uses in the R-3 zoning district is 3 acres. Proposed Lot 2 will be 2.3792 acres in area. This is less than the required minimum area which is permitted.

   b. **Lot width**—Ordinance Section 307.B.1 indicates that the minimum lot width required for all uses in the R-3 zoning district is 250 feet at the required front setback, and 200 feet at the Right-of-Way line. Both of the proposed lots will have a width of less than the required minimum distance at both the ROW and the setback line.

   c. **Front yard**—An existing home encroaches into the 40-foot required front yard setback on Lot 1. This is an existing non-conforming condition.

   d. **Front yard**—Section 403.C does not permit an accessory structure within a required front yard. An existing shed encroaches into the required front yard on Lot 2. This is an existing non-conforming condition.

3. **Driveways**—Section 511.3.B of the SALDO requires that all driveways be paved. The surface materials of the driveways and parking areas are not indicated on the plan provided, however it appears, based on aerial photos, that they are a combination of concrete paving, and gravel or dirt. This is an existing non-conforming condition.

4. **Landscaping**—Section 515 of the SALDO provides several requirements regarding landscaping and street trees. While no conditions are proposed to change at this time, the plan does not provide enough information to determine whether or not the existing conditions are in conformance with these standards.

   a. Section 515.1 requires that street trees be planted along all existing and proposed streets within any land development or subdivision where suitable trees do not exist, at intervals of 40 feet.

   b. Section 515.2.A requires landscaping of all off-street parking areas. A minimum of one tree for every five parking spaces is required, to be planted in a manner to afford maximum protection from the sun for parked vehicles.

   c. Section 515.2.B requires that a minimum of 10 percent of any parking lot facility over two thousand (2,000) square feet in area be devoted to landscaping, inclusive of required trees.
d. Section 515.2.E requires that all landscape planting areas be raised in order to prevent road salts from seeping into the planting area.

5. **Parking**—The SALDO provides a number of regulations regarding off-street parking. It appears that the existing parking areas would not conform many of these regulations.
   a. Section 402.3.K requires that the number of required parking spaces be shown on the plan. No such requirements are noted on the plan. The plan also only indicates parking areas generally, without delineating individual parking spaces.
   b. Section 523.3.B requires that parking areas be located a minimum of 15 feet from any tract boundary line.
   c. Section 523.3.E requires that handicapped parking stalls be installed in all parking lots as close and convenient to building entrances as reasonable. The plan does not indicate any accessible parking stalls.
   d. Section 523.3.G requires that all parking lots be provided with adequate lighting.
   e. Section 523.3.H requires that all commercial parking areas be paved.
   f. Section 523.5.A requires that for any non-residential parking lot with a capacity of 15 to 100 cars, a raised and/or curbed planter strip be provided around the entire perimeter of the parking area.
   g. Section 523.7.D requires that a minimum of twenty feet of open space be provided between any parking space and the outside wall of any non-residential building to provide access for fire-fighting equipment, unless waived by the township.

6. **Floodplain setbacks**—The Township has recently adopted an amendment to the zoning ordinance (Ordinance 2017-1) regarding setbacks from a FEMA designated floodplain. Although it appears that the property is not located within a floodplain as designated by the most recent FEMA mapping, the canal immediately to the north of the property is within the floodplain. The amended language of Section 504.1.B.1 of the zoning ordinance states that no new building, parking, loading, fill, storage or display area, or impervious surface shall be within 50 feet of the Canal and/or towpath slope of the Canal. It does not appear that the new ordinance would impact this property, however the applicant should confirm that no buildings or structures exist within the required setback.

This review will be included in the Bucks County Planning Commission board materials for the April 5, 2017, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

CND:dc

cc: William M. Bryan  
Paul R. Cooper, PLS  
C. Robert Wynn, P.E., C. Robert Wynn Associates, Township Engineer  
David M. Shaikowitz, Esq., Township Solicitor
MEMORANDUM

TO: Bristol Borough Council
Bristol Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Subdivision for Christian Wagner
TMP #4-28-259
Applicant: Christian Wagner
Owner: Same
Plan Dated: January 9, 2017
Date Received: January 26, 2017

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 0.237-acre (net) parcel into three single-family detached residential lots. Lot 1 will be 6,517 square feet, Lot 2 will be 5,278 square feet, and Lot 3 will be 5,330 square feet. Single-family detached dwellings are proposed for each lot. Public water and sewerage will serve the site.

Location: Southwest corner of Farragut Avenue and Cleveland Street.

Zoning: The R-1A Residential District permits moderate density residential areas which are protected from incompatible uses, so as to maintain these areas as attractive living environments and promote the orderly development of the Borough. Single-family detached dwellings are permitted on a minimum lot size of 4,500 square feet.

Present Use: Vacant.

COMMENTS

1. Site area—The plan indicates that the total tract area is 17,125 square feet, but the application indicates that the site area is 0.327 acres or 14,244.12 square feet. The combined total of the proposed lots is also equal to 17,125 square feet. We note that Bucks County tax map records indicate that the site is 0.328 acres or 14,287.68 square feet. Future plan submissions should rectify these inconsistencies.
2. **Waivers**—The site plan indicates that the applicant is requesting waiver(s) from the following subdivision and land development ordinance requirements:

   - Section 22-518.6 To permit grading within 5 feet from property lines
   - Section 22-523.4.E To place street trees behind the ultimate right-of-way
   - Section 22-523.8 To not require replacement trees to be provided

   As noted above, the applicant has requested a waiver from Section 22-523.8 of the subdivision and land development ordinance. This provision requires that any tree greater than three inches in caliper removed in conjunction with a subdivision be replaced on site at a replacement ratio of an inch-per-inch. A 48-inch caliper tree is to be removed as part of the subdivision and is not proposed to be replaced. We recommend that Borough officials request a fee-in-lieu of meeting this requirement as provided for in Section 523.8.A.

3. **Post-construction stormwater management plan**—In accordance with Section 22-404.B.3.q of the subdivision and land development ordinance, a post-construction stormwater management plan shall be prepared.

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

   This review will be included in the Bucks County Planning Commission board materials for the April 5, 2017, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

   MMW:dc

   cc: Christian Wagner
       Scott Cambum, Urwiler & Walter, Inc.
       Kurt Schroeder, P.E., Gilmore & Associates, Inc., Borough Engineer
       James Dillon, Borough Manager (via email)
       Sally Bellaspica, Borough Zoning Officer (via email)
MEMORANDUM

TO: Bristol Township Council
   Bristol Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Subdivision for 3716 Elmhurst Avenue
         TMP #5-59-106
         Applicant: Redevelopment Authority of the County of Bucks
         Owner: Same
         Plan Dated: January 10, 2017
         Date Received: February 21, 2017

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: Subdivide a 14,415-square-foot parcel into two residential lots consisting of 6,600 square feet (Lot 1) and 7,815 square feet (Lot 2). Lot 1 contains an existing dwelling, which will be removed. Single-family detached dwellings are proposed on both lots. Public water and sewerage serve the site.

Location: At the southwest corner of the intersection of Elmhurst Avenue and Winder Drive.

Zoning: The R-2 Residence District permits single-family detached dwellings on lots having a minimum lot size of 6,500 square feet with a minimum lot width of 60 feet. The maximum building area and impervious surface ratios are 25 and 35 percent, respectively.

Present Use: Residential.

COMMENTS

1. Requested waivers—According to information listed on Sheet 1 of 4, the applicant is requesting waivers from the following subdivision and land development ordinance (SALDO) sections:
177-35.A, 177-66, and 177-67 to not provide sidewalks and curbs along any of the street frontages

177-93.A.(1) to permit the plan to be drawn at a scale of 1 inch to 20 feet instead of the required scales of 1 inch to 50 feet or 1 inch to 100 feet

177-93.C.(3) to not show the location, names and widths of streets, the location and names of railroads; the location of sanitary sewers, storm drains, water mains, culverts, petroleum or petroleum product lines, gas lines, electric and telephone lines, fire hydrants, and all other utilities or significant man-made features on or within 200 feet of any part of the tract

177-93.C.(5) to not show all underground utility lines on the plan

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

2. **Recreation land**—The plan should be revised to indicate how the subdivision would meet the recreation land requirements of Section 521.a of the subdivision and land development ordinance or fee-in-lieu provisions in Section 521.c.

3. **Street trees**—Section 177-51.A.(1)(a) of the subdivision and land development ordinance requires that within any subdivision, street trees shall be planted along streets where suitable existing trees or natural wooded areas do not exist. The plan should be revised to indicate the proposed location and species of the required street trees.

4. **Existing large trees**—Aerial photographs indicate that large trees may exist on the site. The species and size of large trees on the site should be shown on the plan in accordance with Section 177-93.C.(9) of the subdivision and land development ordinance. Section 177-33.D 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. Tree protection measures, as outlined in Section 177-52 of the subdivision and land development ordinance, should be employed for trees intended to remain to help ensure their survival during and after construction.

5. **Stormwater management**—The plan shows a proposed stone dry well in the rear yard of each proposed lot. We recommend that the applicant prepare and submit to the township a detailed schedule of all anticipated long- and short-term operational and maintenance procedures for the proposed dry wells. The maintenance manual should include any type of potential maintenance that may be necessary to continue sound performance of the facilities. Copies of the manual should also be provided to those responsible for stormwater facility maintenance, in this case, the future homeowners.
6. **Plan information**—The plan should be revised to provide certification of water and sewer from the serving authority in accordance with the requirement in Section 177-93.D.(9) of the subdivision and land development ordinance.

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

This review will be included in the Bucks County Planning Commission board materials for the April 5, 2017, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

LMW: jmk

cc: Redevelopment Authority of the County of Bucks  
Heath Dumack, P.E., Dumack Engineering  
Kurt Schroeder, P.E., Gilmore & Associates, Township Engineer  
Randy Flager, Esq., Flager & Associates, Township Solicitor  
William McCauley, Bristol Township Managing Director (via email)  
Colleen Costello, Bristol Township Department of Licenses and Inspections (via email)  
Thomas Scott, Bristol Township Zoning Officer (via email)
MEMORANDUM

TO: Bristol Township Council
    Bristol Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Sketch Plan of Land Development for Cedar Properties, Inc.
    TMP #5-46-3-1; 5-46-230; 5-46-231
    Applicant: Cedar Properties, Inc.
    Owner: YMCA of Lower Bucks County
    Plan Dated: September 16, 2016
    Date Received: February 10, 2017

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

GENERAL INFORMATION

Proposal: Remove an existing building used for private recreation (YMCA of Lower Bucks County) and construct two commercial buildings totaling 22,200 square feet on a 2.81-acre site. The plan shows a proposed 19,200-square-foot structure intended for retail space and a 3,000-square-foot restaurant with a drive-through window. A total of 153 parking spaces is shown on the plan. Public water and sewerage serve the existing building and are intended to serve the proposed commercial development.

Location: At the northeast corner of the intersection of S. Oxford Valley Road (Levittown Parkway) and S. Queen Anne Drive. The parcel also borders Drexel Road, which lies to the north.

Zoning: The site is within two separate residential zoning districts, the R-1 and the R-3 districts. The R-1 and R-3 districts permit residential uses on lot sizes of 10,000 and 5,000 square feet, respectively. Retail uses and fast-food restaurants are not permitted uses within the R-1 and R-3 districts.

Present Use: Private recreational facility.
COMMENTS

We note that a private request to rezone this site from the R-1 and R-3 Residence districts to the C Commercial District was submitted to our office on February 10, 2017. The rezoning request was reviewed separately (see BCPC #5-17-1(P), dated March 1, 2017). This sketch plan was submitted with the rezoning request and is based on the proposed commercial zoning. The proposed C Commercial District permits retail store, large retail store, and fast-food restaurant on a minimum site area of 5,000 square feet with a minimum lot width of 50 feet at the building setback line. Maximum building coverage and maximum impervious surface ratio for sites in the C Commercial District are 35 and 70 percent, respectively.

The proposed commercial development does not comply with the existing residential zoning. However, since this sketch plan was submitted under the proposed commercial zoning district, this review has been conducted based on the regulations of the C Commercial District, but is not intended as a recommendation for rezoning.

1. **Maximum impervious surface ratio**—The proposal does not meet the maximum impervious surface ratio for the proposed Commercial District. Section 205-37.D of the zoning ordinance permits a maximum impervious surface ratio of 70 percent for sites in the Commercial District. Information in the Proposed Zoning Data chart on the sketch plan shows the impervious surface for the proposed commercial development to be 79.8 percent. Future plan submissions should be revised to indicate compliance with the permitted maximum impervious surface ratio.

2. **Site capacity calculations**—Section 205-107 of the zoning ordinance requires the submission of site capacity calculations with all applications for subdivision and land development. Future plan submissions should include the required calculations.

3. **Right-in/right-out access**—The plan shows three proposed access driveways for the commercial development. As shown on the plan, the right-in/right-out driveway on S. Oxford Valley Road is proposed approximately 150 feet from the signalized intersection of S. Queen Anne Drive and S. Oxford Valley Road. This driveway will increase conflicting turning movements on S. Oxford Valley Road and the site, particularly near the drive-through lane for the restaurant. To improve safety and vehicle flow on and around the site, it is recommended that the proposed right-in/right-out driveway on S. Oxford Valley Road be removed.

4. **Parking**
   a. **Number of parking spaces**—The plan shows a total of 153 parking spaces on the site. According to information provided in the Proposed Zoning Data chart on the plan, a total of 222 parking spaces would be required for the development. Future plan submissions should indicate compliance with parking standards for the proposed uses.
   b. **Required parking spaces for restaurant**—Based on 3,115 square feet and 7 employees, a total of 70 parking spaces would be required for the proposed fast-food restaurant (zoning ordinance Section 205-120.A(23)). The plan indicates that 54 parking spaces are provided nearest the restaurant, eight of which are located on the other side of the access drive, closer to the retail space. We caution against this arrangement, since it would require some patrons of the fast-food restaurant to cross...
the drive-through lane and a main drive to reach the restaurant. The parking area should be redesigned so that customers don’t have to cross the drive-through lane and the main accessway through the site to reach the fast-food restaurant.

c. Parking distance from building—Section 177-41.F of the subdivision and land development ordinance requires a minimum distance of 15 feet of open space between the curbline of any uncovered parking area and the outside wall of the nearest building. The plan shows parking as close as 6 feet from the proposed retail building.

5. Stacking lane for drive-through lane—Future plan submissions should indicate compliance with Section 205-16.d(5) of the zoning ordinance which requires a stacking lane to be provided to serve a minimum of eight cars, exclusive of parking lot circulation aisles.

6. Loading areas—Future plan submissions should identify loading areas for both uses in accordance with the off-street loading requirements in Section 205-122 of the zoning ordinance.

7. Buffer yards—Section 205-109 of the zoning ordinance requires a 30-foot buffer yard between proposed retail and consumer service uses and residential uses. Section 205-109.C.(3) states that structures and parking shall not be permitted in the buffer yard. As shown on the sketch plan, 36 parking spaces and three trash enclosures are shown within the required 30-foot buffer along Drexel Road. Future plan submissions should indicate compliance with the buffer yard requirements.

8. Landscaping requirements
   a. Street trees—Section 177-51.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. Future plan submissions should show street trees along S. Oxford Valley Road and S. Queen Anne Drive, in compliance with this ordinance requirement.

   b. Parking lot landscaping—Section 177-41.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 buffering or landscaping. Future plan submission should indicate compliance with the parking lot landscaping requirements in the subdivision and land development ordinance.

9. Trash receptacles—The sketch plan shows three separate proposed outdoor trash enclosures. Future plan submissions should show required screening and landscaping of the trash enclosures in compliance with Section 177-55.K.(2) of the subdivision and land development ordinance.

10. Fire lanes—Section 177-55.M of the subdivision and land development ordinance requires that for nonresidential development, fire lanes be established, as required by the Bureau of Fire Prevention, pursuant to the provisions of the Fire Prevention Code. The plan does not identify any proposed fire lanes. The governing body, along with the township fire marshal, should ensure this issue is adequately addressed.
11. **Plan information**—The building layout indicates that the proposed restaurant with drive-through will contain 3,000 square feet. However, within the Proposed Zoning Data chart, the fast food restaurant is indicated to be 3,115 square feet. This discrepancy should be corrected.

12. **Sewage facilities**—If and when the proposal is submitted as a preliminary plan, the applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development.

This review will be included in the Bucks County Planning Commission board materials for the April 5, 2017, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

LMW:dc

cc: Cedar Properties, Inc.
    Clifton Quay, Stantec Consulting Services, Inc.
    Kurt Schroeder, P.E., Gilmore & Associates, Township Engineer
    Randy Flager, Esq., Flager & Associates, Township Solicitor
    William McCauley, Bristol Township Managing Director (via email)
    Colleen Costello, Bristol Township Department of Licenses and Inspections (via email)
    Thomas Scott, Township Zoning Officer (via email)
March 22, 2017
BCPC #8583-A

MEMORANDUM

TO: Bristol Township Council
Bristol Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for Levittown Fire Company #2
TMP #5-34-285
Applicant: Levittown Fire Company #2, Inc.
Owner: Same
Plan Dated: February 10, 2017
Date Received: February 27, 2017

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: Construct a 2,400-square-foot metal storage shed on a 3.45-acre site. The site contains an existing firehouse, two sheds (one of which will be removed), and 36 parking spaces. Public water and sewer facilities serve the existing firehouse.

Location: The parcel is located along the southern side of County Way (a private road). County Way is located off of New Falls Road, northeast of the intersection of New Falls and Woodbourne Road/Edgely Road.

Zoning: MS Municipal Services District permits municipal services and emergency services uses on a minimum lot area of 10,000 square feet with a minimum lot width of 100 feet. The maximum building area and maximum impervious surface ratio for this district are 35 and 65 percent, respectively.

Present Use: Fire station.
1. **Requested waivers**—Correspondence submitted with the plan indicates that the applicant is requesting waivers from the following requirements of the Bristol Township Subdivision and Land Development Ordinance:

   - **Section 177-14.E** the presentation of a preliminary and final plan shall each be considered a separate submission, and the maximum ninety day review period may be required for each such plan.
   - **Section 177-34.M** Council may, in the interest of highway safety and safety of the area residents, require a traffic study.
   - **Section 177-41.K** All internal parking lots, separator islands, and aisles shall be confined with curbing.
   - **Section 177-41.Q** Street trees shall be provided at the ratio of not less than two trees for every 10 parking spaces, which shall be in addition to any other requirement for buffering and landscaping.
   - **Section 177-42.B** The lighting plan in and around the parking areas shall provide for non-glare lights focused downward. The incident light intensity provided at ground level shall be a minimum one foot candle anywhere in the area to be illuminated. Lighting shall be provided by fixtures with mounting heights of not more than 25 feet in height or the height of the building.
   - **Section 177-43.A** As required in Section 177-35.A of this chapter, sidewalks shall be provided on one side of all abutting streets (boundary streets) and both sides of other streets within the subdivision or land development.
   - **Section 177-51.A(1)(a)** Within any land development or subdivision, street trees shall be planted along both sides of all streets where suitable existing street trees or natural wooded areas do not exist.
   - **Section 177-91.A & 177-92.A(1)** The plans shall be drawn at a scale of one inch equals 50 feet or one inch equals 100 feet and shall be clear and legible print.

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.

2. **Site capacity calculations**—Section 205-107 of the zoning ordinance requires the submission of site capacity calculations with all applications for subdivision and land development. The plan submission does not include the required site capacity calculations.
3. **Proposed macadam access drive**—The proposed macadam access drive for the storage shed is shown connecting into the parking lot near the end of a row of existing parking spaces behind the building. There are two parking spaces located where the proposed access drive meets the existing parking area. It is recommended that, at a minimum, these two parking spaces be relocated to eliminate any possible conflicts between vehicles parked in the spaces and vehicles utilizing the access drive.

Also, considering the location of the parking spaces behind the building, the proposed access drive, and the 22-foot-wide aisle in the existing parking lot, adequate turning radii for vehicles accessing the proposed macadam drive should be assured.

4. **Fire station use parking requirement**—Parking calculations shown on Plan Sheet 1 of 4 are based on the requirements for Use B11 Municipal Services. By definition, a fire station could also be considered under Use E2 Emergency Services, which has different parking requirements. Township officials should determine what use the fire station falls under so that compliance with the parking requirements can be verified.

5. **Existing large trees**—Aerial photographs indicate that large trees may exist on the site. The species and size of large trees on the site should be shown on the plan in accordance with Section 177-93.C.(9) of the subdivision and land development ordinance. Section 177-33.D 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. Tree protection measures, as outlined in Section 177-52 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. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for the proposed land development.

This review will be included in the Bucks County Planning Commission board materials for the April 5, 2017, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

LMW:dc

cc: Levittown Fire Company #2, Inc.
    Kurt Schroeder, P.E., Gilmore & Associates, Township Engineer
    Randy Flager, Esq., Flager & Associates, Township Solicitor
    William McCauley, Bristol Township Managing Director (via email)
    Colleen Costello, Bristol Township Department of Licenses and Inspections (via email)
    Thomas Scott, Bristol Township Zoning Officer (via email)
MEMORANDUM

TO: Buckingham Township Board of Supervisors
   Buckingham Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for PA Biotechnology Center
   TMP #6-4-10-1
   Applicant: PA Biotechnology Center
   Owner: Same
   Plan Dated: March 2, 2017
   Date Received: March 6, 2017

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 19,013-square-foot, two-story addition between the two existing structures to increase laboratory space for the Center. Additional parking spaces will be provided. Existing driveway connections to Old Easton Road will be maintained, and no new driveways are proposed. The site totals 9.76 acres and is currently serviced by public sanitary sewer and will be connected to public water as part of this project.

Location: The lot is located approximately 1,200 feet north of the intersection of Swamp Road (313) and Old Easton Road.

Zoning: PI-Planned Industrial District permits uses G1, Manufacturing and G2, Research on a minimum lot size of 5 acres.

The following zoning ordinance variances were granted by the Buckingham Township Zoning Hearing Board on December 16, 2016:

Sections 405.G1 and 405.G2 To reduce the permitted parking requirement to 334 total parking spaces where 546 spaces are required.
Section 2902.A.1 To permit a 15 percent increase in the impervious surface ratio from 57 percent to 72 percent where 35 percent is allowed and to permit a 4.6 percent increase in the allowable building coverage from 23.6 percent to 28.2 percent where 15 percent is allowed.

Section 3100.B.3 To permit disturbance of up to 70 percent of 8-15 percent slopes.
To permit disturbance of up to 70 percent of 15-25 percent slopes.
To permit disturbance of up to 80 percent of 26 percent or greater slopes.

Section 3104.A To allow the establishment of appropriate buffer yards to be addressed during the land development process.

Present Use: Light industrial research.

COMMENTS

1. Waivers—A list of waivers to sections of the subdivision and land development ordinance was submitted in a separate document. If the waivers are granted, the final plan should include a note to that effect.

2. One principal use—The zoning information chart on the plan indicates that there are two uses permitted by-right on the tract. The uses include G1, Manufacturing and G2, Research. According to Section 400B of the zoning ordinance, only one principal use shall be permitted on any property, lot, tax parcel or tract of land. The two uses are preexisting and shall remain as is since the new expansion appears to accommodate the G2, Research Use. The plan should be revised to note that the two uses are an existing condition.

3. Rear yard setback—Section 2902 notes the rear yard setback for buildings in the PI District is 50 feet and Section 3005 states that no portion of a building or structure shall be built within the minimum depth of the rear yard. As noted and displayed on the plan, the existing building south of the proposed expansion is an existing nonconforming structure that is 16.3 feet from the rear property line. In addition, the new expansion building appears to be within the rear yard setback, but does not increase the extent of the nonconformity.

4. Sidewalk—Sidewalk is not displayed along the frontage of Old Easton Road as required per subdivision and land development ordinance (SALDO) Section 9.18.B.1 to accommodate for safe pedestrian access. Even though there are no sidewalks around the site except for the deteriorated asphalt path opposite the subject property along the Anthony and Sylvan Pools property frontage on Old Easton Road, the township should consider requiring sidewalk along all or a portion of the frontage where feasible. As redevelopment occurs along the Old Easton Road corridor as well as properties along North Easton Road, there may be a need to provide pedestrian connections for employees of the PA Biotechnology Center. Sidewalk would provide safe access to potential restaurants, bus stops, and other future destinations in the Cross Keys area.

A study prepared by the Bucks County Planning Commission in collaboration with Buckingham, Doylestown, and Plumstead townships and Doylestown Borough is near completion and recommends sidewalks along a portion of the frontage of the PA Biotechnology Center property. The sidewalk provides a segment to an overall connectivity.
plan that links Old Easton, Landisville, North Easton, and Swamp roads with the various retail, office, and residential areas. A future connector road between Easton and Old Easton roads has been evaluated and recommended, potentially opposite the Biotechnology Center, with sidewalk and streetscape amenities. The exact location of a connector road is unknown at this time, but sidewalk is recommended along the PA Biotechnology Center frontage.

5. **Service access and circulation**—For safety reasons, the township should ensure proper maneuvering for all service and loading vehicles associated with the use operations within the buildings per SALDO Section 9.17.B.1.

6. **Airport elevations**—We suggest that the height limitations of the airport area protection standards found in Article 3 of the zoning ordinance be listed on the plan so that existing and future property owners may be fully aware of these requirements.

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

This review will be included in the Bucks County Planning Commission board materials for the April 5, 2017 meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

JSI:dc

cc: Konrad Kroszner, PA Biotechnology Center  
Edward F. Murphy, Esq., Wisler Pearlstine, LLP  
Dana S. Cozza, Esq., Township Manager (via email)  
Dan Gray, P.E., Knight Engineering, Inc., Township Engineer
MEMORANDUM

TO: Chalfont Borough Council
Chalfont Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Revised Preliminary Plan of Subdivision for Chalfont View
TMP #7-4-4-1; 7-4-4-3, 7-4-4; 7-4-5
Applicant: KTMT LIG I, L.P.
Owners: KTMT LIG I LP, Lenape Valley Swim & Tennis Club, Inc., and
The Redevelopment Authority of the County of Bucks
Plan Dated: April 22, 2016
Last revised: December 16, 2016
Date Received: January 30, 2017

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 17,5574-acre parcel into 58 single-family detached dwelling lots. Open space of 0.767 acre (33,393 square feet) is proposed. An existing recreation complex and plant nursery will be removed. The site is served by public water and sewer. The plan is a revision to a previously submitted plan which now has an additional 1.54 acres and 4 more units.

Location: South of Westview Avenue between North Main Street and Sunset Avenue.

Zoning: The VOC Village Office Commercial District permits Village Houses on minimum sized lots of 10,000 square feet and Small Lot Village Houses on minimum sized lots of 7,000 square feet as part of a Planned Village Development on tracts of 20 acres or more as a conditional use. A minimum of 4 percent of the Planned Village Development with Village and Small Village Houses base site area shall be open space. The maximum density is 3.6 units per acre.

The applicant has received the following variances from zoning ordinance requirements which were granted by the Zoning Hearing Board on September 28, 2016:

Section 407.2.L.1(e) To permit less than the required Type B buffer along adjacent Elbe Property, conditioned upon the installation of a Type A buffer along the border of adjacent Elbe Property.
Section 27-545  To permit lot setbacks and lot area to be measured from the ultimate right-of-way.

Present Use: Commercial and recreational

COMMENTS

1. **Variances**—The applicant’s engineer submitted a list of variances granted by the borough Zoning Hearing Board on September 28, 2016. The plan does not note these variances. The plan should be revised to indicate the variances granted.

2. **Tree protection** —Section 22-202{34} defines a tree protection zone as an area that is radial to the trunk of a tree, in which no construction activity shall occur. The tree protection zone shall be measured 20 feet from the trunk of the tree to be retained or the distance from the trunk of the tree to two feet beyond the outer edges of the branches of the tree. The plan shows two trees on Lot 57 along the Main Street frontage which are to remain as street trees, but there is no tree protection fencing shown on the grading plan. The plan should be revised to show tree protection fencing to prevent heavy equipment from crossing the roots and to prevent construction material from being stored under the tree.

3. **Recreation land**—Section 22-714.13 of the subdivision and land development ordinance permits donation of a fee in lieu of land for recreation. A memo from the applicant’s engineer, dated August 8, 2016, indicates that the developer may offer a fee in lieu of recreation land. However, there is nothing on the plan indicating the intent of paying a fee in lieu. We recommend that the plan be revised to note that a fee in lieu will be offered if that is the intention.

4. **Offsite improvements**— The conditions of preliminary approval (November 4, 2016) require that offsite sidewalk improvements are to be noted on the Record Plan. Note 21 on Sheet 1 of the plan indicates offsite sidewalk improvements along North Main Street to the Swartley Winkelman Field are part of this project. We recommend that more detail, including a drawing, be provided for this proposed improvement.

5. **Sidewalk**—The plan shows a sidewalk along the Main Street frontage on Open Space Lot (D). This sidewalk does not extend to the property line of adjacent TMP #7-4-56. We note that the existing sidewalk on the adjacent parcel does not extend north to the subject site but we recommend that the applicant and borough consider extending the sidewalk to provide sidewalk connectivity across TMP #7-4-56 and Open Space Lot (D).

This review will be included in the Bucks County Planning Commission board materials for the April 5, 2017, public meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the Bucks County Planning Commission board and staff.

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

DCZ:dc

cc: KTMT LIG I, L.P.
Robert W. Gundlach, Jr., Esq., Fox Rothschild LLP
Pat DiGangi, P.E., CKS Engineers, Inc., Borough Engineer
Sandra Zadell, Borough Manager (via email)
MEMORANDUM

TO: Doylestown Borough Council
    Doylestown Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for Barnes
        TMP #8-8-464
        Applicant: Jefferson & Laura Barnes
        Owner: Same
        Plan Dated: February 10, 2017
        Date Received: February 13, 2017

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

GENERAL INFORMATION

Proposal: Construct a 4,430-square-foot building to be used as a dwelling in combination (Use 11) with retail and office use on the first floor and two dwellings on the second. The subject site is 13,965 square feet. The site will be served by public water and sewer.

Location: On the east side of South Main Street, approximately 50 feet north of Clemens Road.

Zoning: The R-3 Residential District permits Use 11 Dwelling in combination with a minimum lot size of 20,000 square feet.

There are existing nonconformities with respect to the minimum lot area, minimum lot width, and side yard setbacks.

On September 13, 2016 the Zoning Hearing Board granted a variance from Section 27-406 of the zoning ordinance to permit two commercial uses on the first floor of the building and two residential dwellings on the second floor and allow the use of the property as a dwelling in combination (Use 11). At the same hearing, a variance was also granted from Section 22-502 to allow a floor area ratio of 32 percent.

Present Use: Vacant.
 COMMENTS

1. **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.

2. **Parking area landscaping**—Section 22-520.H.2 of the subdivision and land development ordinance requires that, in addition to the trees and shrubs required for buffers and parking areas, a minimum of 10 percent of the parking lot shall be devoted to landscaping. Calculations demonstrating compliance with this requirement should be shown on the plan in accordance with Section 22-502D.1.r. of the subdivision and land development ordinance.

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

   Article IV Preliminary plan requirement
   Section 509.(c) Driveway width and grade and curb radius
   Section 510.(b) Parking lot curb
   Section 510.(c) Parking space width
   Section 510.(l) Providing less than the minimum 5 foot parking setback
   Section 516.(f) Edge of slopes within 5 feet of property line
   Section 803.(a)(1) & 805(a)(1) Plan scale
   Section 803.(c)(2) & 805(c)(2) Existing features within 400 feet
   Section 805.(a)(6) Plan sheet size

   The final plan should include a list of any waivers granted by Borough Council.

This review will be included in the Bucks County Planning Commission board materials for the April 5, 2017 meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

MMW:dc

cc: Jefferson and Laura Barnes
Garrett J. Bergey, Van Cleef Engineering Associates
James P. Dougherty, P.E., Gilmore & Associates, Borough Engineer
Karyn Hyland, P.E., Director of Building and Zoning (via email)
John Davis, Borough Manager (via email)
MEMORANDUM

TO: Doylestown Township Board of Supervisors
   Doylestown Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Subdivision for Tax Parcel 9-12-11
   TMP #9-12-11
   Applicant: David Callan
   Owner: DS & AH Callan
   Plan Dated: January 26, 2017
   Date Received: March 2, 2017

In accordance with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code, this proposal has been sent to the Bucks County Planning Commission for review. The professional staff prepared the following review.

GENERAL INFORMATION

Proposal: Subdivide a 10.9654-acre tract into 3 residential lots. Lot 1 (7.6217 acres) contains an existing single-family detached dwelling served by on-lot water and sewage facilities. Lots 2 and 3 will be 2.177 acres (94,830 square feet) and 1.0101 acres (44,002 square feet), respectively. Single-family detached dwellings with on-lot water and sewage disposal are intended for both lots. Access to Easton Road for the lots will be from a proposed private street.

Location: West side of Easton Road (S.R. 1001), approximately 300 feet south of Warden Road.

Zoning: R-1 Residential District permits a single-family detached dwelling with a minimum lot size of 40,000 square feet (0.918 acre).

Present Use: Residential; single-family detached dwelling.

COMMENTS

1. Waivers—Waivers are requested from the following provisions of the subdivision and land development ordinance:
   
   Section 153-24.A(8) to permit a 20-foot-wide common driveway with a fire truck turning tee.
   Section 153-24.B(2)(a) to allow the existing cartway width on Easton Road.
Sections 153-25.A(1) and 153-26 to not provide sidewalks or curbing along roadways. Section 153-34.B(3) to not provide street trees.

In accordance with the requirement of Section 512.1(b) of the Pennsylvania Municipalities Planning Code, township officials should determine whether the requested waiver should be approved in whole or in part.

2. **Access and easements**—Given the proposal to widen the existing driveway to a private street to serve a total of three dwellings, the applicant should contact PennDOT to determine if modifications to the Highway Occupancy Permit are necessary to account for the change in the number of vehicular trips using the accessway.

In addition, we recommend that the easement terms and maintenance responsibilities be reviewed and indicated on the plan for the shared accessway (private street) as well as for the existing driveway easement on Lot 3 and adjacent TMP #9-9-12.

3. **Sewage facilities**—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 must be submitted for this proposed subdivision.

In addition, the location of the proposed septic area on Lot 3 should be revised to indicate a minimum isolation distance of 10 feet from the proposed property line (right-of-way) in compliance with Pennsylvania Code, Title 25, Chapter 73.

This review will be included in the Bucks County Planning Commission board materials for the April 5, 2017, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

CIG:dc

cc: David Callan
Brian Horner, Protract Engineering, Inc.
Mario Canales, P.E., Pickering, Corts & Summerson, Township Engineer
Stephanie J. Mason, Township Manager (via email)
MEMORANDUM

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

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development—Pennridge Airport Business Park
   TMPs #12-8-115-2, -8-127, and -9-149
   Applicant: Pennridge Development Enterprises, Inc. (c/o Robert D. Brink)
   Owner: Same
   Plan Dated: November 11, 2016
   Last Revised: February 15, 2017
   Date Received: February 15, 2017

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 business park located within East Rockhill Township and Perkasie Borough. Within Perkasie Borough, the proposed business park will include 245,700 square feet of nonresidential space in four buildings including two manufacturing buildings of 100,000 square feet each, a 36,000-square-foot hotel and conference center, and 9,700-square-foot brew pub. Within East Rockhill Township, the extent of the construction is limited to the following:

Eastern Portion—Consolidate TMPs #12-9-132-1 and -9-149, totaling 61.433 acres. Proposed Lot 1A is located in the eastern portion of the business park within East Rockhill Township (which includes a 0.826-acre portion of the lot area located in Perkasie Borough). Proposed Lot 1A will contain an access driveway that will connect Ridge Road and the existing Pennridge Airport driveway through the Perkasie Borough portion of the business park. Proposed Lot 1A includes a limited portion of the parking area and trash enclosure, and a stormwater management basin located on the southwestern side of the access driveway. No development is proposed for Lot 1A at this time, but development is intended in the future, which will be served by public water and sewer service.
Western Portion—Consolidate TMPs #33-3-20, 33-3-21, and 12-8-127 (Proposed Lot 2), totaling 89.216 acres within East Rockhill Township and Perkasie Borough. On the portion of Proposed Lot 2 (68.132 acres) within East Rockhill Township, there is a limited portion of the access driveway for the loading area of Proposed Building 2, and a stormwater management basin is proposed.

A future phasing plan, included with the plan submission, proposes to construct a 1-story 150,000-square-foot manufacturing building on Proposed Lot 2 and construct three (1-story) manufacturing buildings totaling 340,000 square feet on TMP #12-8-115-2 (Proposed Lot 3) within East Rockhill Township. The site is intended to be served by public water and sewer service.

Location: The eastern portion of the site is located northwest of North Ridge Road (Route 563), with access from a proposed private driveway that connects the site to Ridge Road in Perkasie Borough. The proposed driveway is opposite West Blooming Glen Drive along North Ridge Road.

The western portion of the site is located northwest of Ridge Road and northeast of Tunnel Road. Access to Ridge Road is proposed along a proposed access drive through the adjacent lot within the Perkasie Borough portion of the proposed business park.

Zoning: The I-1 Industrial District permits a variety of uses including industrial, commercial, and office, with a minimum lot area and lot width of 5 acres and 300 feet, respectively.

The I-2 Industrial District is similar to the I-1 and permits a variety of uses including industrial, commercial, office, and office and industrial parks, with a minimum lot area and lot width of 5 acres and 300 feet, respectively.

Present Use: Airport and vacant.

COMMENTS

We previously reviewed a sketch plan for the Pennridge Airport Business Park for the East Rockhill portion of the site (See BCPC #10996-A dated December 8, 2016) and the Perkasie Borough portion of the site (See BCPC review #12203, dated December 20, 2016). We recommend that township officials consider the following comments prior to taking action on the plan:

1. **Lot consolidation**—The plan proposes to consolidate TMPs #33-3-21, 33-3-20, and 12-8-127 located within East Rockhill Township and Perkasie Borough into one lot. According to the Bucks County Board of Assessment (BOA), each tract of land is taxed within their own jurisdiction, so lot consolidation between land within two separate municipalities is not permitted unless one of the taxing authorities or municipalities provides written documentation to the BOA stating that they authorize the subject land(s) within their jurisdiction can be taxed by the adjoining authority/municipality.

2. **Future Phasing Plan**—Sheet CS-201 (Preliminary Future Phase Conceptual Site Layout) proposes a four 1-story manufacturing buildings totaling 490,000 square feet of total floor area. When the Perkasie Borough portion of the business park is included, the total building square footage increases to 735,700 square feet. The Future Phase Concept Plan proposes to cross a Southeastern Pennsylvania Transit Authority (SEPTA) right-of-way (which is leased to the East Penn railroad) with a proposed access road linking lands owned by the applicant on both sides of the tracks and providing access from this portion of the site to Tunnel Road. We would not recommend access be provided onto Tunnel Road until a feasibility analysis has
been be conducted to evaluate the required improvements and costs, such as right-of-way acquisition, cartway widening, and stormwater management facilities along Tunnel Road, and SEPTA approvals are obtained for crossing their right-of-way with an access drive. If access to Tunnel Road is deemed inappropriate, the township and borough should determine if all buildings can be adequately served by one access point onto Ridge Road. The applicant and municipal officials should discuss the current and future demand for manufacturing use for the proposed business park and the road improvements necessary to accommodate the proposed number of manufacturing buildings and associated semi-tractor trailers onto Ridge and Tunnel roads.

3. **Tree replacement/reforestation**—Section 22-515.7 of the subdivision land development ordinance requires trees of a diameter of 6 inches or more that are removed or destroyed during any stage of development, grading, or construction be replaced with a tree or trees as specified. According to Sheet CB-101 (Preliminary Existing Resource and Site Analysis Plan), two separate stormwater management basins are proposed within wooded areas of the site. Therefore, the plan should be revised to satisfy Section 22-515.7, if necessary.

4. **Tree protection fencing**—The plan proposes tree protection fencing (TPF) along wooded areas to be preserved. Section 22-515.6 of the subdivision and land development ordinance provides specifications for a tree projection zone; therefore, the plan should be revised to provide a TPF detail that satisfies this criteria.

5. **Basin access**—Based upon the grading plan, access to the proposed basins may be an issue. We recommend that a stable access way at least 10 feet wide (widths of 15 feet are common) be provided to allow entrance of machinery in the event of basin failure and/or for maintenance duties or repairs. The plan should be revised to show a clear access way for these purposes.

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

This review will be included in the Bucks County Planning Commission board materials for the April 5, 2017 meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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: jmk

c: Robert D. Brink, Pennridge Development Enterprises, Inc.
   Gregory Elko, P.E., Langan Engineering and Environmental Services
   Steve Baluh, P.E., C. Robert Wynn Associates, Inc., Township Engineer
   Marianne Morano, East Rockhill Township Manager (via email)
   Leo Byrne, SEPTA
   Fran Hanney, PennDOT
   Perkasie Borough (Adjacent Municipality)
MEMORANDUM

TO: Hilltown Township Board of Supervisors
   Hilltown Township Planning Commission
FROM: Staff of the Bucks County Planning Commission
SUBJECT: Preliminary Plan of Land Development for Swaminarayan Community Center
   TMP #15-1-118
Applicant: Swaminarayan Cultural Association, Inc.
Owner: Swaminarayan Cultural Association, Inc. & Prithviraj J. Patel
Plan Dated: January 27, 2017
Date Received: February 2, 2017

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

GENERAL INFORMATION

Proposal: Construct a 4,460-square-foot building to be used as a community center on an 11.3-acre site. Public water and sewerage facilities are proposed.

Location: East side of Bethlehem Pike, approximately 700 feet north of Keystone Drive.

Zoning: PC-1 Planned Commercial I District is intended to provide for a wide range of commercial and service type uses. Use C10 Community Center is a permitted use by right within the PC-1 Planned Commercial District on lots of not less 20,000 square feet.

Present Use: Community center.

COMMENTS

1. Sidewalks—Section 140-36 of the subdivision and land development ordinance requires sidewalks along both sides of existing streets unless waived by the Board of Supervisors. We note there are sidewalks and trails associated with the adjacent residential development. Township officials should determine if the subject proposal would offer the beginning of establishing a sidewalk system for this area of the township.
2. **Parking reduction**—We note that the applicant has proposed to request a conditional reduction of the number of required off-street parking spaces in accordance with Section 160-47 of the zoning ordinance. The Board of Supervisors, after consulting with the Planning Commission and Township Engineer, may permit a conditional reduction of parking space subject to the conditions set forth in Section 160-47.

3. **Outdoor trash collection**—In accordance with Section 140-45.C.(9) of the subdivision and land development ordinance, the outdoor garbage collection facilities must be screened from view by landscaping and/or fencing.

4. **Tree protection**—On Sheet 11, grading is shown within the proposed tree protection fencing. The plan should be revised so no disturbance is proposed within the tree protection zone per Section 140-37.F of the subdivision and land development ordinance.

5. **Buffer yard requirements**—In accordance with Section 140-17.C.(11)(d) of the subdivision and land development ordinance, the buffer yard requirements should be included on the plans.

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

This review will be included in the Bucks County Planning Commission board materials for the April 5, 2017, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

MMW:dc

cc: Swaminarayan Cultural Association, Inc.
Chirag V. Thakkar, P.E., ARNA Engineering, Inc.
Lorraine E. Leslie, Township Manager (via email)
MEMORANDUM

TO: Middletown Township Board of Supervisors
   Middletown Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for Burns Auto Group
         TMP #22-41-79
         Applicant: Buckingham Retail Properties, LLC
         Owner: Same
         Plan Dated: March 1, 2017
         Date Received: March 9, 2017

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

GENERAL INFORMATION

Proposal: Construct an 8,190-square-foot-addition to an existing 1,357-square-foot-building used for motor vehicle sales. Modifications to the existing parking arrangement and site layout are also proposed on the 76,620-square-foot parcel. The site is served by public water and sewer facilities.

Location: Southeast side of East Lincoln Highway across from the Penndel-Middletown Emergency Squad facility.

Zoning: C Commercial District allows motor vehicles sales establishments on lots with a minimum size of 60,000 square feet with a maximum impervious surface ratio of 60 percent.

Present Use: Commercial; motor vehicle sales dealership.

COMMENTS

1. **Landscaping and impervious surface ratio**—Section 1503.J of the zoning ordinance requires a special 12-foot-wide planting strip along Lincoln Highway with the rear most 5 feet of the planting strip landscaped in a manner satisfactory to the Township Planning Commission. The plan indicates a 6-foot-wide plant strip and, therefore, should be revised accordingly.
In addition to expanding the planting strip to comply with the zoning provisions, we note that existing impervious surface on the site will still exceed the maximum of 60 percent permitted in the C District. There appear to be opportunities to provide additional green space, especially in areas that could better define the interior circulation accessways and parking rows, and within proximity of light poles and the freestanding sign. Incorporating a mixture of plant materials including trees would not only be beneficial in providing a more attractive streetscape along East Lincoln Highway, but also aid in reducing stormwater runoff and enhancing air quality along the heavily traveled roadway.

2. **Waivers requested**—Sheet 3 of 12 on the plan indicates that waivers are requested from the following subdivision and land development ordinance (Chapter 440) provisions:

<table>
<thead>
<tr>
<th>Section</th>
<th>Provision</th>
</tr>
</thead>
<tbody>
<tr>
<td>301.E</td>
<td>to permit the submission of a combined preliminary and final land development plan;</td>
</tr>
<tr>
<td>303.D(3)(d)</td>
<td>to not provide the future right-of-way;</td>
</tr>
<tr>
<td>419 and 509.A</td>
<td>to not provide street trees;</td>
</tr>
<tr>
<td>421.E.1</td>
<td>to allow parking rows without planting islands at the ends;</td>
</tr>
<tr>
<td>421.E4, E9 and E19</td>
<td>to allow parking closer than 15 feet to the outside wall of a building and all property lines including the right-of-way line;</td>
</tr>
<tr>
<td>421.G</td>
<td>to allow a parking lot on a grade exceeding 5 percent;</td>
</tr>
<tr>
<td>421.H</td>
<td>to permit a parking lot that does meet the specified tree requirements.</td>
</tr>
</tbody>
</table>

Township officials should determine if the waivers should be approved in whole or in part in accordance with Section 512.1(b) of the Pennsylvania Municipalities Planning Code. We suggest that discussions of the waivers consider the benefits of providing additional plant and green space areas as indicated in Comment 1 above.

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

This review will be included in the Bucks County Planning Commission board materials for its April 5, 2017, public meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the Bucks County Planning Commission board and staff.

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

CIG:dc

cc: Thomas Verrichia, Buckingham Retail Properties, LLC  
    John R. Hornick, P.E., Bohler Engineering PA, LLC  
    Larry Young, P.E., TriState Engineers, Township Engineer  
    Stephanie Teoli Kuhls, Township Manager (via email)  
    Patrick Duffy, Township Zoning Officer (via email)
MEMORANDUM

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

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Final Plan of Subdivision for Frost Tract
TMPs #26-5-77, -77-2
Applicant: MDG 1, LLC
Owner: Same
Plan Dated: March 1, 2017
Date Received: March 6, 2017

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: The current submittal is Phase 2 and subdivides 21.56 acres into 11 single-family residential lots, which will range in size from 15,840 square feet to 38,444 square feet, and two open space areas—Open space #1, which will be 13.31 acres and Open space #2, which will be 0.3 acre. Phase 1 of the approved plan consisted of creating Lot 12 (previously recorded in plan book 363, page 79), which contains an existing single-family home. Public water and sewer will serve the site.

Location: Northwest side of Upper State Road, at Pickertown Road.

Zoning: SR-2, Single Family Residential 2 District provides for low-density housing with preservation of natural features through clustering, where practical. The project is subject to terms of a stipulation and agreement dated May 5, 2006.

Present Use: Residential and natural area.

COMMENTS

1. Stipulation and Settlement Agreement—Prior to final plan approval, the township should ensure compliance with the conditional use Adjudication of the New Britain Township Board of Supervisors dated May 14, 2001, as modified and revised by the Stipulation and Settlement Agreement dated May 5, 2006, approved as an Order of the Bucks County Court of Common Pleas at Bucks County Docket No. 01-3806-22-5.
2. **Waivers requested**—It appears that a number of waivers from the subdivision and land development ordinance (SALDO) were approved as part of the approval of the Stipulation and Settlement Agreement dated May 5, 2006. The applicant is requesting waivers from the following SALDO requirements for this latest submittal:

- **Section 22-704.3** Requiring proposed easements to be centered along property lines. A storm sewer easement is proposed within Lot 10.
- **Section 22-705.4.F** Requiring a minimum street right-of-way radius at an intersection to be equal to the curb radii plus 10 feet or 35 feet.
- **Section 22-710.4** Provide at least one emergency access for subdivisions with a cul-de-sac street.
- **Section 22-712.4.I** Requiring that the minimum freeboard through the emergency spillway shall be one foot and the maximum spillway length shall not exceed 75 feet.

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

3. **Condition 3**—Condition 3 of the modified and revised Stipulation and Settlement Agreement dated May 5, 2006 notes that a split rail fence should be placed along the side lot lines of Lots 6 and 7 to delineate passage to the open space. The plan shows a post and rail fence along the rear property lines of Lots 5, 6, 7, and 8 with a gate at the terminus of the access space between Lots 6 and 7. The plan should be revised accordingly.

4. **Proposed tree**—The Landscaping and Lighting plan (Sheet 13 of 26) proposes 23 *Zelkova serrata* ‘Green Vase’ trees as street trees. 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.

5. **Sewage facilities**—A Sewage Facilities Planning Module Application was submitted on January 30, 2017 for the proposed subdivision. It appeared to be consistent with the official Act 537 Plan and is located in an area to be served by public sanitary sewerage facilities.

This review will be included in the Bucks County Planning Commission board materials for the April 5, 2017 meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

JSI:dc

cc: MDG 1, LLC
William R. McNaney, P.E., Van Cleef Engineering Associates
Erik Garton, P.E., Gilmore & Associates, Township Engineer
Eileen Bradley, Township Manager (via e-mail)
Warrington Township, Bucks County (Adjacent Municipality)
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 Land Development for Metro Storage Facility  
TMP #26-1-5  
Applicant: Metro Storage, LLC  
Owner: Same  
Plan Dated: March 3, 2017  
Date Received: March 8, 2017

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 107,008-gross-square-foot self-storage building on a 4.34-gross-acre lot and 13 on-site parking stalls to accommodate the use. Public water and sewer service the site.

Location: Eastern side of the intersection of County Line Road and Maple Avenue.

Zoning: IO Industrial Office District permits office, industrial, and commercial activities on lots of 3 acres or more. The J-25, Self-Storage use is permitted by right and categorized into three separate sub-uses: mini-warehouse, warehouse buildings, and exterior storage. The mini-warehouse and warehouse buildings are allowed on a minimum lot area of 5 acres. The exterior storage is only allowed as an accessory use to the mini-warehouse and warehouse buildings uses and limited to 10 percent of the indoor storage areas on the site.

The following zoning ordinance variances were granted by the New Britain Township Zoning Hearing Board on January 27, 2017:

Sections 27-305.H3.B.1(C) and -2109  
To permit an 8-foot fence along the side and rear lot line, where the maximum height allowed is 6 feet.

Section 27-305.J25.B.1(A)  
To permit the use on a 4.34-acre lot where the required minimum lot size is 5 acres.
Section 27-305.J25.B.1(E) To permit the storage units to be 35 feet in height where the maximum permitted height of any storage unit is 12 feet.

Section 27-305.J25.B.1(F) To permit a building coverage ratio of 33.2 percent where the maximum permitted building coverage ratio for a property with a mini-warehouse use is 30 percent.

Section 27-305.J25.B.1(G) To permit an impervious surface ratio of 62.4 percent where the maximum permitted impervious surface ratio for a property with a mini-warehouse use is 55 percent.

Section 27-305.J25.B.1.8 To permit a building or structure that exceeds 6,000 square feet in size.

Sections 27-305.J25.B.5, -2800, -2801 To permit a 50-foot-wide buffer where the required minimum buffer width is 65 feet.

Section 27-2400.F.2(A) To permit 100 percent of the existing woodlands/forest on the property to be disturbed where the maximum amount of permitted disturbance is 50 percent. And to permit such disturbance to occur without replacing trees.

Section 27-2901 To allow less than the required off-street parking spaces on the property for a mini-warehouse use (13 proposed, when 71 are required).

Section 27-2904.B.1 To permit the proposed parking spaces/stalls to be 9 feet in width where the required minimum parking stall width for perpendicular/90-degree parking spaces is 10 feet.

Section 27-2904.G.5 To permit a 6-foot paved pedestrian walkway to directly abut 3 exterior structural walls of the proposed building where the required minimum setback for such paved areas is 3 feet.

The relief granted is subject to the following conditions:

A. The proposed mini-warehouse use, non-residential building, parking and drive aisles, stormwater management facilities, fence, planting and related improvements, their respective dimensions, sizes, and locations and appearances shall be in accordance with plans, evidence, representations, exhibits, and credible testimony made and submitted at the hearing.

B. The applicant shall use all reasonable efforts to increase the planting along the property’s non-street lot lines, including the property eastern lot line.

C. There shall be no exterior or outdoor storage of any item.

D. The decision does not waive any requirements of any other applicable New Britain Township ordinance(s); and the proposed addition must meet all other applicable federal, state, county, and New Britain Township regulations and code.

Present Use: Residential.
COMMENTS

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

   - **Section 22-401**
     To permit a preliminary/final land development submission to occur in the same submission.

   - **Section 22-705.13.C**
     To permit a driveway slope in excess of the maximum driveway slope of 3 percent within 20 feet of the cartway (stopping area).

   - **Section 22-705.13.D**
     To permit a driveway slope in excess of the maximum driveway slope of 6 percent.

   - **Section 22-705.13.G**
     To permit a driveway within 40 feet of a street intersection.

   - **Section 22-706.1.B**
     To permit no curb along the Maple Avenue frontage.

   - **Section 22-706.2.B**
     To permit no sidewalks along the property frontage of every existing street abutting a proposed subdivision and/or land development.

   - **Section 22-712.4.D**
     To permit top of basin berm to the invert of the outlet structure to be greater than 7 feet.

   - **Section 22-712.4.S(2)**
     To permit a minimum slope in a detention basin less than what is required.

   - **Section 22-712.5.E**
     To permit a storm sewer less than the required minimum diameter of 15 inches.

   - **Section 22-713.5.B**
     To permit less than the required basin tree amounts for basins #1 and #3.

   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. **Self-Storage Ordinance No. 2017-01-01**—The Board of Supervisors of New Britain Township revised the existing and adopted new regulations for the J25, Self-Storage (Mini-Warehouse) Use. The submitted plan notes the proposed use as mini-warehouse and the definition of mini-warehouse in the adopted zoning ordinance, Section 27-305.J25.a states that it is storage units contained in single story structures that are only accessible from the exterior. The proposed building is a 2 story warehouse predominantly accessible from the inside. In order to clarify the submission, the proposed use noted on the plan should be revised to J-25.b, Warehouse Buildings.

3. **Self-Storage accessory uses**—Self-storage uses typically contain a dwelling unit for a caretaker as well as an office area for retail sales storage and moving-related materials. It is unclear on the plan if these accessory uses are contained within the proposed building. If the uses are within the warehouse building, they should be noted on the plans with their permitted square footage allowances.

4. **Architectural plans and elevations**—Zoning ordinance Section 27-305.J25.b.9 requires elevation plans/architectural renderings of the warehouse building to be submitted for review and comment to the township. It appears the building footprint is a simple rectangular shape.
with no horizontal or vertical segmentation or changes in massing, building shape, or roof shape. Other Metro Storage, LLC buildings located in Pennsylvania, such as those in Limerick and Newtown Square, have utilized a variety of forms, materials, and roof shapes to better integrate the buildings into the surrounding area. The township should ensure the building is compatible to the surrounding area. See attached images (page 6) for examples of other self-storage buildings with architectural interest.

5. **Traffic impact study**—Zoning ordinance Section 27-2500.a.4 requires a traffic impact study for an industrial development consisting of 50,000 square feet or more of total floor area. A traffic calming evaluation was submitted, prepared by Atlantic Traffic + Design on March 3, 2017. The applicant should provide the traffic impact study as required. The study will help determine external roadway and intersection design and improvements and widenings, internal circulation design, and site access location and design.

6. **Community Impact Assessment Report**—SALDO Section 22-505.3.C(4) requires an industrial development consisting of 50,000 square feet or more of total floor area to prepare a community impact assessment report. The applicant should provide the Community Impact Assessment Report as required to assess the tract’s visual and physical resources, community and utility needs, and the project’s fiscal impact.

7. **Existing streets**—SALDO Section 22-705.3.C requires existing streets to be improved to township standards. A traffic calming evaluation was submitted, prepared by Atlantic Traffic + Design (March 3, 2017) which noted that improving Maple Avenue to be curbed and widened to 28 feet would make it more attractive for cut-through traffic, therefore recommending not to curb or widen Maple Avenue. The evaluation recommended a speed hump on Maple Avenue, approximately 300 feet prior to Greenwood Road and 375 feet beyond County Line Road. The township should determine if additional street improvements are needed on Maple Avenue.

8. **Curbs**—SALDO Section 22-706.1.B requires curbs to be installed along the property frontage of every existing street abutting a proposed land development. The plan does not show curbs along Maple Avenue and it should be revised accordingly.

9. **Sidewalks**—SALDO Section 22-706.2.B requires sidewalks to be installed along the property frontage of every existing street abutting a proposed land development. Even though there are minimal sidewalks adjacent to the subject property, the township should consider future growth of the Line Lexington area and destinations along Bethlehem Pike (Route 309). The plan should be revised accordingly to accommodate for future safe pedestrian passage.

10. **Edge of slopes**—SALDO Section 22-711.4.C requires the top or bottom of excavated slopes to be a minimum of 5 feet from the edge of the property lines. The Grading Plan (Sheet 5 of 22) displays grading within 5 feet of the property lines. The plan should be revised accordingly.

11. **Detention/retention basin planting**—SALDO Section 22-713.5.b.(3) states the planting requirements for the detention/retention basins. The Compliance Chart on the Landscape Plan (Sheet 8 of 22) notes that the required shrub plantings in Basins #1 and #3 do not have the required number of shrubs. The plan should be revised accordingly.
12. **Tsuga canadensis**—In 2005, the United States Department of Agriculture and Forest Service issued a pest alert that highlighted the insect *Adelges tsugae* (woolly adelgid). The woolly adelgid has been detected in Pennsylvania and threatens the health and sustainability of the eastern hemlock species (*Tsuga canadensis*), which is proposed in the Plant Schedule. We suggest an alternative evergreen be chosen as a screening plant and one that is considered a native species.

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

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

This review will be included in the Bucks County Planning Commission board materials for the April 5, 2017 meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

JSI:dc

cc: Bob Heilman, Metro Storage, LLC
    John A. VanLuvanee, Esq., Eastburn and Gray, P.C.
    Eric A. Britz, P.E., Bohler Engineering PA, LLC
    Erik Garton, P.E., Gilmore & Associates, Township Engineer
    Eileen Bradley, Township Manager (via e-mail)
    Hatfield Township, Montgomery County (Adjacent Municipality)
Examples of Self-Storage Buildings with Architectural Interest

Photo taken from Google Image

Limerick, PA

Newtown Square, PA

Photo taken from Google Image
MEMORANDUM

TO: New Hope Borough Council
    New Hope Borough Planning Commission
    Solebury Township Board of Supervisors
    Solebury Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Sketch Plan of Land Development for Proposed Commercial Development
        TMP#s 27-1-2, -3, -4 and 27-1-1-3, 27-1-4; 41-27-2 and 41-22-83
        Applicant: Buckingham Retail Partners, LP, Tom Verricha
        Owners: Sue B. Burnham, Joseph J. Devenuto, Jr., York Place Condominium Association,
                Philadelphia Electric Company (PESCO) and New Hope Lodge, LLC
        Plan Dated: February 22, 2017
        Date Received: February 28, 2017

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 5,585-square-foot convenience store (Wawa) with 6 gas dispensary stations under a 4,582(±)-square-foot canopy in New Hope Borough. A total of 69 parking spaces that extend across the municipal boundary onto parcels in Solebury Township is proposed on the 1.78-acre tract. The site will be served by public water and sewer facilities.

Location: Southwestern corner of the intersection of Route 202 (Lower York Road) and North Sugan Road, extending across the borough boundary into adjacent Solebury Township.

New Hope Borough Zoning: Highway Commercial District requires a minimum lot area of 40,000 square feet for a Convenience Store use. A minimum lot width of 150 feet, minimum front yard of 50 feet, minimum rear yard of 35 feet, and minimum side yards of 25 feet are also required. The Highway Commercial District requires a minimum lot area of 40,000 square feet for a Motor Vehicle Gasoline Station. A minimum lot width of 200 feet, minimum distance between any building and any residential use of 100 feet and a minimum distance between the gasoline pumps and the right-of-way line of 30 feet are also required.
Solebury Township Zoning: TMP #41-27-2 is located within the TNC Traditional Neighborhood Commercial District. The TNC District permits bank, office, village retail, convenience store and other commercial uses on a minimum lot size of 1 acre, with a maximum impervious ratio of 60 percent. Floor area for a convenience store use is limited to 4,000 square feet. Motor vehicle gasoline stations are allowed by conditional use approval on a minimum lot area of 2 acres.

TMP #41-22-83 is situated in the RD Residential Development District, which permits residential uses (single-family detached, semi-detached, and multifamily dwellings) on various site and lot sizes.

Present Use: Commercial/Residential and Utility (high voltage overhead wires).

COMMENTS

1. **Coordination of plan among municipalities**—The proposed parking lot and driveway proposed to take access from Lower York Road (Route 202) extend across portions of TMPs #41-27-2 and 41-22-83 in Solebury Township. Therefore, the proposal will need to be coordinated by both municipalities for review and approval since the development cannot stand on its own in either locale. Future submissions should include zoning and code compliance information for both municipalities, including required side and rear setbacks, impervious surface ratio, and buffer area between districts. In addition, the plan should be revised to clearly indicate whether the portions of existing parcels in Solebury are to be subdivided from, or provided with an easement on, the parent parcel. Zoning impacts and compliance should be provided for the entire parcel or remaining parcel area and not just for the portion intended to be utilized for the development.

We note that Solebury Township’s zoning ordinance (Section 1004) encourages the implementation of sustainable design measures aimed primarily at conserving water and maximizing groundwater recharge in the TNC zoning district. We recommend that future submissions include an Environmental Inventory Analysis (EIA) report (zoning ordinance Section 2112.A.18), with particular attention to the protection of the headwater tributary.

2. **Transportation study and improvements**—The proposal does not meet the development square footage threshold for a required traffic impact study in New Hope. However, due to the anticipated traffic volume and proximity of the accessways from the signalized intersection at Lower York Road (Route 202) and Sugan Road along the municipal boundaries, we recommend that a TIS be prepared. Such a study could determine what, if any, modifications to the intersection should be considered (e.g., signal timing) or roadway improvements (e.g., realignment, restriping and/or auxiliary lane widening), especially for left turning movements.

3. **On-site truck delivery pattern**—A plan detail template showing the anticipated truck movements for both fuel and convenience store deliveries should be illustrated on future plan details to ensure convenient and sufficient area is provided on site for all vehicular access.

4. **Parking amount**—According to the information provided on the plan, a total of 28 parking spaces is required, but a total of 69 spaces is provided. Both municipalities should discuss the parking needed to accommodate the proposed use with the applicant. If possible, a reduction in overall amount of parking should be considered to reduce impervious surface and impacts on storm water runoff.
5. **Sidewalk and trail coordination**—According to Section 5.20 of the New Hope Subdivision and Land Development Ordinance, sidewalks are required along all streets. It is recommended that sidewalks be installed along Sugan Road and Route 202 as part of the development.

Likewise, in Solebury Township, subdivision and land development ordinance Section 5.17 requires curbs, sidewalks or trails to be constructed. Section 5.17D.7 indicates that along roads, a macadam, 8-foot-wide bicycle/pedestrian trail may be provided in lieu of the required sidewalk. Since the existing trail within the PECO utility right-of-way extending westward from New Hope Borough ends at North Sugan Road, we recommend that it be continued along the Lower York Road frontage in Solebury Township.

Additionally, pedestrian crossings across Lower York Road at its intersection with North Sugan Road should be coordinated among the municipalities and PennDOT. Access to the building’s entrances from the sidewalk or trails should be coordinated, as appropriate.

6. **Gas dispensary**—To avoid potential vehicular conflicts with the driveway, we recommend that the gas dispensary located closest to the accessway proposed on North Sugan Road be eliminated, or relocated elsewhere on the site.

7. **Signage**—Information regarding proposed advertisement on the convenience store or under the gas canopy (digital, hard copy, and/or sound and light features, if proposed) should be noted on the preliminary plan.

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

This review will be included in the Bucks County Planning Commission board materials for the April 5, 2017, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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/CIG:jmk

cc: Tom Verrichia, Buckingham Retail Partners, LP
    Sue B. Burnham
    Joseph J. Devenuto, Jr.
    York Place Condominium Association
    Philadelphia Electric Company
    John R. Hornick, P.E., Bohler Engineering
    Craig D. Kennard, P.E., Gilmore & Associates, New Hope Borough Engineer
    Cathryn Thomas, New Hope Borough Manager (via email)
    Dennis Carney, Solebury Township Manager (via email)
March 29, 2017  
BCPC #7078-A

MEMORANDUM

TO: Newtown Township Board of Supervisors  
   Newtown Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Sketch Plan of Subdivision for Twining Bridge Road  
   TMP #29-1-23
   Applicant: Gary Pave and Rencap Partners, LLC
   Owner: Same
   Plan Dated: October 21, 2017
   Date Received: March 2, 2017

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 3.07-acre parcel into three single-family detached lots. Lot 1 is 43,419 square feet (0.99 acre), Lot 2 is 46,400 square feet (1.06 acres), and Lot 3 is 44,150 square feet (1.01 acres). The lots will take access to Twining Bridge Road via a proposed common/shared driveway. The site is served by on-lot water and sewerage facilities, but public water and sewerage facilities are proposed.

Location: Southeastern side of Twining Bridge Road, just northeast of Declaration Drive.

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

Present Use: Residential

COMMENTS

1. Table of performance regulations—The proposal to subdivide a 3.07-acre lot into three single-family detached lots does not comply with the minimum lot area, maximum gross density, minimum open space, or maximum impervious surface ratio (per site) requirements
of the CM Conservation Management District. Zoning ordinance Section 401.B requires a minimum lot area of 1 acre, subject to a maximum gross density of 0.33 dwelling units per acre. For each subdivided lot that is less than 3 acres, an area equal to the remainder of 3 acres shall remain as contiguous open space. The proposed density of 1.02 dwelling units per acre is three times the permitted maximum of 0.33 dwelling units per acre. Proposed Lot 1 is 0.99 acre, which is less than the 1-acre minimum, and none of the three proposed lots provides the remainder of the lot area and 3 acres as contiguous open space. The required maximum impervious surface ratio per site is 15 percent, but 17 percent is proposed. The 3.07-acre site cannot be subdivided and meet the zoning ordinance requirements.

2. **Table of area and dimensional requirements**—The plan does not meet requirements of zoning ordinance Section 401.C, including the following:

   a. **Minimum distance between buildings**—The required minimum distance between buildings is 100 feet, but the distance between the dwellings on Lots 1 and 2 is approximately 67 feet, and the distance between the dwellings on Lots 2 and 3 is approximately 81 feet.

   b. **Minimum lot width at building setback line**—Proposed Lots 2 and 3, which do not have frontage on a street, do not meet the 200-foot minimum lot width at building setback line requirement. Zoning ordinance Section 215 defines building setback line as the line parallel to the proposed right-of-way line at a distance therefrom equal to the depth of the required front yard, provided that, in the case where the side lot lines are not parallel, the building setback line shall be where the lot first coincides with the required minimum lot width, but in no case closer to the street than the required front yard.

   c. **Minimum front, side, and rear yards**—A nonconforming rear yard is being created for Lot 1 along its proposed boundary with Lot 2. Yard setbacks are not shown for Lots 2 and 3, but the lots are not large enough to meet all of the required minimum yard setbacks of 100 feet for front yard, 50 feet for side yard (each), and 60 feet for rear yard.

3. **Minimum building envelope**—Zoning ordinance Section 401.D.1 requires that the minimum building envelope per lot shall be 20,000 square feet. The minimum building envelope area shall not contain more than the specified percentages of natural features. Future plans should demonstrate whether the three lots can meet this requirement.

4. **Lot access**—Since only Lot 1 has frontage on a public or private street, a common/shared driveway is proposed across Lots 1 and 2 to provide access for Lots 2 and 3. The common driveway would minimize the number of access points proposed along Twining Bridge Road (with Lot 1 also taking access from the common driveway). However, the plan essentially creates three tiers of lots, although we note that the zoning ordinance does not include provisions for lane lots. The township fire marshal should evaluate the common driveway layout to determine whether the lots would be accessible for fire and other emergency vehicles, and an easement should be established that specifies maintenance responsibilities among the three lots, including repairs and snow removal.
5. **Easement**—The plan shows an existing 30-foot-wide easement extending through proposed Lot 3, but the type of easement is not indicated. Zoning ordinance Section 249.a states that lot area excludes the area within permanent drainage easements, but includes all other easements. Future plans should indicate the type of easement, so that the proposed lot area can be verified.

6. **Demolition of structures**—The submission indicates that the circa 1900 carriage house and bank barn are to be demolished. We note that, according to zoning ordinance Section 1403.G, no building or other structure may be demolished without first securing a demolition permit. Section 1403.G.3 requires, in part, that the zoning officer shall hold any application for a permit to demolish a building for a period not to exceed 30 days, during which time, the applicant shall permit the municipality to enter and inspect the structure to be demolished to assess its historical significance. The applicant should be aware of the demolition requirements pertaining to historic structures.

7. **Stormwater management**—Future plans should indicate how stormwater will be managed on the site for the proposed development.

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

This review will be included in the Bucks County Planning Commission board materials for the April 5, 2017, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

MW:dc

cc: Gary Pave and Rencape Partners, LLC
Pickering, Corts & Summerson, Inc.
Jeffrey Garton, Esq., Begley, Carlin & Mandio, Township Solicitor
Michele Fountain, P.E., CKS Engineers, Inc., Township Engineer
Michael Shinton, P.E., Gilmore Associates, Township Traffic Engineer
Kurt M. Ferguson, Township Manager (via email)
Micah Lewis, Assistant Township Manager (via email)
Martin Vogt, Township Zoning Officer (via email)
Kristie Kaznicki, Municipal Services Secretary (via email)
Michael Bueke, Boucher & James, Inc., Township Planner (via email)
March 27, 2017
BCPC #12182-A

MEMORANDUM

TO: Nockamixon Township Board of Supervisors
    Nockamixon Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Land Development Plan for Easton Road LPG Partners LLC
    TMP #30-11-143
    Applicant: Easton Road LPG Partners LLC
    Owner: Estate of Mary Shively
    Plan Dated: March 13, 2017
    Date Received: March 13, 2017

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 30,000-square-foot storage building, gravel parking area, propane tank storage area, a paved private road without curbing, and a stormwater management facility on a 13.16-gross-acre tract. The proposed storage building is an accessory use to the development of a G5 Fuel Storage and Distribution center on the property. The G5 Use is a permitted conditional use. An access drive to the adjacent lot to the north is proposed off the private road. Individual on-lot water and sewage facilities will serve the lot.

Location: Western side of intersection of Brownstone and Easton roads, approximately 980 feet north of the intersection of Frogtown and Easton roads.

Zoning: I Industrial District allows for industrial activities such as light manufacturing, offices parks and warehousing in areas with direct access to Route 611 on 3-acre minimum lots.

The Nockamixon Township Supervisors granted the applicant conditional use approval for the G5 Fuel Storage and Distribution use on January 19, 2017. Relevant site plan conditions include:

1. Provide buffering in the area by existing residents, including maintaining existing tree rows along property boundaries.
2. Maintain regulated storage tanks in compliance with use regulations (H-10).
3. Enclose tanks with 6 feet chain link fence and tanks are to be setback 100 feet from property line.
4. Use only downward facing lighting, subject to full cut off and set back from residents.

Present Use: Vacant meadow and woods.

COMMENTS

1. **Waivers requested**—The applicant is requesting waivers from the following subdivision and land development ordinance (SALDO) requirements:

   - **Section 196-305.B** Requiring preliminary plans to be filed.
   - **Section 196-411.A** Requiring an Environmental and Cultural Impact Assessment Report.
   - **Section 196-501.I.(1) & (2)** Requiring that acceleration and deceleration lanes must be constructed along the arterial road; requiring that a separate left turn lane shall be constructed along the arterial road.
   - **Section 196-512.A** Requiring curbs along non-residential streets.
   - **Section 196-513.A** Requiring sidewalks along existing and proposed streets.
   - **Section 196-514.1** Requiring street sidewalks and onsite sidewalks.
   - **Section 196-516.A.1** Requiring lots to be graded with a minimum slope of 2 percent.
   - **Section 196-516.C.(2).(c)** Requiring storm sewer piping to be class III reinforced concrete pipe.
   - **Section 196-517.B** Requiring the edge of slope be 5 feet from the property line or right-of-way line.
   - **Section 196-523.C.(8)** Requiring parking lots to be paved and curbed.

   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. **Buffer yards**—Zoning ordinance Section 234-30 requires a buffer yard along the outer boundary of a land development intended for nonresidential and/or nonagricultural uses which involve new construction and which directly border a residential district or residential use. The township should determine if the buffer plantings displayed on the Landscape and Lighting Plan (Sheet 8 of 14) are adequate to comply with the ordinance or if any supplemental plantings are needed along the buffer areas that contain existing vegetation. The plans should be revised accordingly.

3. **Handicap parking**—Zoning ordinance Section 234-31.F requires handicapped parking for parking areas of 10 or more cars. Four percent of the parking spaces shall be designated for handicapped or physically disabled parking and such spaces shall be conveniently located in close proximity to building entrances. The plan should be revised accordingly.

4. **Back-up/reserve on-lot system**—The township should ensure compliance with zoning ordinance Section 234-35.J in relation to the primary and back-up/reserve on-lot sewage systems setbacks and location.
5. **Street intersections**—SALDO Section 196-510.B requires the distance between centerlines of streets opening onto the opposite side of an existing street shall be not less than 150 feet unless the streets are directly opposite each other. The intersection centerlines of the private road and Brownstone Road appear to be less than 150 feet, therefore, the township should determine if the location of the private road is acceptable as designed.

6. **Driveways accessing arterial roads**—The plan displays a shared access drive that services both lots. The *Nockamixon Township Comprehensive Plan* (2005) classifies Easton Road as an arterial designed to carry large volumes of traffic. SALDO Section 196-511.D notes that driveways accessing arterial roads for uses other than single-family residential dwellings shall be designed with the following additional regulations:
   a. Acceleration and deceleration lanes must be constructed along the arterial road.
   b. A separate left turn lane shall be constructed along the arterial road at all proposed driveway entrances except driveways classified as minimum use in accordance with PennDOT [67 Pa.Code,] Chapter 441 regulations.
   c. Signalization may be required if traffic volumes or geometric conditions meet warrant requirements as established by PennDOT. The applicant shall be responsible for all costs associated with signalization including traffic studies, plan preparation, permit application, and installation.
   d. Paving radii at driveway entrance for nonresidential uses shall be increased to accommodate anticipated truck traffic as deemed necessary.

7. **Street trees**—SALDO Section 196-515.1.B requires street trees planted at 35-foot intervals along the frontage where suitable street trees do not exist. The plan should be revised to add the required number of street trees.

8. **Off-street parking landscaping**—SALDO Section 196-515.2.C requires the perimeter of all parking facilities to be visually screened by a berm, shrubs, or a fence. The 12 parking spaces have large shade trees planted adjacent to them and the plan should be revised to accommodate one of the screening options.

9. **Detention basin landscaping**—SALDO Section 196-515.3.C requires one tree per 40 linear feet around the perimeter of the detention basin. The plan does not display any trees along portions of its perimeter and should be revised accordingly.

10. **Invasive exotic plant**—The Landscape Schedule on the Landscape and Lighting Plan proposes the use of *Euonymus alatus* (burning bush). This species has been classified as an invasive, non-native plant in Pennsylvania by the Department of Conservation and Natural Resources (DCNR); see reference at: [www.dcnr.state.pa.us/forestry/plants/invasiveplants/index.htm](http://www.dcnr.state.pa.us/forestry/plants/invasiveplants/index.htm). Therefore, we recommend that the plan be revised to provide an appropriate alternative shrub substitution. In addition, the township should consider removing the plant from the list of permitted plant material in SALDO Section 196-515.A.(9).

11. **Grading**—SALDO Section 196-517.B does not allow the edge of slopes to be within 5 feet of the property line or right-of-way. Several proposed contours go over the property line on
the adjacent lot located to the north. A temporary construction or grading easement will be required to accommodate the grading or the plans should be revised.

12. **Parking facilities**—SALDO Section 196-523.C.(8) requires parking areas and driveways to be paved. We defer to the township to evaluate and determine the expected traffic loads and if the proposed stone in the parking and loading area is adequate and acceptable for the activities associated with the proposed use.

13. **Sewage facilities**—A Sewage Facilities Planning Module Application was submitted on October 6, 2016 for the initial 2-lot subdivision. It appeared to be consistent with the official 537 Plan for this portion of Nockamixon Township. Some supporting documentation indicated to be in the module was not included in the packet received by our office. However, the township engineer confirmed submittal and consistency of the support documents.

This review will be included in the Bucks County Planning Commission board materials for the April 5, 2017 meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

JSI:dc

cc: Easton Road LPG Partners LLC
    Carrie B. Nase-Poust, Esq., Fox Rothschild LLP
    William McNaney, P.E., Van Cleef Engineering Associates
    Keith Deluca, Township Manager (via email)
    Steven Baluh, P.E., C. Robert Wynn Associates, Inc., Township Engineer (via email)
MEMORANDUM

TO: Plumstead Township Board of Supervisors
   Plumstead Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Subdivision—Conover
         TMP #34-15-39-8
         Applicant: Gary and Maureen Conover
         Owner: Same
         Plan Dated: December 30, 2016
         Date Received: February 13, 2017

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 12.79-acre parcel into two lots. Lots 1 and 2 will be 9.97 and 2.40 (net) acres, respectively. Lot 1 contains an existing dwelling unit and Lot 2 will be developed at a later date. On-lot water supply and sewage disposal systems serve Lot 1 and are proposed for Lot 2.

Location: Northeast of Moyer Road, approximately 600 feet northwest of its intersection with Bradshaw Road.

Zoning: The RO Rural Residential District permits single-family detached dwellings with a minimum lot area and lot width of 2 acres and 200 feet, respectively.

Present Use: Residential.

COMMENTS

1. Future development of Lot 2

   a. Hydric soils—Sheet 2 of the plan submission includes a Soil Information table identifying Doylestown silt loam (DdA) as a hydric soil, which is located over much of the site. Section 27-2401.7.A of the zoning ordinance states that an on-site
investigation shall be conducted to determine whether wetlands are present on a site if the site contains hydric soils. Note 6 on Sheet 1 states that Lot 2 is to be developed at a later time. However, DdA soils are located over a majority of Lot 2 where a future building envelope and spray irrigation field are proposed. This issue should be resolved prior to taking action on this plan.

b. **Spray field**—The plan identifies a 40,000-square-foot sewage disposal spray field for a 3-bedroom dwelling unit as part of the future development of Lot 2. Sheet 2 indicates the area of the spray field consists primarily of Doylestown silt loam (DdA), which is poorly drained with a depth of seasonal high water table of 0.0 to 0.5 feet. The remainder of the spray field consists of Amwell silt loam (AmB), which is somewhat poorly drained with a depth of seasonal high water table of 1 to 2.5 feet. The applicant should verify whether or not these soils are conducive for the successful operation of the proposed spray field (e.g., soil testing data). Otherwise, the applicant should explore sewage disposal options for Lot 2 and the potential need to adjust the boundary lines of the proposed subdivision, accordingly.

This review will be included in the Bucks County Planning Commission board materials for the April 5, 2017 meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

DAS:dc

cmp: Gary and Maureen Conover
Adam D. Crews, PLS, Crews Surveying, LLC
Carolyn McCreary, Township Manager (via email)
TO: Warminster Township Board of Supervisors
Warminster Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Land Development for Delaware Valley Residential Care
TMP #49-9-16-3
Applicant: JG Petrucci Inc.-George Reeves
Owner: Same
Plan Dated: October 16, 2015
Date Received: January 30, 2017

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 brain injury care center comprising 24 single-family attached townhouse units and a 9,825-square-foot day center building on a 5-acre parcel. The site is served by public water and sewer.

Location: Northern side of Jacksonville Road approximately 190 feet west of its intersection with Van Horn Drive.

Zoning: The I/O Industrial Office District permits public or private school, medical or dental office/clinic, business or professional office, retail shop, service business, bank, restaurant, light manufacturing, research and development facility, wholesale business and storage on lots of 1-acre or more.

Transit Oriented Development is permitted as a conditional use on a lot size of 15 acres or more. A mix of residential, nonresidential and open space is required. The maximum permitted residential density is 14 units per acre. At least 30 percent of the net tract area shall be preserved as open space.

At a hearing held on December 15, 2016 (written decision dated January 19, 2017) the township Board of Supervisors granted a conditional use and relief from the following zoning ordinance requirements regarding reasonable accommodations pursuant to the Federal Fair Housing Act:

February 28, 2017
BCPC #11201-A
Present Use: Vacant

**COMMENTS**

1. **Natural resource protection**—The Natural Resources Table (Sheet 2) indicates that the proposed percentage of disturbance is significantly greater than the permitted disturbance for steep slopes (8-15 percent, 15-25 percent, and greater than 25 percent), woodlands (environmentally sensitive), woodlands (other), and riparian buffer. The plan should be revised to show compliance with the natural resource protection standards of the respective ordinances: zoning ordinance Section 2103 and subdivision and land development ordinance Section 602.

   In addition, subdivision and land development ordinance Section 602.3.C requires that any tree over 24 inches in caliper shall be 100 percent protected, whether located within the woodland areas or standing alone. The plan shows heavy brush and woods covering the southern half of the site, with virtually all of the vegetation to be removed. The plan should indicate if any trees over 24 inches in caliper exist on the site so compliance with this requirement can be determined.

2. **Parking**—Section 1602.c.(6).D of the zoning ordinance requires 2 spaces per townhouse unit plus 0.5 spaces for overflow. There are no standards for a day center. The section also notes that, due to the nature of a TOD, reduced parking demand is anticipated. It is likely that some employees will travel to the site by bus and train.

   The plan shows 72 parking spaces and notes that residents do not drive. Because parking will not be for residents, it appears that the parking provided is for employees and visitors. However, no information is provided about parking demand. We recommend that more information be provided to determine the appropriate number of parking spaces needed.

3. **Emergency access**—The plan shows a driveway almost 900 feet long that has no outlet and only one access to Jacksonville Road. We recommend that the township determine if an emergency access drive should be provided to connect with a driveway on an adjacent parcel.

4. **Grading**—Section 519.6 of the subdivision and land development ordinance requires that the top and bottom of slopes be at least five feet from the property line to permit normal rounding of the edge of the slope without encroaching on the abutting property. The plan shows grading within 5 feet of the adjacent southwest property line. The plan should be revised to comply with the grading requirement.
5. **Sidewalks**—A purpose of the TOD district is to encourage the provision of a pedestrian environment and to promote a pedestrian orientation of buildings and streets. The plan shows sidewalks and walking trails on the site tying into a sidewalk along the Jacksonville Road frontage. A note on the plan indicates that a sidewalk extension along the frontage of adjacent TMP #49-9-17 will be provided by others. Since employees and visitors arriving by bus or train will walk along Jacksonville Road to the site, this off-site sidewalk extension is an important link for pedestrian access. We recommend that the sidewalk construction on the subject site and the adjacent site take place simultaneously.

6. **Covered walkways**—Section 1602.9c.4.A.3 of the zoning ordinance states separate buildings are encouraged to be connected by roofs or canopies. The buildings on site are connected by sidewalks but there is no roof over the area between the residential units and the day center. We recommend that the township and applicant consider providing sidewalk canopies.

7. **Deed restriction**—The Findings of Fact and Conclusion provided conditional use and zoning relief for the proposed use. The conditions and relief are specific to the use and may not be appropriate for conversion to conventional residential use. We recommend that the plan contain a deed restriction for the site to prohibit uses other than that proposed. We also recommend that the record plan identify the proposed function and activities for the day center so that the intended use of that facility is clear.

This review will be included in the Bucks County Planning Commission board materials for the April 5, 2017, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

DCZ:dc

cc: George Reeves, J.G. Petrucci Company, Inc.
    Robert Cunningham, P.E., Holmes Cunningham Engineering
    Gregg Schuster, Municipal Manager (via email)
    Craig D. Kennard, P.E., Gilmore & Associates, Municipal Engineer
    Edward Murphy, Esq., Wisler Pearlstine
    Amanda Zimmerman, Assistant Manager, Warminster Township (via email)
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 1800 West Street Road
TMP #50-35-25
Applicant: 1800 Street Road Realty, LLC
Owner: Windmill Real Estate Holdings, L.P.
Plan Dated: February 6, 2017
Date Received: February 10, 2017

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 56,382 square feet of self-storage miniwarehouse space on a 3.55-acre parcel. The site contains an existing 20,192-square-foot office building. Public water and sewer serves the site.

Location: West Street Road on the western side of the intersection of Street Road and Costner Drive.

Zoning: PRD Planned Residential Development District permits a variety of residential uses. Multiplex units are permitted on lots of 800 to 2,700 square feet, based on number of bedrooms, and a maximum density of 3 units per acre.

Present Use: Commercial office (nonconforming).

COMMENT

Proposed use—The PRD Planned Residential Zoning District permits residential and limited institutional uses. The plan notes the proposed miniwarehouse use is not permitted, but that a special exception is required. However, according to Sections 502, 503, and 504 of the zoning ordinance, miniwarehouse is not a use permitted by right, by condition or by special exception in the PRD District.
Additionally, we note that the existing office building is nonconforming. Zoning Ordinance Section 2301 Nonconformities 2. Continuation, permits the use to continue or to be extended no more than 25 percent when authorized as a special exception. However, since the plan proposes to demolish the existing building, the nonconformities section would not apply.

This review will be included in the Bucks County Planning Commission board materials for the April 5, 2017, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

DCZ:dc

cc: William J. Nolan, Manager, 1800 Street Road Realty LLC
Lawrence Byrne, P.E., Eastern Chadrow Associates
Thomas F. Zarko, P.E., CKS Engineers, Inc., Municipal Engineer
Barry Luber, Municipal Manager (via email)
Roy Rieder, Municipal Director of Planning (via email)
TO: Warrington Township Board of Supervisors
Warrington Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Sketch Plan of Subdivision for 2934 Bristol Road
TMP #50-26-2
Applicant: MDG 4, LLC
Owner: Same
Plan Dated: February 10, 2017
Date Received: February 13, 2017

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

GENERAL INFORMATION

Proposal: Subdivide a 10-acre parcel into single-family detached residential lots. Public water and sewer are proposed to serve the site. The submission contains 2 plans:

A. Single-Family Cluster Plan—6 single-family detached lots of 7,500 to 8,375 square feet. A 7.94-acre parcel is reserved for open space.

B. Single-Family Detached Subdivision with Transferable Development Rights (TDR) plan—10 single-family detached lots of 16,155 to 32,228 square feet. An open space parcel of 4.33 acres is provided.

Location: Southeastern side of Bristol Road approximately 600 feet south of its intersection with Turk Road.

Zoning: The RA Residential Agricultural District permits single-family detached dwellings on lots of 3 acres or more. Cluster development is permitted as a conditional use on sites of 10 acres or more with a minimum lot size of 7,500 square feet, minimum open space ratio of 83 percent and maximum density of 0.65 units per acre. Agricultural uses, public school, kennel, riding academy and nursery are also permitted. On-lot community water and sewer are required for cluster developments.
A Single-Family Detached Subdivision with Transferable Development Rights is permitted as a conditional use. The use requires a minimum lot size of 15,000 square feet and permits a maximum density of 1.3 units per acre. Six acres of open space is required per 100 dwelling units.

Present Use: Residential and agricultural

COMMENTS

A. Cluster Subdivision Plan

1. Conditional use—Section 403.B of the zoning ordinance permits Cluster Single-Family Detached Dwelling as a conditional use. 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.

2. Water and sewer—Section 403.B. (2) of the zoning ordinance requires that cluster subdivisions use on-lot community water and sewer facilities. The Act 537 Sewage Facilities Plan indicates site is to be provided with on-lot sewage facilities. The plan indicates that public water and sewer are intended to serve the site.

3. Historic structure—The site contains a stone farmhouse built in 1830, according to a township list of historic properties. The building is historic and may warrant research and preservation. The comprehensive plan contains policy that advocates preservation of houses and barns on sites slated for development. The building is to be preserved with the TDR option plan, but it is to be removed with the cluster plan. However, it appears that the building could be retained with the cluster plan as well, by shifting the rear lot line of proposed Lot 1 slightly to accommodate the footprint of the historic structure without creating a nonconforming rear yard setback.

4. Open space design—Lots 1 and 6 abut Bristol Road. The dwellings on the lots will be exposed to the impacts of traffic on Bristol Road such as noise, light, vibration, and dust. We suggest that Lot 6 (and Lot 1, if the historic dwelling is not preserved) could be moved to the southwestern end of the cul-de-sac bulb, the stormwater management could be shifted to the southwest, and the road frontage be preserved as open space, thereby creating a buffer area along the Bristol Road frontage.

B. Subdivision with TDR Plan

1. Conditional use—Section 411.G(6)(a)[1] of the zoning ordinance permits Single-Family Detached Subdivision with Transferable Development Rights as a conditional use. 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.

2. TDR use—The plan indicates that the Subdivision with TDR 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.
3. **Forest protection requirement**—Section 305.5 of the zoning ordinance requires a minimum protection ratio of 50 percent of a forest on a site and 80 percent when it is associated with another environmentally sensitive resource. Although there is no limit of disturbance to forested areas in a TDR, in accordance with Section 411.J of the zoning ordinance, trees removed in excess of the standard protection ratios are required to be replaced on site or at another site within the township. The preliminary plan should show the required replacement trees.

4. **Lot width ratio**—Section 316.7 of the subdivision and land development ordinance states lots excessively deep in relation to width, or lots excessively irregular in shape are to be avoided. A proportion of 2 ½ in depth to 1 in width is generally accepted as a proper maximum. Proposed Lot 10 is more than 300 feet long and more than 80 feet wide, which exceeds the 3:1 ratio. To bring the lot into proportion, an option could be to provide a portion of the area in excess of the minimum lot area as open space along the Bristol Road frontage. This perhaps could be used as community open space, either as the required active open space or as passive open space.

C. **Issues Common to Both Plans**

1. **Preliminary plan submission**—The preliminary plan should be accompanied by a Traffic Impact Study, as required by zoning ordinance Section 2503 and an Environmental Impact Study, as required by subdivision and land development ordinance Appendix G.

2. **Active open space**—The plans note that 0.30 acre of active open space is required for the TDR plan and 0.18 acre of active open space is required for the cluster subdivision plan, but the plans do not indicate where the active open space is to be provided, or what features it would contain (e.g., a tot lot). Future plans should provide this information.

3. **Buffer yard planting**—Section 2307.1D of the zoning ordinance requires a 50-foot-wide planted buffer wherever a residential use is adjacent to a agricultural use. A fence is also required around the residential uses. The cluster plan shows the buffer, but the TDR plan does not. For future plans we recommend that the township determine whether a planted buffer should be provided along this portion of the site.

4. **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 or greater. Sidewalks may also be required at the discretion of the township supervisors and the planning commission along residential streets where foot traffic volumes warrant. We recommend that sidewalks be provided along on both sides of all internal streets.

5. **Woodland preservation**—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. It appears several large individual trees are to be removed on the site. Additionally, it appears that most of the woodlands on the site are to be preserved, but the plan shows a hedgerow or section of woodlands along the southeastern property boundary of Lots 7 to 10, which would buffer the proposed development along the adjoining parcel. We note that the proper permits will have
to be obtained for all large trees to be removed, and we recommend that the trees along the southeastern property line be preserved to the greatest extent possible, to buffer the development.

6. **Cul-de-sac streets**—Section 307 of the subdivision and land development ordinance states a cul-de-sac permanently terminated will not be approved when a through street is practicable. The subdivider shall have the burden of showing the impracticability of the through street in order to justify a cul-de-sac. Section 307.6 further requires that unless future extension is clearly impractical or undesirable, the turnaround right-of-way shall be placed adjacent to a property line, and a right-of-way of the same width as the street shall be carried to the property line in such a way as to permit future extension of the street into the adjoining street. The township should determine if the cul-de-sac should be terminated adjacent to the southeastern property line to potentially provide access to the rear portions of TMPs #50-26-3 and #50-26-9-1.

7. **Cul-de-sac planting**—If the township determines that a cul-de-sac design is appropriate, we recommend that a planted island be constructed in the turnaround bulb. The cul-de-sac is more than 10,000 square feet in area. A planted cul-de-sac island can be an asset for a neighborhood, as it provides common open space and a focal point, reduces impervious surface coverage, and helps to reduce heat buildup associated with paved surfaces.

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

This review will be included in the Bucks County Planning Commission board materials for the April 5, 2017, public meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the Bucks County Planning Commission board and staff.

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

DCZ:dc

cc: Paul Bauer, III, MDG 4, LLC
    Samuel D. Costanzo, P.E., Van Cleef Engineering Associates (via email)
    Thomas F. Zarko, P.E., CKS Engineers, Municipal Engineer
    Barry Luber, Municipal Manager (via email)
    Roy Rieder, Municipal Planning Director (via email)
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 Subdivision for Jay Frankenfield
   TMP #52-10-208
   Applicant: Jay Frankenfield
   Owner: Bruce S. and Loyce Elaine Frankenfield (Deceased)
   Plan Dated: March 9, 2017
   Date Received: March 17, 2016

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

GENERAL INFORMATION

Proposal: Subdivide TMP #52-10-208, 2.00 acres gross, into two lots. Proposed Lot 1 (31,427.53 square feet) contains an existing dwelling and shed, which will remain. Proposed Lot 2 (22,250.38 net square feet) contains 24,328.90 square feet of floodplain area. No construction is proposed at this time.

Location: The site is located approximately 50 feet northeast of the intersection of Woodspring Circle and Clymer Avenue.

Zoning: The SR Suburban Residential District permits single-family detached dwellings on a minimum lot size of 20,000 square feet.

Present Use: Residential.

COMMENTS

1. Site capacity calculations—The site capacity calculations shown on Sheet 1 of 3 of the plan specify that they are for the IS, PC, PC-2 and PI districts. As the site is located in the SR Suburban Residential District, the site capacity calculations for that district, as included in Section 1701.3 of the zoning ordinance, should be shown instead. Additionally, it appears that
the site calculations on Sheet 1 of 3 are incorrect as the table includes a base site area of 7.9 acres, which is greater than the size of the parcel being subdivided.

It should also be noted that in the site capacity calculations shown on Sheet 3 of 3, a minimum open space ratio of 40 percent is identified. Although Section 602.B of the zoning ordinance does indicate a minimum open space ratio of 40 percent, this applies only to Performance Standard Subdivisions, not single-family detached dwellings.

2. **Useable lot**—Lot 2 contains several natural resource restrictions, including floodplain area, steep slopes, and woodlands. The township should be assured that a single-family home and driveway could be placed on the lot without disturbing resources in excess of the requirements of Section 1701.D.3 of the zoning ordinance.

3. **Sidewalks**—Section 514 of the subdivision and land development ordinance specifies that sidewalk or pedestrian paths are required along both sides of all existing streets.

4. **Plan information**—The application indicates that the site is served by both public water and an individual on-lot well. The on-lot well is shown on Sheet 2 of 3, existing features plan. The application also indicates that the site is served by public sewerage facilities. Although the proposed subdivision plan shows a proposed sanitary sewer easement on both lots, the existing features plan and plan of minor subdivision show the existing septic field. If the existing on-lot system is to be abandoned, this should be noted on the plan.

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

This review will be included in the Bucks County Planning Commission board materials for the May 3, 2017, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

PWG:dc

cc: Jay Frankenfield  
    Kevin J. Wolf, PLS, Andersen Engineering Associates, Inc.  
    Greg Lippencott, Township Manager (via email)
<table>
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<tr>
<th>Municipality</th>
<th>Development</th>
<th>BCPC Number</th>
<th>Tax Parcel Number</th>
<th>PaDEP Code Number</th>
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<td>Delaware Valley Residential Care</td>
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<td>49-9-16-3</td>
<td>1-09007-214-3J</td>
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<td>Huntingdon Reserve</td>
<td>7203-B</td>
<td>21-1-2, -1-3 &amp; -1-12-6</td>
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<td>9036-C</td>
<td>1-18-11-1 &amp; -2</td>
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March 7, 2016

Mr. Robert Cunningham, P.E.
Holmes Cunningham Engineering
330 East Butler Avenue
New Britain, Pa. 18901

RE: DVRC Jacksonville Land Development Planning Module
PaDEP Code #1-90007-214-3J
BCPC #11201-A
TMP #49-9-16-3
Warminster Township, Bucks County, PA

Dear Mr. Cunningham:

We have received a copy of the planning module\(^1\) regarding the extension to an existing collection system to serve a 72-bed brain injury care facility, comprised of 24 single-family attached dwellings and a 9,825-square-foot day center.

The Final Environmental Impact Statement Horsham-Warminster-Warrington, Pennsylvania Wastewater treatment Facilities 1980 is the official Act 537 Plan for this portion of Warminster Township. The proposal to construct public sewer conveyance facilities is consistent with the official Act 537 Plan, since this plan indicates that the subject site is within an area to be served by the Warminster Township Log College Treatment Plant.

The County Planning Agency Review, Component 4B, is attached for inclusion with the planning module application to the PaDEP. If the municipality approves the planning module and revises the official sewage facilities plan, the completed (signed) resolution and required supporting data (Components 3 and 4B; transmittal letter; plans; narrative; copies of the BCDH and BCPC review letters) should be sent to Elizabeth Mahoney, Sewage Planning Supervisor, Wastewater Management, Pennsylvania Department of Environmental Protection Southeast Regional Office, 2 East Main Street, Norristown, PA 19401.

We note that the applicant marked G. Proposed Wastewater Facilities #6 Historic Preservation Act as “No.” However, the required documentation has been provided.

\(^1\) Under the revised Chapter 71 of the Pennsylvania Department of Environmental Protection’s (PaDEP) Title 25, Rules and Regulations, the subject planning module is a revision to the Warminster Township Sewage Facilities Plan. Therefore, the Bucks County Department of Health (BCDH) and Bucks County Planning Commission (BCPC) are required to review and comment on the proposed plan revision.
If you have any questions regarding this review, please contact me.

Sincerely,

[Signature]

David C. Zipf, AICP
Planner

DCZ:dc

Attachment

cc: Genevie Kostick, BCDH
    Elizabeth Mahoney, PaDEP
    Greg Schuster, Manager Warminster Township
    Act 537 file
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
Delaware Valley Residential Care

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

1. Date plan received by county planning agency. January 30, 2017
2. Date plan received by planning agency with areawide jurisdiction
   Agency name: Bucks County Planning Commission
3. Date review completed by agency. March 7, 2017

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

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18. Name, Title and signature of person completing this section:
   Name: David C. Zipf, AICP
   Title: Community Planner
   Signature: [Signature]
   Date: March 7, 2017

Name of County or Areawide Planning Agency: Bucks County Planning Commission
Address: The Almshouse, 1260 Almshouse Road, Doylestown, PA 18901
Telephone Number: 215 345-3400

SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)
This Component does not limit county planning agencies from making additional comments concerning the relevancy of the proposed plan to other plans or ordinances. If additional comments are needed, attach additional sheets.
The county planning agency must complete this Component within 60 days.
This Component and any additional comments are to be returned to the applicant.
March 6, 2017

Mr. Vincent W. Fioravanti, P.E.
Fioravanti, Inc.
618 Street Road
Southampton, PA 18966

RE: Huntingdon Reserve Planning Module
PaDEP Code #1-09006-162-3J
BCPC #7203-B
TMP #21-1-2, -1-3, and -1-12-6
Lower Southampton Township, Bucks County, PA

Dear Mr. Fioravanti:

We have received a copy of the planning module regarding the construction of a 16-unit residential condominium on a 4.08-acre site. The project is proposed to connect to the public sewer system. It is located on the north side of County Line Road at its intersection with Pine Road in Lower Southampton Township.

The site lies within the Poquessing Creek watershed and the average proposed wastewater flow from the site, based on the stipulated EDU value of 262.5 gallons per unit, equates to a total of 4,200 gallons per day. The proposed method of sewage conveyance and disposal is a direct connection to the Lower Southampton Township 8-inch gravity line that runs across the western half of the tract, which drains to the existing County Line Road Pump Station, owned and operated by the Lower Southampton Township Municipal Authority. The flow continues across County Line Road into Lower Moreland Township, into the Poquessing Interceptor, and ultimately to the Philadelphia Water Department’s Northeast Water Pollution Control Plant for treatment.

The 1970 Bucks County Sewerage Facilities Plan is the official Act 537 Plan for this portion of Lower Southampton Township. The tract is within the areas presently served by sanitary sewerage facilities and appears to be consistent with the official Act 537 Plan.

---

1 Under the revised Chapter 71 of the Pennsylvania Department of Environmental Protection's (PaDEP) Title 25, Rules and Regulations, the planning module is a revision to the Lower Southampton Township Sewage Facilities Plan. Therefore, the Bucks County Planning Commission (BCPC) and the Bucks County Department of Health (BCDH) are required to review and comment on the proposed plan revision.
The submission does not include documentation that this project has been allocated capacity by the appropriate agencies. A letter from PaDEP, dated December 6, 2016 to the applicant’s representative (Vincent Fioravanti, P.E.) notes that sanitary sewer overflows have occurred in the City of Philadelphia’s Poquessing Interceptor, which constitutes an existing hydraulic overload. In addition, the Philadelphia Water Department (PWD) is currently implementing a corrective action plan and connection management plan (CMP) to address its existing hydraulic overload and that the planning module submission must include documentation that this project has been allocated capacity under the approved CMP for the PWD. No “ability to serve” confirmation letters were submitted with the planning module package received by the BCPC.

The County Planning Agency Review, Component 4B, is attached for inclusion with the planning module application to the PaDEP. If the municipality approves the planning module and thereby revises the official sewage facilities plan, the completed (signed) resolution and required supporting data (Components 3 and 4; transmittal letter; plans; narrative; and copies of the BCPC and BCDH review letters) should be sent to Elizabeth Mahoney, Supervisor, Wastewater Management, PaDEP Southeast Regional Office, 2 East Main Street, Norristown, PA 19401.

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

Sincerely,

John S. Ives
Planner

Attachement

cc: Genevie Kostick, BCDH
Elizabeth Mahoney, PaDEP
John McMenamin, Township Manager
Act 537 file
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 area wide jurisdiction for their comments.

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

Project Name
Huntingdon Reserve

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

1. Date plan received by county planning agency. January 31, 2017
2. Date plan received by planning agency with area wide jurisdiction
   Agency name: Bucks County Planning Commission
3. Date review completed by agency February 21, 2017

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

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

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<th>11. Have all applicable zoning approvals been obtained? N/A</th>
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<td>13. Does this proposal meet the requirements of the ordinance? N/A</td>
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<td>If no, describe which requirements are not met</td>
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<td>14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?</td>
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<td>16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?</td>
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<td>If yes, is the proposed waiver consistent with applicable ordinances. N/A</td>
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<td>17. Does the county have a stormwater management plan as required by the Stormwater Management Act?</td>
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<td>If yes, will this project plan require the implementation of storm water management measures?</td>
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<td>Name, Title and signature of person completing this section:</td>
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<td></td>
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<td>Name: John S. Ives</td>
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<td>Title: Planner Signature: [Signature]</td>
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<td>Date: February 21, 2017</td>
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<td>Name of County or Areawide Planning Agency: Bucks County Planning Commission</td>
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<td>Address: The Almshouse, 1260 Almshouse Road, Doylestown, PA 18901</td>
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<td>Telephone Number: 215 345-3400</td>
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### 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.
March 10, 2017

Mr. Robert Irick, Project Manager
Irick, Everhardt & Mientus, Inc.
Suite 3
2771 Geryville Pike
Pensburg, PA 18073

RE: Detweiler Lots Planning Module
   PaDEP Code #1-09915-2812-3J
   BCPC #9036-C
   TMP#1-18-11-1 and -2
   Bedminster Township, Bucks County, PA

Dear Mr. Irick:

We have received a copy of the subject planning module\(^1\) regarding the proposal to connect two single-family detached dwellings to public sewers.

The *Bedminster Township, Bucks County, Pennsylvania, Official Sewage Facilities Plan* (2002) designates individual on-lot subsurface sewage disposal as the preferred method of sewage treatment for this portion of the township. Therefore, the proposal to connect the dwellings to public sewer is inconsistent with the official Act 537 Plan.

The Alternative Sewage Facilities Analysis section of the planning module indicates that on-lot disposal may be an option if detailed testing is performed and indicates positive results. Small Flow Treatment and Private Wastewater Treatment facilities are also feasible options. However, since sewer facilities have been installed adjacent to the property which is intended to be dedicated to the Bedminster Municipal Authority, the analysis concludes that the connection of the dwellings to the public system would be the most environmentally sound method of sewage disposal that will meet the short and long-term goals of the township.

The township and the authority have taken measures for future development with inclusion of the subject lots within their public sewer area. According to the terms and conditions of a “Settlement and Agreement” between C&M Developers, Inc., and Pennland Bedminster, L.P., and the Township of Bedminster, the agreement acknowledges that the sewage facilities proposed for this site are inconsistent with the current Act 537 Sewage Facilities Plan. Bedminster Township agrees to cooperate in the revision of its sewage facilities plan in accordance with applicable state law.

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\(^1\) Under the revised Chapter 71 of the Pennsylvania Department of Environmental Protection's (PaDEP) Title 25, Rules and Regulations, the subject planning module is a revision to the Bedminster Township Sewage Facilities Plan. Therefore, Bucks County Planning Commission (BCPC) and the Bucks County Department of Health (BCDH) are required to review and comment on the proposed plan revision.
Component 3. Sewage Collection does not include signatures authorizing collection and conveyance and treatment capacity in Section G. Proposed Wastewater Disposal Facilities and Section J. Chapter 94 Consistency Determination.

The County Planning Agency Review, Component 4B, is attached for inclusion with the planning module application to the PaDEP. If the municipality approves the planning module and revises the official sewage facilities plan, the completed (signed) resolution and required supporting data (Components 3 and 4; transmittal letter; plans; narrative; copies of the BCDH and BCPC review letters) should be sent to Elizabeth Mahoney, Sewage Planning Supervisor, Wastewater Management, Pennsylvania Department of Environmental Protection Southeast Regional Office, 2 East Main Street, Norristown, PA 19401.

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

Sincerely,

Cathy Gauthier
Planner

CIG:dc

Attachment

cc: Genevie Kostick, BCDH
    Elizabeth Mahoney, PaDEP
    Richard H. Schilling, 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
Detweiler Lots

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

1. Date plan received by county planning agency. February 27, 2017
2. Date plan received by planning agency with areawide jurisdiction
   - Agency name: Bucks County Planning Commission
3. Date review completed by agency March 19, 2017

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

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2. Is this proposal consistent with the comprehensive plan for land use?

3. Does this proposal meet the goals and objectives of the plan?
   - If no, describe goals and objectives that are not met

4. Is this proposal consistent with the use, development, and protection of water resources?
   - If no, describe inconsistency

5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation?
   - If no, describe inconsistencies:

6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
   - If yes, describe impact
     - The proposed sewer and water lines will traverse wetlands.

7. Will any known historical or archeological resources be impacted by this project?
   - If yes, describe impacts

8. Will any known endangered or threatened species of plant or animal be impacted by the development project?

9. Is there a county or areawide zoning ordinance?

10. Does this proposal meet the zoning requirements of the ordinance? N/A
    - If no, describe inconsistencies
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<td>Name: Cathy Gauthier</td>
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<td>Title: Planner  Signature: [Signature]</td>
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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.
March 28, 2017

Ms. Theresa Holmes, Project Engineer
Langan Engineering and Environmental Services, Inc.
1818 Market Street, Suite 3300
Philadelphia, PA 19103

RE: Marketplace at Neshaminy Planning Module
PaDEP Code #1-09004-364-3J
BCPC #9159-B
TMP #2-1-37; 2-1-37-1; 2-1-37-4; 2-1-37-5; 2-1-37-6; 2-1-37-7; 2-1-38
Bensalem Township, Bucks County, PA

Dear Ms. Holmes:

We have received a copy of the planning module\(^1\) regarding the construction of a 10,691-square-foot retail/automotive repair building and a 17,950-square-foot retail/restaurant building on a 40.66-acre site. Wastewater flows, which are proposed to increase 7,500 gallons per day (30 EDUs), will travel via an on-site sanitary line to the Bucks County Water and Sewer Authority’s Neshaminy Interceptor and to the Northeast Philadelphia Water Pollution Control Plant for treatment.

The *Bucks County, Pennsylvania, Sewerage Facilities Plan, 1970*, is the official Act 537 Plan for Bensalem Township. The proposal to connect the project to public sewer is consistent with the official Act 537 Plan, since this plan indicates that the site is within a designated public sewer area. The Neshaminy Interceptor is under a Connection Management Plan (CMP) and 30 EDUs are allocated to the project site on the current CMP.

Component 3, Sewage Collection does not include signatures authorizing collection and conveyance and treatment capacity in Section G. Proposed Wastewater Disposal Facilities and Section J. Chapter 94 Consistency Determination. Documentation confirming compliance with the state historic preservation act, while indicated to be attached in the packet, has not been 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 planning module is a revision to the Bensalem Township Sewage Facilities Plan. Therefore, the Bucks County Department of Health (BCDH) and Bucks County Planning Commission (BCPC) are required to review and comment on the proposed plan revision.
Ms. Theresa Holmes
March 28, 2017
Page 2

The County Planning Agency Review, Component 4B, is attached for inclusion with the planning module application to the PaDEP. If the municipality approves the planning module and revises the official sewage facilities plan, the completed (signed) resolution and required supporting data (Components 3 and 4; transmittal letter; plans; narrative; copies of the BCDH and BCPC review letters) should be sent to Elizabeth Mahoney, Sewage Planning Supervisor, Wastewater Management, Pennsylvania Department of Environmental Protection Southeast Regional Office, 2 East Main Street, Norristown, PA 19401.

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

Sincerely,

Michael A. Roedig
Planner

MAR:dc

Attachment

cc:  Genevie Kostick, BCDH
     Elizabeth Mahoney, PaDEP
     Ron Gans, P.E., O'Donnell & Naccarato
     Loretta Alston, Bensalem Township Department of Building and Planning
     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 | The Marketplace at Neshaminy |

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

1. Date plan received by county planning agency. **March 1, 2017**
2. Date plan received by planning agency with areawide jurisdiction ____________________________
   Agency name ____________________________
3. Date review completed by agency **March 28, 2017**

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

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<td>☒ If no, describe inconsistencies: ____________________________</td>
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<td>☒ 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?</td>
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<td>☒ If yes, describe impact ____________________________</td>
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<td>☒ 7. Will any known historical or archeological resources be impacted by this project?</td>
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<td>☐ If yes, describe impacts See attached letter. ____________________________</td>
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<td>☒ 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? ____________________________</td>
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<td>☐</td>
<td>☒ 9. Is there a county or areawide zoning ordinance?</td>
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<tr>
<td>☐</td>
<td>☒ 10. Does this proposal meet the zoning requirements of the ordinance? N/A</td>
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<td>☐</td>
<td>☒ If no, describe inconsistencies ____________________________</td>
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</tbody>
</table>
11. Have all applicable zoning approvals been obtained? N/A

12. Is there a county or areawide subdivision and land development ordinance?

13. Does this proposal meet the requirements of the ordinance? N/A

If no, describe which requirements are not met

14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?

If no, describe inconsistency

15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?

If yes, describe

16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?

If yes, is the proposed waiver consistent with applicable ordinances.

If no, describe the inconsistencies N/A

17. Does the county have a stormwater management plan as required by the Stormwater Management Act?

If yes, will this project plan require the implementation of storm water management measures?

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

Name: Michael A. Roedig
Title: Senior Planner
Signature:
Date: March 28, 2017

Name of County or Areawide Planning Agency: Bucks County Planning Commission
Address: The Almshouse, 1260 Almshouse Road, Doylestown, PA 18901
Telephone Number: 215 345-3400

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

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

The county planning agency must complete this Component within 60 days.
This Component and any additional comments are to be returned to the applicant.
BUCKS COUNTY PLANNING COMMISSION
MEETING

Wednesday, May 3, 2017
2:00 P.M.

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

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Approval of Minutes of April 5, 2017
4. Executive Director’s Report
5. Presentation: Complete Streets – What it means and how we use it in Bucks County
   Rich Brahler, Senior Transportation Planner
6. Act 247 Reviews
7. Old Business
8. New Business
9. Public Comment
10. Adjournment

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

AGENDA SUBJECT TO CHANGE PRIOR TO MEETING
BUCKS COUNTY PLANNING COMMISSION
Minutes of Meeting
April 5, 2017

MEMBERS PRESENT:  James J. Dowling; Raymond (Skip) W. Goodnoe; Edward Kisselback, Jr.; Robert M. Pellegrino; Carol A. Pierce

STAFF PRESENT:  Lynn T. Bush; Debra Canale; Christopher N. Dochney; Andrew G. Heimark; John S. Ives; David P. Johnson; Robert H. Keough; Charles T. McIlhinney; David A. Sebastian

GUESTS:  William Mitchell, Executive Director County of Bucks Parks and Recreation
Larry Menkes, Warminster Resident

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

2. PLEDGE OF ALLEGIANCE
All rise for a moment of reflection and the pledge of allegiance.

3. APPROVAL OF MINUTES FOR THE MEETING OF MARCH 1, 2017
Upon motion of Mr. Pellegrino, seconded by Mr. Goodnoe, with the vote being 5-0 the motion carried to approve the minutes of the March 1, 2017 meeting as presented.

4. EXECUTIVE DIRECTOR’S REPORT
Ms. Bush submitted her report along with the meeting packet. She highlighted the Morrisville Community Meeting, held on March 22. Our staff, Michael Roedig, John Ives, and Christopher Dochney, as part of our economic development initiative, met with officials and residents to find out what their priorities are for future improvements and revitalization efforts for their borough. Mr. Ives said that the voting from the community that evening will direct them in producing a strategic implementation plan to address priorities.

Ms. Bush spoke about the difficulty of an electronics recycling solution in Pennsylvania. She said that we are monitoring a new bill being introduced in the Pennsylvania legislature dealing with electronics recycling. The bill would mandate a permanent electronics collection site in every county. There is still no reliable market for old televisions and computer monitors.

Ms. Bush announced the promotion of Mr. John Ives to Senior Planner which was approved today by the County Commissioners. The board congratulated Mr. Ives. Mr. Ives thanked everyone and said that he is looking forward to future projects and working with everyone.

Mr. Sebastian then gave a brief description of the projects that are nearing completion: the Cross Keys TCDI, Dublin MEDI, Northampton Design Guidelines, Richboro Master Plan, Northampton Comprehensive Plan, Quakertown Borough MEDI, Hilltown Comprehensive Plan and New Britain Borough Comprehensive Plan.
Mr. Sebastian also provided information on current projects: Bristol Township (I-95/PA Turnpike), Morrisville MEDI, Penndel MEDI, Quakertown MEDI, Tullytown MEDI, Newtown Jointure Comprehensive Plan, Warrington Comprehensive Plan, West Rockhill Comprehensive Plan, New Britain Borough Orchard Park Plan, Buckingham Township Trails Project, County Trails (Upper Bucks, Southampton, and Neshaminy Creek), Municipal Recycling Data Entry, Household Hazardous waste Site Registration, Bucks County Solid Waste Capacity Plan, and Hazard Mitigation Plan Update.

Mr. Sebastian listed future projects that we will be working on include: Quakertown Area Planning Commission Comprehensive Plan and the Sellersville Redevelopment Area Plan for the former landfill site.

Mr. Sebastian said we will keep everyone up to date on projects and present them to the board as they are available. Mr. Dowling asked if there are deadline dates kept internally. Mr. Sebastian responded that there are spreadsheets kept for each stage of the projects.

Ms. Bush then spoke about a letter we will be sending to congratulate Bristol Borough on the award of $500,000 from the “Small Business Revolution – Main Street” project. When we have all the board member’s signatures on the letter, it will be sent along with a special Moravian Bucks County tile that only the commissioners can requisition, commemorating the accomplishment.

5. **PRESENTATION: COUNTY PARKS**

   **PRESENTED BY WILLIAM MITCHELL, EXECUTIVE DIRECTOR FOR COUNTY OF BUCKS PARKS AND RECREATION AND ROBERT H. KEOUGH, SENIOR GIS PLANNER.**

   Mr. Mitchell took the floor to give an overview of the Bucks County Park System. He gave a brief report on most of the 25 county parks. He talked about Silver Lake, Peace Valley and Churchville Nature Centers and Tinicum Park at length. He said that they are still completing the tasks outlined in the *Bucks County Park and Recreation Comprehensive Plan* (1986).

   Mr. Mitchell said they are always looking to add to the over 8,000 acres of parks. He said that their main efforts of acquisition have been concentrated on streams and stream valleys, and they’ve partnered with the Appalachian Trail Conservancy to connect our parks and trails with the Appalachian Trail. He said that they are still holding to 10-15 percent of park land remaining as undisturbed.

   Mr. Mitchell said their future goals are to continue to add to the Bucks County Park System. He also handed out *Pathways, Bucks County Park and Recreation News Letter and Program Guide* (Fall/Winter 2016-17).

   Mr. Keough then took the floor to describe the connection of GIS, mapping, and how that connects to the Bucks County Park System. He said that his role in this began a few years ago when asked to colorize a map of Bucks County Parks, which has dramatically evolved into a vision of creating an interactive story map available from any online tool to view maps and pictures of the parks. He said they are currently working on Peace Valley Park. Mr. Keough said that once it is available to the public, anyone will be able to geo-tag photos and videos and upload to the website and then take a tour of the park. It will be useful for special events and many other applications as well.
Mr. Keough said the program will have links to Bucks County’s website and Visit Bucks County’s website. The public would be able to share it on Facebook, Twitter and other social media outlets.

Discussion followed regarding the ArcGIS website and its applications to tax map parcel information, geo-mapping and the possible evolution of the application to trails, bridges, farms, and the Penn State Cooperative.

Mr. Keough spoke about the application GIS will have in the Southeastern Regional Terrorism Task Force by creating a regional centerline database that the six emergency management centers would be able to connect to in the event that one or more of the centers is unavailable. If Bucks County’s 911 Center went dark, for example, someone from Philadelphia’s 911 Center would be able to take their calls and send assistance.

Mr. Keough spoke about a new imagery data called “Pictometry.” He said this imagery produces an oblique image that shows four sides of buildings. This program will be incorporated into the Board of Assessment for tax mapping and assessment. He said there are 15 airplanes flying above right now taking “Pictometry” pictures of Chester, Delaware, Montgomery and Bucks Counties. This should be ready to operate by the end of the summer.

Mr. Keough told us that the Delaware Valley Regional Planning Commission (DVRPC), Bucks County and other Pennsylvania DVRPC counties recently contracted with PECO to acquire impervious surface and building footprint data. He said that by using airplanes equipped with Light Detection and Ranging (LiDAR), light beams will shoot down to earth and back collecting data on every structure and surface. He said that this information should be available by mid-April. We will be able to use this information at the BCPC for many applications including determining surface ratios.

Mr. Keough also mentioned a GIS application for Bucks County Bridges that was developed from a spreadsheet provided by General Services.

Discussion followed regarding staffing, data collection, and the history of the GIS tax mapping.

The board enthusiastically thanked Mr. Mitchell and Mr. Keough for their presentations.

6. **ACT 247 REVIEWS**
The reviews of April 5, 2017, were mailed to the board for their review prior to the meeting. Upon motion of Mr. Dowling, seconded by Ms. Pierce, the motion carried to approve the April 5, 2017 Act 247 reviews.

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

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

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

Mr. Kisselback adjourned the meeting at 3:06 PM.

Submitted by:

Debra Canale, Staff Secretary
Solid Waste Advisory Committee
The County’s Solid Waste Advisory Committee (SWAC) is an appointed board that oversees issues relating to solid waste, recycling, and household hazardous waste. The staff person assigned to this is Art Feltes, of our staff. We met last week to put the finishing touches on the DEP-required solid waste plan. The purpose of this plan is to assure that we have disposal capacity for Bucks County trash for the next ten years. We do. We sent RFPs to disposal sites and received commitments from a variety of disposal areas in Bucks County and beyond. The committee is made up of trash haulers, recyclers, government representatives, environmental representatives, and municipal representatives. We learned that the practice of “twice a week” trash pick-up is on its way out and will soon be a thing of the past. People are generally recycling more, now that “single stream” recycling is the norm.

HHW Events Schedule
Household Hazardous Waste collection dates for 2017 are attached.

Plumstead Township Meeting
Staff attended another meeting on the Cross Keys study, this time with Plumstead Township Planning Commission. They were enthusiastic in their support for improving this area to accomplish better traffic flow and for encouraging the economic redevelopment we see happening there now.

Dublin Zoning Hearing
- BCPC staff has helped Dublin revise its zoning and subdivision ordinances to reflect their economic development vision plan.
- Hearing is on April 12. BCPC staff (Dave Sebastian and I) were present to explain it. The ordinances were adopted by the Borough on April 24.

Bird-in-Hand in Newtown
We have had several calls about a proposal to subdivide the Bird in Hand house, the oldest frame structure standing in Pennsylvania and site of significant activities during the Revolutionary War. There are concerns about a commercial property being developed on the new lot. I will attend the Borough Council meeting tomorrow evening to learn what I can so we can respond when the County is asked to help.

Women’s Advocacy Coalition
I attended this meeting on April 7. There was a discussion about the needs of women and needs in the community (equal pay, paid medical leave, help for caregivers, etc.) Rep. DiGirolamo discussed the issues of paying for these and the balancing of needs and demands on limited state funds.

Inauguration of President Gallo at Delaware Valley University
I attended the events of the day, which included a tour of the hydroponic greenhouses. The attendees included very few elected officials – it was mainly representatives from other colleges, which is a tradition at inaugurations.
Board of Elections and Elimination of Two District Courts
There is some disruption caused in the primary election by the deletion of two magisterial districts. Residents of Lower Southampton, East Rockhill, and West Rockhill will not be voting for a district justice. According to BOE, Lower Southampton will be covered by a DJ who is not up for re-election this year. It is not clear what will happen to East and West Rockhill, and it is too late to change the ballots, the SURE system, and the voting machine cartridges.

Municipal Directory
The annual municipal directory is published each April. The new version has been sent to Public Information for posting on the website and intranet. Printed copies will be available.

Agricultural Preservation Signs
Signs for recently preserved properties were ordered last fall. Work orders have been issued to general Services for installation. Planning Commission marks the location on the ground and provides aerial photos for the farm and the sign location.

Floodplains
The new FEMA floodplain maps became effective on March 22, 2017. We have updated the on-line floodplain viewer for the county, where anyone can use the on-line tool to see how the maps affect their property. It can be viewed at https://bucksgis.maps.arcgis.com
Community Planning and Municipal Economic Development Initiative

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

We attended the Buckingham and Hilltown townships and New Britain Borough Planning Commission meetings and the Quakertown Area Planning Committee and Newtown Area Joint Zoning Council monthly meetings.

Preparing Plans – Production continued on the New Britain Borough Comprehensive Plan Update. At the Borough Planning Commission’s May meeting a first draft of the plan will be presented.

Work continues on updating the text and mapping for the Warrington Township comprehensive plan update. Three chapters of the plan were submitted to the township planning commission for review and comment. The chapters deal with the overall vision, issues and challenges, and refine the objectives of the plan.

Work continues on the Penndel Borough MEDI that includes gathering demographic information, site reconnaissance, and determining the best approach for an initial public visioning meeting. During a public hearing of the Dublin Borough Council, we provided an overview of the zoning ordinance and subdivision and land development ordinance proposal and fielded questions. Based upon public comments, Council decided to postpone taking a vote on the proposal to give residents additional time to review its contents. At the following Council meeting on April 24th, the ordinance amendments were approved.

A draft copy of the Richboro Village Master Plan was submitted to Northampton Township for their review and comment. A meeting with the township's Economic Development Corporation was held at the end of April to discuss the plan's findings and recommendations.

Staff presented highlights of the draft Cross Keys Study to the Plumstead Township Planning Commission and solicited public comments. We will be making our final presentation to Buckingham Township in June.

As part of the current planning assistance contract with the QAPC, staff coordinated a meeting with the QAPC and representatives from the Pennsylvania Department of Transportation (PennDOT) to discuss transportation issues. PennDOT representatives discussed area capital and maintenance projects that are in the construction and programming stages. The QAPC provided PennDOT representatives with local transportation priorities lists.

In addition to special studies and plans, we continue to prepare, under contract, comprehensive plans for Northampton Township, Lower Makefield Township, Hilltown Township, and Warrington Township.

The staff is beginning the process of working with West Rockhill Township to update their comprehensive plan. Staff has started conducting
background research and developing a community survey, while the township puts together a steering committee of residents to guide the plan. Once the committee is filled, hopefully by the end of the month, staff will meet with them to kick-off the planning process.

Providing Planning Information and Coordinating with other Agencies

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

Staff attended a Strengthening Older Suburbs (SOS) seminar presented by DVRPC, regarding attracting new uses for small town downtown areas. The primary focus of the lectures were that for small towns, chasing big retail chains is a losing strategy. Efforts should focus on cultivating small local businesses, and finding your own niche in the market.

Act 247 and 537 Review Activity

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<td>14</td>
<td>Subdivision and Land Development Proposal</td>
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<tr>
<td>3</td>
<td>Sketch Plans</td>
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<tr>
<td>10</td>
<td>Municipal Plans and Ordinances</td>
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<td>7</td>
<td>Sewage Facility Planning Modules</td>
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<tr>
<td>2</td>
<td>Traffic Impact Study</td>
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Transportation and Trails

BCPC Transportation Planning staff is responsible for working with PennDOT, DVRPC, SEPTA, TMA Bucks, and other groups to ensure that our transportation and funding needs are addressed. We work closely with public transportation providers, such as SEPTA. This month, we met with SEPTA and other DVRPC-member governments to discuss potential improvements to the TMA Work Program.

The County is currently pursuing three trail development initiatives. The Upper Bucks Rail Trail will connect the Lehigh Valley’s Saucon Rail Trail with the borough of Quakertown by converting a currently unused portion of SEPTA rail line to a trail through Springfield and Richland townships. Staff continued to work with the municipalities and project consultant regarding wetland issues and traffic signalization permits for road crossings. The County has hired a consultant to design the Newtown Rail Trail. The current project will construct the portion of the Newtown Rail Trail in Upper Southampton Township and will connect with the Pennypack Trail in Montgomery County. Staff coordinated with Upper Southampton Township, the consultant and PennDOT to design the trail crossing at County Line Road and Second Street Pike. We also coordinated with the Purchasing department regarding consultant proposals for the Neshaminy Greenway Trail, a Congestion Management Air Quality Program-funded trail that will connect Doylestown’s Central Park with the county facilities in the Neshaminy Manor Complex. All of these trails are part of the Circuit, which is envisioned as a 750-mile regional trail network.

Geographic Information Systems (GIS)

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

The GIS data is increasingly used by people outside the county, either through our very popular public
Updates of GIS data are always provided to our Consortium members when requested. This month we provided updates to both Solebury and Warminster Townships and Perkasie Borough.

The Southeastern Pennsylvania Shared Services GIS project is a collaborative effort of the counties of Bucks, Berks, Chester, Delaware, Montgomery, and the City of Philadelphia. The group meets monthly and is currently utilizing a cloud hosted infrastructure that supports a centralized and shared regional GIS database. Earlier this year the group contracted with Pictometry to acquire both aerial and oblique imagery. The 2017 spring flight is almost completed and we expect delivery sometime this summer. The April meeting of the group was again held at the Montgomery County Training Center.

The Delaware Valley Regional Planning Commission (DVRPC) completed their QA/QC review of updated impervious surface data for Bucks, Chester, Delaware and Montgomery counties. The dataset includes both building footprints and roads. Building attributes include both building heights and number of floors. These datasets and others are available for download through the DVRPC Open Data Portal.

Bucks County GIS has been actively working with departments and agencies throughout the county in the development of web-based GIS applications. These include the mapping of county local bridges for, inventory of facilities and properties of county parks, and local farms listed in the Penn State Agriculture Extension brochure, Fresh from Bucks County Farms.
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<tr>
<th>Municipality</th>
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<th>Applicant</th>
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<td>Buckingham Township</td>
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<td>Zoning Ordinance Amendment: Various</td>
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<td>SALDO Amendment: Design Guidelines</td>
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<td>Zoning Ordinance Amendment: Medical Marijuana Regulations</td>
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<td>Zoning Ordinance Amendment: Medical Marijuana</td>
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<td>Warrington Township</td>
<td>50-17-1R</td>
<td>Board of Supervisors</td>
<td>(50-31-28-2; -28-10; -28-13; -28-22; &amp; -28-24)</td>
<td>Zoning Map Change Zoning Ordinance Amendment: Medical Marijuana Uses</td>
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<td>Warrington Township</td>
<td>50-17-4 (P)</td>
<td>MS County Line Associates, LLC</td>
<td>(50-4-7-1)</td>
<td>Private Zoning Map Change CE to R-1</td>
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CONFIDENTIAL — NOT FOR RELEASE

May 3, 2017
BCPC #6-17-1

MEMORANDUM

TO: Buckingham Township Board of Supervisors
   Buckingham Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal for Amendments to the Zoning Ordinance—Create Overlay Districts, New Uses and Definitions, and New Lighting and Sign Restrictions.
Applicant: Board of Supervisors
Received: April 13, 2017
Hearing Date: May 3, 2017

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on May 3, 2017.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to create three overlay districts and establish new use classifications relating to medical marijuana dispensary, grower/processor uses, and hotels. In addition, amend and revise the forestry and wireless communication uses, and noise, lighting, blasting, and sign restrictions.

Proposed Zoning Provisions: Create new overlay districts and amend various sections of the zoning ordinance, as follows:

Cross Keys Enterprise Zone Overlay District: The area outlined for this overlay district is bordered by Swamp Road (Route 313), the border between Buckingham and Plumstead townships, Stoney Lane, and the boundary line of TMP #6-4-10-1-1 closest to Cold Spring Creamery Road. It is located in the PC-1 and PI districts, and the purpose is to accommodate compatible development that enhances vitality in the Cross Keys area with a mix of uses. Key components include:

- The majority of uses permitted in the overlay are uses currently permitted in the PC-1 and PI districts and include, but are not limited to, retail stores, service businesses, tavern, convenience store, motor vehicle gasoline station, outpatient surgical facility, financial establishment, shopping center, and a hotel (new use).
- On properties with frontage on both Old Easton and Easton roads, driveway access is permitted on both roads as well as any street between them.
• Properties and buildings shall demonstrate architectural design that is reflective of traditional Buckingham Township architecture.
• Special service station (Use E23) area and dimensional requirements.
• Sidewalks and location of buffers shall be provided consistent with the purpose of the zoning ordinance and as reasonable determined by the Board of Supervisors during the land development review.
• Comply with Section 3016.L for lighting requirements within the overlay district.

Mill Creek Overlay District: The overlay pertains to the new 69 detached dwelling lots and utility lots at the Estates at Mill Creek Ridge residential development. A key component includes:
• Establishes new area and dimensional requirements that apply to Use B-1 – Single-Family Detached Dwelling.

Communications Overlay District 4: The overlay district is intended to regulate the construction, expansion, and erection of personal wireless facilities comprised of distributed antenna systems (DAS) located in the public right-of-way. Key components include:
• The overlay district comprises all rights-of-way (ROW) in the township.
• Personal wireless facilities shall be comprised solely of distributed antenna systems and permitted in areas where all utilities are located aboveground, regardless of the underlying zoning district.
• Antenna in the ROW shall be co-located on existing poles, such as existing utility poles or street light poles.
• Shall not exceed 35 feet in height.

Uses: The following uses are new, revised, or amended:
• Use A4.E Forestry—A revised setback requirement on forestry/timber harvesting on lots that border a residential or commercial use.
• Use B7 Rooming or Boarding Home—The definition has been expanded to include all dwelling types with rental accommodations for terms of 60 days or less.
• Use B9.B Accessory Home Occupation—Updated sign requirements.
• Use B10.E and G Residential Accessory Building, Structure, or Use—Revised accessory in-law dwelling to only be occupied by a family member of the occupants of the principal residence. And pools and associated appurtenances may not be closer than 12 feet to a side or rear lot line.
• Use E4 Medical Marijuana Dispensary—A new use permitted in the PC-1 Planned Commercial District with the following conditions and restrictions:
  0 Provide proof of registration with the Commonwealth Department of Health.
  0 Operate in compliance with all Commonwealth Department of Health regulations.
  0 Shall not be located within 500 feet of a residentially owned property, place of worship, public park, or community center.
  0 Shall not be located within 1,000 feet of a public, private or parochial school, or a day-care center.
  0 Shall be setback 1,500 feet from another Medical Marijuana Dispensary or Medical Marijuana Grower/Processor.
Must operate within an indoor, enclosed, and secure facility with no exterior sale and drive-thru services.

Limited hours of operation from 9 AM to 9 PM.

Submit a disposal plan to the township for review and approval.

Minimum size of the facility shall be 2,000 gross square feet in total floor area.

One parking space per 200 square feet of gross floor area and shall not be located in the front yard.

• Use E21 Hotel—A new use that is defined as a building for renting rooms by the general public for transient lodging for compensation with the following conditions and restrictions:

May include support facilities such as restaurants, meeting rooms, personal services, recreational facilities, conference rooms, banquet facilities, and other similar accessory uses at no more than 25 percent of the total facility floor area.

Must have direct access to major collector or arterial street.

Units shall contain a minimum of 250 square feet of floor space.

Must be served by public water and sewer.

Minimum lot area of 4 acres and a maximum impervious surface ratio of 65 percent.

Minimum lot width of 250 feet with a maximum building height of 60 feet or five stories.

On sites greater than 5 acres, a second accessory structure is permitted that can include an eating place, tavern, accessory drive through facility, research use, and financial establishment.

Restrictions on loading.

• Use G4 Medical Marijuana Grower/Processor—A new use permitted in the PI Planned Industrial District with the following conditions and restrictions:

Provide proof of registration with the Commonwealth Department of Health.

Operate in compliance with all Commonwealth Department of Health regulations.

Shall not be located within 1,000 feet of a residentially zoned property, public, private or parochial school, day-care center, place of worship, park, or community center.

Cannot operate on the same site as a Medical Marijuana Dispensary.

Must operate within an indoor, enclosed, and secure facility.

No use of medical marijuana and no retail sales allowed.

Submit a disposal plan to the township for review and approval.

Minimum lot size of 2 acres.

One parking space per 500 square feet plus one space for each company vehicle normally stored on premises.

• Use H11 Personal Wireless Facilities: Amended to add new definitions that include Accessory Equipment, Emergency, and Minimum Functional Height.

Section 201 Definitions: The following definitions have been added and/or modified: Commonwealth Department of Health; Distributed Antenna Systems (DAS); Medical Marijuana Act; Spring, Impervious Surface, Right-of-Way; and Section 3016 Lighting: added new definitions regarding lighting issues and modified the definitions of Light Trespass, Lumen, Luminaire, and Sky Glow.

Districts: The following districts have deleted, added, or amended certain permitted uses:

• AG-1 Agricultural 1 District: Use C6 Private Recreational Facility is proposed to be deleted as a permitted use.
• I Institutional District: Use C2 School is proposed to be amended to provide a maximum impervious surface of 40 percent.
• PC-1 Planned Commercial District: Use E4 Medical Marijuana Dispensary was added as a permitted by-right use.
• PI Planned Industrial District: Use E25 Motor Vehicle Service Center/Repair Shop and G4 Medical Marijuana Grower/Processor were added as a permitted by-right uses.
• PI-2 Planned Industrial District-2: Use E25 Motor Vehicle Service Center/Repair Shop was added as a permitted by-right use.

General Regulations Applicable to All Districts: The following revisions are proposed:
• Section 3010, Special Setbacks—Added a setback of 75 feet from any property line for all private tennis courts, batting cages, basketball courts, and other sports courts.
• Section 3013, Parking Area Design Requirements—Clarified that parking areas with 3 or more vehicles shall meet the design standards of the subdivision and land development ordinance (SALDO) and compact car parking stalls shall be provided and closest to the entrance of any structure.
• Section 3016, Lighting—An update to the section to accommodate upgrades in lighting technologies and to include lighting restrictions.
• Section 3028, Increase in Impervious Surface Coverage for Residential Uses—A new section that allows a slight increase in impervious coverage and that increased stormwater runoff shall be mitigated per Buckingham requirements.
• Section 3029, Blasting and Detonation Requirements—A new section that outlines the requirements and restrictions associated with blasting and detonation activities.

Article 32 Signs: The sign standards have been updated and amended with new requirements and restrictions.

Existing Zoning Provisions:

Section 201, Impervious Surface: Those surfaces that do not absorb water. All buildings, building area, parking areas, driveways, roads, sidewalks, wood decks, and areas in concrete, asphalt, and packed stone shall be considered impervious surfaces within this definition. A swimming pool shall be considered pervious. In addition, other areas determined by the Township Engineer to be impervious within the meaning of this definition will also be classified as impervious surfaces.

Section 201, Right-of-Way: Land set aside for use as a street, other means of travel, or for use by a utility.

Section 201, Forestry: Logging/timber harvesting is not permitted within 100 feet of any property line or street to protect adjoining property owners.

Section 201, Rooming or Boarding House: A dwelling used for housing of roomers, boarders, or lodgers with or without common eating facilities, including dormitories, fraternity or sorority houses, or other buildings of charitable, educational, or philanthropic use.

Section 201.B10.G.2, Non-Commercial Swimming Pool: Pools shall be located only in a side or rear yard and may not be closer than 12 feet to a side or rear lot line.

Section 1802.A, Area and Dimensional Requirements: Maximum impervious surface on lot for Use C2 is 35 percent.
PC-1 Planned Commercial District: The district permits various commercial, office, institutional, and recreational uses on a minimum lot area of 20,000 square feet. The maximum building coverage is 20 percent and the maximum impervious surface coverage is 50 percent. Required minimum yard areas are: front—50 feet; side (both)—25 feet; and rear—50 feet.

PI Planned Industrial District: The district permits various commercial, office, business, and laboratory uses on a minimum lot area of 2 acres. The maximum building coverage is 15 percent and the maximum impervious surface coverage is 35 percent. Required minimum yard areas are: front—50 feet; side (both)—30 feet; and rear—50 feet.

COMMENTS

The proposed amendments appear to be consistent with the ordinance requirements as presented by the Pennsylvania Municipalities Planning Code. However, we have the following comments for consideration by the township before the amendments are adopted:

1. Cross Keys Enterprise Zone Overlay District—We commend the township for proactively creating a means to help enhance and advance the economic development and improve the overall function, appearance, and connectivity within the Cross Keys area. To be consistent with the recommendations in the Draft Land Use and Transportation Plan for the Cross Keys Area, we have the following suggestions regarding the proposed overlay district:

   a. Permitted uses—In addition to the new hotel use, we suggest that the township investigate incorporating structured parking (parking garage) as a permitted uses in the overlay district. Due to the grade variation between Old Easton and Easton roads, multi-level parking decks may be feasible depending upon underground geologic conditions and height limitations of the airport area protection standards found in Article 3 of the zoning ordinance. Restrictions on height can be spelled out in the ordinance as well as limiting parking to the bottom 1- to 2-stories with other permitted uses on top.

   Other uses for the township to consider include laboratory and flex space within the overlay district. These uses are suggested in Land Use and Transportation Plan for the Cross Keys Area and provide additional options for other areas within the overlay district beyond the sites with frontage on Old Easton and Easton roads.

   The ordinance requires signs, sidewalks, and other elements that will help strengthen the main street character and appearance along Old Easton and Easton roads. In order to reinforce ‘main street’ ideas, create sustainable places, and encourage development, the township may wish to consider allowing a variety or mix of compatible, nonresidential uses within a single structure. The ordinance can control the mix/composition and location of uses, such as having retail, restaurant, and service uses on the ground floor with office use on the upper floor area. (Note: The Land Use and Transportation Plan for the Cross Keys Area does not recommend mixed-use buildings with residential units in the Cross Keys area.)

   b. Area and dimensional standards—Both the PC-1 and PI districts allow a 50-foot front and rear yard setback and a 25-foot and 30-foot side yard setback, respectively. The township may wish to allow some flexibility by relaxing certain requirements, for example, maximum impervious surface coverage, building height, and minimum parking ratios. However, the height limitations within the airport overlay zone must
be respected. The relaxed requirements provide options and possible incentives to developers, thereby increasing potential interest to sites within the overlay district.

To enhance the appearance and reduce extensive parking areas along roadways, providing a minimum/maximum building setback such as 20 and 30 feet, respectively, is a means for ensuring buildings will be located closer to the road and parking will be located to the side or rear of buildings. (Note: The Land Use and Transportation Plan for the Cross Keys Area contains design guidelines that provide assistance in understanding and guiding architectural development to complement the existing styles in Buckingham.)

c. Public spaces and amenities—In order to increase the vitality of the streetscape environment along Old Easton and Easton roads, the township may wish to require additional amenities within the overlay district. It can be accomplished in the same manner as the sidewalk and buffer requirements. Amenities can be required as reasonably determined, consistent with the purposes of the district, by the Board of Supervisors during land development review. Additional amenities include public spaces (pocket parks, plazas, courtyards, seating areas, and outdoor eating areas), additional landscaping, and other features (benches, art or cultural features, fountains, or clocks).

2. Medical marijuana dispensary and grower/processor uses—The proposed zoning ordinance provisions will be required to comply with Act 16, the State’s Medical Marijuana Act. We are relying on the township’s legal counsel to ensure that the proposed regulations are consistent with this Act and any other applicable laws. In addition, the township may wish to consider the following comment:

a. Disposal plan—The proposed ordinance includes a provision that requires a dispensary and grower/processor to provide a disposal plan for review and approval by the township for all medical marijuana remnants and byproducts. While the Medical Marijuana Act does require that a dispensary or grower/processor have a system to track waste as a part of the required electronic tracking system, the Act does not require that disposal plans be submitted to each municipality. Any medical marijuana waste will be regulated by the Department of Health according to their standards, as a part of the permitting and licensing requirements to operate a medical marijuana facility.

We suggest this could be treated similarly to other medical waste, such as that from a pharmacy. Pharmacies are not required to provide any sort of waste disposal plan, at least not under the provisions of the zoning ordinance, but are subject to other health, safety, and security regulations not covered within the zoning ordinance.

3. Hotel Use—The parking associated with the hotel provides for one space for each room and one space for each employee. The hotel use allows for support facilities, such as conference and banquet facilities and eating and tavern uses that can occupy no more than 25 percent of the total facility floor area. The township should require additional parking standards to accommodate the full capacity if the hotel contains any of the support uses.

4. Section 3029 Blasting and Detonation requirements—This new section outlines the standards for mining, excavating, and blasting activities within the township. We suggest adding several additional requirements:
a. Require all operations involving explosives be conducted by professional personnel (licensed blaster, geologist, or engineer) and licensed in the Commonwealth.

b. In addition to the 24-hour notice to the township, require a blast plan that contains specific recommendations for the blasting activity and potential impacts.

c. In addition to notifying the township and owners of residential structures within 1,000 feet of the blasting activity as noted in Section 3029.A.b, we suggest adding that the contractor should notify the owners of existing utility and pipeline corridors within the same 1,000-foot radius area.

d. Require a traffic management plan if the blasting activity will impact traffic circulation on the local road system that requires coordination with appropriate State and local authorities, including local police.

5. **Communications Overlay District 4**—This new overlay district is intended to regulate the construction, placement, and expansion of Personal Wireless Facilities comprised of Distributed Antenna Systems (DAS) located in the public Rights-of-Way.

a. **Purpose statement**—The other three communications overlay districts contain purpose statements which reference the Telecommunications Act of 1996. We recommend that the proposed amendment reference the aforementioned Act and other similar adopted statutes and updates as they may contain new standards and regulations that deal with personal wireless facilities and DAS.

b. **Accessory equipment box height**—Section 4203.8 provides standards for accessory equipment location. Power and switching equipment is often located in a cabinet on the same pole above the ground, on the ground, or below ground in a vault. No height standards are provided for pole mounted fixtures. We recommend that a minimum height be established for safety of pedestrians and to minimize tampering.

c. **Antenna location**—Section 4203.A.1 states the Overlay District comprises areas in which all utilities are located aboveground, so long as DAS are located on existing poles in the right-of-way. Buckingham has a number of neighborhoods with underground utilities and no streetlight poles. There are utility poles along the major roads around the periphery of these areas but none within the neighborhoods. Antenna would only be permitted around the periphery of many residential neighborhoods. DAS is a network of low power antenna that must be located close to the users and relatively close to each other. Locating antennae on existing poles at the periphery of a large subdivision may not provide coverage to the neighborhood for a carrier installing these antenna. This may not be a concern if sufficient coverage is provided by other companies.

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

JSI: dc

cc: Craig A. Smith Esq., Smith & Porter, P.C., Township Solicitor
Dana S. Cozza, Esq., Township Manager (via email)
MEMORANDUM

TO: Doylestown Borough Council
    Doylestown Borough Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Integrated Judicial Center Accessory Parking Structures

Applicant: Borough Council
Received: April 28, 2017
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 May 3, 2017.

GENERAL INFORMATION


 Proposed Zoning Provisions: Subsection 406.25.1.B(8) would allow accessory parking structures of two or less stories within 300 feet of an Integrated Judicial Center with a minimum front yard setback of 5 feet. The accessory parking structure would be exempt from modulation requirements and require a Certificate of Appropriateness prior to final land development approval. Areaways and other subsurface light and air wells may be located in required yard areas provided their walls do not project more than 18 inches above grade. Fences and guardrails for these areaways may be up to 48 inches above grade but shall be a visually transparent design.

COMMENTS

We recognize that the proposal is consistent with the applicable comprehensive plan, the municipal ordinances. However, we have the following editorial comment for consideration by the borough before the amendment is adopted:
Editorial comment—We recommend revising proposed subsections (8), (8)(a), and (8)(c) for clarity, as follows:

(8) Add “articulation” to the sentence following modulation so that it reads “…exempt from modulation and articulation requirements of sections 2, 3, 4, & 5…” This will clarify that the accessory parking structures are also exempt from the articulation requirements of sections 4 and 5.

(8)(a) Accessory parking structures located within the Doylestown Borough Historic District must receive a Certificate of Appropriateness prior to Final Land Development Approval.

(8)(c) All other dimensional and design requirements of the Integrated Judicial Center must be satisfied.

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

MMW:dc

cc: Jordan B. Yeager, Curtin & Heefner, LLP, Borough Solicitor
John Davis, Borough Manager (via email)
MEMORANDUM

TO: Morrisville Borough Council
   Morrisville Borough Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Food Processing Facility Use
Applicant: Borough Council
Received: April 17, 2017
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 May 3, 2017.

GENERAL INFORMATION

Proposed Action: Establish a new use “Food Processing Facility,” its definition, and regulations for this use.

Proposed Zoning Provisions: The new use “Food Processing Facility” shall be a permitted use in the RN—Riverview Neighborhood District. The proposed regulations will establish environmental, inspection, parking, and loading regulations.

Existing Zoning Provisions: The current regulations do not include the use “Food Processing Facility.”

COMMENTS

1. District inconsistency—According to the zoning ordinance, the Riverview Neighborhood District is established to foster the redevelopment of underutilized lands along the Delaware River into comprehensively planned, pedestrian-oriented neighborhoods. This is to be accomplished by promoting a variety of land uses, housing types and density, and by requiring skillful architectural and landscape design in creating buildings and green spaces. The provision of this type of industrial development does not meet the intent of the Riverview District.
An additional use is proposed to be added to the list of permitted uses within the RN District. It appears that the intent of this proposal is to enhance the development options and potential for this district. If so, borough officials may wish to re-examine the land use policy of the RN District and revise the district purposes to reflect the preferred future land use composition and vision that makes the most sense for this portion of the borough.

2. **Incorrect reference**—The text in the amendment refers to the Riverfront Neighborhood District. The correct title is Riverview Neighborhood District.

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.

RGB:dc

cc: Sean Kilkenny, Esq., Morrisville Borough Solicitor
Robert Sooby, Morrisville Borough Manager (via email)
CONFIDENTIAL — NOT FOR RELEASE
May 3, 2017
BCPC #26-16-4R

MEMORANDUM
TO: New Britain Township Board of Supervisors
New Britain Township Planning Commission
FROM: Staff of the Bucks County Planning Commission
SUBJECT: Proposal to Amend the Zoning Ordinance—Various
Applicant: Board of Supervisors
Received: April 21, 2017
Hearing Date: June 5, 2017

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal has been sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at its meeting on May 3, 2017.

GENERAL INFORMATION

Proposed Actions: Amend various sections of the zoning ordinance, as follows:

- Section 27-201 – Amend definitions of Building Coverage, Family, and Site Area, Base.
- Section 27-201 – Add new definitions that include Building Coverage Ratio and Habitable Space/Room.
- Section 27-305.C.C2.b.4 – Amend setbacks for C2 Nursing Home.
- Section 27-305.H.H2 – Amend requirements for H2 Residential Shed.
- Section 27-305.H.H14.b.1 – Amend setback requirements for H14 Accessory Dwelling use.
- Section 27-305.K.K5.a – Amend definition for K5 Contracting use.
- Section 27-305.K.K7.a – Amend definition for K7 Crafts use.
- Section 27-305.K.K19 – Amend regulations for Small Lot Industrial use.
- Section 27-502 – Amend area and dimensional requirements for the WS Watershed District.
- Section 27-1402.c – Amend wording of dimensional requirements in the C-3 District.
- Section 27-1702.c – Amend wording of the area and dimensional requirements in the I Industrial District. Removed reference to small lot industrial uses.
• Section 27-1802.c – Amend wording of the area and dimensional requirements in the IO, Industrial/Office District. Removed reference to small lot industrial uses.
• Section 27-1902 – Reference to Section 27-1904 will be changed to Section 27-1903.
• Section 27-1903 – Renumbering correction.
• Section 27-2117 – A new section on Occupancy Requirements has been added.
• Section 27-2611 – Amend section that addresses development identification signs.
• Section 27-2612.A.4 – Amend directional signs not to exceed four square feet per sign.
• Section 27-2904.g.5 – Amend paved area setbacks.
• Section 27-2905.d– Amend parking as it applies to recreational vehicles.
• Section 27-3006.b – Amend certificate of occupancy process.
• General – Correct cross references throughout the ordinance for building coverage and impervious coverage regulations.

Existing Zoning:

Section 27-305.H.H2 Storage Shed—Buildings such as storage shed, bath houses and private greenhouses.

Section 27-2611.d—Message. Such signs may include the overall name of the development, any logo and a phone number to contact. Such signs shall not include advertising.

COMMENTS

We recognize that the proposal is consistent with the applicable comprehensive plan, the municipal ordinances and has made revisions to the previously submitted ordinance provisions; however, we recommend that the township consider the following comments prior to adoption:

1. **Section 27-2117 Occupancy Requirements**—The township may wish to add further standards to clarify a habitable space or room within this new section. These include requiring a form of mechanical or natural ventilation (window), a heating source, and a means of escape in case of emergency.

2. **Section 27-305.H.H2 Residential Shed**—The new definition of residential shed removes bath houses and defines strict standards for residential sheds. They include a 100-square-foot building area and shall be without plumbing, electricity, or footings. If the intent is to restrict the boarding or habitation of these structures, we recommend qualifying this definition by stating that residential sheds are to be ‘uninhabitable buildings.’ If defined accordingly, the need to prohibit plumbing and electricity is unclear. For example, a private resident’s workshop is often equipped with electricity and lighting.

3. **Section 27-2611 Development Identification Signs**—It appears additional language was added to Section 27-2611.d that prohibits information concerning the developer or builder of the development to be added on a development identification sign. We defer to the township solicitor with regard to managing the content and message that can be placed on a sign. There have been recent court decisions (Reed v. Town of Gilbert, 135 S.Ct. 2218 (2015)) that have dealt with issues of the communicative content of a sign.
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.

JSI:dc

cc: Peter Nelson, Esq., Grim, Biehn & Thatcher, Township Solicitor
    Eileen Bradley, Township Manager (via email)
CONFIDENTIAL — NOT FOR RELEASE

May 3, 2017
BCPC #31-17-1

MEMORANDUM

TO: Northampton Township Board of Supervisors
Northampton Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Village Overlay District
Applicant: Northampton Township Board of Supervisors
Received: April 4, 2017
Hearing Date: May 24, 2017

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on May 3, 2017.

GENERAL INFORMATION

Proposed Action: Amend the township zoning ordinance to require all subdivisions and land developments within the Village Overlay District to be developed under the provisions of this district and the Village Overlay District Design Requirements in the subdivision and land development ordinance; clarify the sign and fence requirements of the Village Overlay District; and permit swimming pools in the rear or side yards only.

Proposed Zoning Provisions: Part 5, General Commercial/Office District, Section 27-502.6, C-3 Planned Commercial District, Section 27-503.5, PO Professional Office District, Section 27-504.4, and Part 11, Village Overlay District, Section 27-1125, are amended to require all applications for subdivision and/or land development activity to develop under the Village Overlay District requirements and utilize the design criteria specified by the Village Overlay District. Compliance must be met with all ordinance provisions, including those specified under Section 27-1125 of the zoning ordinance, as well as Section 22-619 and Appendix 22-A of the subdivision and land development ordinance.

Part 16, Signs, Commercial and Industrial Districts, Section 27-1605, is amended to permit signs in accordance with Section 22-619.7.G(4) and (5) of the subdivision and land development ordinance. Sandwich board signs in the Village Overlay District are permitted in accordance with Section 22-619.7.G(7) of the subdivision and land development ordinance.
Part 11, Supplemental Regulations, Section 27-1105, is amended to require swimming pools to be constructed in the rear and side yards only, at a minimum of 10 feet from the property line.

Part 11, Supplemental Regulations, Section 27-1107, is amended to permit fences in accordance with Section 22-619.7.G(2) of the subdivision and land development ordinance.

COMMENTS

We commend the township for its continued efforts to carry out its vision for the villages of Holland and Richboro. It is our understanding that the township solicitor has reviewed the content and context of this proposal. Therefore, we recommend that the township adopt the proposal as submitted since it appears to be consistent with the ordinance requirements as presented by the Pennsylvania Municipalities Planning Code.

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

MAR:dc

cc: Robert Pellegrino, Township Manager (via email)
    Michael Solomon, Township Director of Planning and Zoning
    Joseph Pizzo, Esq., Rudolph & Clark, LLC, Township Solicitor
memorandum

TO: Northampton Township Board of Supervisors
Northampton Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Subdivision and Land Development Ordinance—Design Guidelines
Applicant: Northampton Township Board of Supervisors
Received: April 4, 2017
Hearing Date: May 24, 2017

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 April 4, 2017.

GENERAL INFORMATION

Proposed Action: Amend the township subdivision and land development ordinance to add the Village Overlay Design Guidelines.


COMMENTS

The staff of the Bucks County Planning Commission provided assistance to the township in the development of the proposed design guidelines. We commend the township for its continued efforts to carry out its vision for the villages of Holland and Richboro. We recommend that the township adopt the proposal as submitted since it appears to be consistent with the ordinance requirements as presented by the Pennsylvania Municipalities Planning Code.
We would appreciate being notified of the Board of Supervisors’ decision regarding this matter. If the amendment is adopted, please send a copy within 30 days as required by Section 505(b) of the Pennsylvania Municipalities Planning Code.

MAR:dc

cc: Robert Pellegrino, Township Manager (via email)
    Michael Solomon, Township Director of Planning and Zoning
    Joseph Pizzo, Esq., Rudolph & Clark, LLC, Township Solicitor
CONFIDENTIAL — NOT FOR RELEASE

May 3, 2017
BCPC #41-17-1

MEMORANDUM

TO: Solebury Township Board of Supervisors
    Solebury Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Medical Marijuana Regulations

Applicant: Board of Supervisors

Received: April 12, 2017
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 May 3, 2017.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to establish standards for medical marijuana dispensary and medical marijuana grower/processor uses.

Proposed Zoning Provisions: Establish definitions and standards for Medical Marijuana Dispensary and Medical Marijuana Growing/Processing Facility uses. Medical Marijuana Dispensary would be permitted by conditional use in the TNC Commercial District. Medical Marijuana Growing/Processing Facility would be permitted by conditional use in the LI Industrial District. The following provisions are required for both uses:

- The facility shall be owned and operated in compliance with all applicable laws and regulations, including the Medical Marijuana Act and federal memoranda regarding medical marijuana.
- A setback of 1,000 feet from the property line of a public, private, or parochial school, and a day care center is required.
- Signage clearly identifying the facility shall be provided.
- The facility is subject to quarterly inspections by the township zoning officer or other township designee.
- Permit application requirements must be strictly followed.
• Specific information, such as contact information for the facility, must be provided to the Pennsylvania State Police.

COMMENTS

The proposed zoning provisions will be required to comply with the State’s Medical Marijuana Act and the Pennsylvania Municipalities Planning Code. Therefore, we are relying on township legal counsel to ensure that the proposed regulations are consistent with these laws and any other applicable laws prior to adoption. We offer the following comments for township officials to consider:

1. **Grower/processor use setback**—Section 802(a)(3) of the Pennsylvania Medical Marijuana Act (Act 16) requires that a medical marijuana dispensary not be located within 1,000 feet of a property line of a public, private or parochial school, or day care center. Act 16 does not require a 1,000-foot setback for a grower/processor use. However, the proposed ordinance reinforces the 1,000-foot setback within zoning Section 27-2602.1 (Special Principal Use Regulations) for both the dispensary and the grower/processor uses. The 1,000-foot setback for the grower/processor use has been adopted in several other municipalities in the county.

   The New Hope-Solebury high school, elementary, and upper elementary school property within New Hope Borough extends to the border of Solebury Township where the LI District is located. It appears the 1,000-foot setback taken from the school property line may impact and overlap all the LI District tract boundaries with the exception of a portion of the Delaware River Joint Toll Bridge Commission property that appears to include the right-of-way of Route 202 and River Road. In addition, the language is unclear if the 1,000-foot setback is measured from the school property line to the exterior wall of a proposed grower/processor building edge or a property line. Although Act 16 does not mandate the proposed 1,000-foot setback for grower/processor use, we recommend the township solicitor ensure that the proposed setback would not preclude this use from locating within Solebury Township.

2. **Editorial comments**—The township should ensure all cross references to the dispensary and grower/processor uses are incorporated into other portions of the zoning ordinance. Sections include and are not limited to Attachment 10, Summary Table – Area and Bulk Regulations, TNC District, Attachment 11, LI District, and Attachment 19, Table of Use Regulations.

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

CIG:dc

cc: Jordan B. Yeager, Esq., Curtin & Heefner, LLP, Township Solicitor
Dennis H. Carney, Township Manager/Municipal Administrator (via email)
MEMORANDUM

TO: Tinicum Township Board of Supervisors
   Tinicum Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Medical Marijuana

Applicant: Board of Supervisors
Received: April 24, 2017
Hearing Date: June 6, 2017

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on May 3, 2017.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to establish new use classifications: medical marijuana dispensary facilities and medical marijuana growing/processing facilities.

Proposed Zoning Provisions: Proposed Use E24, Medical Marijuana Dispensary Facility, is to be permitted in the VC Village Center, CC Controlled Commercial, C Commercial, and LC Limited Commercial zoning districts. Proposed Use G15, Medical Marijuana Growing/Processing Facility, is to be permitted in the PI Planned Industrial District.

Both uses must be:

- owned and operated in compliance with all applicable laws and regulations, including the Medical Marijuana Act and federal memoranda regarding medical marijuana;
- set back 1,000 feet from the property line of a public, private, or parochial school, and a daycare center;
- clearly identified in its signage;
- subject to quarterly inspections by the township zoning officer or other township designee; and
- comply with permit application requirements.
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. The zoning provisions proposed should comply with the State’s Medical Marijuana Act. Therefore, we are relying on the township to ensure that the proposed regulations are consistent with these laws and any other applicable laws before enactment.

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

MAR:dc

cc: Stephen B. Harris, Esq., Harris & Harris
    Tracy Tackett, Tackett Planning, Inc.
    Teri Lewis, Township Manager (via email)
CONFIDENTIAL — NOT FOR RELEASE

May 3, 2017
BCPC #50-17-1R

MEMORANDUM

TO: Warrington Township Board of Supervisors
    Warrington Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance and Zoning Map—Medical Marijuana Uses
TMP # 50-31-28-2; -28-10; -28-13; -28-22; and -28-24
Applicant: Board of Supervisors
Received: April 13, 2017
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 May 3, 2017.

GENERAL INFORMATION

Proposed Action:

A. Amend the zoning ordinance to permit Medical Marijuana Dispensary and Medical Marijuana Processor/Grower as conditional uses within a proposed new district (PI-1A Planned Industrial District). Add definitions and standards related to the proposed uses.

B. Amend the zoning map to create a new zoning district (PI-1A Planned Industrial District) which would permit the new uses. Many of the same uses allowed in the existing PI-1 District are allowed in the proposed PI-1A District.

Proposed Zoning Provisions:

A. Add definitions of the following terms:
   • Department of Health
   • Medical Marijuana Dispensary
   • Medical Marijuana Grower/Processor
   • Medical Marijuana Permit
B. Create the PI-1A Planned Industrial District:
   Most uses, area requirements, and standards for the district are the same as those of the PI-1 district. Medical Marijuana Dispensary Medical Marijuana Grower/Processor, Commercial Uses, and Retail store are permitted as conditional uses in accordance with Sections 2328, 2329, 1205, 1205-A and 1206.

C. Create new uses:
   1) Section 2328 Medical Marijuana Dispensary. Conditional use criteria include a requirement for a Department of Health permit, a required setback of 1,000 feet from a public, private or parochial school or a day-care center, a minimum facility size of 2,000 square feet total floor area, a requirement for a security plan, and a secure indoor facility.

   2) Section 2329 Medical Marijuana Grower/Processor. Conditional use criteria include a minimum lot size of 2 acres, a required setback of 1,000 feet from a public, private or parochial school or day-care center and a requirement for a security and disposal plan.

Proposed Zoning Map Amendment:

A. PI-1A Planned Industrial District—The subject area to be rezoned from PI-1 Planned Industrial District to PI-1A Planned Industrial District encompasses 5 tracts totaling approximately 24 acres that front on the southern side of Titus Avenue between Easton Road and County Line Road.

Existing Zoning Provisions: The PI-1 Planned Industrial District permits manufacturing, storage, and warehouse uses on lots of 2 acres or more.

COMMENTS

A. Zoning Amendments

1. District purpose—The proposed PI-1A district is based on the PI-1 district but permits medical marijuana uses, retail stores, and “Commercial Uses” which is an important shift in the focus of the district. These new uses differentiate the PI-1A from the existing PI-1 district. The proposed amendment permits a new group of commercial uses and, therefore, changes the character of the district but does not provide a land use policy change to its underlying industrial development focus. The term limited commercial may be inserted in the district purpose statement to reflect the proposed commercial uses while retaining the industrial focus of the PI-1A district. We recommend that the township consider the purpose and foundation of the district and revise it as necessary.

2. Commercial Use—The list of conditional uses permitted in the proposed PI-1A district includes the use “Commercial Uses.” The existing PI-1 district permits commercial uses intended to service the employees of establishments on the site (not the public). The proposed Commercial Use has no restrictions related to employees on the site. The Commercial Use is not defined, so the district may be opened up for additional unintended uses of a commercial nature that are not otherwise permitted or defined. We recommend that “Commercial Use,” as defined in the proposed amendment, be revised to be the same as found in Section 1202.D.
3. **Loading area**—Marijuana grower processor uses are industrial uses and may need off-street loading area including loading docks, separate from parking areas. We recommend that the township consider whether these facilities should be required.

4. **Disposal plan**—The proposed ordinance includes a provision that requires a dispensary and grower/processors to provide a disposal plan for approval by the township Chief of Police for any medical marijuana remnants and byproducts. While the Medical Marijuana Act does require that a grower/processor or a dispensary have a system to track waste as a part of the required electronic tracking system, the Act does not require that disposal plans be submitted to each municipality. Any medical marijuana waste will be regulated by the Department of Health according to their standards, as a part of the permitting and licensing requirements to operate a medical marijuana facility.

   This could be treated similarly to other medical waste, such as that from a pharmacy. Pharmacies are not required to provide any sort of waste disposal plan, at least not under the provisions of the zoning ordinance, but are subject to other health, safety, and security regulations not covered within the zoning ordinance.

5. **Editorial comments**—The township should ensure all cross references to the dispensary and grower/processor uses are updated and incorporated into other portions of the ordinance. Sections include, and are not limited to, Attachment 2, Table of Permitted Land Uses by District and Section 301, Classes of Districts.

**B. Zoning Map Amendment**

1. **Comprehensive Plan**—The *Warrington Township Comprehensive Plan Update* (2006) Future Land Use Plan chapter classifies the tracts along Titus Avenue as industrial. There is no specific policy for industrial uses and the proposed district is a variation of an existing district and appears to be consistent with the comprehensive plan.

2. **County Comprehensive Plan**: The *Bucks County Comprehensive Plan* (2011) classifies the site as Employment Area which is an area where primarily 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. These areas are often characterized by single use and land intensive development. Within Employment Areas both residential and nonresidential development is expected and appropriate. The introduction of medium- to high-density residential uses within mixed-use developments is desirable in order to better link jobs and housing.

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

DCZ:dc

c: Terry Clemons, Esq., Clemons Richter & Reiss, PC, Municipal Solicitor
Barry Luber, Municipal Manager (via email)
Barbara Livrone, Assistant to the Municipal Manager (via email)
Horsham Township

CONFIDENTIAL — NOT FOR RELEASE
CONFIDENTIAL—NOT FOR RELEASE

May 3, 2017
BCPC #50-17-4(P)

MEMORANDUM

TO: Warrington Township Board of Supervisors
Warrington Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Private Request for Zoning Map Change
TMP #50-4-7-1
Owner: Philadelphia Catholic Cemeteries, LLC
Applicant: MS County Line Associates, LLC
Received: April 3, 2017
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 May 3, 2017.

GENERAL INFORMATION

Requested Action: Rezone a 53-acre portion of TMP #50-4-7-1 from CE Cemetery District to R-1 Low Density Residential District. The site is a vacant portion of the St. John Neumann Archdiocese cemetery.

Location of Tract: The parcel is located between Stump and Upper State roads, east of the St John Neumann cemetery. The parcel is bisected by the Route 202 Parkway.

Proposed Zoning Provisions: The R-1 Low Density Residential District permits single-family detached dwellings without public utilities on minimum lot sizes of 60,000 square feet. With public utilities, the required minimum lot size is 40,000-square-feet. Cluster Development is permitted as a conditional use with a minimum lot size of 22,500 square feet. The total number of dwelling units in a cluster cannot exceed the number that would be permitted with 40,000-square-foot lot area. Open Space of 6 acres per 100 dwelling units is required for a single-family detached subdivisions and 25 percent of the net site area or 6 acres (whichever is greater) for a Cluster Development.
Existing Zoning Provisions: The CE Cemetery District permits a cemetery with accessory buildings by right. Mausoleums, crematoria, or columbaria are permitted as conditional uses. The minimum lot size is 5 acres.

COMMENTS

We recommend that the Board of Supervisors consider the following in addressing the proposal to rezone TMP #50-4-7-1 from CE Cemetery to R-1 Low Density Residential District:

1. **Comprehensive Plan**—The Warrington Township Comprehensive Plan (2006) Future Land Use Plan classifies the subject area as Agricultural Area. The plan recognizes the importance of agriculture and identifies areas that are preserved or should be dedicated to preservation or low-intensity development. This designation does not mean that development cannot occur, but it identifies the farming areas as lands appropriate for preservation and continuation of agriculture.

   The rezoning would provide additional area for residential growth. The current comprehensive plan did not envision a change in use from the cemetery use to residential, due to the ownership of the property, so it provides little guidance expect to support agricultural use.

2. **Surrounding Land Use**—The site is surrounded by a variety of land uses. The proposed low-density residential is generally consistent with the surrounding land use.
   a. Village-type, single-family residential uses, single-family attached units, and office-commercial uses are located to the north across Upper State Road in New Britain Township. This is New Britain Township’s high density area.
   b. Rural residential, vacant, transportation, and single-family residential uses abut the site to the east.
   c. The southern side of the site is used for single-family residential and rural residential uses.
   d. To the west the site abuts agricultural, institutional and transportation uses.

3. **Surrounding Zoning**—
   a. The adjacent zoning to the northwest in New Britain Township is RR/PRD-1 which permits a range of housing types as well as office and commercial use. This is New Britain’s high density district.
   b. The northeast side of the site is zoned R-1 Low Density Residential which is what is proposed for this site.
   c. To the southeast the land is zoned RA Residential Agricultural which permits single-family detached dwellings with a minimum lot size of 3 acres or cluster development as a conditional uses at a density of 0.65 units per acre and 83 percent open space.
   d. The southwest side of the site abuts land zoned RA Residential Agricultural and CE Cemetery which permits cemeteries and related uses on lots of 5 acres or more.

4. **Proposed zoning and development capacity**—The purpose of the R-1 Low Density Residential District is to provide for the expansion and orderly development of single-family homes in a predominately rural residential atmosphere at a density consistent with the desired results and the availability of public utilities.
We conducted an analysis of the site's development capacity. With public sewer, the 53-acre combined site area would permit as many as 35 units on 40,000-square-foot lots with close to 2 acres of open space and a similar number of clustered units on 22,500-square-foot lots with a minimum of 8.5 acres of open space. The traffic study which accompanied the application stated a potential development of 32 units.

5. Sewage Facilities Plan—The Warrington Township Act 537 Plan Amendment No. 5 is the official Act 537 Plan for this portion of Warrington Township. The site and adjoining area lies within the Mill Creek Sewage Management Area which is to be served by on-lot sewage facilities. If the proposed amendment is adopted and public sewer is requested for development, the Act 537 plan should be revised.

Summary

The proposed zoning is consistent with adjacent residential land use and zoning in Warrington. New Britain Township zoning to the north is dissimilar in the uses permitted and the higher density allowed for residential units. The agricultural land to the southwest is owned by the Archdiocese cemetery and may be developed for permitted institutional uses. The township’s comprehensive plan calls for agricultural preservation in this area. The township’s Act 537 sewage facilities plan classifies the subject area as an area to be served by on-lot sewerage facilities but the applicant will request that this be changed to allow a public wastewater system.

The proposed residential use is not unreasonable based on the area and the nearby uses in Warrington.

The major downside to rezoning the property at this time is the on-going discussion of future land use now taking place in the township. Among other things, the township is examining its need to provide for a range of housing types (as required by the Municipalities Planning Code). By taking one potential site off the table by rezoning it for low-density residential, the township limits its options to provide for other housing types, should that become necessary as the result of the housing analysis.

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

DCZ:dc

cc: Terry Clemens, Esq., Clemens Richter & Riess, PC, Municipal Solicitor
    MS County Line Associates, LLC
    Barry Luber, Municipal Manager (via email)
    Barbara Livrone, Assistant to Municipal Manager (via email)
    New Britain Township
PERTINENT INFORMATION

Site Characteristics, Natural Features: The site is primarily agricultural fields with woodlands on the periphery. The upper reaches of Mill Creek and a tributary flow through the site with trees along the edges.

Existing Land Use: Agricultural and vacant

Surrounding Land Use:

- North: Residential
- East: Rural residential, Transportation Single-family residential, vacant
- South: Agricultural, Vacant Single-family residential, Rural residential
- West: Residential, institutional office commercial

Surrounding Zoning:

- North: R-1 RR/PRD-1 (highlands subdivision), SR-1
- East: R-1
- South: RA Residential Agricultural
- West: CE

County Comprehensive Plan: The Bucks County Comprehensive Plan (2011) classifies the subject area as Emerging Subdivision and Natural Resource/Conservation area. Emerging Suburban Areas are those areas with both planned and available public infrastructure and services intended for future development by municipalities.

Natural Resource/Conservation Areas include areas of greenway corridors, recreation areas, and conservation landscapes identified in the Natural Areas Inventory of Bucks County, (2011).


Municipal Sewage Facilities Plan: The Warrington Township Act 537 Plan Amendment No. 5 is the official Act 537 Plan for this portion of Warrington Township. The site lies within the Mill Creek Sewage Management Area which is to be served by on-lot sewage facilities.
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<th>Municipality</th>
<th>BCPC Number</th>
<th>Tax Parcel Numbers</th>
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<th>Submission Level</th>
<th>Proposal</th>
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<td>(8-5-4-6)</td>
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<td>(8-9-22)</td>
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<td>(9-7-150-2)</td>
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MEMORANDUM

TO: Doylestown Borough Council
   Doylestown Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Subdivision for Morel
          TMP #8-9-57
          Applicant: Donald and Lauren Morel
          Owner: Same
          Plan Dated: March 1, 2017
          Date Received: March 15, 2017

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 20,937-square-foot parcel into two lots. Lot 1 (11,079.07 square feet) contains an existing 2-story single-family detached dwelling. No construction is proposed on Lot 2 (9,857.74 square feet) at this time.

Location: On the south side of East State Street, approximately 200 feet west of Church Street. Lot 2 fronts on East Oakland Avenue.

Zoning: The CR-Central Residential District permits single-family detached dwellings on a minimum lot area of 5,000 square feet.

Present Use: Office/vacant.

COMMENTS

1. **Waivers**—The site plan indicates that the applicant is requesting waivers from the following subdivision and land development ordinance requirements:
   
   - Section 404 Preliminary plan requirement
   - Section 804(a)(1) & 805(a)(1) Plan scale
Section 804(b)(5) & 805(b)(5) Location map scale
Section 804(c)(2) & 805(c)(2) Existing features within 400 feet
Section 805(a)(6) Plan sheet size

The final plan should include a list of waivers granted by Borough Council.

2. **Conveyance to adjacent parcel**—The record plan on Sheet 2 indicates that Lot 2 is to be conveyed to the adjacent parcel (TMP #8-9-66). The zoning data and impervious surface coverage tables on Sheet 2 do not reflect the combination of Lot 2 with TMP #8-9-66. If Lot 2 is to be combined with the adjacent lot, these tables should be revised and the combined lot should be depicted on the plan.

3. **Street trees**—The plan does not depict any new street trees for the frontage along East Oakland Avenue. Section 520(d)1.A(1) of the subdivision and land development ordinance requires street trees for any land development where suitable street trees do not exist.

This review will be included in the Bucks County Planning Commission board materials for the May 3, 2017, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

MMW:dc

cc: Donald and Lauren Morel
    James P. Dougherty, P.E., Gilmore & Associates, Borough Engineer
    Karyn Hyland, P.E., Borough Director of Building and Zoning (via email)
    John Davis, Borough Manager (via email)
MEMORANDUM

TO: Doylestown Borough Council
   Doylestown Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for 3 Atkinson Drive
   TMP #8-5-4-6
   Applicant: At Last Enterprizes, LLC
   Owner: Same
   Plan Dated: February 20, 2017
   Date Received: March 7, 2017

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 1,040-square-foot building to be used as an accessory building (Use 63) to the principal manufacturing use on the 47,068-square-foot site. The proposed building will not be served by water or sewer service. The existing building on the site is served by public water and sewer.

Location: West side of Atkinson Drive between Broad Street and Veterans Lane.

Zoning: The PI Planned Industrial District permits Use 63 Accessory Building and Use 57 Manufacturing on a minimum lot area of 20,000 square feet. A portion of the site is also within the TND-2 Traditional Neighborhood District 2. No construction is proposed within the TND-2 District.

Present Use: Manufacturing (private workshop/studio).

COMMENTS

1. **Plan information**—We understand that the Borough has allowed for an expedited review of this proposed land development given its minimal impact. However, we note that the plan does not provide some of the plan information required by Sections 803 and 805 of the
subdivision and land development ordinance including drafting standards, existing features both within the site and adjacent, proposed lot coverage, proposed floor area, and proposed building height. Borough officials should determine if this information is needed for review of the proposal.

2. **Sidewalks**—Sections 503 and 608 of the subdivision and land development ordinance requires that sidewalks shall be provided along both sides of all streets, unless the requirement is waived by Borough Council. We note that the draft master concept plan for the proposed Broad Street Gateway Park, which is adjacent to the site, includes sidewalks along Atkinson Drive. We recommend that borough officials consider whether sidewalks should be extended along the frontage of the subject site.

3. **Landscape plan**—Section 520.C of the subdivision and land development plan requires that a landscape plan is provided for all land developments.

4. **Street trees**—Aerial photographs indicate that street trees exist along the frontage of the site. We recommend that borough officials determine if these trees meet the requirements of Section 520.E of the subdivision and land development ordinance.

5. **Buffer yard**—Section 520.G and Table 1 of the subdivision and land development ordinance requires a Type D screen buffer planting for manufacturing uses that are adjacent to traditional neighborhood development uses. Borough officials should determine if the existing buffering provided by the adjacent traditional neighborhood development use is sufficient.

This review will be included in the Bucks County Planning Commission board materials for the May 3, 2017, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

MMW:dc

cc: Douglas R. Zegel, At Last Enterprizes, LLC
Shaheed A. Smith, P.L.S., Shaheed A. Smith Geospatial, LLC
James P. Dougherty, P.E., Gilmore & Associates, Borough Engineer
Karyn Hyland, P.E., Borough Director of Building and Zoning (via email)
John Davis, Borough Manager (via email)
MEMORANDUM

TO: Doylestown Borough Council
   Doylestown Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Final Plan of Land Development for Bucks County Justice Center Administration
         Building Parking Garage—Phase III
         TMP #8-9-22
         Applicant: County of Bucks
         Owner: Same
         Plan Dated: March 2, 2017
         Date Received: March 23, 2017

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 27,022-square-foot two-level parking garage containing 153 parking spaces on
a 35,501.4-square-foot site. The proposed parking garage is Phase III of the Bucks County Justice
Center development. The site is served by public water. Sewer service is not provided to the site.

Location: The corner of East Court Street and Broad Street.

Zoning: The O Office District permits a variety of office and institutional uses. An integrated judicial
center (Use 25.1) is a permitted use. The required minimum lot size for the integrated judicial
center use is 60,000 square feet. The O District is intended to provide reasonable standards for
the harmonious development of administrative, business and professional offices, health facilities,
educational and religious institutions and other related uses, all of which are necessary for service
to borough residents; to provide standards which will encourage development of a character
compatible with other adjacent uses and of such design to create minimum interference with the
public streets.

Present Use: Parking lot.
COMMENTS

Prior to final plan approval, the borough should ensure that the plan meets all conditions of preliminary plan approval. The plan should not be approved until all issues are resolved. In addition, we have the following comments on the final plan that should be considered.

1. **Variance**—The site plan indicates that a variance is required to allow encroachment into the required 10-foot front yard setback along Broad Street. We recommend that the plan not be acted upon by borough officials until resolution of the request for variance from the Zoning Hearing Board is received.

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

   - Section 509.C  Driveway minimum curb radius
   - Section 520.D  Street tree location
   - Section 520.F  Replacement trees
   - Section 803.C.2 Show existing features within 400 feet on preliminary plan
   - Section 805.C.2 Show existing features within 400 feet on final plan

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

3. **Street trees**—The landscape plan (Sheet L-101) indicates that the applicant is requesting a waiver for the number of required street trees due to the site size. Since the proposed parking garage can have a negative impact on the adjacent residences and neighborhood, we recommend that borough officials and the applicant discuss whether additional street trees are feasible on the site or if additional plantings could further enhance the site.

4. **Lighting plan**—Section 607 of the zoning ordinance requires that proposed lighting shall not produce a strong glare, dazzling light or a reflection of a strong dazzling light beyond the lot lines. A lighting plan should be provided and should demonstrate compliance with IESNA standards as required by conditions of preliminary plan approval, dated July 21, 2008.

5. **Grading**—The grading plan (Sheet C-103) indicates that there would be grading within 5 feet of the property lines along the northern and eastern boundaries 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 lines.

6. **Historic district**—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, may be necessary.
This review will be included in the Bucks County Planning Commission board materials for the May 3, 2017, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

MMW:dc

cc: Kevin Spencer, RLA, Bucks County Director of General Services
    John Koutsourus, P.E., Carroll Engineering Corporation
    Michael A. Klimpl, Esq., Bucks County Solicitor
    James P. Dougherty, P.E., Gilmore & Associates, Borough Engineer
    Karyn Hyland, P.E., Director of Building and Zoning (via email)
    John Davis, Borough Manager (via email)
MEMORANDUM

TO: Doylestown Township Board of Supervisors
    Doylestown Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Subdivision for Quinlan Property

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 10.0031-net-acre tract into eight lots for single-family detached units ranging in size from 30,002 net square feet (less easement) to 50,553 square feet. An open space tract of 2.8201 acres is provided and includes 16,600 square feet of recreation land. The development will be served by public water and sewer facilities.

Location: East side of New Britain Road, approximately 300 feet south of Lower State Road.

Zoning: R-1 Residential District permits single-family detached dwellings on a minimum lot size of 40,000 square feet. Use B7 Single-family detached cluster is also permitted on a site area of 10 acres with lot sizes of a minimum of 30,000 square feet and at least 25-percent open space.

Present Use: Rural Residential (single-family detached dwelling).

COMMENTS

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

   - Section 153-25.A Sidewalks
   - Section 153-25.D Bike/hike paths
   - Section 153-26.A Curbing along New Britain Road

April 20, 2017
BCPC #5542-B
Section 153-38.D.6 Detention basin slope

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. **Proposed trail along New Britain Road**—Although a waiver is requested from the bike/hike path requirements, we note that funding has been received for a bike and hiking trail along Lower State Road. The trail will extend from Central Bucks West High School to the Route 202 Parkway Trail, connecting Central Bucks Family YMCA, Central Park, and Delaware Valley College. According to the *Doylestown Community Bike & System* trail map (Map last updated September 2014), a trail connection is indicated along New Britain Road between Lower State Road and Sunset View Drive. Township officials and the applicant should discuss the need for a bike/hike path along the site’s road frontage and determine what improvements, if any, should be provided (i.e., easement dedication, installation, etc.).

3. **Cul-de-sac bulb**—Section 153-24.C(2) of the subdivision ordinance indicates that the center of a cul-de-sac may contain a planted island. We recommend that a planted cul-de-sac island be considered since it can lower street construction and maintenance costs, and reduce the amount of impervious surface and reduce heat buildup. A planted island within the cul-de-sac can be a visual asset for a neighborhood as it serves as a focal point.

4. **Woodland protection**—According to the Environmental Protection Standards listed on Sheet 3 of the plan, at least 50 percent, or 1.6256 acres, of woodlands is required to be protected. The plan does not indicate the amount of woodlands proposed to be preserved and, therefore, the plan should be revised accordingly.

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

This review will be included in the Bucks County Planning Commission board materials for the May 3, 2017, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

CIG:dc

cc: Robert Wagner, Better Living Homes, Inc.
    Kirk Clauss, P.E., Schlosser & Clauss Consulting Engineers, Inc.
    Mario Canales, P.E., Pickering Corts & Summerson, Township Engineer
    Stephanie J. Mason, Municipal Manager (via email)
MEMORANDUM

TO: Falls Township Board of Supervisors
   Falls Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Revised Final Land Development Plan—38 Cabot Boulevard
         TMP: #13-3-8-6
         Applicant: 38 Cabot Blvd., LP
         Owner: Same
         Plan Dated: April 6, 2017
         Date Received: April 18, 2017

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

GENERAL INFORMATION

Proposal: Construct an addition of 5,790 square feet to an existing 159,300-square-foot industrial building. The proposed addition will be Phase III of previously approved, but not yet constructed, building additions. Previously approved building expansions were:

- Existing building—159,300 square feet
- Phase 1—8,470 square feet (previously approved)
- Phase IIA—5,645 square feet (previously approved)
- Phase IIB—3,100 square feet (previously approved)
- Phase III—5,790 square feet (current proposal)
- Total buildout—182,305 square feet

The proposal also will reconfigure some of the parking areas, and result in a net reduction of 14 off-street parking spaces, from 90 proposed spaces to 76. A concrete pad for a dumpster is now included on the east side of the building. The site is served by public water and sewer.

Location: South side of Cabot Boulevard East, between U.S. Route 1 and the railroad tracks.
Zoning: PIP—Planned Industrial Park District permits a variety of industrial and commercial uses on a lot of at least 0.5 acre. The township’s zoning hearing board, on June 10, 2014, granted variances from these two provisions of the zoning ordinance:

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

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

Section 191.36.D to permit use of curbing materials to match existing conditions;
Section 191-37.B to permit parking within 15 feet of the building;
Section 191-37.G.1 for exemption from the requirement to install curbed raised beds in the parking area;
Section 191-37.G.2 for exemption from the requirement to plant shade trees in curbed raised beds;
Section 191-37.G.4 for exemption from parking lot tree-planting requirements;
Section 191-48.A for exemption from the requirement to plant street trees;
Section 191-52.1B.3(b)(1) to permit 40 percent disturbance of steep slopes in the 15 percent to 25 percent category; and
Section 191-78.C.2 to provide an aerial photo of the site and surrounding area in lieu of a survey of existing features.

Present Use: Industrial.

COMMENTS

1. **Parking**—We offer the following comments in regards to parking:

   a. The zoning chart on Sheet 3 indicates that 90 spaces are proposed. This should be corrected to 76 spaces, as is correctly indicated in the parking calculations chart.

   b. Although the net parking is being reduced by 14 spaces, the proposed number of parking spaces is still greater than the maximum required.

This review will be included in the Bucks County Planning Commission board materials for the May 3, 2017, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

CND:dc

cc: 38 Cabot Blvd., LP
Mark Havers, P.E., Pickering, Corts & Summerson
Jim Sullivan, P.E., T&M Associates, Township Engineer
Peter Gray, Township Manager (via e-mail)
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 Our Lady of the Sacred Heart Church
   TMP #15-24-34, 15-28-144, and 15-34-23
   Applicant: Archdiocese of Philadelphia
   Owner: Same
   Plan Dated: January 24, 2017
   Date Received: February 6, 2017

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 16.83 gross acres into two lots. Lot 1 (14.21 net acres) will contain an existing 1-story brick school, church, single-family detached dwelling, and associated accessory structures. Lot 2 (0.99 net acres) will contain an existing single-family detached dwelling and frame garage. The site is served by individual on-lot water and sewage disposal systems.

Location: Proposed Lot 1 has frontage along both Hilltown Pike and Broad Street, east of their intersections with Limekiln Pike (PA 152). Proposed Lot 2 is located at the east corner of the intersection of Hilltown Pike and Limekiln Pike (PA 152).

Zoning: The Village Center (VC) District is applicable to the existing villages within the township. In the VC district places of worship are permitted by-right on lots not less than 2 acres, single-family detached dwellings are permitted by-right on lots of not less than 50,000 square feet, and office uses are permitted by-right on lots of not less than 20,000 square feet.

Present Use: Church, school, and office building.
COMMENTS

1. **Variance**—The site plan indicates that a variance from Section 160-26 of the zoning ordinance is being requested to allow for a net lot area of less than 50,000 square feet. We recommend that the plan not be acted upon by the township officials until resolution of the request for variance from the township zoning hearing board is received. If the issue of the requested variance is resolved, the applicant should address the remaining comments of this review. The final plan should note all granted variances.

2. **Existing property lines**—The existing property lines of TMP #15-28-144 are not clearly shown on the plan. Section 140-17.D.(1) of the subdivision and land development ordinance requires all existing property lines of the site to be shown 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 must be submitted for this proposed subdivision. We recommend that the planning module be submitted at the preliminary plan stage to coordinate the subdivision review with the planning module review.

This review will be included in the Bucks County Planning Commission board materials for the May 3, 2017, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

MMW:dc

cc: Archdiocese of Philadelphia
    Lorraine E. Leslie, Township Manager (via email)
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 Frank DiSandro
    TMP #21-19-13-2
    Applicant: Frank DiSandro
    Owner: Same
    Plan Dated: March 10, 2016
    Date Received: April 3, 2017

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 3.47-gross-acre tract into three lots. Lot 1 will contain an existing house that will remain and consist of 0.61 acre (26,519 square feet). Lot 2 would consist of 1.19 gross acres and Lot 3 would consist of 1.55 gross acres. Public water and sewer will service the lots.

Location: Southside of Buck Road, approximately 800 feet east of the intersection of Bristol and Buck roads.

Zoning: R-1 Residence District allows single-family detached dwellings on a minimum lot size of 20,000 square feet.

The following zoning ordinance variance was granted by the Lower Southampton Township Zoning Hearing Board on June 18, 2015:

Section 27-403.B To permit a 3-lot subdivision with lot widths of 89.2 feet for Lot 1 and 25 feet for Lots 2 and 3, respectively, along the front property line.

In addition, the following conditions were attached to the Board’s decision:

a. The applicant shall comply with all emergency service access requirements.
b. The applicant shall comply with the Lower Southampton Township Stormwater Management Ordinance.

c. The applicant shall place a deed restriction on Lots 2 and 3 that would prohibit the removal of trees within 100 feet from the rear property line.

d. The applicant shall obtain subdivision and land development approval.

e. The applicant shall prepare cross easements and common maintenance agreements for the private driveway in a form satisfactory to the township and said cross easements and common maintenance agreements shall be recorded during the subdivision and land development process.

Present Use: Residential.

COMMENTS

1. **Waiver requested**—The applicant is requesting a waiver from the following subdivision and land development ordinance (SALDO) requirement:

   Section 22-505.3  Requiring road widening, curbs and sidewalks along the property frontage.

   In addition to the above requested waiver, required improvements that specifically pertain to curbing and sidewalk are separately noted in SALDO Sections 22-809.1 and 22-810.2. We suggest that waivers for curbing and sidewalk be added to the plan.

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

2. **Area and dimensional requirements**—Zoning ordinance Sections 27-403.A, B, C, D, and E list the area and dimensional requirements for Use 3, single-family detached dwelling. The plan should list the proposed area and dimensional requirements for each lot individually to determine overall compliance with the regulations.

3. **Conditions**—The township should ensure compliance with the conditions attached to the granting of the variance and applicable notes should be added to the plan to show compliance.

4. **Landscape plan and landscape architect**—SALDO Sections 22-522.2.A and D require a landscape plan and that plan to be signed and sealed by a landscape architect, registered in the Commonwealth of Pennsylvania. A landscape plan should be completed prior to the next submission.

5. **Street tree requirement**—SALDO Section 22-522.4.C requires street trees every 40 linear feet of frontage. Street trees should be displayed on the plan as required by the ordinance.

6. **Replacement trees**—It appears that several existing trees will be removed that are over three inches in caliper. SALDO Section 22-522.8.C requires replacement trees to be provided at an inch-per-inch replacement ratio. The replacement tree calculation should be added to the plan and either be replaced on-site, placed elsewhere in the township, or provide a fee-in-lieu-of.
7. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed subdivision. We recommend that the planning module be submitted at the preliminary plan stage to coordinate the subdivision review with the planning module review.

This review will be included in the Bucks County Planning Commission board materials for the May 3, 2017 meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

JSI:dc

cc:  Frank DiSandro  
      Lawrence J. Byrne, P.E., Eastern/Chadrow Associates, Inc.  
      John Genovesi, P.E., Tri-State Engineers and Land Surveyors, Inc., Township Engineer  
      John McMenamin, Township Manager (via e-mail)
MEMORANDUM

TO: Middletown Township Board of Supervisors
    Middletown Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Subdivision for DC IV, Inc.
    TMP #22-55-57 and 22-55-56-1

Applicant: DC IV, Inc., Attn: Dominic C. Chilberti
Owner: Same
Plan Dated: March 17, 2017
Date Received: March 27, 2017

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 1.99-net acre parcel into four lots of 27,718.5 square feet, 15,052 square feet, 15,000 square feet, and 28,948.8 square feet, including the 1,319.5-square-foot area proposed to be subdivided and conveyed to Lot 4 from adjacent TMP #22-55-56-1. A portion of the existing dwelling on Lot 1 will be removed to comply with required setbacks, and single-family detached dwellings are also proposed on the three new lots. Public water and sewer facilities are intended to serve the units.

Location: Southwestern corner of the intersection of Bristol Oxford Valley Road (SR 2029) and Nursery Avenue.

Zoning: R-1 Residence District which permits single-family detached units on a minimum lot size of 15,000 square feet and a minimum lot width of 100 feet.

Present Use: Residential, single-family detached dwelling.

COMMENTS

1. Waivers requested—The site plan indicates that the applicant is requesting waiver(s) from the following subdivision and land development ordinance requirements:
   Section 419.A—Sidewalks
   Section 415.A.3—Driveway design
Section 417.A—Street trees  
Section 510.A—Curbs

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

We recommend township officials consider the benefits of providing street trees when evaluating the applicant's waiver request for the provision of street trees along Nursery Avenue. Street trees may not only improve the visual aesthetics along the street but reduce stormwater runoff and the carbon footprint of the community.

2. **Lot width**—Section 803.B of the zoning ordinance requires a minimum lot width of 100 feet. The parent parcel prior to the subject subdivision complies with the required lot width provisions along both Nursery Avenue and Bristol Oxford Valley Road. Although the plan notes that Lot 4 has an existing lot width of 99.4 feet, no delineated location is shown. In addition, we note that Lot 4 is proposed to have access from Center Street. Based on the zoning ordinance definitions in Section 202 for lot width, building setback line street line and street, it appears the lot width should be measured from Center Street.

We recommend that the plan be revised to show compliance with the lot width provision or add notes regarding its compliance status with appropriate zoning provisions (e.g., variance approval, existing nonconformity).

3. **Road improvements**—Center Street currently serves four dwellings units (one currently under construction). The subject proposal will add another unit at the road's terminus. Although waivers have been requested from the construction of curbs and sidewalks, Center Street is not constructed according to the cartway width specifications required by subdivision and land development ordinance Section 410. Given that a fifth unit will be added at the end of Center Street, we recommend that township officials determine if any road widening improvements such as additionally turnaround area or cul-de-sac feature is needed to adequately serve the units including service, delivery and emergency vehicles access.

4. **Tree protection**—Plan Sheet 4 shows the limits of disturbance for the proposed sanitary sewer lateral on Lot 4 very close to the trunk of an Oak tree and the sewer line location just within the tree’s dripline. To preserve this mature tree, we recommend that the plan be revised to limit earthwork, including the use of large equipment, within the tree dripline (zoning ordinance Section 2501(E)).

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

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1 Lot width is the distance between the side lot lines at the minimum building setback line. Building setback line is the line parallel to the street line. Street line is the dividing line between the street and lot, and Street is defined as a public or private way used or intended to be used for passage or travel by automobiles, and/or to provide access to abutting properties.
This review will be included in the Bucks County Planning Commission board materials for the May 3, 2017, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

CIG:dc

cc: Dominic Chilberti, DC IV, Inc.
    Larry Young, P.E., TriState Engineers, Township Engineer
    Stephanie Teloi Kuhls, Township Manager (via email)
    Patrick Duffy, Township Zoning Officer (via email)
April 7, 2017
BCPC #10074-C

MEMORANDUM

TO: Milford Township Board of Supervisors
    Milford Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Subdivision and Land Development for Windy Springs Farm
    TMP #23-10-100-1
    Applicant: Thomas and Matthew Wood
    Owner: Milford Convenience LP
    Plan Dated: March 6, 2017
    Date Received: March 29, 2017

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 16.98-acre parcel into two lots. Lots 1 and 2 will be 2.01 and 14.97 acres,
respectively. Construct a 5,000-square-foot retail store and a 5,000-square-foot proposed future
expansion on Lot 1, which will be serviced by public water and sewerage. No construction is
proposed for Lot 2 at this time.

Location: North of John Fries Highway and east of Weiss Road, with access to both.

Zoning: The PC Planned Commercial District permits retail stores by conditional use with a minimum
lot area of 1 acre, minimum lot width of 150 feet, maximum site impervious surface ratio of 0.85
and maximum floor area ratio of 0.40.

Present Use: Agricultural/vacant.

COMMENTS

1. Conditional use—Conditional use approval is required from the township for the proposed
   Use E1 Retail Store within the PC district.
2. **Site capacity calculations** — Section 501 of the zoning ordinance requires that site capacity calculations be submitted for all applications for subdivision or land development.

3. **Future expansion** — According to General Note #16, there are a total of 37 parking spaces intended to serve the proposed 5,000-square-foot retail store. While the additional 5,000-square-foot proposed expansion may not be certain at this time, there does not appear to be adequate area remaining on the site to accommodate parking for the proposed expansion. We recommend that the plan be revised to include the total number and location on the site reserved for the additional parking spaces associated with the proposed retail store expansion. The Zoning District table identifying the proposed maximum impervious surface ratio for Phase 2 should be included.

4. **Buffer yard** — Table 1 of Section 520.c of the subdivision and land development ordinance (SALDO) includes buffer yard and planting requirements as follows: a 25-foot-wide, Class A buffer adjacent to an existing agricultural use and a 100-foot-wide Class C buffer adjacent to existing residential uses. The plan includes a Class C, 100-foot-wide buffer yard along the northern property boundary adjacent to the existing residential property as required. However, Section 520.c.6(c) states that no structure, stormwater basins, commercial activity, parking, or storage/display of materials are permitted within the buffer yard. The proposed loading area and service driveway for the retail store is located within the buffer yard. According to Sheet 5, the grove of trees along the northern property boundary are ‘To Remain’ and the plan proposes to supplement the existing trees with additional buffer plantings in order to satisfy the required Class C buffer yard. Based upon the proposed number and spacing of trees and shrubs within the existing tree grove, it appears that some of the existing trees may need to be removed to provide sufficient area for the proposed plantings. The township and applicant should evaluate the condition of the existing trees (scrub trees versus mature trees) to determine their long-term survivability and effectiveness as screen trees. Ultimately, the applicant should ensure that the existing trees and proposed plantings will provide an adequate buffer, in light of the potential impact of the proposed retail use upon the adjacent residential property.

Also, the proposed plan does not include a Class A buffer along the property boundary of proposed Lot 2. Therefore, the plan should be revised to satisfy these requisite buffer yards requirements.

5. **Tree substitutions** — The Planting Schedule on Sheet 5 proposes six *Fraxinus americana* (white ash) within the Class C buffer yard on Lot 1. Due to the discovery of the emerald ash borer (EAB) in Bucks County, the proposed white ash trees should be replaced with another appropriate species from the township’s plant list. The EAB is very destructive and once ash trees are infested, they will die without insecticide treatment. The plan also proposes four *Tsuga canadensis* (Eastern or Canada hemlock) trees within the buffer yard. In 2005, the United States Department of Agriculture and Forest Service issued a pest alert that highlighted the insect *Adelges tsugae* (woolly adelgid). The woolly adelgid has been detected in Pennsylvania and threatens the health and sustainability of the Canada hemlock species. We recommend that the Canada hemlock also be replaced with another appropriate species from the township’s plant list. Township officials should consider removing *Tsuga canadensis* and *Fraxinus* species (white ash, green ash) from the township’s plant list.
Another tree of concern is *Quercus rubra* (red oak). We have been alerted that bacterial leaf scorch, which is an infectious chronic disease, has infected an estimated 25 to 35 percent of red oaks in southeastern Pennsylvania. The plan proposes three red oaks within the proposed buffer yard. Although we would not recommend removing them from the township’s tree list at this time, township officials may wish to monitor planting plans to ensure that red oaks are not overplanted, to avoid the risk of infection and eventual loss of these trees.

6. **Street improvements**—The plan should be revised to satisfy the street improvement requirements of Section 604.d of the SALDO.

7. **Clear sight triangle**—Section 523.b of the SALDO requires the provision of a clear sight triangle (as specified) that shall be maintained so that vegetation and other visual obstructions shall be limited to a height of not more than 2 feet above the street grade. Sheet 5 identifies a clear sight triangle at the intersection of Weiss Road and the Progress Drive Extension. A portion of a proposed street tree is located within this sight triangle; therefore, the plan should be revised to relocate this outside the sight triangle.

8. **Sidewalks**—Sections 519.a and b. of the SALDO require sidewalks, which are a minimum of 4 feet wide. For sidewalks located within the street right-of-way, there shall be a minimum 3-foot-wide planting strip between the curb and sidewalk. Given the context and nature of the proposed retail store, sidewalks may be desirable to link the existing and future development within this portion of the Route 663 corridor.

9. **Access driveway**—In their letter dated March 31, 2017, the township engineer recommends aligning the access driveway to the subject site with the driveway for the Wawa on the opposite side of Progress Drive Extension. To minimize traffic conflicts and enhance traffic flow, we agree with this recommendation. If the proposed access driveway location is to remain, we recommend that the 3 to 4 parking spaces at the terminus of the access drive (near the building) be removed in place of a landscape island. This will eliminate potential conflicts of motor vehicles parked in this spaces needing to back up into traffic entering the site.

10. **Curbs and curb radius**—Sections 517.a and 517.b.6 of the SALDO require curbs within parking lots and a minimum 5-foot curb radius, respectively.

10. **Stormwater management plan**—Section 512.e of the SALDO requires that a stormwater management plan be submitted for all subdivision and land development plans.

11. **Wetlands mapping**—General Note #14 states that no wetlands are located on Lot 1. We recommend future plan submissions provide a notation identifying the source and date of the wetland survey performed on Lot 1.

12. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed subdivision and land development.
This review will be included in the Bucks County Planning Commission board materials for the May 3, 2017 meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

DAS:dc

cc:  Thomas and Matthew Mood  
      Thomas Ludgate, P.L.S., Ludgate Engineering Corporation  
      Kevin Wolf, P.E., Andersen Engineering, Inc.; Township Engineer  
      Jeffrey Vey, Township Manager (via email)  
      Lisa Wolff, Quakertown Area Planning Committee
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 Land Development for New Britain Corporate Center – Lot 4N
    TMP #26-5-49-13
    Applicant: Brian Halligan, MEH Investments
    Owner: 700 Manor Drive, LP
    Plan Dated: March 3, 2017
    Date Received: March 10, 2017

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 one-story 8,891-gross-square-foot medical office building (Use I1) on a 6.56-gross-acre lot. The proposed building will be constructed within the existing parking lot area. In addition, concrete sidewalk around the building and landscaping are proposed. Public water and sewer service the site.

Location: East side of Manor Drive between County Line and Schoolhouse roads.

Zoning: C-3 Commercial District provides for large-scale business development, including offices and limited commercial uses, within a coordinated design scheme.

Present Use: Vacant with parking lot.

COMMENTS

1. **Waivers**—A number of waivers were previously granted by the Board of Supervisors that apply to this land development. The waivers are noted on the plan.

2. **Parking aisle**—Zoning ordinance Section 27-2904.c.2 requires parking aisles with two-way traffic to any type of stall to be at least 24 feet in width. It appears several of the aisles already built are below the 24-foot requirement. The proposed parking aisle between the proposed
loading zone and existing spaces is dimensioned at 23.8 feet on the Site Plan (Sheet 3 of 10). Since this area is to be sawcut and removed on the Existing Features/Demolition Plan (Sheet 4 of 10), the two-way parking aisle in this area should be 24 feet as required.

3. **Paved area landscaping**—Zoning ordinance Section 27-2904.h.2 requires one deciduous tree for every 4,000 square feet of paved area in addition to any other landscape requirements noted in the zoning and subdivision and land development ordinances (SALDO). In addition, SALDO Section 22-713.5 requires one deciduous or evergreen shrub for every five feet along the perimeter of the parking area. Since the proposed building only uses a portion of the existing parking spaces, a landscape compliance chart added to the Landscape Plan (Sheet 8 of 10) would help in determining compliance with the landscape requirements.

4. **Off-street loading**—Zoning ordinance Section 27-2906.1 requires each off-street loading space to be at least 14 feet in width by 60 feet in depth for a tractor trailer or 12 feet in width by 35 feet in depth for smaller trucks. The loading zone displayed on the plan appears to be 8 feet in width by 30 feet in depth. The township should ensure the type of vehicles that will be loading and unloading and the plan should be revised accordingly.

5. **Sidewalks**—SALDO Section 22-706.2.B requires sidewalks to be installed along the property frontage of every existing street abutting a proposed land development. No sidewalks are proposed along the frontage of Schoolhouse Road, however, there is an asphalt path along the residential side of Schoolhouse Road. There are destinations around the subject tract, which include Highland Park, the Philadelphia Sports Club, and the Village Square shopping center. The township should consider the need for a sidewalk or asphalt path to help make safe pedestrian connections and links to surrounding uses.

6. **Editorial**—The Existing Features/Demolition Plan should be revised to Sheet 4 of 10, not Sheet 3 of 10.

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

This review will be included in the Bucks County Planning Commission board materials for the May 3, 2017 meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

JSI:dc

cc: Brian Halligan, MEH Investments
    700 Manor Drive, LP
    William R. Rearden, P.E., Bohler Engineering PA, LLC
    Erik Garton, P.E., Gilmore & Associates, Township Engineer
    Eileen Bradley, Township Manager (via e-mail)
MEMORANDUM

TO: New Hope Borough Council
   New Hope Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for River’s Edge
   TMP #27-10-118-1
   Applicant: Main Street Trading Post, LLC
   Owner: Same
   Plan Dated: August 1, 2016
   Date Last Revised: March 27, 2017
   Date Received: March 28, 2017

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 multifamily dwelling (4 condominiums) on a 12,500 square foot site. The site will be served by public water and sewer.

Location: The east side of North Main Street, just south of its intersection with West Randolph Street.

Zoning: The CC Central Commercial District does not permit multifamily dwellings. Residential conversions require a minimum lot area of 4,000 square feet, a minimum lot width of 40 feet, minimum front yard of 10 feet, minimum rear yard of 15 feet and minimum side yards of 6 feet each.

The plan indicates that the applicant received the following five variances from the zoning ordinance from the New Hope Borough Zoning Hearing Board on January 5, 2017:

Section 275-14.D.3 to permit the maximum length of a single structure for the multifamily use to exceed a length of 120 feet;
Section 275-31.B to permit a multifamily dwelling use within the Central Commercial District, conditioned upon the elimination of the rooftop decks proposed on the structure;
Section 275-40 to eliminate the requirement for a 15-foot buffer yard;

April 4, 2017
BCPC #12235
Section 275-46.C.8.e to allow a gross floor area for the proposed use in the Historic District to exceed 5,000 square feet; and
Section 275-62.A.1 to allow the expansion of a nonconforming structure to exceed a distance of 10 feet.

Present Use: Commercial and residential (vacant).

COMMENTS

1. **Stormwater management systems**—No stormwater management facilities are proposed. Since the site currently has an impervious surface ratio of 76.0 percent and will be reduced to 60.8 percent through the redevelopment of the site, the borough should determine if additional stormwater management facilities or changes to the existing stormwater management facilities are necessary.

2. **Historic District**—The site lies within the Historic District according to Ordinance No. 183-A-1. According to Section 5 of this ordinance, the zoning officer shall not issue any permits for the erection, reconstruction, alteration, restoration, demolition or razing of any building, in whole or in part, within a Historic District until the Borough Council has issued a Certificate of Appropriateness, as provided within the ordinance. Section 4 of this ordinance indicates that the New Hope Borough Historical Architectural Review Board (HARB) shall give counsel to the borough council regarding any proposed development activity in the Historic District. Therefore, the borough should not act upon this plan until it has received comments from the HARB.

This review will be included in the Bucks County Planning Commission board materials for the May 3, 2017, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

RGB:dc

cc: Russell Stephan, Main Street Trading Post, LLC
    Eric Rupnarain, P.E., Goldenbaum, Baill Engineering, Inc.
    Craig D. Kennard, P.E., Gilmore & Associates, New Hope Borough Engineer
    Cathryn Thomas, New Hope Borough Manager (via email)
MEMORANDUM

TO: Nockamixon Township Board of Supervisors
Nockamixon Township Planning Commission
Haycock Township Board of Supervisors
Haycock Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Subdivision Plan of Lot-Line Adjustment for Asplundh
   TMPs #30-3-7, -8; 30-4-21; 14-10-91, -96
   Applicant: Christopher B. Asplundh
   Owners: Christopher B. Asplundh and Christopher M. Dunham Jr.
   Plan Dated: March 13, 2017
   Date Received: March 17, 2017

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 15.6587 acres from TMP #30-3-7 (25.6586 gross acres) to TMPs #30-4-21 and
   #14-10-91. Convey 0.8291 acres from TMP #30-3-8 (24.3764 gross acres) to TMP #30-3-7.
   The adjusted lot sizes will be as follows:
   TMP #30-3-7 10.8290 gross acres
   TMP #30-3-8 23.5473 gross acres
   TMPs #30-4-21, #14-10-91 192.1317 gross acres
   TMP #14-10-96 No change, located in Haycock Township

   No construction is proposed at this time. Individual on-lot water and sewage facilities will serve
   the lots.

   Location: Along the northwestern side of Church Road, approximately 750 feet northeast of the
   intersection Haycock Run and Church roads.

   Zoning: Nockamixon Township: The RA Residential Agriculture District permits single-family
detached dwellings on minimum lot areas of 2 acres.
Haycock Township: The RP Resource Protection District permits single-family detached dwellings on minimum lot areas of 2 acres.

Present Use: Residential and agricultural.

COMMENTS

1. **Lane lot**—The adjusted TMP #30-3-7 appears to be a lane lot. Zoning ordinance Section 234-26.E.2(e) notes that if the proposed lot is large enough to further subdivide under the zoning requirements at the time the subdivision is proposed, then the minimum lane width shall be 50 feet at the future right-of-way line and shall not narrow to a lesser dimension. If the property owner agrees by plan notation and recorded document that the lot will not be further subdivided, then a lane lot of 25 feet in width shall be sufficient. The plan should be revised accordingly.

2. **Plan correction**—The tax parcel number displayed within Haycock Township is incorrect and should be revised to TMP #14-10-96.

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

This review will be included in the Bucks County Planning Commission board materials for the May 3, 2017 meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

JSI:dc

cc: Christopher B. Asplundh  
    Christopher M. Dunham Jr.  
    Lindsay Taylor, EIT, Mease Engineering P.C.  
    Keith Deluca, Township Manager (via email)  
    Steven Baluh, P.E., C. Robert Wynn Associates, Inc., Township Engineer  
    Haycock Township (Adjacent Municipality)
MEMORANDUM

TO: Northampton Township Board of Supervisors
   Northampton Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Sketch Plan of Subdivision for MDG 5, LLC
   TMP #31-23-9
   Applicant: MDG 5, LLC
   Owner: KMMHH, LP
   Plan Dated: April 4, 2017
   Date Received: April 5, 2017

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 146,802 square feet into two single-family dwelling lots of 50,981 (Lot 1) and 89,347 (Lot 2) square feet. The existing single-family detached dwelling on Lot 1 will remain and the garage will be relocated. A single-family dwelling is proposed on Lot 2. The site will be served by on-lot water and sewage disposal systems.

Location: North of the intersection of Newtown-Richboro and Holland roads.

Zoning: The R-1 Single-Family District permits single-family detached dwellings on lots that have a minimum lot area of 40,000 square feet and a minimum lot width of 150 feet. For flag lots in this district, the minimum lot area is 50,000 square feet (standard minimum lot area multiplied by 1.25).

Present Use: Residential.

COMMENTS

1. Waivers requested—The applicant is requesting waivers from the following sections of the subdivision and land development ordinance:
   - 22-403.2.A.(1)(a) and 22-403.2.A.(2) Requiring curbing for all proposed and existing streets.
   - 22-403.2.B Requiring sidewalks on both sides of all existing and proposed streets.
22-612.1.C Requiring a minimum driveway width of 20 feet for the entire length.

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

2. **Side yard**—The dwelling on Lot 1 is proposed to remain. The zoning table shows the existing site and proposed Lot 1 as having a side yard of 3 feet. A note indicates the side yard is an existing nonconformity. The existing garage, shown 3.3 feet from the side yard along TMP #31-23-10, is to be removed, which would eliminate the nonconformity. However, prior to the subdivision, the existing dwelling appears to about 33 feet from the boundary of TMP #31-23-7-1, which complies with the 30-foot side yard setback requirement of Section 27-405.2.A(4)(b). But the subdivision to make the lane for the driveway for Lot 2 moves the side yard boundary of Lot 1 closer to the dwelling (3.3 feet, as dimensioned on the plan) and creates a new nonconformity.

In addition, the proposed garage is located 20 feet from the proposed side yard boundary of TMP #31-23-7-1. Section 27-1105.1.C of the zoning ordinance prohibits accessory structures from locating in the side yard. Future plans should be revised to address these issues.

3. **Street trees**—Lot 1 shows two small street trees along its frontage. Section 22-615.2A of the subdivision and land development ordinance requires that within any land development or subdivision, street trees shall be planted along both sides of new streets and along one or both sides of an existing street within the proposed subdivision or land development where suitable street trees do not exist. The township should determine whether the trees are sufficient to meet this ordinance 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 Subdivision must be submitted for this proposed subdivision. We recommend that the planning module be submitted at the preliminary plan stage to coordinate the subdivision review with the planning module review.

This review will be included in the Bucks County Planning Commission board materials for the May 3, 2017, public meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the Bucks County Planning Commission board and staff.

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

MAR:dc

cc: MDG 5, LLC
Van Cleef Engineering Associates
Mike Solomon, Township Director of Planning and Zoning (via email)
MEMORANDUM

TO: Springfield Township Board of Supervisors
Springfield Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Preliminary Plan of Lot Line Adjustment for Zisko
TMP #42-20-33, -35
Applicant: Stephanie Zisko
Owner: Angelo and Donna Genova; Robert and Stephanie Zisko
Plan Dated: April 12, 2017
Date Received: April 17, 2017

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 adjust the lot lines on two parcels. An area of 7.011 acres will be conveyed from tax map parcel (TMP) #42-20-35 to TMP #42-20-33. As a result of the conveyance, TMP #42-20-33 will be 9.626 net acres and TMP #42-20-35 will be 14.435 net acres. TMP #42-20-33 contains an existing single family dwelling. No construction is proposed. The site is served by on-site water and sewage facilities.

Location: At the intersection of Old Bethlehem Road and Roundhouse Road.

Zoning: The AD—Agricultural District requires a minimum lot area of 3 acres, a 200-foot minimum lot width, 75-foot front yards, 30-foot side yards (each), and 75-foot rear yards.

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 May 3, 2017, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

RGB:dc

cc: Angelo and Donna Genova
    Robert and Stephanie Zisko
    Mease Engineering, P.C.
    Michael Brown, Township Manager (via email)
April 4, 2017
BCPC #10761-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 Starbucks/Fulton Bank Renovation
TMP #49-15-201; -202
Applicant: York Street Associates, L.P.
Owner: Charles Edward RTY, L.P.
Plan Dated: September 2, 2016
Date Received: March 27, 2017

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: Revise a partition wall in an existing 3,731-square-foot commercial building occupied by a restaurant and bank. Revise the 3-lane bank drive-through to create a new drive-through lane for the restaurant and 2 lanes for the bank. The existing canopy over the drive-through lanes is being expanded from 525 to 836 square feet. A trash dumpster will be relocated. The 2.1-acre site also contains an existing 14,644-square-foot pharmacy and is served by public water and sewer.

Location: Southeastern corner of the intersection of Street and York roads.

Zoning: C-1 Commercial District which permits bank, restaurant and accessory drive-through facility on lots of 15,000 square feet or more.

At a hearing held on October 21, 2004 the township Zoning Hearing Board granted relief from the following zoning ordinance requirements:

Sections 2406.5.f(1) & 2406.5.f(2) Relief from required minimum distance of 1,500 feet between eating place and similar uses
Section 2601 Relief from parking requirements for eating places
Section 2604.(1) Relief from required drive through lane width
Section 2604.J Relief from required elevated concrete strip between drive through lanes
Section 2303 Relief from required front yard setback
At a hearing held on January 11, 2017 (written decision dated January 19, 2017) the township Zoning Hearing Board granted relief from the following zoning ordinance requirements:

Section 1602.B.E.29(b) Relief from requirement for bypass/escape drive-through lane
Section 1602.B.E.30(e) Relief from required Bypass/escape lane for accessory drive through facility
Section 1602.B.H.80.b.1 Relief from required bypass escape lane required for accessory drive through facility
Section 1602.B.H.80.C.2 Relief from required minimum stacking distance for accessory drive through facility.

Present Use: Commercial

COMMENTS

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

   Section 301.2 Relief from requirements for separate Preliminary and Final Plan
   Section 406.3.B Relief from requirements for existing features plan
   Section 511.6. A Relief from requirements for drive-through escape lane
   Section 511.7B Relief from requirements for drive-through lane stacking distance
   Section 511.8.A Relief from requirements for drive-through lane width
   Section 512.9 Relief from requirements for parking area radius
   Section 513.1 Relief from requirements for sidewalk/curb combination width
   Section 523.2 Relief from requirements for landscape improvements plan
   Section 523.4 Relief from requirements for street trees
   Section 523.5 Relief from requirements for buffers
   Section 523.6 Relief from requirements for parking area landscaping

   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.

   The applicant has received 5 variances and is requesting 11 waivers, many of which involve design standards for drive-throughs, including the required escape lane and the stacking lane distance. The proposed revisions to the drive-through lanes for two different uses are significant and may lead to problems if not planned carefully. We recommend providing an escape lane to give a driver the option of exiting the drive-through lanes in case of emergency or other circumstance.

   We also have a concern regarding the requested waiver for drive-through stacking distance. During peak hours of operation, there could be significant circulation conflicts in between the end of the drive-through lanes and the adjacent access driveway. Additionally, the plan submission included a traffic study for the drive-through based on comparative traffic for a similar facility in Warrington. We note the site is close to Archbishop Wood High School and may attract many students in the morning, which does not occur at the Warrington facility.
We recommend that the township and applicant consider this morning traffic to determine if sufficient stacking space is available.

2. **Plantings**—We note that the original 2004 site plan indicates that several *Fraxinus americana* trees were planted and are present on site. Due to the presence of the Emerald Ash Borer (EAB) in this area, it is just a matter of time before ash trees on the site are infected. If they have not yet been infected, the options are to inoculate them or remove them and replace with an appropriate tree species. According to the Plant Schedule on Sheet 6 of 6, one *Fraxinus americana* (white ash) tree is proposed as a shade tree. The proposed white ash tree should be replaced with an appropriate tree species.

3. **Nonconforming structure**—Zoning ordinance Section 2401 states “Nonconforming structures may be altered, reconstructed, or enlarged provided that such alteration, reconstruction or enlargement does not increase the extent of the nonconformity.” The proposed revisions to the existing building include extension of an existing canopy over two drive-through lanes. The canopy is nonconforming and an extension of the canopy would increase the nonconformity. The existing canopy is 525 square feet and will be increased to 836 square feet.

4. **Signage**—The plan shows signage for the Starbucks drive-through but none for the Fulton Bank drive-through. We recommend that signage be provided to distinguish the original bank lanes from the new Starbucks lane.

5. **Electronic sign**—The township installed an electronic sign at the corner of York and Street roads with the permission of the current owner. The sign broadcasts messages about township events for residents. The sign and two adjoining benches are not shown on the plan and there is no information about the ownership and maintenance of the sign. We recommend that the township and applicant provide an easement for the sign.

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

This review will be included in the Bucks County Planning Commission board materials for the May 3, 2017, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

DCZ:dc

cc: Richard Cutler, York Street Associates, L.P.
Stephen Tabakelis, All County and Associates, Inc.
Craig Kennard, P.E., Gilmore & Associates, Municipal Engineer
Greg Schuster, Municipal Manager (via email)
Karen Whitney, Director, Warminster Township Parks and Recreation
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 NTB & AutoZone
         TMP #50-31-4, 50-31-8
         Applicant: Wright Warrington, LLC
         Owner: John L. Huganir
         Plan Dated: March 27, 2017
         Date Received: April 12, 2017

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

GENERAL INFORMATION

Proposal: Construct two commercial buildings of 7,381 and 6,408 square feet on a 2.17-acre lot. Two existing single-family detached residential dwellings will be removed. Public water and sewer serve the site.

Location: Between Easton and Kansas roads north of Garden Street.

Zoning: C-2 Commercial District permits retail business or service establishment on lots of 10,000 square feet or more. Auto repair is permitted by special exception.

Present Use: Residential and Commercial (sales of sheds).

COMMENTS

1. **Special exception use**—The proposed NTB auto repair use is permitted by special exception per Section 1104.E of the zoning ordinance. The applicant must request a special exception from the Zoning Hearing Board in accordance with the provisions of zoning ordinance Section 2406(6)(B).
2. **Parking**—Section 2102 B(1) of the zoning ordinance requires 1 parking space per 120 square feet of gross area plus 1 parking space per employee for automotive repair uses. The plan indicates that 55 parking spaces are required, but only 44 are proposed. Future plans should provide the required number of parking spaces.

3. **Buffering**—Future plans should comply with the following buffer requirements:
   a. In the C-2 Commercial District, Section 1106 of the zoning ordinance requires a buffer planting not less than 30 feet in depth along each side or rear property line which adjoins an existing residential use or residential district. Along each street, a 15-foot width buffer planting shall be provided including sidewalks and accessways. The southern side of the site abuts a residential use and district.
   b. Section 2307.A of the zoning ordinance requires that wherever a residential use is adjacent to a nonresidential use, a buffer zone with a minimum width of 50 feet shall be provided. The site abuts residential uses to the west and south.

4. **Transportation Impact Study**—Section 2503 of the zoning ordinance requires that a Transportation Impact study (TIS) be submitted for special exceptions and all commercial applications as part of the preliminary plan application. A TIS should be submitted with the preliminary plan.

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 or greater. We recommend that sidewalks be provided along Easton Road to connect with the existing sidewalk north of the site.

6. **Deceleration lane**—The plan shows that the access drive to Easton Road would require drivers to decelerate in the southbound through lane before entering the site. These turning movements would slow traffic and degrade the operational integrity of the highway. We recommend that the township consider construction of a deceleration lane for the driveway. This lane would enable drivers to slow down and enter the site without disrupting traffic in through lanes. We note that the site to the north has a deceleration lane.

7. **Left turn elimination**—We recommend that the township and applicant examine the feasibility of eliminating left turns from the site to northbound Easton Road. A raised island or porkchop will provide both a capacity and safety benefit by eliminating the delay cause by having vehicles cross both southbound lanes and the center turn lane to go north. This is also beneficial to internal circulation since the proposed plan does not include a large stacking area for existing traffic on to Easton Road. We note that the site north of the subject site has a left turn raised island.

8. **Corridor Overlay District**—Section 330 of the subdivision and land development ordinance establishes supplemental design regulations which apply to parcels along the Easton Road corridor. Architectural drawings showing proposed building design and photographs of the existing site are required. The required information should be provided with the preliminary plan.
9. **Drainage easement**—The plan shows the presence of a drainage easement in the front yard of the parcels. The front of the two proposed buildings fall within the easement. The plan provides no information about the easement, but should include such information at the preliminary stage.

10. **Garden Avenue**—A portion of the Kansas Road access driveway is within the Garden Avenue right-of-way which, according to a plan note, has not been dedicated. The use of this area should be clarified.

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

This review will be included in the Bucks County Planning Commission board materials for the May 3, 2017, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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:de

cc: Wright Warrington, LLC
SR3engineers
Tom F. Zarko, P.E., CKS Engineers, Inc., Municipal Engineer
Barry Luber, Municipal Manager (via email)
Barbara Livrone, Assistant to Municipal Manager (via email)
MEMORANDUM

TO: Warwick Township Board of Supervisors
   Warwick Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Sketch Plan of Subdivision – KTMT VII LP
   TMP #51-3-62
   Applicant: KTMT VII LP
   Owner: Mary Wyshwanick
   Plan Dated: April 4, 2017
   Date Received: April 5, 2017

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 16.23-acre property into 12 lots. Eleven of the lots will be single-family residential lots ranging in size from 20,000 square feet to 25,693 square feet, split in two clusters. One cluster of 6 residential lots will be located along Stony Road, while the other 5 lots will surround a new cul-de-sac which will be an extension of Breton Hill Drive. The remaining 8.92 acres of the property will be common open space. Two stormwater basins will be provided, as well as easements for utilities, drainage, and a trail along the west side of the property. The site will be served by public water and sewer, with force main sewer lines being extended from Breton Hill Drive and Bentley Drive.

Location: The southeast side of Stony Road, opposite the intersection with Bentley Drive.

Zoning: The RR Restricted Residential District permits use B1 Single-Family Detached Residential on lots with a minimum area of 20,000 square feet, if served by public water and sewer. Lots are required to have a minimum width at the building setback of 100 feet, and impervious surface is permitted at a maximum of ratio of 30 percent. Twenty percent of the property is required to be common open space, and a minimum of 2.5 acres of active open space is required for all subdivisions of 10 lots or greater.

Present Use: Residential/agricultural.
COMMENTS

1. **Zoning**—There are several instances where some clarification may be needed in order to determine whether the proposed subdivision plan is in conformance with the standards of the zoning ordinance:

   a. Section 195-16.B(1)(a)[2] of the zoning ordinance requires that lots developed with use B1 have a minimum width of 100 feet. The lot width is to be measured as the distance between the side lot lines at the required building setback. Given their irregular shape, it is not clear that each of the lots along the cul-de-sac would meet the 100-foot minimum requirement.

   b. Section 195-16.B(1)(a)[4][a][i] of the zoning ordinance requires a minimum of 2.5 acres of active open space for every subdivision or land development of 10 lots or greater. While 8.92 acres of open space will be provided, it does not appear that it will be active open space. A note on the plan indicates that the developer will provide a fee in lieu of providing the required active open space. Section 195-62.B(4) of the zoning ordinance does permit that the Board of Supervisors, after conferring with the Park and Recreation Board, to allow for the payment of a fee in lieu of providing open space, if it is determined that the property is not suitable for the required open space.

   c. Section 195-60.C of the zoning ordinance sets forth regulations for development on areas with steep slopes. At this point no grading plan has been provided, but the subdivision plan does indicate that there are numerous areas with steep slopes on the property, and that homes or driveways will be located on these areas. The natural resource protection chart indicates the required amount of steep slope areas that must be protected, however it is not clear what specifically will be protected and what might be altered or regraded. Future plans should indicate the amount of each slope category that will be protected so that compliance can be ensured.

2. **Existing trees**—Section 163-30.D of the subdivision and land development ordinance (SALDO) requires that where trees are located within a subdivision, efforts shall be made to protect them. Several existing evergreen trees along Stony Road are proposed to be removed.

3. **Crosswalks**—Section 163-41.A of the SALDO requires that crosswalks be provided at all intersections of public streets. The sketch plan does not indicate any potential crosswalks at the intersection of Stony Road and Bentley Drive.

4. **Impact statements**—Section 163-13 of the SALDO requires that for subdivisions of 10 or more lots, an education impact statement, a transportation impact statement, and an environment impact assessment must be provided. The impact statements should be provided with future plan submissions.

5. **Street trees**—Section 163-51 of the SALDO requires that street trees be planted along the right-of-way of all public streets. Future plans should provide the required street trees.

6. **Stormwater management maintenance**—The applicant should address how access will be provided to the stormwater management facilities for maintenance.
7. **Trail**—The sketch subdivision plan indicates a 15-foot-wide trail easement is to be provided along the western end of the property, between Breton Hill Drive and Stony Road. It is not clear if this trail connects to any other existing or proposed trail beyond the 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 must be submitted for this proposed subdivision. We recommend that the planning module be submitted at the preliminary plan stage to coordinate the subdivision review with the planning module review.

This review will be included in the Bucks County Planning Commission board materials for the May 3, 2017, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

CND:dc

cc: KTMT VII LP  
Samuel D. Costanzo, P.E., Van Cleef Engineering Associates  
Michele Fountain, P.E., CKS Engineers, Inc., Township Engineer (via email)  
Gail Weniger, Township Manager (via email)  
Kyle Seckinger, Township Director of Planning and Zoning (via email)  
Mary Eberle, Esq., Grim, Biehn & Thatcher, Township Solicitor (via email)
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<td>Warminster Township</td>
<td>Home2Suites</td>
<td>10002-Q</td>
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<td>1-09007-213-3J</td>
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<td>Jadeite Foods, LLC</td>
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<td>1-09937-414-2</td>
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<td>Lower Makefield Township</td>
<td>Matrix Lower Makefield Residential, L.P.</td>
<td>11229-C</td>
<td>20-32-6</td>
<td>1-09929-299-3J</td>
<td>0201-60059</td>
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April 10, 2017

Mr. James Motticola, P.E.
Gilmore & Associates, Inc.
65 East Butler Avenue
Suite 100
New Britain, PA 18901

RE: 444 Saint Leonard’s Road
PaDEP Code # 1-09937-417-3J
BCPC #12147
SLD #16-3
TMPs #31-23-45
Northampton Township, Bucks County

Dear Mr. Motticola:

We have received a copy of the planning module\(^{1}\) concerning the proposal to subdivide 5.928 acres into 9 single-family detached dwelling lots. New wastewater flows (2,000 gallons per day or 8 EDUs) will flow by public sewer through the Northampton, Bucks County, Municipal Authority’s (NBCMA) collection system, through the Bucks County Water and Sewer Authority (BCWSA) system, and to the Philadelphia Water Department’s (PWD) Northeast Philadelphia Water Pollution Control Plant via the Neshaminy Interceptor.

The *Bucks County, Pennsylvania, Sewerage Facilities Plan*, (1970), is the official Act 537 Plan for this portion of Northampton Township. The proposal is consistent with the official Act 537 Plan, since this plan indicates that the site is within an area to be served by public sewers.

Component 3. Sewage Collection does not include a signature and date authorizing conveyance and treatment capacity in Section G and Proposed Wastewater Disposal Facilities and Section J. Chapter 94 Consistency Determination. The PNDI Project Environmental Review Receipt indicates that the Pennsylvania Fish and Boat Commission requires project information to be submitted to their offices and further review is necessary to resolve potential impacts.

\(^{1}\) 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 *Bucks County, Pennsylvania, Sewerage Facilities Plan*, 1970. Therefore, the Bucks County Department of Health (BCDH) and Bucks County Planning Commission (BCPC) are required to review and comment on the proposed plan revision.

Visit us at: www.buckscounty.org
The County Planning Review Agency Component 4B is attached for inclusion with the planning module application to PaDEP. If the municipality approves the planning module and revise the official sewage facilities plan, the completed (signed) resolution and required supporting data (Components 3 and 4; transmittal letter; plans; narrative; copies of the BCPC and BCDH review letters) should be sent to Elizabeth Mahoney, Sewage Planning Supervisor, Wastewater Management Planning, PADEP, Southeast Regional Office, 2 East Main Street, Norristown, PA 19401.

Should you have any questions, please contact me.

Sincerely,

Michael A. Roedig
Senior Planner

cc:   Eric Ponert, Philadelphia Water Department
     Genevie Kostick, BCDH
     Kurt Schroeder, P.E., Gilmore and Associates
     Mike Solomon, Township Director of Planning and Zoning
     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
444 Saint Leonard's Road

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

1. Date plan received by county planning agency. **March 27, 2017**
2. Date plan received by planning agency with areawide jurisdiction
   
   Agency name ____________________________

3. Date review completed by agency **April 10, 2017**

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

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<th>Yes</th>
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<th>11. Have all applicable zoning approvals been obtained?</th>
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<td>If no, describe which requirements are not met</td>
<td>N/A</td>
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<td>14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?</td>
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<td>If no, describe inconsistency</td>
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<td>16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?</td>
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<td>If yes, is the proposed waiver consistent with applicable ordinances.</td>
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<td>If no, describe the inconsistencies</td>
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<td>If yes, will this project plan require the implementation of storm water management measures?</td>
<td>N/A</td>
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<td>18. Name, Title and signature of person completing this section:</td>
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<td></td>
<td>Name: Michael Roedig</td>
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<tr>
<td></td>
<td></td>
<td>Title: Senior Planner</td>
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<td>Signature:</td>
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<td>Date: April 10, 2017</td>
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<td>Name of County or Areawide Planning Agency: Bucks County Planning Commission</td>
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<td>Address: 1260 Almshouse Road, Doylestown, PA 18901</td>
<td>N/A</td>
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<td>Telephone Number: 215 345-3400</td>
<td>N/A</td>
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**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.
April 10, 2017

Mr. Spencer Finch, P.E.
Langan Engineering and Environmental Services, Inc.
1818 Market Street, Suite 3300
Philadelphia, PA 19103

RE: Parx Casino and Racing
PaDEP Code #1-09004-313-3J
BCPC #10327-D
TMP #2-33-1, -1-1, -2, -14-1, and -17; 2-1-56; 2-38-1
Bensalem Township, Bucks County, PA

Dear Mr. Finch:

We have received a copy of the planning module1 regarding the allocation of the estimated daily usage (EDU) for the PARX Casino and Racing site, in consideration of actual usage data and the recent construction of a stormwater basin that disconnected a discharge to the public sanitary sewer system. Updated wastewater flows are projected to be 338,019 gallons per day or, 1,353 EDUs, which is below the PARX-owned 1,426 EDUs. The site discharges to the Bucks County Water and Sewer sewer system, which conveys wastewater to the Northeast Philadelphia Water Pollution Control Plant for treatment.

The Bucks County, Pennsylvania, Sewerage Facilities Plan, (1970), is the official Act 537 Plan for Bensalem Township. The updated planning module is consistent with the official Act 537 Plan, since this plan indicates that the site is within a designated public sewer area.

Component 3. Sewage Collection does not include a signature and date authorizing treatment capacity in Section G. Proposed Wastewater Disposal Facilities and Section J. Chapter 94 Consistency Determination.

The County Planning Agency Review, Component 4B, is attached for inclusion with the planning module application to the PaDEP. If the municipality approves the planning module and revises the official sewage facilities plan, the completed (signed) resolution and required supporting data

---

1 Under the revised Chapter 71 of the Pennsylvania Department of Environmental Protection's (PaDEP) Title 25, Rules and Regulations, the planning module is a revision to the Bensalem Township Sewage Facilities Plan. Therefore, the Bucks County Department of Health (BCDH) and Bucks County Planning Commission (BCPC) are required to review and comment on the proposed plan revision.
Mr. Spencer Finch, P.E.
April 10, 2017
Page 2

(Components 3 and 4; transmittal letter; plans; narrative; copies of the BCDH and BCPC review letters) should be sent to Elizabeth Mahoney, Sewage Planning Supervisor, Wastewater Management, Pennsylvania Department of Environmental Protection Southeast Regional Office, 2 East Main Street, Norristown, PA 19401.

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

Sincerely,

Michael A. Reedig
Senior Planner

MAR:dc

Attachment

cc: Genevie Kostick, BCDH
    Elizabeth Mahoney, PaDEP
    Ron Gans, P.E., O'Donnell & Naccarato
    Loretta Alston, Bensalem Township Department of Building and Planning
    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
Parx Casino and Racing

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

1. Date plan received by county planning agency, March 29, 2017
2. Date plan received by planning agency with areawide jurisdiction
   Agency name
3. Date review completed by agency April 10, 2017

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

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

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

Name: Michael A. Roedig
Title: Senior Planner
Signature: [Signature]
Date: April 10, 2017
Name of County or Areawide Planning Agency: Bucks County Planning Commission
Address: The Almshouse, 1260 Almshouse Road, Doylestown, PA 18901
Telephone Number: 215 345-3400

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

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

The county planning agency must complete this Component within 60 days.
This Component and any additional comments are to be returned to the applicant.
April 17, 2017

Mr. Anthony Caponigro, P.E.
Kimley-Horn
1515 Market Street
Suite 1200
Philadelphia, PA 19102

RE: Feasterville Redevelopment Planning Module
PaDEP Code #1-09006-161-3J
BCPC #12189
TMP #21-7-1
Lower Southampton Township, Bucks County, PA

Dear Mr. Caponigro:

We have received a copy of the planning module\(^1\) regarding the development of a 108,734 square foot retail building and two separate pad buildings, 10,000 square feet and 5,000 square feet, respectively. The site is located on the south-eastern corner of the intersection of West Street Road and Pennsylvania Boulevard in Feasterville, Pennsylvania. Public water and sewer will service the new buildings. A total proposed flow of 12,200 gallons per day is proposed for the new development (46 EDUs).

The 1970 Bucks County Sewerage Facilities Plan is the official Act 537 Plan for this portion of Lower Southampton Township. The tract is within the area presently served by sanitary sewerage facilities. The development will connect with an existing 8-inch gravity service that ties into the existing sewer main within Pennsylvania Boulevard. Wastewater will flow into the Poquessing Interceptor to be ultimately treated at the Philadelphia Water Department’s Northeast Water Pollution Control Plant. The proposal is consistent with the official Act 537 Plan.

The project has been approved by PaDEP as an addition to the Connection Management Plan in accordance with the Consent Order and Agreement with PaDEP for the Poquessing Interceptor. The Philadelphia Water Department has certified that waste loads from this proposed development will not create a hydraulic or organic overload or a five-year projected overload that is inconsistent with the City’s Corrective Action Plan, Connection Management Plan, and Combined Sewer Overflow Plan. The Bucks County Water and Sewer Authority (BCSWA) has certified that the BCWSA sewer system has collection and conveyance capacity.

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\(^1\) Under the revised Chapter 71 of the Pennsylvania Department of Environmental Protection’s (PaDEP) Title 25, Rules and Regulations, the planning module is a revision to the Lower Southampton Township Sewage Facilities Plan. Therefore, the Bucks County Department of Health (BCDH) and Bucks County Planning Commission (BCPC) are required to review and comment on the proposed plan revision.
Mr. Anthony Caponigro, P.E.
April 17, 2017
Page 2

The County Planning Agency Review, Component 4B, is attached for inclusion with the planning module application to the PaDEP. If the municipality approves the planning module and revises the official sewage facilities plan, the completed (signed) resolution and required supporting data (Components 3 and 4; transmittal letter; plans; narrative; copies of the BCDH and BCPC review letters) should be sent to Elizabeth Mahoney, Sewage Planning Supervisor, Wastewater Management, Pennsylvania Department of Environmental Protection Southeast Regional Office, 2 East Main Street, Norristown, PA 19401.

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

Sincerely,

[Signature]

John S. Ives
Senior Planner

JSI:dc

Attachment

cc: Genevie Kostick, BCDH
    Elizabeth Mahoney, PaDEP
    John McMenamin, 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
Feasterville Redevelopment

SECTION B. REVIEW SCHEDULE (See Section B of instructions)
1. Date plan received by county planning agency. March 30, 2017
2. Date plan received by planning agency with areawide jurisdiction
   Agency name: Bucks County Planning Commission
3. Date review completed by agency. April 17, 2017

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

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1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)?

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2. Is this proposal consistent with the comprehensive plan for land use?

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3. Does this proposal meet the goals and objectives of the plan?
   If no, describe goals and objectives that are not met

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4. Is this proposal consistent with the use, development, and protection of water resources?
   If no, describe inconsistency

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5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation?
   If no, describe inconsistencies:

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10. Does this proposal meet the zoning requirements of the ordinance?
    If no, describe inconsistencies N/A
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<td>18. Name, Title and signature of person completing this section:</td>
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<td></td>
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<td>Name: John S. Ives</td>
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<td>Title: Senior Planner Signature: [Signature]</td>
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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.
April 4, 2017

Mr. Mark M. Thompson, P.E.
Taylor Wiseman & Taylor
5 Valley Square Suite 100
Blue Bell, PA 19422

RE: Home2Suites Land Development Planning Module
PaDEP Code #1-90007-213-3J
BCPC #10002-Q
TMP #49-9-34
Warminster Township, Bucks County, PA

Dear Mr. Thompson:

We have received a copy of the planning module¹ regarding the extension to an existing collection system to serve a 106-room hotel on a 9-acre tract. Sewage flows, totaling 7,950 gallons per day (31.8 EDUs), will be conveyed via an existing sewer lateral and main to the Log College Wastewater Treatment Plant for treatment.

The Final Environmental Impact Statement Horsham-Warminster-Warrington, Pennsylvania Wastewater treatment Facilities 1980 is the official Act 537 Plan for this portion of Warminster Township. The proposal to construct public sewer conveyance facilities is consistent with the official Act 537 Plan, since this plan indicates that the subject site is within an area to be served by the Warminster Township Log College Treatment Plant.

We note that the applicant marked G. Proposed Wastewater Facilities #6 Historic Preservation Act as “Yes;” however, the required documentation has not been provided.

The County Planning Agency Review, Component 4B, is attached for inclusion with the planning module application to the PaDEP. If the municipality approves the planning module and revises the official sewage facilities plan, the completed (signed) resolution and required supporting data (Components 3 and 4B; transmittal letter; plans; narrative; copies of the BCDH and BCPC review letters) should be sent to Elizabeth Mahoney, Sewage Planning Supervisor, Wastewater Management, Pennsylvania Department of Environmental Protection Southeast Regional Office, 2 East Main Street, Norristown, PA 19401.

¹ Under the revised Chapter 71 of the Pennsylvania Department of Environmental Protection’s (PaDEP) Title 25, Rules and Regulations, the subject planning module is a revision to the Warminster Township Sewage Facilities Plan. Therefore, the Bucks County Department of Health (BCDH) and Bucks County Planning Commission (BCPC) are required to review and comment on the proposed plan revision.
If you have any questions regarding this review, please contact me.

Sincerely,

David C. Zipf, AICP
Planner

DCZ:dc

Attachment

cc: Genevie Kostick, BCDH
    Elizabeth Mahoney, PaDEP
    Greg Schuster, Manager Warminster Township
    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  
Home2Suites Hotel

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

1. Date plan received by county planning agency  
   March 31, 2017

2. Date plan received by planning agency with areawide jurisdiction  
   Agency name: Bucks County Planning Commission

3. Date review completed by agency  
   April 4, 2017

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

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1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 *et seq.*)?

2. Is this proposal consistent with the comprehensive plan for land use?

3. Does this proposal meet the goals and objectives of the plan?  
   If no, describe goals and objectives that are not met

4. Is this proposal consistent with the use, development, and protection of water resources?  
   If no, describe inconsistency

5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation?  
   If no, describe inconsistencies

6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?  
   If yes, describe impact

7. Will any known historical or archeological resources be impacted by this project?  
   If yes, describe impacts See attached letter.

8. Will any known endangered or threatened species of plant or animal be impacted by the development project?

9. Is there a county or areawide zoning ordinance?

10. Does this proposal meet the zoning requirements of the ordinance? N/A  
    If no, describe inconsistencies
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<td>Name: David C. Zilpf, AICP</td>
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<td>Title: Community Planner Signature:</td>
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<td>Date: April 4, 2017</td>
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**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.
April 13, 2017

Mr. Josef Reese
Milnes Engineering, Inc.
12 Frear Hill Road
Tunkhannock, PA 18657

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

Dear Mr. Reese:

We have received a copy of the planning module\(^1\) concerning the proposal to connect to the public sewer system to dispose of wastewater from the manufacture of tofu products. Wastewater flows, consisting of 20,000 gallons per day, will flow by public sewer through the Bucks County Water and Sewer Authority (BCWSA) collection system to the Philadelphia Water Department’s (PWD) Northeast Philadelphia Water Pollution Control Plant via the Neshaminy Interceptor. In conjunction with this project, Pump Station B-11 will receive improvements to increase capacity and to reroute the force main so that the Pump Station conveys its flows through 40 feet of force main and discharges to an existing 18-inch diameter gravity sewer located Haunted Lane.

The *Bucks County, Pennsylvania, Sewerage Facilities Plan, 1970*, is the official Act 537 Plan for this portion of Bensalem Township. The proposal to connect to public sewer is consistent with the official Act 537 Plan, as the site is within an area served by public sewers.

The PWD certifies there is adequate capacity within the City of Philadelphia’s conveyance and treatment facilities to receive and treat the sewage flows from this facility. The waste load will not create a hydraulic or organic overload or a 5-year protected overload that is inconsistent with the City’s approved Combined Sewer Overflow Plan.

Both the Tofu facility project and the diversion of Pump Station B-11 to the Neshaminy Interceptor appear on the Neshaminy Interceptor Connection Management Plan as Year 2015 connections. The proposed force main crossing will require the issuance of a General Permit 5 for a utility line crossing a stream, which will be submitted concurrently with the Water Quality Permit.

---

\(^1\) Under the revised Chapter 71 of the Pennsylvania Department of Environmental Protection’s (PaDEP) Title 25, Rules and Regulations, the planning module is a revision to the Bensalem Township Sewage Facilities Plan. Therefore, the Bucks County Planning Commission (BCPC) and the Bucks County Department of Health (BCDH) are required to review and comment on the proposed plan revision.
Mr. Josef Reese  
April 13, 2017  
Page 2

The County Planning Agency Review, Component 4B, is attached for inclusion with the planning module application to the PaDEP. If the municipality approves the planning module and 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.

Should you have any questions, please contact me.

Sincerely,

Michael A. Roedig  
Senior Planner

cc:     Eric Ponert, Philadelphia Water Department  
        Genevie Kostuck, BCDH  
        Ron Gans, P.E., O'Donnell & Naccarato  
        Loretta Alston, Bensalem Township Department of Building and Planning  
        Elizabeth Mahoney, PaDEP  
        Act 537 file
Note to Project Sponsor: To expedite the review of your proposal, one copy of your completed planning package and one copy of this Planning Agency Review Component should be sent to the existing county planning agency or planning agency with areawide jurisdiction for their comments.

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

Project Name
Jadeite Estate, LLC, Tofu Food Processing Facility

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

1. Date plan received by county planning agency. April 3, 2017

2. Date plan received by planning agency with areawide jurisdiction
   Agency name

3. Date review completed by agency April 13, 2017

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

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3. Does this proposal meet the goals and objectives of the plan?
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<td>Name: Michael Roedig</td>
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<td>Title: Senior Planner Signature:</td>
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**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.
April 25, 2017

Mr. Max Russick, CPSS  
DelVal Soil & Environmental Consultants, Inc.  
Sky Run II, Suite A1  
4050 Skyron Drive  
Doylestown, PA 18902

RE: Gilmour Tract Planning Module  
PaDEP Code #1-09937-414-2  
BCPC #9267-A  
TMP #31-4-7  
Northampton Township, Bucks County, PA

Dear Mr. Russick:

We have received a copy of the planning module regarding the proposal to subdivide 50.37 acres into 18 single-family dwelling lots east of the intersection of Jacksonville and Grenoble roads. An existing single-family dwelling will be located on one of the lots. A new dwelling will be constructed on a vacant lot at a later date if an on-lot sewage disposal system can be installed. The plan proposes on-lot sewage disposal systems and private wells. The projected sewage flow for the development is calculated to be 10,100 gallons per day or 26 EDUs.

The Township of Northampton, Bucks County, Pennsylvania Act 537 Sewage Facilities Plan Update for Little Neshaminy Creek Drainage Area is the official Act 537 Plan for this portion of Northampton Township. The proposal to construct on-lot sewage disposal systems is consistent with the official Act 537 Plan, since this plan indicates that the site is within an area to be served by on-lot sewage disposal systems.

A letter, dated May 4, 2016, from the Pennsylvania State Historic Preservation Office was included in the packet. A staff evaluation indicates there is a high probability that significant archaeological sites are located in the area. A Phase I archaeological survey of the project area to locate potentially significant archaeological resources is recommended, but not required.

---

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 Northampton Township Sewage Facilities Plan. Therefore, the Bucks County Department of Health (BCDH) and Bucks County Planning Commission (BCPC) are required to review and comment on the proposed plan revision.
The County Planning Agency Review, Component 4B, is attached for inclusion with the planning module application to the PaDEP. If the municipality approves the planning module and revises the official sewage facilities plan, the completed (signed) resolution and required supporting data (Components 2 and 4; transmittal letter; plans; narrative; copies of the BCDH and BCPC review letters) should be sent to 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 contact me.

Sincerely,

Michael Roedig
Senior Planner

MAR:dc

Attachment

cc: Genevie Kostick, BCDH
    Elizabeth Mahoney, PaDEP
    Michael Solomon, Township Director of Planning and Zoning
    Kurt M. Schroeder, P.E., Gilmore & Associates
    Act 537 file
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
Gilmour Tract

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

1. Date plan received by county planning agency. April 4, 2017
2. Date plan received by planning agency with areawide jurisdiction
   Agency name
3. Date review completed by agency April 25, 2017

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

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|     | □  | 13. Does this proposal meet the requirements of the ordinance? N/A  
If no, describe which requirements are not met  |
|     | □  | 14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?  
If no, describe inconsistency  |
| □  | □  | 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?  
If yes, describe  |
|     | □  | 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?  
If yes, is the proposed waiver consistent with applicable ordinances.  
If no, describe the inconsistencies N/A  |
| □  | □  | 17. Does the county have a stormwater management plan as required by the Stormwater Management Act?  
If yes, will this project plan require the implementation of storm water management measures?  |

18. Name, Title and signature of person completing this section:  
Name: Michael Roedig  
Title: Senior Planner  
Signature:  
Date: April 25, 2017  
Name of County or Areawide Planning Agency: Bucks County Planning Commission  
Address: The Almshouse, 1260 Almshouse Road, Doylestown, PA 18901  
Telephone Number: 215 345-3400  

SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)  
This Component does not limit county planning agencies from making additional comments concerning the relevancy of the proposed plan to other plans or ordinances. If additional comments are needed, attach additional sheets.  
The county planning agency must complete this Component within 60 days.  
This Component and any additional comments are to be returned to the applicant.
April 18, 2017

Mr. Frank A. Costanzo, P.E.
Van Cleef Engineering Associates
501 North Main Street
Doylestown, PA 18901

RE: Matrix Lower Makefield Residential, L.P. Planning Module
PaDEP Code #1-09929-299-3J
BCPC #11229-C
TMP #20-32-6
Lower Makefield Township, Bucks County, PA

Dear Mr. Costanzo:

We have received a copy of the planning module regarding the age-restricted residential development of 62 single-family attached dwellings on a 20.8-acre site along the northern side of Big Oak Road, between Interstate 95 and Oxford Valley Road. Proposed is an extension to connect the residential dwellings with public sewer service. The sewage flows from this project, expected to be 15,500 gallons per day or 62 estimated dwellings units (EDUs), will be conveyed via the Lower Makefield Township collection system to the Neshaminy Interceptor and then to the Philadelphia Southwest Water Pollution Control Plant for treatment.

The Township of Lower Makefield, Bucks County, Pennsylvania Act 537 Sewage Facilities Plan Update, (adopted February 1, 1999) is the official Act 537 Plan for Lower Makefield Township. The proposal to connect the development to public sewers is consistent with the official Act 537 Plan, since this plan indicates that the site is within an area to be served by public sewers. According to documentation included in the planning module submitted to our office, the Matrix Lower Makefield Residential, L.P. project was placed on the Neshaminy Interceptor Connection Management Plan (CMP) and is listed with an approved status of 62 EDUs or 15,500 gallons per day.

Documentation from the Pennsylvania American Water Company, stating that it will serve the project, has not been provided, as required in Section E. Also, Sections G.2 and J. of Component 3 have not been completed. This information, as well as all required signatures and dates, should be completed for the package that will be sent to the PaDEP.

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 Lower Makefield Township Sewage Facilities Plan. Therefore, the Bucks County Department of Health (BCDH) and Bucks County Planning Commission (BCPC) are required to review and comment on the proposed plan revision.
Mr. Frank A. Costanzo, P.E.,
April 18, 2017
Page 2

The County Planning Agency Review, Component 4B, is attached for inclusion with the planning module application to the PaDEP. If the municipality approves the planning module and revises the official sewage facilities plan, the completed (signed) resolution and required supporting data (Components 3 and 4; transmittal letter; plans; narrative; copies of the BCDH and BCPC review letters) should be sent to Elizabeth Mahoney, Sewage Planning Supervisor, Wastewater Management, Pennsylvania Department of Environmental Protection Southeast Regional Office, 2 East Main Street, Norristown, PA 19401.

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

Sincerely,

Lisa M. Wolff
Planner

LMW:dc

Attachment

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

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

1. Date plan received by county planning agency  April 5, 2017
2. Date plan received by planning agency with areawide jurisdiction
   
  Agency name  Bucks County Planning Commission
3. Date review completed by agency  April 18, 2017

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

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

- 1 -
SECTION C. AGENCY REVIEW (continued)

☐ ☐ 11. Have all applicable zoning approvals been obtained? N/A

☐ ☒ 12. Is there a county or areawide subdivision and land development ordinance?

☐ ☐ 13. Does this proposal meet the requirements of the ordinance? N/A

If no, describe which requirements are not met

☒ ☐ 14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?

If no, describe inconsistency

☐ ☒ 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?

If yes, describe

☐ ☒ 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?

If yes, is the proposed waiver consistent with applicable ordinances.

If no, describe the inconsistencies

☒ ☐ 17. Does the county have a stormwater management plan as required by the Stormwater Management Act?

☒ ☐ 18. If yes, will this project plan require the implementation of storm water management measures?

Name, Title and signature of person completing this section:

Name: Lisa M. Wolff
Title: Planner
Signature: [Signature]
Date: April 18, 2017

Name of County or Areawide Planning Agency: Bucks County Planning Commission
Address: The Almshouse, 1260 Almshouse Road, Doylestown, PA 18901
Telephone Number: 215 345-3400

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

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

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

This Component and any additional comments are to be returned to the applicant.
Bucks County Planning Commission

Meeting

Wednesday, June 7, 2017
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 May 3, 2017
4. Executive Director’s Report
   Michael Roedig, Senior Planner
6. Act 247 Reviews
7. Old Business
8. New Business
9. Public Comment
10. Adjournment

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

AGENDA SUBJECT TO CHANGE PRIOR TO MEETING
BUCKS COUNTY PLANNING COMMISSION
Minutes of Meeting
May 3, 2017

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

STAFF PRESENT: Richard G. Brahler, Lynn T. Bush, Debra Canale; Paul W. Gordon; John S. Ives; David P. Johnson; Charles T. McIlhinny; Michael A. Roedig; David A. Sebastian; Maureen Wheatley.

GUESTS: Russell Stephan, Stephan Design & Construction, New Hope, PA
Larry Menkes, Warminster Resident

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

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

3. APPROVAL OF MINUTES FOR THE MEETING OF APRIL 5, 2017
Upon motion of Ms. Pierce, seconded by Mr. Pellegrino, with the vote being 7-0-1 the motion carried to approve the minutes of the April 5, 2017 meeting as presented. Mr. Stone abstained.

4. EXECUTIVE DIRECTOR’S REPORT
Mr. Stone congratulated Ms. Bush on being awarded the Four Way Test Community Service Award from Rotary Club of Doylestown for her work in preserving open space, historic resources and ensuring that local residents have access to food, health care, and housing. Ms. Bush thanked him and Mr. Dowling for nominating her, and those who attended the breakfast ceremony.

The Executive Director’s report was previously submitted with the packet mailed to the board.

Ms. Bush stated that on May 17, at the County Commissioners meeting being held at the Riverside Theater in Bristol Borough, she will present the letter of congratulations and a commemorative tile on behalf of the BCPC Board, to Bill Pezza of Bristol Borough, for the award of $500,000 from Deluxe’s Season 2 of “Small Business Revolution – Main Street” project.

Ms. Bush noted the Solid Waste Advisory Committee meeting. She said that the DEP-required solid waste plan to assure that we have disposal capacity for Bucks County trash for the next ten years has been completed. We have received commitments from a variety of disposal sites in Bucks County and beyond. She also noted the attached Household Hazardous Waste collection event flyer.

Ms. Bush stated that Mr. Brahler, Mr. Ives, and Mr. Sebastian attended a meeting with the Plumstead Township Planning Commission on the Cross Keys study. They were enthusiastic in
their support for improving this area. Mr. Sebastian added that they were interested in multi-
municipal planning and overlay zoning districts. They really want to get on board with these
concepts which, he said, ties in well with the recommendations of the study.

Ms. Bush said that she and Mr. Sebastian have been working on amending Dublin Borough’s
zoning and subdivision ordinances to reflect their economic development vision plan. Dublin
Borough council adopted the amendments at their last meeting.

Ms. Bush stated that she will be attending a meeting in Newtown Borough regarding the historical
Bird-in-Hand property. There is a proposal to subdivide the property and the new lot being
developed into a residential or commercial property. There has also been some talk about
purchasing an easement on the property. She said she will find out the thoughts of the borough
and report back.

Ms. Bush said she attended the inauguration of President Dr. Maria Gallo at the Delaware Valley
University.

She said the tour of the grounds including the hydroponic greenhouses was interesting. She said
that the attendees included mainly representatives from other colleges. President Gallo is aware of
the county’s interest in promoting agriculture.

Ms. Bush said that two district courts, Lower Southampton and Perkasie, were ruled by the State
Supreme Court to be unnecessary due to a decline in caseload and population. This has caused
some significant disruption to the Board of Elections (BOE) and the primary election to be held
on May 16. She said our GIS department director Mr. Robert Keough, is working closely with the
courts and the BOE to determine new district boundaries.

Ms. Bush noted that each board member received a copy of the 2017-2018 Bucks County
Municipal Directory. It is also available on the Bucks County website.

Ms. Bush told us that the Agricultural Preservation Signs for recently preserved properties were
ordered and work orders have been issued to General Services for installation.

Ms. Bush concluded by announcing the new FEMA floodplain maps became effective on March
22. The on-line floodplain viewer for the county has been updated for anyone to see how the
maps affect their property. It can be viewed at https://bucksgis.maps.arcgis.com

Mr. Dowling wanted to know how the HHW collection events are announced. Ms. Bush stated
that the flyer is on Bucks County’s website, www.buckscounty.org/recycling, it is also announced
at each of the commissioner meetings, and it is advertised in the paper prior to the event. Mr.
Nyman added that many of the municipalities have a link to the flyer on their websites and also
suggested advertising in the Community Events section of the newspaper, for which there is no
charge.

Discussion then evolved around the Cross Keys Study Area and Buckingham Townships new
ordinance which will be voted on today.
Mr. Brahler began his presentation on Complete Streets by asking what we think of when we think of a street. He said most people think of cars and pavements, but the definition, according to Webster’s dictionary, is “a thoroughfare in a city, town or village that is wider than an alley or lane and that usually includes sidewalks.”

Mr. Brahler stated that according to the National Household Travel Survey (2009), 50 percent of household trips are less than 3 miles and 28 percent are less than 1 mile, yet 60 percent of these trips are driven. By applying Complete Streets there is potential to convert driving trips to walking and bicycling trips.

Mr. Brahler said that walking is the second most common form of travel. However, people refrain from walking when they don’t feel safe.

Mr. Brahler said that Complete Streets are for everyone. They are safe and convenient, designed to fit into the context of the surrounding neighborhood, they complete a network of roads, and combine social, economic and environmental practices to create a cohesive unit.

Mr. Brahler showed us an example of a street and how it progressively improves with sidewalks, bike lanes, lighting, parking, landscaping, and safety features such as a roundabout. He said by combining those improvements with zoning and land use approvals, people will want to be there to live, work and shop.

Mr. Brahler said that the BCPC has done many plans utilizing these concepts. He showed us examples of the Villages of Holland and Richboro in Northampton Township, the Village of Almont in West Rockhill Township, and a great example of a Complete Street in Bucks County, Sycamore Street in Newtown Township.

Mr. Brahler told us the ten policies that guide the creation of a Complete Street are:

- a vision for how and why the community wants to complete its streets;
- includes pedestrians, bicyclists and transit passengers of all ages and abilities, as well as trucks, buses and automobiles;
- applies to both new and retrofit projects, including design, planning, maintenance, and operations, for the entire right of way;
- makes exceptions specific and sets clear procedures that require high-level approval of exceptions;
- encourages street connectivity and aims to create a comprehensive, integrated, connected network for all modes of travel;
- is adoptable by all agencies to cover all roads;
- directs the use of the latest and best design criteria and guidelines while recognizing the need for flexibility in balancing user needs;
- directs that Complete Streets solutions will complement the context of the community;
- establishes performance standards with measurable outcomes; and,
- includes specific next steps for implementation of the policy.
Mr. Brahler said that Complete Streets should be applied to everyday decision making, with incremental approaches which will yield long-term positive results. It should not just be one specific street, or a mandate for immediate retrofitting, but should be an overall change in the feeling of the community. Issues must be addressed such as, land use, environmental concerns and transportation demand management.

Mr. Brahler showed us a map of the United States pinpointing the areas that have benefited from the Complete Streets concept; the concentration of the areas are in the Mid-East to East Coast of the United States. He enlarged Pennsylvania to show that only a few areas have adopted the Complete Streets concept.

Mr. Brahler concluded his presentation by telling us how we can find out more information on Complete Streets by accessing www.completestreets.org or www.smartgrowthamerica.org.

Mr. Brahler opened the floor to questions. Discussion ensued on how the Complete Street design guidelines apply to residential areas, taking streets back from PennDOT, and sidewalks throughout Bucks County. Mr. Stone and the board thanked Mr. Brahler for his presentation.

6. **ACT 247 REVIEWS**
   The reviews of May 3, 2017, were mailed to the board for their review prior to the meeting. Upon motion of Mr. Dowling, seconded by Ms. Pierce, the motion carried to approve the May 3, 2017 Act 247 reviews.

Ms. Bush went over the two walk-in reviews, #50-17-4(P), Warrington Township, ZM #50-17-4(P) - Warrington Township - ZMC-Cemeteries and #8-17-2 - Doylestown Borough - ZO-Integrated Judicial Center Accessory Parking Structures.

7. **OLD BUSINESS**
   Ms. Pierce questioned the status of previously presented Bucks County Redevelopment Authority projects redevelopment projects. These are: Lower Bucks Hospital, Shenandoah Woods, Route 13 Business Route and Park Ten in Sellersville. Discussion ensued on the projects and Ms. Bush said that an update from the Redevelopment Authority is one of the topics of a future board meeting.

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

9. **PUBLIC COMMENT**
   Mr. Russel Stephan, Stephan Design and Construction, asked if he was required to do anything further regarding BCPC Review #12235 - New Hope Borough - Rivers Edge. Ms. Bush replied that the Comment Letter for the review was just approved by the BCPC.

10. **ADJOURNMENT**
    Mr. Stone adjourned the meeting at 3:00 PM.

    Submitted by:
    Debra Canale, Staff Secretary
Municipal Economic Development – We are beginning our work in earnest with Tullytown and Penndel. We have created some ideas for work programs with both communities and will schedule meetings in the near future. Penndel is planning a town hall meeting. Staff has done its on-the-ground reconnaissance.

Volkswagen Settlement Money - We have heard two presentations on the money that is to become available from the settlement of the VW case of falsifying emissions levels. Pennsylvania is allocated $110 million which is to be used to support clean energy systems, such as replacement of old diesel vehicles and installation of electric vehicle infrastructure. We do not know the mechanism for this yet.

Dublin Revitalization – I met with Dublin’s revitalization board and we discussed next planning steps. We reviewed the idea of an “official map” but decided that this tool, which announces the public intention to acquire certain properties was not necessary to their future planning.

Warminster – I met with the Warminster manager and Board of Supervisors chair about their desire to purchase Shenandoah Woods (former Navy housing) and restore it for open space. I know this is one of the projects that the Redevelopment Authority presented to the BCPC board. Their proposal, to do the clean-up and sell to a developer who would build housing in accordance with township zoning, fell apart because the soil cannot be disturbed. Prospective builders were not interested in a project that would not allow for basements.

Funding for Bridge repair in Tinicum – PennDOT has requested about $600,000 to study and repair the bridge in Tinicum by Sand Castle Winery and Golden Pheasant Inn, over the canal. It is a one-lane bridge that is in poor condition. This funding was approved at the regional planning commission board last week.

Bristol Stakeholder meeting – We are sponsoring a brainstorming meeting on June 8 in Bristol Township to get input on the future impacts of the I95/PA Turnpike connection. Board members are welcome to attend. It’s at the Bristol Township Building from 3 – 5 pm.

Bristol Borough – I presented your letter and the commemorative tile to Bill Pezza at the County Commissioners’ meeting last week. We walked around the borough and saw the new docks going in, a new townhouse development by the river, some new stores on Mill Street, and a sense of lively activity that bodes well for the borough’s future.
BCPC Activity Report

Community Planning and Municipal Economic Development Initiative

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

We attended the Buckingham and Milford townships and New Britain Borough Planning Commission meetings and the Quakertown Area Planning Committee and Newtown Area Joint Zoning Council monthly meetings.

Plans & Activities – Production continued on the New Britain Borough comprehensive plan update. At the borough Planning Commission’s May meeting, the future land use plan was discussed.

Work continues on updating the text and mapping for the Warrington Township comprehensive plan update. The chapters targeted in May include the background appendices regarding the township’s history, demographics, and relationship to adjacent communities.

The staff is beginning the process of working with West Rockhill Township to update their comprehensive plan. Staff has started conducting background research and developing a community survey. The township has recently put together a steering committee of residents to help guide the plan, and BCPC staff will soon be meeting with the committee to establish a framework for the process of completing the plan.

Staff presented highlights of the draft Cross Keys Study to the Buckingham Township Planning Commission and solicited public comments. The draft plan will be finalized to reflect certain comments and input obtained during our four presentations. A digital version of the final plan will be distributed to each municipality.

Work continues on the Penndel Borough MEDI that includes gathering demographic information, site reconnaissance, and determining a date and the best approach for an initial public visioning meeting.

Staff attended the Dublin Borough Planning Commission meeting to discuss the merits of implementing an Official Map for the construction of a new roadway.

Staff received and tabulated surveys from the Morrisville Borough Downtown Open House Meeting. Staff will use the results of the survey to help shape strategies and recommendations that are to be developed to assist the borough in their downtown revitalization efforts.

Staff worked on the Tullytown Borough MEDI by gathering background information and developing a preliminary outline of tasks for the project. Borough officials have requested assistance in developing strategies to replace lost tax revenue due to the impending closure of the Tullytown Resource Recovery Facility.

Staff continued to conduct background research and data collection in advance of the upcoming Bristol Township & Lower Bucks County Economic Stakeholder Roundtable Meeting.
be held at **Bristol Township** building next month. The Economy League of Greater Philadelphia, who will moderate the meeting, was selected by the BCPC as the consultant selected for this project.

In addition to the plans and activities discussed above, we continue to prepare, under contract, comprehensive plans for **Northampton** and **Hilltown townships**.

**Providing Planning Information and Coordinating with other Agencies**

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

Staff attended the DVRPC Trolley Tour of Cheltenham Gilded Age mansions and Germantown Colonial buildings. The tour focused on planning and promoting community though historic preservation.

**Act 247 and 537 Review Activity**

- 17 Subdivision and Land Development Proposal
- 1 Sketch Plans
- 7 Municipal Plans and Ordinances
- 2 Sewage Facility Planning Modules
- 1 Traffic Impact Study

**Transportation and Trails**

BCPC Transportation Planning staff is responsible for working with PennDOT, DVRPC, SEPTA, TMA Bucks, and other groups to ensure that our transportation and funding needs are addressed. We work closely with public transportation providers, such as SEPTA. This month, we met with SEPTA and other DVRPC-member governments to discuss potential improvements to the TMA Work Program.

The County is currently pursuing three trail development initiatives. The **Upper Bucks Rail Trail** will connect the Lehigh Valley’s Saucon Rail Trail with the borough of Quakertown by converting a currently unused portion of SEPTA rail line to a trail through Springfield and Richland townships. Staff continued to work with the municipalities and project consultant regarding wetland issues and traffic signalization permits for road crossings. The County has hired a consultant to design the **Newtown Rail Trail**. The current project will construct the portion of the Newtown Rail Trail in Upper Southampton Township and will connect with the Pennypack Trail in Montgomery County. Staff coordinated with Upper Southampton Township, the consultant and PennDOT to design the trail crossing at County Line Road and Second Street Pike. We also coordinated with the Purchasing department regarding the selection of a consultant for the **Neshaminy Greenway Trail**, a Congestion Management Air Quality Program-funded trail that will connect Doylestown’s Central Park with the county facilities in the Neshaminy Manor Complex. We also applied to DVRPC for grant funding for another segment of the Neshaminy Greenway Trail, which will traverse Dark Hollow Park. All of these trails are part of the **Circuit**, which is envisioned as a 750-mile regional trail network.

**Geographic Information Systems (GIS)**

GIS has become a central function in Bucks County government, with our GIS staff providing the overall management for a system that involves not only BCPC but also Emergency Communications and 9-1-1, Board of Assessment, Health Departments, and others. We help to keep the county tax map parcel records and road centerlines updated.
The GIS data is increasingly used by people outside the county, either through our very popular public viewer, or through our GIS Consortium of municipalities. Updates of GIS data are always provided to our Consortium members when requested.

The **Southeastern Pennsylvania Shared Services GIS project** is a collaborative effort of the counties of Bucks, Berks, Chester, Delaware, Montgomery, and the City of Philadelphia. The group meets monthly and is currently utilizing a cloud hosted infrastructure that supports a centralized and shared regional GIS database. Earlier this year the group contracted with Pictometry to acquire both aerial and oblique imagery. The 2017 spring flight is completed and we expect delivery sometime this summer. The May meeting was cancelled due to the Memorial Day holiday. The June meeting will be held at the Chester County Government Center in West Chester.

The **Delaware Valley Regional Planning Commission** (DVRPC) delivered the updated **impervious surface data** for Bucks, Chester, Delaware and Montgomery counties. The dataset includes both building footprints and roads. Building attributes include both building heights and number of floors. These datasets are currently being used to update several of our existing GIS datasets including trails and sidewalks.

**Bucks County GIS** has been actively working with departments and agencies throughout the county in the development of web-based GIS applications. We also assist departments that need updating of their maps and databases. Over the next few months we will be updating the maps used by the county Board of Elections as well the District Courts.

Planning Commission welcomes Ryan Cook, of Bloomsburg University, who will be interning here this summer. Ryan is a Geography major who will be working with GIS staff on a number of tasks that include mobile data collection and update of trails and sidewalks as well as assisting GIS and Planning staff with many ongoing projects.
Dear Executive Director Bush:

I am a member of the Buckland Valley Farms Canal Access Committee, a group organized by residents of the Buckland Valley Farms and River Knolls developments in Washington Crossing, for the purpose of seeking a means of safe pedestrian and cycling access from the neighborhood to the adjacent Delaware Canal towpath. Currently our only means of access to the towpath is by exiting the neighborhood and walking on the narrow and unprotected shoulder of River Road (PA 32) several hundred feet to the River Road canal bridge. This is a heavily-traveled roadway with a blind curve leading up to the bridge on the northbound side, and is extremely hazardous to pedestrians and cyclists trying to get to the canal. We are advised by Upper Makefield Township that there have been 27 accidents on River Road.

On May 1st, several of us met at the canal site with our State Representative Scott Petri and several officials of the Pennsylvania Department of Conservation and Natural Resources, which manages the Delaware Canal State Park, to explore possible alternatives for safe access to the towpath from the neighborhood. At the conclusion of our meeting, Representative Petri mentioned the Planning Commission’s efforts to establish a county-wide network of trails and bicycle paths, and suggested that our effort might be included as part of the county’s program.

This would make practical sense. The Delaware Canal towpath already provides a safe north-to-south conduit through Bucks County which allows walkers, runners and cyclists to travel for miles while avoiding most vehicular traffic. Incorporating the towpath as part of a network of trails and making it more accessible to residents is something that we believe should be seriously considered by the Commission as it moves forward with its worthwhile initiative.

To this end, we would very much like to be included on the agenda for the Commission’s next scheduled meeting on June 7th to discuss the possibility of incorporating our efforts to gain safe canal access into the County’s future plans.
Please let us know if we can be accommodated on June 7th. Thank you.

Respectfully,

Wayne J. Martorelli

c: Buckland Valley Farms Canal Access Committee
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<th>Applicant</th>
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<td>Doylestown Township</td>
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<td>Amend the Zoning Ordinance Medical Marijuana Regulations</td>
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<td>Durham Township</td>
<td>11-17-1</td>
<td>Board of Supervisors</td>
<td></td>
<td>Amend the Zoning Ordinance Compressor Station</td>
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<td>Hilltown Township</td>
<td>15-17-3 (P)</td>
<td>Wallace &amp; Rochelle Rosenthal</td>
<td>(15-2-194-1 - 194-2)</td>
<td>Private Request for Zoning Map Change: RR to PC1</td>
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<td>Lower Southampton Township</td>
<td>21-17-3 (P)</td>
<td>Toner Homes, Inc.</td>
<td>(21-17-3)</td>
<td>Private Request for Zoning Map Change: M to R-1</td>
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<td>Milford Township</td>
<td>23-17-1R</td>
<td>Board of Supervisors</td>
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<td>Amend the Zoning Ordinance Medical Marijuana</td>
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<tr>
<td>Perkasie Borough</td>
<td>33-17-2</td>
<td>Borough Council</td>
<td>(33-5-33 &amp; -458)</td>
<td>Amend the Zoning Map I-2 to C-2</td>
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</table>
CONFIDENTIAL — NOT FOR RELEASE

June 7, 2017
BCPC #7-17-2

MEMORANDUM

TO: Chalfont Borough Council
Chalfont Borough Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance – Medical Marijuana

Applicant: Borough Council
Received: May 25, 2017
Hearing Date: Not set

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on June 7, 2017.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to permit Medical Marijuana Dispensary and Medical Marijuana Grower/Processor by-right in the LI Light Industrial District. Add reference to definitions and standards related to the proposed uses.

Proposed Zoning Provisions:

A. Add definitions of the following terms to Section 27-202:
   - Medical Marijuana Act
   - Medical Marijuana Dispensary
   - Medical Marijuana Grower/Processor

B. Amend Section 27-1203, Zoning District LI Light Industrial Permitted Uses, to add uses G11 Medical Marijuana Dispensary and G12 Medical Marijuana Grower/Processor.

C. Amend Section 27-407, Use Regulations to add the following new uses and requirements:
   - (K) G11 Medical Marijuana Dispensary. Requirements include a Department of Health permit, a required setback of 1,000 feet from a public, private or parochial school, a day care center, place of worship, public park, or community center. Other stipulations include a 2,500-foot setback from another medical marijuana facility, submission of a disposal plan, and to operate within a secure, indoor facility.
(L) G12 Medical Marijuana Grower/Processor. Requirements include a required setback of 1,000 feet from a public, private, parochial school, and day care center, a 2,500-foot setback from another medical marijuana facility, submission of a disposal plan, and to operate within a secure, indoor facility.

D. Amend Section 27-406, Table of Use Regulations to include uses G11 and G12 as permitted uses by-right in the LI District.

Existing Zoning Provisions: The LI Light Industrial District permits a variety of light industrial manufacturing, research, wholesale business and storage, warehousing printing contracting, and other uses on lots of 2 acres or more.

COMMENTS

The proposed zoning ordinance provisions will be required to comply with Act 16, the State’s Medical Marijuana Act. We are relying on the borough’s legal counsel to ensure that the proposed regulations are consistent with this Act and any other applicable laws. In addition, the borough may wish to consider the following comments:

1. **Setbacks**—For proposed Use G11 Medical Marijuana Dispensary, the proposed amendment requires a 1,000-foot setback from a place of worship, public park, or community center in addition to the public, private, parochial school, and day care center as required by the Medical Marijuana Act. Setbacks from a place of worship, public park, or community center are not required by the Act.

   A brief mapping analysis revealed that potential for a dispensary to locate within the borough is restricted by the proposed setback restrictions within the LI District. It appears that all parcels/tracts within the LI District fall within the 1,000-foot setback as established for the dispensary use, whether from a public park or a parcel that contains a day care use. The borough should verify the locations of all day care, community center, place of worship, and public park locations, as well as those same uses that are located within adjacent municipalities (e.g., New Britain Township). Consideration may need to be given to omit certain uses (e.g., parks, day cares), that are included within the 1,000-foot setback, so that the dispensary use is not entirely precluded.

2. **Dispensary in industrial district**—The proposed dispensary use is commercial in nature and is proposed to be permitted in the LI Light Industrial District. The Act envisions dispensaries being permitted in commercial districts. We assume the borough has evaluated its commercial districts and determined that the Light Industrial District would be a better location.

3. **Definitions**—The proposed amendment includes terms such as ‘Medical Marijuana Act’, ‘Dispensary’, and ‘Grower/Processor’ that are associated with the proposed new uses. The definitions are not provided in the proposed ordinance amendment, only reference to them in the Act. We suggest the borough consider adding definitions to help provide clarity and understanding to the new terms in the ordinance.

4. **Loading area**—Marijuana grower/processor uses are industrial in character and may need off-street loading, which include loading docks that are separate from parking areas. We recommend that the borough consider whether these facilities should be required.
5. **Disposal plan**—The proposed ordinance includes a provision that requires a dispensary to provide a disposal plan for approval by the borough Director of Public Safety. While the Medical Marijuana Act does require that a grower/processor or a dispensary have a system to track waste as a part of the required electronic tracking system, the Act does not require that disposal plans be submitted to each municipality. Any medical marijuana waste will be regulated by the Department of Health according to their standards, as a part of the permitting and licensing requirements to operate a medical marijuana facility.

6. **Miscellaneous**—Section (L)(5) of the proposed ordinance appears to be missing some words. For clarity, we suggest the following should be added to the proposed language: ‘all remnants and by-products’ after ‘and’ and before ‘properly.’

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

DCZ:dc

cc: Nate Fox, Esq., Begley, Carlin & Mandio, LLP, Municipal Solicitor
    Sandra Zadell, Municipal Manager (via email)
MEMORANDUM

TO: Doylestown Township Board of Supervisors
    Doylestown Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance–Medical Marijuana Regulations

Applicant: Board of Supervisors
Received: May 10, 2017
Hearing Date: June 20, 2017

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on June 7, 2017.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to establish standards for medical marijuana dispensary and medical marijuana grower/processor uses.

Proposed Zoning Provisions: Use E-20 Medical Marijuana Dispensary would be permitted in the C-1 and C-2 Commercial districts. Use G-18 Medical Marijuana Growing/Processing Facility would be permitted in the LI Limited Industrial District.

Use E-20 Medical Marijuana Dispensary must be legally registered in the Commonwealth and possess a current valid medical marijuana permit from the Pennsylvania Department of Health. The use must operate entirely within an indoor, enclosed, and secured facility. No exterior sales, sidewalk displays, or drive-through, drop-off, or pick-up services are permitted.

Use G-18 Medical Marijuana Growing/Processing Facility must operate in compliance with all Pennsylvania Department of Health and Medical Marijuana Act regulations pertaining to such facilities. Medical marijuana may only be grown in an indoor, enclosed, and secure building and any remnants and byproducts must also be secured and disposed of in accordance with the Department of Health. Retail sales and dispensing of medical marijuana and related products is prohibited and the facility shall not be open to the public.
Both uses must not be located within 1,000 feet of the property line of a public, private, or parochial school, or a day care center use. The distance is to be measured in a straight line from the closest exterior wall of buildings or portions in which the businesses are conducted or proposed to be conducted. Neither use may operate on the same site.

COMMENTS

The proposed zoning ordinance provisions are required to comply with the State’s Medical Marijuana Act, Pennsylvania Department of Health, and the Pennsylvania Municipalities Planning Code. We are relying on the township solicitor to ensure that the proposed regulations are consistent with these laws and any other applicable laws prior to adoption. In addition, we offer the following comment for township officials to consider:

1. **Parking standards**—We recommend that the proposed amendment be revised to provide appropriate parking requirements for both the Grower/Processor and Dispensary uses that are similar to other like industrial and commercial uses, since it appears there are currently no other standards that would apply (zoning ordinance Section 175-22).

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

CIG:dc

cc: Jeffrey P. Garton, Begley, Carlin & Mandio, LLP, Township Solicitor
    Stephanie Mason, Township Manager (via email)
MEMORANDUM

TO: Durham Township Board of Supervisors
Durham Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Use F-8 Compressor Station
Applicant: Board of Supervisors
Received: May 15, 2017
Hearing Date: June 13, 2017

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on June 7, 2017.

GENERAL INFORMATION

Requested Action: Amend Section 403.F – Utilities & Public Services of the zoning ordinance to create a new use, F-8 Compressor Station to be permitted as a conditional use in the PC-I Planned Commercial/Industrial Zoning District.

Proposed Zoning Provisions: The proposed new use F-8 Compressor Station will be permitted as a conditional use in the Planned Commercial/Industrial District. Compressor Stations are facilities designed to compress oil, natural gas, or other petroleum products that originate from an oil or gas well to a transmission pipeline, distribution pipeline, processing plant, and refinery of underground storage field. The F-8 Compression Station use must meet the following area and dimensional requirements:

a) Minimum lot area: 12.5 acres

b) Setbacks:
   - Existing non-industrial buildings: 1,000 feet
   - Other existing buildings not on same lot: 1,000 feet
   - Property line for parcels zoned PC-I: 300 feet
   - Property line for parcels not zoned PC-I: 500 feet
   - Ultimate right-of-way of any street: 150 feet
   - Edge of watercourse or wetland: 100 feet
Buildings or sites registered or eligible for registration on the Pennsylvania or National Register of Historic Places: 500 feet

c) Maximum height of all structure associated with the station: 20 feet

Other requirements include:

- All structures and equipment shall be screened by a solid masonry wall or fence at least 8 feet in height.
- Noise (sound) pressure levels across a real property line of the compressor station site shall be no more than 55 decibels (dB) average day or night.
- Compliance with all state and federal air quality and air contaminant provisions.
- The site must be located within a fire district and the facility be under contract with a fire district for protection services; or be provided with private fire protection.
- The operations/operator provide proof of a valid insurance policy.

Existing Zoning Provisions: The Planned Commercial/Industrial District is intended to encourage high quality industrial and commercial development that enhances the employment opportunities in the township and is designed with adequate road access. The following area and dimensional requirements apply to the PC-I district:

a) Minimum lot area: 80,000 square feet

b) Setbacks:
   Front yard: 50 feet
   Side yard: 25 feet
   Rear yard: 40 feet

c) Maximum building coverage: 40 percent

d) Maximum impervious surface: 60 percent

e) Maximum building height: 50 feet

COMMENTS

Pennsylvania’s Oil and Gas law (Title 58 Pa.C.S.A, Oil and Gas) contains requirements that relate to the development of oil and gas resources. A challenge to that law and its restrictions on local zoning controls resulted in the PA Supreme Court restoring the power of municipalities to enact zoning controls over the location, area, dimensional, and other land use requirements. Local ordinances are, however, prohibited from enacting laws that regulate the technology used for oil and gas extraction and transport. We are relying on the township’s legal counsel to ensure that the proposed amendments and regulations are consistent with The PA Supreme Court decision and Title 58 and any other applicable laws. We recommend that the township consider the following comments:

1. **Consistency with Comprehensive Plan**—The township’s 2006 comprehensive plan does not address oil or gas exploration, or associated facilities. The Comprehensive Plan preceded the current pipeline activity occurring in the region. Therefore, there are no issues associated with consistency with the township Comprehensive Plan. We note that the standards in the proposed ordinance which address the natural and historic character of the community are consistent with both township and the Bucks County comprehensive plans.
2. **Construction standards**—The proposed ordinance contains detailed construction instructions for fences and masonry walls as written in Sections 403.8(d)(3)[g][1]{c-g} and 403.8(d)(4)[f][3-4]. These installation and specification requirements are often not included in a zoning ordinance. It is common for height and location standards to be incorporated into a zoning ordinance, but technical and detailed specifications could be part of a separate building code or part of the subdivision and land development ordinance. The township should determine where best to locate these standards so that there is enough flexibility for alternate equivalent standards or changes in technology.

3. **Height Limits**—The proposed ordinance limits the height of a compressor station to 20 feet. The current township zoning ordinance sets a height limit of 50 feet for the other uses and buildings in the PC-1 district, which seems high for Durham Township. We do not have a recommendation for a height limit but are pointing out the large difference between the district standard and the standard for this use, for your discussion.

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:dc

cc: Peter Nelson, Esq., Grim, Biehn & Thatcher, Municipal Solicitor
Joseph M. Kulick, Township Manager (via email)
Dani McClanahan, Township Administrator (via email)
MEMORANDUM

TO: Hilltown Township Board of Supervisors
   Hilltown Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Private Request for Zoning Map Change
         TMPs #15-22-194-1 and 15-22-194-2
          Owner: Wallace W. and Rochelle B. Rosenthal
          Applicant: Same
          Received: May 15, 2017
          Hearing Date: Not Indicated

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on June 7, 2017.

GENERAL INFORMATION

Requested Action: Amend the Hilltown Township zoning map to change the zoning district classification of TMPs #15-22-194-1 and 15-22-194-2 from RR Rural Residential to PC-1 Planned Commercial.

Location and Size of Tract: The 18.48-acre site is located on the north side of Swartley Road, approximately 1,500 feet east of Route 309 (Bethlehem Pike).

Proposed Zoning Provisions: The PC-1 Planned Commercial I District is intended to provide for a wide range of commercial and service type uses in and along the Route 309 corridor and the southwestern portion of the township. The PC-1 District is intended to be the "regional" service district for the township and surrounding municipalities. The uses and standards within the PC-1 zone are intended to be complementary to the existing commercial development located in the immediate vicinity. 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.
Existing Zoning Provisions: The RR Rural Residential District is intended to discourage the premature and haphazard development characterized by suburban sprawl and to limit development opportunities in areas of the Township without public sewers. The RR District permits residential uses including; single-family detached dwellings, single-family detached cluster subdivisions, and conservation management design subdivisions. Also permitted in the RR District are a variety of institutional uses including, but not limited to, place of worship, school, library, private recreational facility, and nursing home.

COMMENTS

We recommend that prior to adoption of any zoning map amendment, the township consider all of the permitted uses allowed in the PC-1 Planned Commercial I District and how they would impact the adjacent parcels. The applicant has submitted two concept/sketch plans that show a mix of residential uses, ranging from single-family detached to apartment units, in the proposed rezoned area and commercial/retail uses along the Route 309 frontage (currently zoned PC-1). If the Rural Residential parcels are rezoned, the applicant is not obligated to the concept/sketch plan and the rezoned area is open to all uses permitted in the PC-1 District. Furthermore, private requests for zoning map amendments are discretionary for the Board of Supervisors and consideration should be given as to how this proposal fits in with established planning policy set forth in the comprehensive plan and whether it advances the township’s vision and goals for the area. We recommend that the township officials consider the following in addressing the proposal to rezone TMPs #15-22-194-1 and 15-22-194-2 from RR Rural Residential to PC-1 Planned Commercial I District:

1. Consistency with Comprehensive Plan
   a. Comprehensive plan update—The township, with assistance from the Bucks County Planning Commission, has undertaken an update of the Hilltown Township Comprehensive Plan (2003). While the Board of Supervisors have not taken formal action on the plan, the township Planning Commission has provided comment and forwarded a draft of the plan to the Board of Supervisors. Given that the update is at this stage we felt it was appropriate to use both the current and draft comprehensive plans in the review of this proposal.
   b. Land Use Plan—Section 603 (j) of the Pennsylvania Municipalities Planning Code states that zoning shall be consistent with a municipality’s comprehensive plan. Accordingly, the merits of the proposed rezoning should be coordinated with the analysis and recommendations from the Hilltown Township Comprehensive Plan (2003) and the draft update. The proposed amendment conflicts with the planned growth pattern presented in both the current and proposed comprehensive plan’s Land Use Plan maps, which show the subject parcels as RR Rural Residential.

The proposed zoning map amendment would extend the PC-1 Planned Commercial I District, which is intended to provide commercial and service-type land uses along the Route 309 corridor, into the RR Rural Residential area. The RR Rural Residential District is intended to discourage the premature and haphazard development characterized by suburban sprawl and to limit development opportunities in areas of the township without public sewers. While the adjoining parcels are served by public water and sewer service, the subject parcels are not within a public sewer service area.
2. **Compatibility with surrounding zoning and land use**—The subject parcels are located within the RR Rural Residential District, and are surrounded by the RR Residential District on all sides except the southwest where the PC-1 Planned Commercial I District is found. Agricultural and large-lot residential uses surround the subject parcels. A paintball facility is located to the southwest of the subject parcels.

The RR Rural Residential District allows for residential uses including: single-family detached dwellings, single-family detached cluster subdivisions, and conservation management design subdivisions. Also permitted in the RR District are a variety of institutional uses including, but not limited to, place of worship, school, library, private recreational facility, and nursing home. Residential density within the district is permitted up to 1.45 dwelling units per acre.

The PC-1 Planned Commercial I District allows a wide range of uses including nearly all of the township’s permitted retail and consumer service uses, mobile home park, retirement village, commercial school, library, private recreation facility, golf course, private club, community center, day nursery, and hospital. Residential density within the district is permitted up to 5.0 dwelling units per acre.

The PC-1 Planned Commercial District would permit both land uses and densities at intensities much greater than those permitted within the RR Rural Residential District. Therefore, the proposed rezoning would not be consistent with the surrounding zoning and land use. If the rezoning to the PC-1 District was permitted, the township should require some mitigation measures, such as screening and buffering to reduce the visual and noise impact between residential and more intense commercial/retail uses.

3. **Traffic impact**

   a. **Traffic impact study**—Section 160-109.G.(3) of the zoning ordinance requires a traffic impact study be prepared in accordance with the guidelines found in Section 140-20 of the subdivision and land development ordinance for zoning map amendments. The information provided by the applicant does not fully meet these requirements. We recommend that a traffic impact study be prepared that provides an analysis of the transportation impact of the proposed concept plans and for the other potential uses within the PC-1 District in accordance with the requirements of Section 140-20 of the subdivision and land development ordinance.

   b. **Traffic signal**—According to information submitted with the plans, it is likely that the intersection of Route 309 and Swartley Road will meet the warrants for a traffic signal. There are existing traffic signals along Route 309 at Sterling Drive, East Orvilla Road, and the entrance to the Hilltown Crossing shopping center, all within close proximity to the site. This area of Route 309 currently experiences peak hour traffic congestion. Given the close proximity of the site to these existing signals and the high volumes of traffic on Route 309, it is possible that if another traffic signal is added to Route 309, queueing of vehicles from the existing traffic signals could back into this new signal. Therefore, we recommend that if a new traffic signal is warranted, the provision of a traffic signal coordination system or traffic adaptive signal system be investigated.

   c. **Swartley Road**—The existing and proposed comprehensive plans encourage intensive land uses to develop on only higher order streets and highways. Swartley Road is classified as a local street, the lowest order street, within the comprehensive...
plan. The traffic impact study should determine if the signalization of the Route 309 and Swartley Road intersection is needed and investigate how increased development along Swartley Road will impact the number of trips on Swartley Road between Route 309 and Hilltown Pike.

4. **Concept Plans**—Included with the application for zoning map amendment are two concept plans depicting possible future use of the site. As indicated by the applicant’s engineer, these sketch plans are not being submitted to the township or the Bucks County Planning Commission for formal sketch plan review. With that in mind, we have included the following comments that apply to potential development of the overall site:

   a. **Retirement village proposal**—The applicant proposes commercial uses along the Route 309 frontage and a retirement village to the rear of the site. The residential and accessory retirement uses would be permitted on the adjoining rezoned parcels (PC-1 Planned Commercial I District). The BCPC Fifty-Five Plus Guide recommends that age-qualified development be located where necessary services and infrastructure exist or are planned for. Housing that is isolated from shops, public transportation, essential community facilities, and services will severely restrict lifestyle opportunities when 55+ residents age in place and wish to remain in their homes, but can no longer drive a car. Preferably, age-qualified housing should be located in close proximity to essential services, facilities, and amenities. Accordingly, the Hilltown Township Zoning Ordinance currently permits the Use B7 Retirement Village in the CR-1, VC, and PC-1 zoning districts.

   b. **Access between commercial and residential uses**—We recommend that consideration is given to providing both pedestrian and vehicular access between the commercial and residential portions of the site.

   c. **Buffering**—We recommend that additional buffering be provided along the boundaries between residential uses and districts and commercial/retail uses to mitigate the impact of the proposed development on adjacent properties.

   d. **Open space**—Concept Plan “CP” indicates that 38.4 percent open space would be provided. Section 160-23.B.(7)(c) of the zoning ordinance requires 40 percent open space.

5. **Summary comment**—The proposal is not consistent with the existing Hilltown Township Comprehensive Plan (2003) or the draft comprehensive plan update. The Land Use Plan maps within both plans depict the subject parcels as RR Rural Residential. Township officials should carefully consider whether this proposed PC-1 District expansion into the Rural Residential area is a desirable land use decision. Once rezoned, any permitted use in the PC-1 District can be developed. While another retirement village community may be beneficial to the township, is this the most appropriate location for this proposed use?

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

MMW:dc

cc: Stephen B. Harris, Esq., Harris & Harris, Township Solicitor
    Lorraine Leslie, Township Manager (via email)
PERTINENT INFORMATION

Site Characteristics, Natural Features: The site is 18.48 acres and is primarily open meadow. An existing single-family detached dwelling is located on TMP #15-22-194-2.

Existing Land Use: Agricultural and residential.

Surrounding Land Use:
- North: Agricultural
- East: Residential
- South: Private recreation facility (paintball fields)
- West: Agricultural

Surrounding Zoning:
- North: RR Rural Residential
- East: RR Rural Residential
- South: PC-1 Planned Commercial I
- West: RR Rural Residential


Municipal Sewage Facilities Plan: Outside of public service area.

COMMUNITY IMPACT

Transportation: Increased trip generation and traffic signalization of Route 309 and Swartley Road.
MEMORANDUM

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

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Private Request for Zoning Map Change from M Municipal District to R-1 Residential District
         TMP #21-1-3 (portion)
         Applicant: Toner Homes, Inc.
         Owner: Same
         Date Received: May 5, 2017
         Hearing Date: Not Set

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on June 7, 2017.

GENERAL INFORMATION

Requested Action: Rezone a long, narrow portion of TMP #21-1-3 from M Municipal District to R-1 Residential District. The subject site was previously a narrow portion of TMP #21-1-12-6, which was subdivided and consolidated with TMPs #21-1-3 and -2. As result, a small strip of M Municipal District remained on the subject site. Therefore, the proposal will eliminate the current split-zoned status of this lot.

Location and Size of Tract: The consolidated lot is 4.10 acres in total and located on the north side of County Line Road between Pine Road and Douglas Drive.

Proposed Zoning Provisions: The R-1 Residential District permits single-family detached dwellings on lots not less than 20,000 square feet.

Existing Zoning Provisions: The R-1 Residential District permits single-family detached dwellings on lots not less than 20,000 square feet. The applicant received variances to allow the subject property to be developed for the construction of 16 townhomes on lot sizes less than 20,000 square feet.
The M Municipal District permits municipal and institutional uses, such as a public or private school, library, public recreation facility, and adult day care on lots not less than 1 acre.

COMMENTS

We recommend that the township adopt the zoning change as proposed because it appears to be consistent with the ordinance requirements as presented by the Pennsylvania Municipalities Planning Code. The proposed map amendment is in response and consistent with our comment to create a consistent, unified district on the lot as noted in correspondence dated February 14, 2017.

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

JSI:dc

c: Robert T. Toner, Toner Homes, Inc.
    Thomas R. Hecker, Esq., Begley, Carlin & Mandio, LLP
    Heath A. Dumack, P.E., Dumack Engineering
    John McMenamin, Township Manager (via e-mail)
    Frank Dillon, Esq., Begley, Carlin & Mandio, LLP, Township Solicitor
    Lower Moreland Township (Adjacent Municipality)
PERTINENT INFORMATION

Site Characteristics, Natural Features: The site contains two single-family houses and several smaller out-buildings. A wooded area exists along its’ eastern property line and a natural drainage channel is located in southwestern corner of the site.

Existing Land Use: Single-family residential; manufacturing.

Surrounding Land Use:

<table>
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Surrounding Zoning:

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<td>West</td>
<td>R-1 Residential</td>
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Municipal Comprehensive Plan: The site is located along the County Line Road frontage within an area which is classified as single-family residential.

Municipal Sewage Facilities Plan: The 1970 Bucks County Sewerage Facilities Plan is the official Act 537 Plan for this portion of Lower Southampton Township. The tract is within the areas presently served by sanitary sewerage facilities and appears to be consistent with the official Act 537 Plan.
MEMORANDUM

TO: Milford Township Board of Supervisors
    Milford Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Medical Marijuana

Applicant: Board of Supervisors
Received: May 8, 2017
Hearing Date: Not set

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on June 7, 2017.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to establish new use classifications relating to medical marijuana dispensary use and medical marijuana grower/processor use. The ordinance will provide new definitions and standards for the new uses.

Proposed Zoning Ordinance Provisions:

Create new Section 294 Medical Marijuana Definitions to include the following:

- Department of Health
- Medical Marijuana Act
- Medical Marijuana Dispensary
- Medical Marijuana Grower/Processor
- Medical Marijuana Permit

Amend Section 403 to insert new Section G18 to permit a Medical Marijuana Grower/Processor by special exception in the Planned Industrial District.

Amend Section 404 to insert new Section E31 Medical Marijuana Dispensary including requirements such as:
• Shall provide a copy of the Medical Marijuana Permit issued by the Pennsylvania Department of Health (DOH). Should the Medical Marijuana Permit be denied, not renewed, or revoked at any time, any special exception shall immediately become void.

• Shall not be operated or maintained on a parcel within 1,000 feet, measured by a straight line in all directions, from the nearest point on a property line of a parcel containing a public, private, or parochial school, or day care center. Nor shall a Medical Marijuana Dispensary be located closer than 2,500 feet from another Medical Marijuana Dispensary or Medical Marijuana Grower/Processor.

• Must operate entirely in an indoor, enclosed, secure facility. No exterior sales or sidewalk sales are permitted. No drive-through, drop-off, or pick-up services shall be permitted.

• Shall not operate on the same site as a Medical Marijuana Grower/Processor.

• Shall submit a disposal plan to, and obtain approval from, the Township Zoning Officer.

• Shall be no emission of dust, fumes, vapors or odors which can be seen, smelled, or otherwise perceived beyond the lot line for the subject property.

• No one under the age of 18 shall be permitted on the premises, unless accompanied by a caregiver as required under Section 506 of the Medical Marijuana Act.

• There shall be no use of medical marijuana on the premises of a Medical Marijuana Dispensary.

• The minimum size of the Medical Marijuana Dispensary shall be 2,000 square feet in total floor area.

• Shall submit a security plan to, and obtain approval from, the Board of Supervisors and shall provide proof of contract with a private security company, and shall be staffed with/monitored by security personnel 24 hours a day and 7 days a week.

• Shall submit a site plan for approval by the Township Engineer and a floor plan for approval by the Township Code Enforcement Officer.

Amend Section 404 to insert new Section G18 Medical Marijuana Grower/Processor including requirements such as:

• Shall provide a copy of the Medical Marijuana Permit issued by the Pennsylvania Department of Health (DOH). Should the Medical Marijuana Permit be denied, not renewed, or revoked at any time, any special exception shall immediately become void.

• Must be located on a lot containing not less than 1 acre.

• Shall not be operated or maintained on a parcel within 1,000 feet, measured by a straight line in all directions, from the nearest point on a property line of a parcel containing a public, private, or parochial school, or day care center. Nor shall a Medical Marijuana Grower/Processor be located closer than 2,500 feet from another Medical Marijuana Grower/Processor or Medical Marijuana Dispensary.

• Must operate entirely in an indoor, enclosed, secure facility.

• Shall not operate on the same site as a Medical Marijuana Dispensary.

• Shall submit a disposal plan to, and obtain approval from, the Township Zoning Officer.

• Shall be no emission of dust, fumes, vapors or odors which can be seen, smelled, or otherwise perceived beyond the lot line for the subject property.

• No one under the age of 21 shall be permitted on the premises.

• No retail sales or use of medical marijuana shall be permitted on the premises.
• Shall submit a security plan to, and obtain approval from, the Board of Supervisors and shall provide proof of contract with a private security company, and shall be staffed with/monitored by security personnel 24 hours a day, and 7 days a week.
• Shall submit a site plan for approval by the Township Engineer and a floor plan for approval by the Township Code Enforcement Officer.

Existing Zoning Provisions: There are currently no definitions or any standards within the township’s zoning ordinance addressing medical marijuana dispensaries or growersprocessors. Recent state legislation has legalized marijuana for medical purposes under certain conditions, and these are new uses not previously contemplated by the comprehensive plan or the township when drafting the zoning ordinance.

COMMENTS

The zoning provisions proposed appear to comply with the ordinance requirements as presented by the Pennsylvania Municipalities Planning Code and the state’s Medical Marijuana Act. We are relying on the township to ensure that the proposed regulations are consistent with these laws and any other applicable laws prior to enactment. We have the following comment for consideration by the township before the amendment is adopted:

1. **Parking standards**—Since it appears there are currently no parking standards that would apply, we recommend that the proposed amendment be revised to provide appropriate parking requirements for both the Grower/Processor and Dispensary uses that are similar to other industrial and commercial uses.

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.

CND:dc

cc: Terry W. Clemons, Esq., Clemons, Richter, & Reiss, Township Solicitor
    Kevin Wolf, P.E., Andersen Engineering, Inc., Township Engineer
    Marilyn Stecker, Township Secretary/Office Manager (via email)
    Jeffrey Vey, Township Manager (via e-mail)
CONFIDENTIAL — NOT FOR RELEASE

MEMORANDUM

TO: Perkasie Borough Council
   Perkasie Borough Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Map—I-2 to C-2
   TMPs #33-5-33 and 33-5-458
   Owner: SEPTA
   Applicant: Borough Council
   Received: May 4, 2017
   Hearing Date: Not known

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on June 7, 2017.

GENERAL INFORMATION

Proposed Action: Rezone a portion of TMP #33-5-33 (Parcel A) and 33-5-458 (Parcel B) from I-2 Light Industrial District to C-2 General Commercial District.

Location & Size of Tract: The portion of TMP #33-5-33 to be rezoned (Parcel A) is approximately 1.556 acres (67,760 square feet), located on the southern corner of South Eighth and West Market streets, with additional frontage on South Seventh Street. The portion of TMP #33-5-458 to be rezoned (Parcel B) is approximately 0.465 acre (20,257 square feet), located on the eastern corner of North Eighth and West Market streets.

Proposed Zoning Provisions: C-2 General Commercial District permits a variety of uses by right such as residential (single-family detached, two-family twin and duplex, and townhouse) and nonresidential including office, institutional, retail shop and consumer service uses (including eating place without drive-through and tavern), and utility and public service uses. Mixed use is permitted by conditional approval and residential conversion is permitted by special exception. Minimum lot area is 6,000 square feet per single-family detached dwelling, 4,000 square feet per two-family dwelling, 2,600 square feet per townhouse dwelling, 2 acres for planned commercial development, and 6,000 square feet for any other principal structure or use.
Existing Zoning Provisions: I-2 Light Industrial District permits a range of office, retail shop and service business, industrial, and utility uses on a minimum lot area of 2 acres for planned commercial development and 20,000 square feet for any other principal structure or use.

Both parcels are also within the TC Town Center Overlay District which permits uses permitted in the underlying I-2 and C-2 districts, except prohibiting Motor Freight Terminal, Motor Vehicle Repair Garage, Motor Vehicle Gasoline Station, and Motor Vehicle Sales or Rental. The TC Overlay District specifies minimum lot areas, buffer, and parking standards that supersede the underlying zoning district regulations.

COMMENTS

The Bucks County Planning Commission supports the proposed rezoning of Parcels A and B from I-2 Light Industrial to C-2 General Commercial, within the TC Town Center Overlay District, because it is consistent with the intent of the borough’s comprehensive plan. We offer the following comments for Borough Council’s consideration when considering the rezoning:

1. **Comprehensive plan**—The *Borough of Perkasie Comprehensive Plan Update* (2014) discusses using the train station as a catalyst in the borough’s revitalization efforts. Potential uses suggested for the train station include retail, a restaurant, or brew pub with the area adjacent to the station possibly used for outdoor dining and public space such as a public plaza or band shell. The plan states that obtaining additional funding to rehabilitate the train station, freight house, passenger waiting shelter, and immediate grounds can enhance this historic facility’s appeal and accessibility to the public.

   The proposed rezoning of the parcels to C-2 General Commercial District from the existing I-2 Light Industrial District would permit additional commercial uses that would be appropriate for reuse of the train station and freight house, providing a wider array of options for potential development.

   Therefore, we believe the proposed rezoning would be consistent with the intent of the comprehensive plan update regarding the borough’s revitalization efforts around the existing train station and freight house.

2. **Adjacent zoning**—The zoning to the west across South Eighth Street and north of the site is I-2 Light Industrial, to the east is C-2 General Commercial, and south is C-2 and I-2. Eighth Street (South and North) is the western boundary of the TC Town Center Overlay District. The proposed rezoning would extend the existing C-2 District slightly within the Town Center Overlay District, which would be consistent with the surrounding zoning.

3. **Adjacent land use**—Parcel A of the site consists of the train station along South Seventh Street, the railroad tracks along the western side of the building, and the municipal parking lot (on land leased from SEPTA) on the western side of the railroad tracks at the corner of South Eighth and West Market streets. The land use to the west of the site along South Eighth Street is residential, to the south is a medical office use and a parking lot, to the southeast is Perkasie Borough Hall, to the east is commercial (Shelly’s), and to the north at the corner of South Seventh and West Market streets is commercial use.
Parcel B, which contains the freight house, is located north of Parcel A across West Market Street at North Eighth Street. Industrial uses are located to the west and north of Parcel B, the railroad tracks are to the east, and commercial is beyond the railroad tracks at the corner of West Market and North Seventh streets.

Extending the C-2 District would allow uses that are compatible with the nearby commercial and industrial uses and convenient for the residential uses.

The proposed rezoning to C-2 General Commercial would permit more retail and consumer service uses than are permitted in the existing I-2 District. Both districts allow a retail shop and service business, but C-2 also permits a restaurant (without drive-through) or tavern, as well as mixed use. These types of uses could generate foot traffic and interest in this area, which is in the heart of the Town Center. The rezoning would be a logical extension of the existing C-2 District that would expand the potential for the types of uses that lend vitality to a downtown area and promote further revitalization. We note that any outdoor dining or other use involving outdoor activity should be respectful of residential uses in the area with regard to noise levels and hours of operation.

4. **Uses permitted**—As noted in Comment 1, the comprehensive plan update suggests a brewpub with outdoor dining area as a use that would generate interest and foot traffic in the Town Center area and act as a catalyst for downtown revitalization. The borough recently amended the zoning ordinance to create the new uses Brewpub; Microbrewery, Micro-Winery, Micro-Distillery; and Tap Room, and to permit them in the newly created I-3 Airport Industrial District along Ridge Road near the Pennridge Airport. We suggest that the borough consider also permitting those uses in the C-2 District in the Town Center to provide additional use options for the train station and freight house, as well as other Town Center Overlay District sites.

5. **Parking**—We note that Parcel A includes the municipal parking lot at West Eighth and Market streets on land the borough leases from SEPTA. The parking lot potentially would serve future uses on Parcels A and B. This is in addition to parking spaces that have been allocated to fulfill parking requirements for specific developments, such as the American House, and use by the general public for shopping and patronizing various other Town Center businesses and activities. We recommend that the borough keep in mind the allocation of parking spaces in this parking lot, in order to accommodate the multiple users it would serve.

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

MW:dc

cc: Nate Fox, Esq., Begley, Carlin & Mandio, LLP, Borough Solicitor
Erik Garton, P.E., Gilmore & Associates, Borough Engineer
Andrea Coaxum, Borough Manager (via email)
Brandy McKeever, Code Enforcement Administrator (via email)
PERTINENT INFORMATION

Site Characteristics, Natural Features: The site contains existing development (SEPTA railroad tracks, train station, and freight house).

Existing Land Use: Parcel A of TMP #33-5-33 contains the existing train station, railroad tracks, and the municipal parking lot. Parcel B of TMP #33-5-458 contains the existing freight house building.

Surrounding Land Use:
- North: Residential (Parcel A) and Industrial (Parcel B)
- East: Industrial
- South: Commercial (Retail and Office)
- West: Industrial

Surrounding Zoning:
- North: I-2 Light Industrial District; the TC Town Center Overlay District does not extend north of the site.
- East: I-2 Light Industrial District; the TC Overlay extends slightly east of the site.
- South: C-2 General Commercial District; TC Overlay extends over the C-2 and R-2 Residential districts south of the site.
- West: I-2 Light Industrial District; the TC Overlay extends slightly west of the site.

County Comprehensive Plan: The Bucks County Comprehensive Plan (2011) designates the site as in a Town Center, which has unique history, character, and a sense of place and is typified by high-density land uses and mixed-use building types. Town Centers are pedestrian-oriented and may include SEPTA regional rail service and public services including hospitals, schools, and social services. The residential areas are traditional neighborhoods and the primary commercial areas are typical of “Main Street.”

Municipal Comprehensive Plan: The Borough of Perkasie Comprehensive Plan Update (2014) indicates that the parcels to be rezoned are within the Town Center. The policy of the Town Center is to provide a vibrant, walkable community with an appropriate mix of uses (e.g., retail, office, residential, dining, cultural, and entertainment) that are in character with Perkasie’s small town character.

The plan suggests using the train station as a catalyst in the borough’s downtown revitalization efforts. Obtaining additional funding to rehabilitate the train station, freight house, passenger waiting shelter, and immediate grounds can enhance this historic facility’s appeal and accessibility to the public.

Municipal Sewage Facilities Plan: The Perkasie Borough 537 Plan (1999) specifies that connection to the public sewer system will continue to be the preferred method of wastewater treatment and disposal for future development.
<table>
<thead>
<tr>
<th>Municipality</th>
<th>BCPC Number</th>
<th>Tax Parcel Numbers</th>
<th>Applicant</th>
<th>Submission Level</th>
<th>Proposal</th>
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<td>Doylestown Borough</td>
<td>12241</td>
<td>(8-5-60)</td>
<td>Covenant Bank</td>
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<td>2 Commercial Lots</td>
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<tr>
<td>Falls Township</td>
<td>4465-G</td>
<td>(13-47-83-1)</td>
<td>DriveTime Inspection Center</td>
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<td>Commercial Land Development: 109,884 Square feet</td>
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<td>Falls Township</td>
<td>6253-LL2</td>
<td>(13-51-1-24)</td>
<td>Medical Marijuana Grower/Processor</td>
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<td>Industrial Land Development: 123,686 Square feet</td>
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<td>Lower Makefield Township</td>
<td>11186</td>
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<td>Dogwood Drive</td>
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<td>5 Single-family Lots 1 Open Space Lot</td>
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<td>Middletown Township</td>
<td>6636-G</td>
<td>(22-4-19)</td>
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<td>(23-15-115-3)</td>
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<td>New Britain Borough</td>
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<td>(25-9-2)</td>
<td>Knoell Property</td>
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<td>New Britain Township</td>
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<td>(26-1-43)</td>
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<td>Northampton Township</td>
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<td>(31-18-4)</td>
<td>840 2nd Street Pike</td>
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<td>(44-15-24 &amp; -24-1)</td>
<td>Fitz</td>
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<td>Upper Makefield Township</td>
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<td>(47-8-2)</td>
<td>Laughlin Property</td>
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<td>Steak n Shake</td>
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<td>Family Dining, Inc.</td>
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<td>(52-14-50 &amp; -59)</td>
<td>Fedegari Technologies</td>
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<td>Wrightstown Township</td>
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<td>(53-12-6)</td>
<td>Wrightstown Sportsplex</td>
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<td>Commercial Land Development: 10,500 Square feet</td>
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MEMORANDUM

TO: Doylestown Borough Council
    Doylestown Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Subdivision for Covenant Bank
    TMP #8-5-60
    Applicant: Covenant Bank
    Owner: Branch Banking and Trust Company
    Plan Dated: April 13, 2017
    Date Received: April 27, 2017

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 19,721 net square feet into two lots. Lot 1 (6,395 net square feet) will contain an existing 1½-story masonry and frame building. Lot 2 (13,326 net square feet) will contain an existing 2½-story masonry and frame building. Public water and sewerage will serve the site.

Location: Northwest corner of North Main Street and North Broad Street.

Zoning: The CR-Central Residential District is intended to retain and maintain the character and density of the central residential areas. Use 23 Professional Service and Use 24 Business Service are not permitted within the district.

The Doylestown Borough Zoning Hearing Board granted the following variances (decision dated March 15, 2017) from the zoning ordinance:

- **Section 502**: Requiring a minimum lot area of 8,000 square feet and a floor area ratio of 40 percent.
- **Section 504.1**: Requiring that no principal building be created or established on any lot of lesser area than permitted.
- **Section 524.2**: Requiring that no development shall be permitted which exceeds the floor area permitted as specified.

May 9, 2017
BCPC #12241
Section 801.6 Requiring 16 parking spaces on Lot 2 based upon the proportionate share of spaces granted by the zoning hearing board decision of November 21, 2001 for each building. Four spaces are required for the building on Lot 1, 16 spaces for the building on Lot 2, for a total of 20 spaces.

Present Use: Professional service and business service.

COMMENTS

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

   - Section 804.(a).(1) Plan scale for minor subdivision site plan
   - Section 805.(a).(1) Plan scale for final site plan
   - Section 805.(c).(2) Show existing features within 400 feet of the site
   - Section 805.(a).(6) Plan size

   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. **Access easement agreement**—We note that a mutual access agreement between VL-171 North Broad, LLC and DFM Realty, Inc. dated September 13, 2013 has been recorded. We recommend that the borough ensure that this agreement or a subsequent agreement contains provisions that satisfy the parking arrangement pursuant to the zoning hearing board decisions of November 21, 2001 and March 15, 2017.

This review will be included in the Bucks County Planning Commission board materials for the June 7, 2017, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

MMW:dc

cc: Donald P. Worthington, Covenant Bank
    Scott Mill, RLA, Van Cleef Engineering Associates
    Kellie A. McGowan, Esq., Eastburn and Gray, PC
    James P. Dougherty, P.E., Gilmore & Associates, Borough Engineer
    Karyn Hyland, P.E., Director of Building and Zoning (via email)
    John Davis, Borough Manager (via email)
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—DriveTime Inspection Center
TMP #13-47-83-1
Applicant: DriveTime Car Sales Company
Owner: CAM Real Estate Partners, LP
Plan Dated: April 24, 2017
Date Received: April 27, 2017

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 109,884-square-foot industrial building on a 25.4-acre parcel, into a vehicle storage and maintenance facility. The existing driveways extending from Pennsylvania Avenue will be milled and repaved. Additional pervious and impervious pavement surfaces will be constructed in the rear of the property. No changes are proposed for the current building footprint. The project is proposed to be served by public water and sewer.

Location: West side of South Pennsylvania Avenue, south of the intersection with West Post Road.

Zoning: The Riverfront District—2 (RD2) permits any use permitted in the LI Light Industrial District, and uses including retail spaces, restaurants, financial establishments, hotels, and open space on a minimum gross tract area of four acres. The district permits a maximum building coverage of 30 percent, and a maximum impervious surface ratio of 70 percent.

Present Use: Industrial storage.

COMMENTS

1. **Zoning requirements**—The cover sheet (C-000) indicates that variances will be required from the following zoning ordinance requirements:

   Section 209.32.4.H(2) to permit a lot width less than 100 feet;
We recommend that no final action should be taken on this land development application until issues regarding variances have been resolved.

2. **Requested waivers**—The plan indicates that waivers are requested from the following subdivision and land development ordinance (SALDO) requirements:

   - Section 191-18.1(a) to permit a waiver from the land development process;
   - Section 191-30.I to permit a waiver from submitting a full traffic impact study;
   - Section 191-37.C to permit two-way drive aisles with less than 25 feet in width;
   - Section 191-39.G to permit no sidewalks on Pennsylvania Avenue;

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

3. **Traffic impact study**—Section 191-30.I of the SALDO requires that a traffic impact study be provided for any commercial land development that exceeds 25,000 square feet in area. While the Trip Generation Statement provided indicates a similar number of anticipated trips to be generated by the proposed use compared to an industrial use, it does not necessarily provide information regarding the capacity of the roadway network surrounding the property. It also does not provide any comparison to the current level of impact from the existing facility, which is used as a storage operation. We recommend that the applicant provide a full traffic impact report.

4. **Parking**

   a. Section 209-32.4.K(6)(a) of the zoning ordinance requires that all off-street parking areas be visually screened from view of any streets or adjacent residential areas. The existing and proposed parking areas along Post Road will be screened partially by an existing wall along Post Road, and some shrubs and street trees proposed along Post Road. It is not clear whether the proposed vehicle storage areas in the rear of the property will be properly screened from view on Post Road.

   b. Section 209-42.B(1) of the zoning ordinance requires that dense plantings of a minimum of 4 feet in height be planted in between any parking area and a lot line. While plantings are proposed, the relatively few shrubs, and the spacing of the street trees, may not be considered to be “dense” plantings. The township should determine whether the existing wall and the proposed plantings act as an adequate screen of the parking areas in compliance with the zoning ordinance requirement.
5. **Street trees**—Section 191-48.A of the SALDO requires that street trees be planted along the sides of all streets. No street trees are proposed for the frontage of Post Road nearest the intersection with Pennsylvania Avenue. We note that the existing wall along this portion of Post Road may interfere with the ability to plant street trees in this location.

6. **Shade tree**—The landscaping plan provided (Sheet C-500) indicates that *Acer rubrum* (red maple) trees are proposed along Post Road. This species of tree is not listed in Section 191-48.H of the SALDO as one of the permitted types of street trees in the township. The township should determine if *Acer rubrum* is appropriate in this location or if a tree from the township's list should be specified.

7. **Lighting**—Section 191-38 of the SALDO provides standards for lighting. No lighting plan has been provided.

8. **Editorial comment**—As noted in Comment 1 above, the cover sheet lists 9 variances required and the corresponding zoning ordinance section numbers. Two of these listed sections appear to be incorrect as shown on the plan. Variances 5 and 6 read, “209-32.K.7(a) and 209-32.K.7(c)”, however, they should read 209-32.4.K.7(a), and 209-32.4.K.7(c).

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

This review will be included in the Bucks County Planning Commission board materials for the June 7, 2017, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

CND:dc

cc: DriveTime Car Sales Company
CAM Real Estate Partnership
Anthony Caponigro, P.E., Kimley Horn & Associates
James Sullivan, T&M Associates, Township Engineer
Peter Gray, Township Manager (via email)
Diane Beri, Township Clerk (via email)
MEMORANDUM

TO: Falls Township Board of Supervisors
   Falls Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Sketch Plan of Land Development – Medical Marijuana Grower/Processor

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 123,685 square feet of industrial space in two separate structures, to be used as medical marijuana grower/processor facilities. One building (identified as MLH Explorations, LLC) will house a 43,400-square-foot greenhouse, and a 20,500-square-foot processing area, for a total of 63,900 square feet. The other building (identified as Pharmacann) will have a 35,425-square-foot greenhouse, and a 24,360-square-foot processing area, for a total of 59,785 square feet. Both facilities will be accessed by an existing driveway along Roebling Road. A new fire lane for emergency vehicle access is proposed to encircle the buildings. The project is proposed to be served by public water and sewer.

Location: On Roebling Road, near Sorrels Boulevard in the US Steel industrial complex.

Zoning: The Materials, Processing, and Manufacturing (MPM) District permits medical marijuana grower/processor facilities as a special exception use. A minimum lot area of 5 acres per principal use is required, with a maximum permitted building coverage of 60 percent, and a maximum permitted impervious coverage of 80 percent. The site is served by both public water and sewer.

The plan indicates that a special exception was granted on April 11, 2017 for a medical marijuana grower/processor facility.

Present Use: Industrial.
COMMENTS

1. **Medical marijuana laws**—Both the state law, and the township’s medical marijuana ordinance are new laws, which place a number of conditions on a grower/processor facility. The applicant should demonstrate compliance with both of these laws.

2. **Demolition**—There are several large structures that currently exist on the site. The sketch plan does not indicate any particular construction or groundcover for large areas of the property. It is not clear if it is the intent to remove the majority of these existing structures.

3. **Parking**—Section 209-42.H(22) of the zoning ordinance requires off-street parking at a ratio of 1 space per 500 square feet of floor area. The proposed MHL Explorations building requires at least 136 parking spaces, with 127 spaces proposed, including 20 spaces noted as being in reserve, for a deficit of 9 spaces. Section 209-42.J of the zoning ordinance does permit a reduction of nonresidential parking requirements if certain conditions are met. The township should determine if these conditions have been met to their satisfaction.

   We recommend that future plans clarify that the proposed 127 parking spaces for the MLH Explorations, LLC building includes the 20 reserve spaces. A similar clarification should be made for the Pharmacann building, to indicate that the proposed 121 parking spaces includes the 21 spaces in reserve, and not that the reserve spaces would be in addition to the total number of parking spaces listed.

4. **Parking stalls**—Section 191-37.G(1) of the subdivision and land development ordinance (SALDO) permits no more than 20 parking spaces in a row without being offset by curbed planting beds. The reserve parking row along the western site boundary would be 21 uninterrupted spaces.

5. **Landscaping**—We note that future plans should provide landscaping in compliance with the following requirements:
   
   a. Section 191-37.G(2) of the SALDO requires landscaped planting beds within the parking area.
   
   b. Section 209-42.B(1) of the zoning ordinance requires that plantings of at least 4 feet in height be maintained between the parking area and any lot line or street.
   
   c. Section 191-48.A of the SALDO requires street trees along every street.

6. **Sidewalks**—Section 191-39 of the SALDO requires sidewalks along all streets. The township should determine whether sidewalks are appropriate in this industrial area.

7. **Editorial comment**—A note in the zoning chart indicates that the property is in the I-2 Industrial Zone. This should be corrected.

8. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development. We recommend that the planning module be submitted at the preliminary plan stage to coordinate the subdivision review with the planning module review.
This review will be included in the Bucks County Planning Commission board materials for the June 7, 2017, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

CND:dc

cc: MLH Explorations, LLC
    James Sullivan, P.E., T&M Associates, Township Engineer
    Peter Gray, Township Manager (via email)
    Diane Beri, Township Clerk (via email)
MEMORANDUM

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

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Subdivision for Dogwood Drive
   TMP #20-8-25
   Applicant: Dogwood Drive, L.P.
   Owner: Same
   Plan Dated: May 5, 2006
   Last Revised: May 15, 2017
   Date Received: May 19, 2017

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

GENERAL INFORMATION

Proposal: Subdivide a 14.74-acre site into 5 single-family detached lots and one open space lot. The proposed single-family dwelling lots range in size from 16,509 to 19,444 (net) square feet. Each of the 5 single-family lots contains land that will be under conservation easement totaling approximately 149,085 square feet (3.4 acres). The area identified as open space contains 8.94 acres and is shown to have a portion of a storm sewer easement, utility easements, and existing natural resource areas. Public water and sewer facilities are intended to serve this development.

Location: Along the southern side of Dogwood Drive, approximately 160 feet west of Delaware Rim Drive.

Zoning: The R-2 Residential Medium Density District permits single-family detached dwellings on a minimum net lot area of 12,500 square feet and a minimum lot width of 85 feet when the percent of base site area classified as resource protection land is greater than 46 percent.

Plan notations indicate that variances were granted by the Lower Makefield Township Zoning Hearing Board on April 6, 2010, to allow 30-foot front yard setbacks and 45-foot rear yard setbacks for the development.

Present Use: Vacant, wooded.
COMMENTS

1. **Waivers requested**—The site plan and correspondence included with the submission indicate that the applicant is requesting waivers from the following subdivision and land development ordinance requirements:

   - Section 178-20.E.(29) from providing pavement core sample analysis
   - Section 178-40.A to provide for a 28-foot cartway, instead of the required 36-foot cartway
   - Section 178-46.A from providing curbs
   - Section 178-47.A from providing sidewalks

   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.

2. **Traffic impact study**—Section 178-020.E.23 of the subdivision and land development ordinance requires a traffic impact study when required by the township’s Act 209 Traffic Improvement Plan. We did not receive a transportation impact study for this project nor does the plan indicate that the township has waived the need for such a study. The township officials should determine if a traffic impact study is required for this proposed development.

3. **Tree protection fencing**—Information on Sheet 7 of 21 indicates that along some areas of trees that are to remain, a combination of super silt fence and tree protection fencing is proposed. While the detail for tree protection fencing on Sheet 8 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 silt fence indicates a height of 33 inches. The required tree protection fencing and the super silt 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.

4. **Proposed tree type**—The plan proposes five red oak trees (*Quercus rubra*) as part of the 27 replacement shade trees. 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 a significant percentage 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.

5. **Stormwater management**—Township officials should be assured that the plan complies with the applicable low-impact development design standards and stormwater management practices adopted in Ordinance No. 363 (adopted December 20, 2006).

This review will be included in the Bucks County Planning Commission board materials for the June 7, 2017, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.
In order that we may be more aware of your concerns, please send us a copy of all municipal decisions sent to this applicant.

LMW:dc

cc: Anthony D. Cino, Dogwood Drive, L.P.
Mark W. Eisold, P.E., Boucher & James, Inc., Township Engineer
Terry Fedorchak, Township Manager (via email)
Steve Ware, Planning and Zoning Administrator, Keystone Consulting Services (via email)
MEMORANDUM

TO:  Middletown Township Board of Supervisors
     Middletown Township Planning Commission

FROM:  Staff of the Bucks County Planning Commission

SUBJECT:  Preliminary Plan of Land Development for St. Mary Medical Center—MRI Addition
           TMP #22-4-19
           Applicant:  St. Mary Medical Center
           Owner:  Same
           Plan Dated:  March 22, 2017
           Date Received:  April 24, 2017

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:  Replace the temporary MRI trailer with the construction of a permanent 2,312-square-foot-
addition to the medical center.

Location: East side of Newtown-Langhorne Road (PA Route 413), at the intersection of Newtown-
Langhorne Road and St. Mary Boulevard.

Zoning: RA-2 and RA-3 Residence Agricultural Districts. Hospitals are permitted as a special
exception use on lots of 5 acres or more in the districts. A variance was received from the zoning
hearing board in 2004 to allow a maximum building coverage of 19 percent.

Present Use:  Institutional; medical center.

COMMENTS

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

   Sections 303(4)(G) and 428  traffic impact study
   Section 404(5)  solar orientation

Visit us at: www.buckscounty.org
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. **Tree protection**—Tree protection fencing is shown on the site plan for two trees located just outside the limits of disturbance. However, it appears that the existing 5 trees within the limit of disturbance boundaries, which provide one side of the short allee, are also intended to remain. We recommend that the plan be revised to extend the tree protection fencing around these trees, and limit the extent of earthwork within their driplines (zoning ordinance Section 2501(E)).

3. **Traffic flow plan**—Prior to construction of the building addition, the MRI trailer will be relocated onto a portion of the paved accessway situated across from the boiler building, about 50 feet from its present location. The total paving width will be reduced by about 12-13 feet to accommodate the temporary trailer relocation. The trailer relocation will also temporarily block the existing pedestrian crossing. It appears the remaining 20-22-foot-wide paved moving aisle should be able to continue to accommodate two lanes. However, since the access road will be temporarily narrowed, we suggest that safety measures be considered to alert motorists to the change in the traffic pattern. Such a traffic circulation plan could include a narrative that addresses safe and convenient circulation, including proposed location and type of physical measures to protect the trailer, pedestrians, and workers (e.g. traffic cones, striping, signage, etc.)

This review will be included in the Bucks County Planning Commission board materials for its June 7, 2017 public meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the Bucks County Planning Commission board and staff.

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

CIG:dc

cc: Mark Hampton, St. Mary Medical Center
    Karen McManuels, Associated Engineering Consultants, Inc.
    Larry Young, P.E., TriState Engineers, Township Engineer
    Stephanie Teloi Kuhls, Township Manager (via email)
    Patrick Duffy, Township Zoning Officer (via email)
May 8, 2017
BCPC #11660-I

MEMORANDUM

TO: Milford Township Board of Supervisors
    Milford Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for St. Luke’s Hospital, Bucks County Campus
         TMP #23-15-115-3

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

GENERAL INFORMATION

Proposal: Construct a 3-story, 121,000-square-foot, 99-bed hospital on a 30-acre parcel. The hospital is proposed to be constructed in phases, with the initial phase consisting of 59 hospital beds. The second phase would add 40 more beds. The plans also indicate a potential future addition of 11,000-square-feet and 10 more beds. A total of 545 parking spaces is proposed, with 257 spaces proposed for the initial phase, and 288 spaces in reserve for the full build-out. Access to the site will be provided by new driveways on Fries Highway and Portzer Road. The intersection of the driveway and Fries Highway is proposed to include a new traffic signal. The site contains an existing barn, shed, silo, and house that are proposed to be removed. The development will be served by public water and sewer.

Location: Northwest corner of intersection of John Fries Highway (SR 663) and Portzer Road.

Zoning: The RD Rural Development District permits primarily low-density residential and institutional uses.

The site also resides within the Arterial Mixed Use (AMU) Overlay District. Hospitals are permitted as a conditional use in the AMU Overlay district. The district includes the following requirements:

- Minimum site area – 200 acres
- Minimum corridor frontage – 500 feet
- Public water and sewer must be available to the site
- The site must be developed in accordance with a Unified Master Plan, submitted with the conditional use application, and subject to approval as part of the conditional use.

Present Use: Agricultural/vacant.

COMMENTS

1. **Conditional use**—Conditional use approval is required from the township for the proposed use. Section 666.h of the zoning ordinance indicates that if a conditional use application is to be developed in phases, then each phase is subject to a separate conditional use approval. In addition, correspondence submitted with the plan indicates that the preliminary land development application is being submitted in conjunction with a conditional use application, under separate cover, updating the Milford Village Center, Second Revised Unified Master Record Plan (revision date April 18, 2017). These issues should be resolved before action is taken on the proposed land development.

2. **Arterial Mixed-Use (AMU) Overlay District**—We acknowledge that the Second Revised Unified Master Record Plan (revision date April 18, 2017) is conceptual in nature and changes to each phase may occur at the time of land development, ultimately affecting the proposed uses and the overall site design/layout. It is recommended that township officials be assured that each phase of the development is in compliance with the revised master plan.

   We note that, for this submission, our office received Sheet 1 of 13 of the Second Revised Unified Master Record Plan. We did not receive Sheets 2 through 13 which, according to the overall sheet index, include environmental resources plan, road network improvement plan, grading, etc. Assurances should be provided to township officials that development of the site complies with, for example, the resource protection standards and the site capacity calculations noted on the master plan. In addition, assurances should be provided that any required traffic and roadway improvements that may have been part of previous approvals for the overall development have been addressed.

3. **Phasing**—The site plan Sheet CS-101 indicates that the initial construction build will be 59 beds, and the “full build” will be an additional 40 beds for a total of 99 beds. The plan also shows a “future expansion” of 10 more beds for a total of 109 beds. The table on Sheet CS-101 indicates “build-out” as 109 beds total, in three phases. We suggest that the notations on the plan be consistent with the chart, for clarity.

4. **Buffer yard**—According to Section 520.c.6(c) of the subdivision and land development ordinance (SALDO), stormwater retention/detention basins are not permitted to be located within a required buffer yard area. It appears that a portion of the proposed stormwater basin along the western boundary line is located within the 25-foot-wide Class A buffer area.

5. **Sidewalks**—Section 519.a and b, and 608.a of the SALDO require sidewalks to be provided on all new and existing streets, unless in the opinion of the Board of Supervisors, the sidewalks are unnecessary for public safety and convenience. No sidewalks are indicated on the plans along either Fries Highway or Portzer Road. Pedestrian connectivity throughout Milford Village Center may be a priority and, if so, sidewalks should be provided in and around the
site as deemed appropriate. It should be determined if sidewalks are necessary or desired along
the perimeter of the site, or if sidewalks should be provided internally instead.

6. **Trail**—A note on the site plan (Sheet CS-101) indicates that a future trail will be located on
the eastern end of the property. We recommend that the plan show a connection from the
future trail to the hospital, and a connection from the hospital to Milford Village to the west
of the site, to provide pedestrian connectivity throughout this area.

7. **Open space**—Zoning ordinance Section 531 requires the designation of open space uses on
the plan as either lawn, recreation, or natural areas. As part of this open space designation, we
suggest that the plan provide public spaces such as courtyards and benches for use by patients,
visitors, and staff.

8. **Recreation land**—Section 525.b.2.b of the SALDO requires that lands be provided for
recreation at a ratio of 1 square foot of recreation space for every 2 square feet of building
area. Section 525.e of the SALDO does permit a fee in lieu of directly providing the recreation
land and facilities.

9. **Street trees**—Section 520.a of the SALDO requires that street trees be provided. No street
trees are provided along the frontage of Fries Highway.

This review will be included in the Bucks County Planning Commission board materials for the June
7, 2017 meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and
to offer comments on the proposal to the BCPC board and staff.

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

CND:dc

cc:  Robert Martin, St. Luke’s Quakertown Hospital
     Nate Burns, P.L.A., Langan Engineering and Environmental Services
     Kevin Wolf, P.L.S., Andersen Engineering, Inc., Township Engineer
     Jeffrey Vey, Township Manager (via email)
     Marilyn Stecker, Township Assistant (via email)
     Lisa Wolff, Quakertown Area Planning Committee
MEMORANDUM

TO: Milford Township Board of Supervisors
   Milford Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Subdivision for Nichol Farm
   TMP #23-2-136
   Applicant: Karen Rader
   Owner: Robert L. & Nancy Jane Nichol
   Plan Dated: May 2, 2017
   Date Received: May 8, 2017

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 54.71-acre (gross) parcel, which is preserved under an agricultural conservation easement, into three parcels. Lot 2 will be 2.00 acres and contain a proposed dwelling. Lot 3 will be 2.18 acres (gross, 2.00 acres net) and contain a proposed dwelling. Lot 2 will have direct frontage on Baumans Road, while Lot 3 will be a lane lot. Both lots will share a driveway access onto Baumans Road. The remaining 50.5-acre farm (Lot 1) includes Excepted Tract 1 (which has an unspecified area) and a horse track. Excepted Tract 1 contains a cluster of existing buildings and a dwelling, and is currently excepted from the conservation easement. The proposed development will be served by on-lot water and on-lot sewer.

Location: On the southern side of Baumans Road, approximately 500 feet east of the intersection with Steinsburg Road.

Zoning: The RA Rural Agricultural District permits Use B1 detached single-family residences on lots of at least two acres in size, with a minimum lot width of 200 feet. A maximum impervious surface coverage of 15 percent is permitted.

Present Use: Residential, agricultural.
COMMENTS

1. **Conservation easement**—We note that the Nichol Farm is a preserved farm and has an agricultural conservation easement on the land. The existing cluster of buildings and dwelling in the center of the property, and the northwest corner of the property (proposed Lot 2) are both excepted from the agricultural preservation easement. The easement permits one additional dwelling to be developed on the property.

2. **Lot width**—Lot 3 is proposed as a lane lot. Section 522.c of the zoning ordinance permits lane lots only where a tract of land has limited frontage that would limit the number of lots that could be created with the required width. Since the tract has sufficient frontage on the road, the township should determine if the proposed lane lot is permitted by ordinance.

3. **Natural resource protection**—The site capacity calculations listed on Sheet 3 indicate that there are 0 acres of lands on the property within a floodplain. Current FEMA floodplain maps indicate that the Licking Creek, and its banks, which traverse the property, are located within Flood Hazard Zone A, which is a part of the 100-year floodplain.

4. **Sidewalks**—Sections 519.a and b, and 608.a of the subdivision and land development ordinance (SALDO) require sidewalks to be provided at a minimum of 4 feet in width. For sidewalks located within the street right-of-way, there shall be a minimum 3-foot-wide planting strip between the curb and sidewalk. No sidewalks are indicated on the plans.

5. **Street trees**—Section 520.a of the SALDO requires that street trees be provided. No street trees are provided along the frontage of Baumans Road.

6. **Tree removal**—The plan indicates that on proposed Lot 2 there will be some tree removal within the existing woodland area along the Licking Creek. It does not appear that the existing tree line would interfere with the proposed development of a dwelling on the property, as the dwelling is approximately 35 feet from the existing tree line. The site plan drawing on Sheet 2 indicates that this area will be used to stockpile soil during the construction process. Could the pile of soil be located elsewhere on the property during construction to preserve the existing trees?

7. **Tree protection**—Section 521 of the SALDO provides standards for tree protection, including the requirement that trees which are not to be removed be delineated on the site, and that a fence of at least 36 inches in height be placed around the tree protection zone of trees which will be protected. The plan should provide the required tree protection.

8. **Buffer yard**—Section 520.b Table 1 of the SALDO requires that a Class A buffer of 25 feet in width be placed between a residential use and an agricultural use. The two proposed new lots would be residential, and the remainder would be agricultural, requiring the 25-foot buffer area.
This review will be included in the Bucks County Planning Commission board materials for the June 7, 2017 meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

CND:dc

cc: Karen Rader
    Mease Engineering, P.C.
    Kevin Wolf, Andersen Engineering, Inc.; Township Engineer
    Jeffrey Vey, Township Manager (via email)
    Marilyn Stecker, Township Administrative Assistant (via email)
    Lisa Wolff, Quakertown Area Planning Committee
MEMORANDUM

TO:  New Britain Borough Council
     New Britain Borough Planning Commission

FROM:  Staff of the Bucks County Planning Commission

SUBJECT:  Final Plan of Land Development for Knoell Property
           TMP #25-9-2
           Applicant:  Ashley Property Management, LP
           Owner:  Ashley Property Management, LP
           Plan Dated:  August 8, 2016
           Plan Last Revised:  March 10, 2017
           Date Received:  April 20, 2017

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

GENERAL INFORMATION

Proposal:  To construct a mixed-use residential and commercial development on a 7.42-acre site. The residential portion of the proposal includes 117 dwelling units within three buildings. Buildings A and B are connected via the second and third story. Commercial uses totaling 19,047 square feet are proposed on the first floor of Buildings A and B along East Butler Avenue. Building C would be for residential use only. Public space totaling 4,680 square feet is located between Buildings A and B along East Butler Avenue. The site is served by public water and sewerage.

Location:  On the north side of East Butler Avenue between North Shady Retreat Road and Barrie Circle.

Zoning:  Mixed Use Overlay District permits a Mixed-Use Development on lots of a minimum of 0.5 acre. The underlying zoning district is LI Light Industrial which does not permit mixed-use development.

Present Use:  Vacant industrial.
COMMENTS

Prior to final plan approval, the borough should ensure that the plan meets all conditions of preliminary plan approval. The plan should not be approved until all issues are resolved. In addition, we have the following comments on the final plan that should be considered.

1. **Architectural design review**—An architectural design review is required by Section 450-29A.F of the zoning ordinance. The applicant should provide to borough officials plans for the exterior architectural features, signs, lighting, and landscaping in accordance with Section 450-29A.F. We recommend that borough officials and the applicant consult with the New Britain Borough Main Street Study and the model design guidelines within the study to facilitate the architectural design review process. The study can provide a useful foundation for the architectural review of this and other proposed development projects within the Butler Avenue corridor.

2. **Landscape strip along East Butler Avenue**—The plan indicates that a landscaped strip would be installed adjacent to the parallel parking spaces along East Butler Avenue. This arrangement may pose difficulty for passengers exiting vehicles parked in the parallel parking spaces and for maintenance. We recommend that the landscape strip be removed and the sidewalk continued to the curb. This arrangement would be the same as the area adjacent to the parallel parking spaces along North Shady Retreat Road.

3. **Native trees**—A condition of preliminary plan approval is that the applicant shall revise the landscape plan to include only native species trees in the plant schedule. The plant schedule includes *Zelkova serrata* (Japanese zelkova) and *Cornus kousa* (Chinese dogwood). These non-native trees should be replaced.

4. **Street trees near overhead wires**—The landscape plan (Sheet C7.0) should be revised to propose street trees along East Butler Avenue and Barrie Circle that will not interfere with the existing overhead wires as the trees mature.

   Along East Butler Avenue, the plan proposes *Carpinus betulus* ‘Fastigiata’ (European hornbeam, 20 to 30 feet wide) about 2 to 10 feet (horizontal distance) from the overhead wires, and *Acer rubrum* ‘October Glory’ (red maple, 30 to 40 feet wide; although incorrectly identified as columnar on the plan) located 4 or 5 feet from the overhead wires. We recommend alternative smaller species that are suitable for street tree plantings near overhead wires such as the following: *Cercis canadensis* (Eastern redbud; specify tree form), *Prunus virginia* ‘Schubert’ (chokecherry; specify tree form), and *Amelanchier* species and varieties (Serviceberry; specify tree form).

   Along Barrie Circle, the plan proposes *Zelkova serrata* (Japanese zelkova) a large canopy tree which, as noted in Comment 3, must be replaced with a native species and *Acer rubrum* ‘October Glory’. These trees are proposed about 12 to 15 feet from the overhead wires. We recommend the smaller trees as noted above, or possibly *Acer rubrum* ‘Armstrong’, a columnar tree that is 15 to 20 feet wide.

5. **Handicap spaces**—We recommend that handicap accessible spaces be provided in the parking bay nearest Building B. The nearest handicap accessible spaces are located at the northeast corner of Building A.
6. **Clear sight triangle**—Section 450-34 of the zoning ordinance and Section 385-16.F.3 of the subdivision and land development ordinance require that clear sight triangles be provided at driveway intersections. The plan should be revised to demonstrate compliance with these requirements.

7. **Retaining walls**—There are two lengths of retaining walls proposed for the site. The first would be a “seating wall” located within the residential courtyard behind Building A. We recommend that further construction details are provided for the seating wall. A 10.5-foot-high retaining wall is shown behind Building C. Construction details provided on Sheet C.1.1 indicate a post and rail fence is to be provided where required, but on the other plan sheets there is no indication where the fence would be provided. We recommend that the appropriate plan sheets be revised to indicate where the fence would be located.

This review will be included in the Bucks County Planning Commission board materials for the June 7, 2017, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

MMW:dc

cc: Kevin Reilly, Ashley Property Management, L.P.
    Robert Cunningham, P.E., Holmes Cunningham Engineering
    John VanLuvanee, Esq., Eastburn & Gray, PC
    Erik Garton, P.E., Gilmore & Associates
    Mark Hintenlang, P.E., Borough Engineer
    Sam Bryant, Borough Manager (via email)
MEMORANDUM

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

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Subdivision for Michael Lohin
TMP #26-1-43
 Applicant: Michael Lohin
 Owner: Mary T. Greybush and Michael Lohin
 Plan Dated: May 5, 2017
 Date Received: May 15, 2017

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 20.25 acres into 4 single-family detached residential lots, which will range in size from 3.74 acres to 5.87 acres. Individual on-lot water and sewer will serve the lots.

Location: Southern corner of the intersection of Township Line and Walters roads.

Zoning: Suburban Residential—2 (SR-2) District permits single-family detached dwellings with minimum lot areas of 2 acres and cluster subdivisions with minimum lot areas of 1 acre and a minimum open space of 50 percent. The cluster standards are intended to help preserve natural features and resources.

Present Use: Agriculture/natural area.

COMMENTS

1. **Waivers requested**—Under separate cover, the applicant is requesting the following waivers from the subdivision and land development ordinance (SALDO):

   - **Section 22-502.D** Requiring showing existing features within 100 feet of the property.
   - **Sections 22-701.F** Requiring street improvements to township standards.
Section 22-706 Requiring curb and sidewalk installation along the frontage of existing streets.

Section 22-712.3.B Requiring using the SCS method for stormwater management calculations.

Section 22-713.4.A Requiring street trees every 30 feet along new and existing streets.

In accordance with the requirement of Section 512.1(b) of the Pennsylvania Municipalities Planning Code, the applicant must state in full the grounds and facts of unreasonableness or hardship on which the request for the waiver is based and the minimum modification necessary. In addition, all waivers that are approved should be listed on the Record Plan.

2. **Use B2, Cluster Subdivision**—The plan indicates that Use B2 Cluster Subdivision is being applied and zoning ordinance Section 27-803 states that the minimum required open space for Use B2 is 50 percent. The plan does not designate the required open space per zoning ordinance Section 27-2702.a and should be revised accordingly.

3. **Natural Resource Protection Standards: Base Site Area**—It appears the calculation of the Base Site Area on the Site Capacity Calculations chart located on the Existing Features Plan (Sheet 2 of 8) does not reflect the current requirements. A zoning ordinance amendment adopted by the Board of Supervisors on January 23, 2017 has a revised Section 27-2402.b regarding Base Site Area. The requirements to determine the Base Site Area have been expanded and help clarify the subtraction of land that is not contiguous, land which, in a previous subdivision, was set aside as reserved and restricted to open space or recreation, and land that is used for another use. The Site Capacity Calculations chart should be updated prior to the next submission.

4. **Street trees**—SALDO Section 22-713.4.A requires street trees to be planted every 30 feet along existing streets. The township should determine if the existing vegetation along Township Line and Walters roads is adequate to fulfill the street tree requirement or the plan should be revised.

5. **Shared driveway**—SALDO Section 22-705.13 sets the standards and requirements for residential driveways. The township should determine if the shared driveway that provides access to Lots 1, 2, and 3 complies with the ordinance, especially with regard to emergency vehicle maneuverability and safety.

6. **Shared driveway easement**—The plan proposes an easement over the shared driveway area. A maintenance agreement should be established for repair, maintenance, and snow removal that covers both the paved and non-paved areas within the easement. We note that a proposed infiltration trench on Lot 1 is partially within the easement. Maintenance responsibilities for the infiltration trench should be clarified as required by SALDO Section 22-712.2.A.(4)(b).

7. **Permanent easement along wetland limits**—SALDO Section 22-712.2.A.(3) requires a permanent easement along any water course, including any associated wetlands and floodplain. The township should ensure that this requirement is fulfilled prior to approval.

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

This review will be included in the Bucks County Planning Commission board materials for the June 7, 2017 meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

JSI:dc

cc: Mary T. Greybush and Michael Lohin
Janene Marchand, P.E., Gilmore & Associates, Township Engineer
Eileen Bradley, Township Manager (via e-mail)
Hilltown Township (Adjacent Municipality)
MEMORANDUM

TO: Northampton Township Board of Supervisors
Northampton Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for 840 Second Street Pike
TMP #31-18-4
Applicant: Dr. Gregory Gagliardi
Owner: Leon Shtekker and Marina Umansky
Plan Dated: March 7, 2017
Date Received: April 19, 2017

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 5,226-square-foot dental office on a 0.57-acre lot. Public water and sewer serve the site.

Location: Along the northwest side of Second Street Pike, 600 feet southwest of its intersection with Bustleton Pike.

Zoning: The C-2 General Commercial/Office District permits professional offices on lots that have a minimum lot area of 15,000 square feet and a minimum lot width of 75 feet.

The Village Overlay District permits any use that is permitted by-right in the underlying C-2, C-3, PO, or I-P districts throughout the Village Overlay District. The district requires a minimum lot size of 15,000 square feet, a minimum lot width of 75 feet, a minimum front yard setback of 20 feet, and a maximum front yard setback of 40 feet.

The Northampton Township Zoning Hearing Board granted variances from the following sections of the zoning ordinance at a hearing held on December 12, 2016:

Section 27-1110.2.A To permit 22 parking spaces where 36 are required. An area is reserved for potential construction of three additional parking spaces should the need arise at a future date.
Section 27-1107.1  To permit a decorative fence in the front yard where a fence is otherwise only permitted in the side and rear yards.

Present Use: Vacant residential/office.

COMMENTS

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

   - **Section 22-403.8.B(3)(b)**  To permit a 9-foot-wide parking space where 9.5-foot space is required. This waiver request is shown on the plan as Section 22-403(8)(B)3(6).
   - **Section 403.8.B.(2)(a)**  To permit a parking lot setback of 6.74 feet from the future right-of-way where 15 feet is required.
   - **Section 22-612.2.B and 22-403.8.B(5)(d)**  To permit a 20-foot-wide driveway where 25 feet is required. Section 22-612.2.B is shown on the plan as Section 22-612(2)B.8.
   - **Section 22-611.1**  To permit a curb radius of 10 feet where 15 feet is required at the curb. The waiver request cites an incorrect requirement. Section 611.1 requires a minimum curb radii at street intersections to be 25 feet at street intersections and 15 feet at the property line.
   - **Section 22-615.3.B**  To permit a total of 4 trees where 5 are required.
   - **Section 22-403.8.B.(7)(c)**  To permit a minimum of 7.9 percent landscaping in the parking lot where 10 percent is required.

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

2. **Circulation**—The plan proposes pavement markings to create two two-lane driveways, one for the site and the other for adjacent TMP #31-18-5. As shown, two adjacent driveways will create multiple new conflict points and increase the risk for vehicular collisions. The new medical office will also generate many more trips than the previous use, further increasing risks. In addition, pedestrians using the sidewalk along Second Street Pike will have to negotiate twice the space and twice the number of possible vehicles when crossing the driveways than they would for one entrance. We recommend the applicant coordinate with the adjacent tax parcel owner to create one driveway for the site.

3. **Right-of-way dedication**—Northampton Township has developed a “connector road” plan for the village of Richboro to add necessary capacity to the road network and additional access to local businesses. One proposed leg of the network is an access road that is proposed to extend southwest across from the side entrance of Addisville Commons through the rear of TMPs #31-18-6, 31-18-5, 31-18-4, and 31-18-3 until reaching 31-9-1-1. The connector road turns southeast where it intersects with Upper Holland Road at the traffic signal. This
connector road leg provides access management to TMPs #31-18-6, 31-18-5, 31-18-4, and 31-18-3 and allows traffic using the Addisville Commons connector road to avoid Second Street Pike entirely when travelling to and from Upper Holland Road. We recommend the applicant coordinate with the township to provide the necessary right-of-way and site improvements for this connector road.

4. **Parking lot curbing**—The rear parking area behind the principal building does not appear to be paved. Section 22-403.8 of the subdivision and land development ordinance requires parking spaces to be in parking lots or courts, fully paved, with curbs, island separators, appropriate lighting, proper drainage and convenient pedestrian and vehicular access.

5. **Design requirements**—Section 619 of the subdivision and land development ordinance contains a set of design requirements for subdivisions and land developments taking place in the Village Overlay District. The township should ensure the site is designed in accordance with the planning, engineering and architectural considerations for the district. We have the following comments regarding the plan’s compliance with this section of the ordinance:

   a. **Crosswalks**—The plan shows painted crosswalks across the driveways along Second Street Pike and across the driveways of the parking lot. Section 619.1.F of the subdivision and land development ordinance requires raised crosswalks to integrate the sidewalk system and to accommodate pedestrian movements.

   b. **Lighting**

      i. **Street lights**—The plan does not show any street lights. Section 619.H(1) of the subdivision and land development ordinance requires decorative streetlights to be considered and strategically located at consistent intervals. Any existing streetlights, which interfere with the location of the required sidewalk network shall be relocated. The size, type and location of the streetlights shall comply with the Village Overlay Design Standards and other pertinent plans adopted by Northampton Township.

      ii. **Parking lot lighting**—The plan proposes a 20-foot pole and luminaire to illuminate the parking lot. Section 619.H(7) of the subdivision and land development ordinance requires that lighting fixtures attached to a free-standing pole or mounted to a building shall not exceed a height of 15 feet, as measured from the average ground elevation within 30 feet of the lighting fixture. The plan should be revised to comply with the 15-foot maximum height requirements for lighting fixtures.

6. **Proposed tree**—The Plant Materials List on the landscape plan (Sheet 10) proposes 4 *Zelkova serrata* ‘Green Vase’ trees. 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.

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

This review will be included in the Bucks County Planning Commission board materials for the June 7, 2017, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

MAR:dc

cc:  Dr. Gregory Gagliardi  
     Leon Shtekher and Marina Umansky  
     Clifton W. Quay, P.E., Stantec Consulting Services, Inc.  
     Kurt M. Schroeder, P.E., Gilmore & Associates, Township Engineer  
     Mike Solomon, Director of Planning and Zoning (via email)
MEMORANDUM

TO: Tinton Township Board of Supervisors
Tinton Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Lot Line Change for Fitz
TMP #44-15-24, -24-1
Applicant: Dwayne and Chrissie Fitz
Owner: Dwayne and Chrissie Fitz; Marilyn Fitz
Plan Dated: March 15, 2016
Date Received: April 26, 2017

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 1.1382 acres from TMP #44-15-24-1 to TMP #44-15-24 to form lots of 4.2832 and 3.5455 acres, respectively. On-lot water and sewage disposal systems serve the site. No construction is proposed.

Location: Along the northwest side of Geigel Hill Road, 500 feet northeast of its intersection with Tettemer Road.

Zoning: The RC Residential Conservation District permits single-family detached dwellings on lots having a minimum lot area of 2 acres and a minimum lot width of 225 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 June 7, 2017, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

MAR:dc

cc: Dwayne and Chrissie Fitz  
Dennis Litzenberger, P.L.S.  
Thomas J. Fountain, P.E., Keystone Municipal Engineering, Township Engineer  
Tracy Tackett, Tackett Planning, Inc., Township Planner (via email)  
Teri Lewis, Township Manager (via email)
MEMORANDUM

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

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Subdivision for Laughlin Property
   TMP #47-8-2
   Applicant: Julie Laughlin
   Owner: Same
   Plan Dated: March 20, 2017
   Date Received: April 27, 2017

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 28.10-acre (gross) parcel into a 4 lot residential cluster including 20.35 acres of open space, and a lot of indeterminate size containing an infiltration basin. Lot 1 would be 1.87 acres (gross), Lot 2 would be 1.24 acres (gross), Lot 3 would be 1.17 acres (gross), and Lot 4 would be 1.49 acres (gross). Individual on-lot wells and on-lot sewage disposal systems are proposed.

Location: The site is located along the eastern side of Eagle Road approximately 1,400 feet north of its intersection with Stoopville Road.

Zoning: The CM Conservation Management District permits single-family detached cluster development by conditional use on a minimum gross site area of 10 acres and minimum lot area of 30,000 square feet.

The applicant has requested and received variances of the following:

Variance from Section 401.C of the zoning ordinance to permit a 60 foot front yard setback distance from an interior road, instead of the required 100 feet.

Variance from Section 401.D of the zoning ordinance to permit the proposed building lots to maintain a minimum building envelope of less than 20,000 square feet.
These variances were granted subject to 1) the open space to be created, and its contiguous Newtown Township properties, be preserved through a conservation easement, and 2) that the conservation easement include and preserve the 100-foot Eagle Road front yard setbacks for proposed lots #1 and #4 to protect them in perpetuity.

Present Use: Agricultural.

COMMENTS

1. **Site capacity calculations**—The site capacity calculations shown on Sheet 4 of 16 correctly calculates total resource protection land required at 23.536 acres. However, the plan indicates that only 23.148 acres of resource protection land are being provided. The plan should specify why the required amount of resource protection land is not being provided.

2. **Stormwater management**—Upper Makefield Township adopted Ordinance 264, the Delaware River South Watershed Act 167 Stormwater Management Ordinance for Upper Makefield Township on March 16, 2005. The purpose of this ordinance is to promote the public health, safety, and welfare within this watershed by maintaining the natural hydrologic regime and minimizing the impacts of development by implementing the measures outlined within the ordinance including mandatory groundwater recharge, water quality and streambank erosion requirements. The township engineer should be satisfied that the plan addresses the requirements of Ordinance 264.

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

This review will be included in the Bucks County Planning Commission board materials for the June 7, 2017, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

PWG:dc

cc: Julie Laughlin
    Robert T. Cunningham, P.E., Holmes Cunningham LLC
    Edward Murphy, Esq., Wisler Pearlstine, LLP
    Larry Young, P.E., Tri-State Engineers & Land Surveyors, Inc., Municipal Engineer
    David R. Nyman, Interim Township Manager (via email)
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 380 West Street Road (Steak n Shake)
   TMP #49-19-235
   Applicant: J.S. Sikka Management, LLC
   Owner: NTN Realty, LLC
   Plan Dated: March 31, 2017
   Date Received: April 12, 2017

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 222-square-foot addition (for a drive-through window) and 194-square-foot addition (for a walk-in freezer), and a 600-square-foot patio to an existing 2,662-square-foot commercial building (3,078 square feet total), on a 0.8-acre site. Public water and sewer serve the site.

Location: Southern side of West Street Road, opposite its intersection with Catherine Street.

Zoning: The C-1 Commercial District permits restaurants on lots of 15,000 square feet or more.

Present Use: Vacant commercial (restaurant).

COMMENTS

1. **Plan calculations**—Required parking calculations in Note 6 on Sheet 1 state the site has 2,766 square feet of gross floor area, but the building footprint shows 2,662 square feet. Adding the proposed 222-square-foot and 194-square-foot additions and the 600-square-foot patio (if it is to be used for customer seating), the total gross floor area would be 3,462 square feet. The plan should be revised to clarify the total square footage proposed and the parking calculation should be adjusted accordingly.
2. **Invasive plant**—The plant materials list on Sheet 5 proposes the use of *Euonymus alatus* (burning bush or winged euonymus). This nonnative species is included on the township’s Disapproved Plant List in Section 523.10 of the subdivision and land development ordinance because the Pennsylvania Department of Conservation and Natural Resources (DCNR), (www.dcnr.state.pa.us/forestry/plants/invasiveplants/index.htm), has classified it as an invasive plant. Therefore, the plan should be revised to specify a shrub that does not have invasive characteristics and is a disease free variety, in conformance with Section 523.10.

This review will be included in the Bucks County Planning Commission board materials for the June 7, 2016, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

DCZ:dc

cc: J.S. Sikka Management, LLC  
Lawrence J. Byrne, P.E., Eastern/Chadrow Associates, Inc.  
Craig Kennard, P.E., Gilmore & Associates, Municipal Engineer  
Gregg Schuster, Municipal Manager (via email)  
Amy Zimmerman, Assistant Manager, Warminster Township (via email)
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 Family Dining, Inc. (Burger King)
   TMP #49-15-279
   Applicant: Family Dining, Inc.
   Owner: US Restaurants, Inc.
   Plan Dated: April 24, 2017
   Date Received: April 26, 2017

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 1,108 square feet of additional area to an existing 4,374-square-foot restaurant. An existing accessory single lane drive through facility will be converted into a double lane drive through facility. The site is served by public water and sewer.

Location: Southern side of West Street Road and northern side of Olive Street between Evergreen Avenue and Norwood Street.

Zoning: The C-1 Commercial District permits restaurants on lots of 15,000 square feet or more.

Present Use: Commercial

COMMENTS

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

   Section 301.2 Relief from requirement for separate preliminary and final plan submissions
   Section 406.3 Relief from requirement for aerial photo
Section 511.1 Relief from Traffic Impact Study requirement
Section 523.4 Relief from requirement for street trees along Street Road and Olive Street
Section 800 Relief from required improvements

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. **Screening**—Section 2006.1 requires that a completely planted visual barrier or landscape screen of sufficient density and height to constitute an effective screen be provided and maintained between any nonresidential district and any residential district or residential use. The plan shows a buffer yard with screening fence and planting along Olive Street, which is a boundary between the C-1 Commercial and R-3 Residence districts. However, aerial photos indicate there are gaps in the plantings. The township should determine if the existing plantings are sufficient.

3. **Plan information**—The plan shows a 1-story masonry building along the northwestern side of the parking lot. No function is provided for this structure. We recommend that the plan be revised to indicate the purpose of the building.

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

This review will be included in the Bucks County Planning Commission board materials for the June 7, 2017 meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

DCZ:dc

cc: Steven M. Lewis, President, Family Dining Inc.
Matthew Chartrand, P.E., Bohler Engineering
Craig Kennard, P.E., Gilmore & Associates, Municipal Engineer
Gregg Schuster, Municipal Manager (via email)
Amanda Zimmerman, Assistant Township Manager (via email)
Judith Stern Goldstein, Township Planner (via email)
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 DeGroot
   TMP # 51-2-1-1
   Applicant: Barry DeGroot
   Owner: Phyllis and Luke DeGroot
   Plan Dated: May 19, 2017
   Date Received: May 25, 2017

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

GENERAL INFORMATION

Proposal: Subdivide a 15.02 net acre property into two lots. Proposed Lot 1 (12.25 net acres) will contain an existing dwelling, pool, and cottage. Proposed Lot 2 (2.80 net acres) is shown as a vacant lot. No new construction is proposed. Both lots will be served by on-lot water and on-lot sewage disposal systems.

Location: The north side of Valley Road, west of Woodlyn Road and adjacent to Dark Hollow County Park, and the Neshaminy Creek. Bucks County records indicate that the property is part of an agricultural security area.

Zoning: The RA Residential Agricultural District permits general farming, and single-family detached dwellings with a minimum lot area of 2 acres and a minimum lot width of 200 feet.

Present Use: Residential/agricultural.

COMMENTS

1. Waivers requested — The application materials indicate that the applicant is requesting waivers from the following subdivision and land development ordinance (SALDO) requirements:
   - Section 163-23.D.1(a) To provide plans at a scale of 1”=80’.
   - Section 163-23.D.1(g) To provide less than the required monumentation on Proposed Lot 2.
In accordance with the requirement of Section 512.1(b) of the Pennsylvania Municipalities Planning Code, the applicant must state in full the grounds and facts of unreasonableness or hardship on which the request for the waiver is based and the minimum modification necessary.

2. **Trail**—The Sidewalk, Paths, and Trails map of the township’s 2007 comprehensive plan update shows a potential greenway trail along the stream which crosses the northern end of the property, which will connect to the Dark Hollow Park Trail. We recommend the township coordinate with the applicant to provide the necessary right-of-way for this connection, in keeping with the comprehensive plan’s stated goal of improving mobility, and creating a network of trails. At minimum, the plan should identify the area where this future connection would be located.

3. **Street trees**—The plan does not show street trees. Section 163-51 of the SALDO requires that street trees be planted along the right-of-way of all public streets, where suitable trees do not exist.

4. **Well location**—Note 10 on the subdivision plans indicates that Proposed Lot 2 will require the installation of a new on-site well for water service. The location of the proposed well is not shown on the plans. The plans should indicate the location of the proposed well to insure that on-lot sewerage absorption areas are not located within the minimum 100-foot radius horizontal isolation distance as required by Title 25 PA Code Chapter 73, Section 73.13

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

This review will be included in the Bucks County Planning Commission board materials for the June 7, 2017 meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

CND:dc

cc: Barry DeGroot  
Samuel D. Costanzo, P.E., Van Cleef Engineering Associates  
Michele Fountain, P.E., CKS Engineers, Inc., Township Engineer (via email)  
Gail Weniger, Township Manager (via email)  
Kyle Seckinger, Township Director of Planning and Zoning (via email)  
Mary Eberle, Esq., Grim, Biehn & Thatcher, Township Solicitor (via email)  
William M. Mitchell, Executive Director, Bucks County Parks & Recreation  
Michael A. Klimpl, Esq., Bucks County Solicitor  
Kevin S. Spencer, Bucks County Director of General Services
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 David L. Nyce
          TMP #52-14-46
          Applicant: David L. Nyce
          Owner: Same
          Plan Dated: March 15, 2017
          Date Received: April 6, 2017

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

GENERAL INFORMATION

Proposal: To construct a 2,184-square-foot pole barn on a 0.58-acre (gross) site for use as a contractor services facility. The site previously contained a 536-square-foot deck and walkway and a 2,184-square-foot single family detached dwelling, all of which have been razed. The proposed pole building is to be constructed over the footprint of the original dwelling which was an existing non-conforming use. The site currently contains a 302-square-foot shed and a 78-square-foot deck which will be removed from the property. The site is served by an on-lot well and on-lot sewage disposal system.

Location: The site is located approximately 1,600 feet northwest of the intersection of Bethlehem Pike and Old Mill Road.

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

Present Use: Vacant Residential.
COMMENTS

1. **Existing nonconforming use**—The former single-family dwelling was an existing non-conforming use relative to the required side and rear yard setbacks. The applicant proposes constructing the proposed pole barn on the original footprint of the prior dwelling, resulting in a continuation of the nonconformity. The township should determine if the applicant should construct the proposed pole barn to bring it into compliance.

2. **Plan information**—As the proposed pole barn is to be constructed on the original footprint of the prior single-family dwelling, the township should determine if the following should be included on the plan as required by the subdivision and development ordinance:
   a) Section 403.3.K.(5) of the subdivision and land development ordinance specifies that site capacity calculations be shown on the plan.
   b) Section 403.3.K.(6) of the subdivision and land development ordinance specifies that natural resource protection rates, allowable disturbance to each resource, and proposed disturbance to each resource be shown on the plan.

3. **Sidewalks**—Section 514 of the subdivision and land development ordinance specifies that sidewalk or pedestrian paths are required along both sides of all existing streets.

4. **Street trees**—Section 515.1 of the subdivision and land development ordinance specifies that street trees shall be planted along all existing streets within any land development.

5. **Stormwater management**—As cited in the Project Narrative, Item 12.H, the *West Rockhill Township Stormwater Management Ordinance*, Ordinance No. 209, Section 105, Table 105.1, exempts properties from Peak Rate Control requirements if the Total Parcel Area is 0.5 acres or less and the maximum impervious surface area is 1,200 square feet. The ordinance as written is unclear as to whether Total Parcel Area is the gross acreage of the parcel, in this case 0.56 acres, or net acreage of the parcel, in this case 0.496 acres. The township engineer should review the ordinance language and clarify which acreage is to be used to determine if this project meets the exemption requirements.

6. **Circulation plan and parking**—The plan narrative indicates that 3 to 4 vehicles will be parked in the pole barn building, along with other equipment and that 2 to 3 employees will drop off and pick up construction utility trucks and dump truck vehicles. The narrative also indicates that adjoining TMP #52-14-45 will be used for the process and transfer of vehicles.

   A parking plan should be submitted to show the designated employee parking area, as well as a proposed circulation plan to indicate that the construction vehicles will have sufficient room for turning movements. In addition, an easement for use of TMP #52-14-45 should be obtained relative to the use of the gravel area for the staging, parking and circulation of vehicles.

7. **Access to pole barn**
   a) The plan as submitted shows an existing paved asphalt driveway on TMP #52-14-46 extending southwest for approximately 185 feet from the edge of Bethlehem Pike. In addition, the plan shows a series of bollards separating this driveway from the adjacent,
possibly shared driveway, on TMP #54-14-45 to the northwest. The southern-most bollard, located approximately 133 feet southwest from the edge of Bethlehem Pike, is only located 9 feet from the edge of the pavement, making access difficult. More importantly, the existing paved driveway does not provide access to the proposed pole barn.

The paved driveway on TMP #52-14-45 extends another 13 feet before connecting to an additional 55 feet of gravel driveway. The gravel driveway stops short of connecting to the existing paved area in front of the existing structure on TMP #52-14-45, and does not provide a connection to the pole barn.

b) If access is to the proposed pole barn is to be obtained via TMP #52-14-45, an access easement for use of the driveway will be required. In addition, the plan should be revised to clearly show the proposed access route and driveway to the proposed pole barn. Although it appears that access is proposed via the stone driveway at the west end of the pole barn connecting to the existing gravel area on TMP #42-14-45, this is not clear from the plan as submitted.

c) An easement will also need to be obtained for the portion of the stone driveway at the west end of the pole barn as the plan shows it encroaching approximately 5 feet onto TMP #52-14-45.

This review will be included in the Bucks County Planning Commission board materials for the June 7, 2017, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

PWG:dc

cc: David L. Nyce
Michael S. Russek, P.E., MSR Engineering
Greg Lippencott, Township Manager (via email)
MEMORANDUM

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

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for Fedegari Technologies
    TMP #52-14-50 and 52-14-59
    Applicant: Fedegari Technologies, Inc.
    Owner: Same
    Plan Dated: April 6, 2017
    Date Received: April 10, 2017

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

GENERAL INFORMATION

Proposal: To construct a 17,397-square-foot addition, in two phases, to an existing building, and a separate proposed 2,347-square-foot single-family residential dwelling on a 7.9-acre parcel. The proposed development would consolidate TMP #52-14-50 (3.3 acres net) and #52-14-59 (4.6 acres net). TMP #52-14-50 contains an existing building which will remain. TMP #52-14-59 contains an existing dwelling, deck, and various outbuildings which will be razed as part of the proposed development. The site is served by an on-lot well and on-lot sewage disposal system.

Location: The site is located along the western side of Bethlehem Pike approximately 625 feet northwest of its intersection with Mill Road.

Zoning: The PC-2 Planned Commercial 2 District permits commercial schools, offices and repair shops by right on a minimum lot area of 20,000 square feet.

The applicant has requested and received variances of the following:

Variance from Section 1600 of the zoning ordinance to permit multiple uses, including a principal D1 office use with associated training and a component use of B1 single-family detached dwelling.

Variance from Section 1604.D1 of the zoning ordinance to permit 82 parking spaces subject to the applicant’s engineer working with the township engineer to determine the extent of road...
improvements, including off-site improvements to Old Mill Road. In addition, in accordance with Section 1915 of the zoning ordinance, only 66 of the 82 parking spaces shown on the plan will be constructed until the second phase building addition is constructed, or if the township determines that the parking is needed. The applicant is proposing a reduction in the reduction of the required number of parking spaces to 80 percent of that which is required. Section 1915.B permits a maximum reduction of not less than 60 percent of that which is required.

Present Use: Offices.

**COMMENTS**

1. **Narrative of proposed development**—Section 409 of the subdivision and land development ordinance specifies that a narrative description be provided for all land developments.

2. **Driveway/access aisles**—Section 523.D.6 of the subdivision and land development ordinance specifies that driveway along non-residential buildings shall have a minimum paved width of 26 feet. The plan shows a proposed driveway width of 24 feet.

3. **Sidewalks**—Section 514 of the subdivision and land development ordinance specifies that sidewalk or pedestrian paths are required along both sides of all existing streets.

4. **Parking area landscaping**
   a. Section 515.2 of the subdivision and land development ordinance specifies that every off-street parking facility shall be landscaped so that 35 percent of each facility will be shaded with trees based upon the anticipated tree crowns at maturity.
   b. Section 515.2.I of the subdivision and land development ordinance specifies that the perimeter of all parking facilities shall be landscaped with one 18 inches to 24 inches tall shrub per each three feet of perimeter in order to visually screen the vehicles. The plan as submitted includes a total of 32 shrubs along the northwest edge of the proposed parking area. However, with a length of 235 feet, and a requirement for plantings every three feet, the minimum number of required shrubs in this area is 79. Similarly, although 16 parking spaces behind the proposed building expansion are to be held in reserve, no shrubs have been provided along the approximately 85-foot length of the parking area facing Old Mill Road.

5. **Buffer yard**—Sections 1704.B, 1704.C.1, and 1704.D.1 of the zoning ordinance specifies that a buffer width of 25 feet be provided wherever a nonresidential use abuts a residential use. The proposed building expansions will result in the proposed offices being adjacent to the existing dwelling on TMP #52-14-58.001. The plan as submitted does identify a total of seven evergreens being planted along approximately 65 feet of the property line in this area, as well as 203 feet of 6-foot tall PVC fencing. The township should determine if these proposed plantings fulfill the buffer dimensional and planting requirements specified in the ordinance.

6. **Street trees**—The township should determine if the quantity of, and overall health of the existing street trees along Bethlehem Pike and Old Mill Road are sufficient to meet the requirements of Section 515.1 of the subdivision and land development ordinance specifying that street trees shall be planted along all existing streets within any land development.
7. **Sewage Facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development. We recommend that the planning module be submitted at the preliminary plan stage to coordinate the land development review with the planning module review.

This review will be included in the Bucks County Planning Commission board materials for the June 7, 2017, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

PWG:dc

c: Fedegari Technologies, Inc.
   Peter C. Andersen, P.E., Andersen Engineering Associates Inc.
   Greg Lippencott, Township Manager (via email)
MEMORANDUM

TO: Wrightstown Township Board of Supervisors
    Wrightstown Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for Wrightstown Sportsplex
        TMP #53-12-6
        Applicant: Wrightstown Sportsplex, LP
        Owner: Same
        Plan Dated: February 21, 2017
        Date Received: March 29, 2017

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 athletic facility (Use C-6) with a soccer field, pole barn (7,000 square feet), garage (3,500 square feet), a 16-space parking lot, and associated stormwater management facilities on a 7.74-acre parcel. Individual on-lot water and sewage facilities will serve the site.

Location: On the west side of Second Street Pike, about 1,300 feet south of Penn Park Road.

Zoning: Rural Industrial (RI) District permits Use C-6 Athletic Facility by conditional use on lots of at least 5 acres. On October 20, 2016 the zoning hearing board granted variances from the following sections of the zoning ordinance:

- Section 701.C to permit an impervious surface of 6.9 percent instead of the allowable 5 percent;
- Section 803.C-2.3a to allow lighting fixtures closer than 500 feet from the existing lot and street lines;
- Section 803.C-2.3ab to permit an outdoor athletic field closer than 200 feet from the existing lot lines and street lines;
- Section 803.C-2.3c to allow for a partial planted screen along the street line;
Section 803.C-2.3d to permit light fixtures to be located 75 feet from the ultimate right-of-way and 131 feet from the side property line instead of the required 800 feet;
Section 803.C-5 to allow 16 parking spaces instead of the required 1,080 spaces;
Section 1002.I for relief from the requirement to provide off-street loading.

Present Use: Vacant/agricultural.

COMMENTS

1. Parking area landscaping and trees—Section 225-522.H of the subdivision and land development ordinance requires that a minimum of 10 percent of the parking area be devoted to landscaping, inclusive of required trees, and Section 22-522.2.P requires that all parking areas shall have at least one tree of three inches caliper minimum for every five parking spaces in single bays. The plan does not show enough detail to determine if these parking area landscaping requirements are being met.

2. Parking buffering—Section 1001.F.6.b of the zoning ordinance sets standards for buffering off-street parking areas from streets and from adjacent, less-intensive uses. The buffer shall consist of an architecturally consistent ornamental fence or wall, or a 4-foot evergreen hedge. The plan should show adequate buffering between the proposed parking area and neighboring TMP #53-12-6-5, which is zoned RI Rural Industrial, but is vacant.

3. Traffic impact study—Section 22-505.2) of the subdivision and land development ordinance requires a traffic impact study for land developments consisting of 10,000 square feet or more of gross leasable floor space. A traffic impact study should be provided.

4. Right-of-way and cartway width—The plan shows a right-of-way width of 50 feet and a cartway width of approximately 24 feet for Second Street Pike. Section 22-507.2 of the subdivision and land development ordinance requires applicants to dedicate additional right-of-way and widen cartways where a land development abuts an existing street of inadequate right-of-way and cartway width. Section 22-507.1 requires a 120-foot right-of-way width and cartway width determined by PennDOT for a principle arterial, such as Second Street Pike (according to Section 22-504.3.b). The plan should provide the appropriate right-of-way and cartway widths.

5. Curbs and sidewalks—Township officials should determine if curbs and sidewalks should be provided along Second Street Pike in accordance with Sections 22-520.1 and 22-520.6 of the subdivision and land development ordinance. While there are no curbs and sidewalks along Second Street Pike in proximity to the subject site, we note that the site is less than a quarter of a mile from the commercial and office uses at the intersection of Second Street Pike and Penns Park Road.

6. Street trees—In accordance with Section 22-525.1.B(1) of the subdivision and land development ordinance within any land development or subdivision, street trees shall be planted along all proposed and existing streets except where suitable street trees exist. Township officials should determine if the existing trees along Second Street Pike south of
the proposed driveway are suitable as street trees and whether additional street trees would be necessary closest to the proposed driveway where none exist.

7. **Refuse collection stations**—In accordance with Section 22-529.6 of the subdivision and land development ordinance, the plan should be revised to show the location and required screening of outdoor collections stations if indoor collection will not being provided.

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

This review will be included in the Bucks County Planning Commission board materials for the June 7, 2017 meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

MMW:dc

cc: Wrightstown Sportsplex, LP
Heath Dumack, P.E., P.L.S., Dumack Engineering
Thomas R. Hecker, Esq., Begley, Carlin & Mandio, LLP
Mario Canales, P.E., Pickering, Corts & Summerson, Inc., Township Engineer
Joseph Pantano, Township Manager (via email)
<table>
<thead>
<tr>
<th>Municipality</th>
<th>Development</th>
<th>BCPC Number</th>
<th>Tax Parcel Number</th>
<th>PaDEP Code Number</th>
<th>Plan Review Number</th>
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<td>Hilltown Township</td>
<td>Bishop's Estate Vineyards &amp; Winery</td>
<td>15-28-175</td>
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<td>1-09924-398-2</td>
<td>0201-60061</td>
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<td>Newtown Borough</td>
<td>Hunt - 111 S. State Street</td>
<td>12216</td>
<td>28-2-39</td>
<td>1-09934-024-3J</td>
<td>0201-60060</td>
</tr>
</tbody>
</table>
May 15, 2017

John M. Dudish
Penn's Trail Environmental, LLC
21 East Lincoln Avenue, Suite 160
Hatfield, PA 18944

RE: Bishop's Estate Vineyards & Winery Planning Module
PaDEP Code #1-09924-398-2
TMP #15-28-175
Hilltown Township, Bucks County, PA

Dear Mr. Dudish:

We have received a copy of the planning module regarding the construction of a holding tank to accommodate the non-residential wastewater flows generated by the restroom facilities of the proposed Bishop's Estate Vineyards & Winery. The subject property is 20.69 acres and located at the intersection of Upper Church Road and Hilltown Pike. An existing six-bedroom single-family detached dwelling will remain and continue to use the existing subsurface sewage disposal system.

The 1999 Hilltown Township Wastewater Facilities Plan is the official Act 537 Plan for this portion of Hilltown Township. The plan indicates that the subject site is within the Rural Residential (RR) District and is intended to be served by individual on-lot sewage disposal systems. The use of holding tanks for commercial establishments with a sewage flow of 800 gallons per day or less are permitted by Township Resolution 99-33 and Ordinance 99-12. Thus, the proposal to construct a holding tank is consistent with the official Act 537 Plan.

The County Planning Agency Review, Component 4B, is attached for inclusion with the planning module application to the PaDEP. If the municipality approves the planning module and revises the official sewage facilities plan, the completed (signed) resolution and required supporting data (Components 2 and 4; transmittal letter; plans; narrative; copies of the BCDH and BCPC review letters) should be sent to Elizabeth Mahoney, Sewage Planning Supervisor, Wastewater Management, Pennsylvania Department of Environmental Protection Southeast Regional Office, 2 East Main Street, Norristown, PA 19401.

1 Under the revised Chapter 71 of the Pennsylvania Department of Environmental Protection's (PaDEP) Title 25, Rules and Regulations, the planning module is a revision to the Hilltown Township Sewage Facilities Plan. Therefore, the Bucks County Department of Health (BCDH) and Bucks County Planning Commission (BCPC) are required to review and comment on the proposed plan revision.
If you have any questions regarding this review, please contact me.

Sincerely,

Matthew M. Walters
Planner

MMW:dc

Attachment

c: Genevie Kostick, BCDH
   Elizabeth Mahoney, PaDEP
   Lorraine Leslie, Township Manager
   Act 537 file
**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  
Bishop's Estate Vineyard and Winery

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

1. Date plan received by county planning agency  
   April 17, 2017

2. Date plan received by planning agency with areawide jurisdiction  
   Agency name: Bucks County Planning Commission

3. Date review completed by agency  
   May 15, 2017

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

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
<th>1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)?</th>
</tr>
</thead>
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| ✗   |    | Yes  

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
<th>2. Is this proposal consistent with the comprehensive plan for land use?</th>
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| ✗   |    | Yes  

| Yes | No | 3. Does this proposal meet the goals and objectives of the plan?  
If no, describe goals and objectives that are not met |
|-----|----|------------------------------------------------------------------------|
| ✗   |    | Yes  

| Yes | No | 4. Is this proposal consistent with the use, development, and protection of water resources?  
If no, describe inconsistency |
|-----|----|------------------------------------------------------------------------|
| ✗   |    | Yes  

| Yes | No | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation?  
If no, describe inconsistencies: |
|-----|----|-----------------------------------------------------------------------|
| ✗   |    | Yes  

| Yes | No | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?  
If yes, describe impact |
|-----|----|-------------------------------------------------------------------------|
| ✗   |    | Yes  

| Yes | No | 7. Will any known historical or archeological resources be impacted by this project?  
If yes, describe impacts |
|-----|----|--------------------------------------------------------------------------|
| ✗   |    | Yes  

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
<th>8. Will any known endangered or threatened species of plant or animal be impacted by the development project?</th>
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| ✗   |    | Yes  

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<tr>
<th>Yes</th>
<th>No</th>
<th>9. Is there a county or areawide zoning ordinance?</th>
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| ✗   |    | Yes  

| Yes | No | 10. Does this proposal meet the zoning requirements of the ordinance? N/A  
If no, describe inconsistencies |
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| ✗   |    | Yes  

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<tr>
<th>Yes</th>
<th>No</th>
<th><strong>SECTION C. AGENCY REVIEW</strong> (continued)</th>
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<tr>
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<td>11. Have all applicable zoning approvals been obtained? <strong>N/A</strong></td>
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<td>12. Is there a county or areawide subdivision and land development ordinance?</td>
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<td>13. Does this proposal meet the requirements of the ordinance? <strong>N/A</strong></td>
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<td>If no, describe which requirements are not met</td>
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<td>X</td>
<td>14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?</td>
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<td>If no, describe inconsistency</td>
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<td>X</td>
<td>15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?</td>
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<td>If yes, describe</td>
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<td>X</td>
<td>16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?</td>
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<td>If yes, is the proposed waiver consistent with applicable ordinances.</td>
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<td>If no, describe the inconsistencies</td>
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<td>X</td>
<td>17. Does the county have a stormwater management plan as required by the Stormwater Management Act?</td>
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<td>If yes, will this project plan require the implementation of storm water management measures?</td>
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<td><strong>18. Name, Title and signature of person completing this section;</strong></td>
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<tr>
<td></td>
<td></td>
<td>Name: Matthew M. Walters</td>
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<tr>
<td></td>
<td></td>
<td>Title: Planner Signature:</td>
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<tr>
<td></td>
<td></td>
<td>Date: May 15, 2017</td>
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<td></td>
<td></td>
<td>Name of County or Areawide Planning Agency: Bucks County Planning Commission</td>
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<tr>
<td></td>
<td></td>
<td>Address: The Almshouse, 1260 Almshouse Road, Doylestown, PA 18901</td>
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<td>Telephone Number: 215 345-3400</td>
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**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.
May 25, 2017

Mr. David M. Lisanti, P.E.
Remington, Vernick & Beach Engineers, Inc.
922 Fayette Street
Conshohocken, PA 19428

RE: Hunt—111 S. State Street Planning Module
PaDEP Code #1-09934-024-3J
BCPC #12216
TMP #28-2-39
Newtown Borough, Bucks County, PA

Dear Mr. Lisanti:

We have received a copy of the planning module\(^1\) regarding the connection of one proposed single-family detached dwelling (1 EDU or 400 gpd) to public water and public sewer. The existing dwelling on the site currently has public water and sewer connection. The site is on South State Street, and also abuts Mercer and Court streets.

Sewage flows from the site will discharge into the Newtown Bucks County Joint Municipal Authority’s (NBCJMA) local sanitary sewer in Newtown Borough, then to Bucks County Water and Sewer Authority’s (BCWSA) Neshaminy Interceptor, and finally to the Philadelphia Water Department’s Northeast Water Pollution Control Plant for treatment.

The *Borough of Newtown, Bucks County, PA Act 537 Plan Revision* (December 2012) is the official Act 537 Plan for Newtown Borough. The proposal to connect to the public sanitary sewer system is consistent with the official Act 537 Plan, since this plan indicates that the site is within an area to be served by public sewage disposal systems.

The project is included in the BCWSA Neshaminy Interceptor Connection Management Plan (CMP) for Newtown Borough as 20 miscellaneous EDUs, with flow release in 2014.

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\(^1\) Under the revised Chapter 71 of the Pennsylvania Department of Environmental Protection’s (PaDEP) Title 25, Rules and Regulations, the subject planning module is a revision to the Newtown Borough Sewage Facilities Plan. Therefore, the Bucks County Department of Health (BCDH) and Bucks County Planning Commission (BCPC) are required to review and comment on the proposed plan revision.
Mr. David M. Lisanti, P.E.
May 25, 2017
Page 2

We note that the site is in the Newtown Borough historic district. However, Component 3 Section G.6 of the submission indicates that sufficient information is not attached to confirm that this project is consistent with the DEP Technical Guidance Implementation 012-0700-001 of the \textit{PA State History Code}. At a minimum, this includes copies of the completed Cultural Resources Notice (CRN), a return receipt for its submission to the Pennsylvania Historical and Museum Commission (PHMC), and the PHMC review letter. This required information should be provided in the planning module packet submitted to PaDEP.

The County Planning Agency Review, Component 4B, is attached for inclusion with the planning module application to the PaDEP. If the municipality approves the planning module and revises the official sewage facilities plan, the completed (signed) resolution and required supporting data (Components 3 and 4; transmittal letter; plans; narrative; copies of the BCDH and BCPC review letters) should be sent to Elizabeth Mahoney, Sewage Planning Supervisor, Wastewater Management, Pennsylvania Department of Environmental Protection Southeast Regional Office, 2 East Main Street, Norristown, PA 19401.

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

Sincerely,

Maureen Wheatley
Senior Planner

MW:dc

Attachment

cc: Genevie Kostick, BCDH
    Elizabeth Mahoney, PaDEP
    Judy Musto, Secretary, Newtown Borough
    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**
Hunt-111 S State Street, Newtown Borough

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

1. Date plan received by county planning agency. May 1, 2017
2. Date plan received by planning agency with areawide jurisdiction
   - Agency name
3. Date review completed by agency May 25, 2017

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

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

11. Have all applicable zoning approvals been obtained? N.A.

12. Is there a county or areawide subdivision and land development ordinance?

13. Does this proposal meet the requirements of the ordinance? N.A.
   If no, describe which requirements are not met

14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?
   If no, describe inconsistency

15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?
   If yes, describe

16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
   If yes, is the proposed waiver consistent with applicable ordinances.
   If no, describe the inconsistencies N.A.

17. Does the county have a stormwater management plan as required by the Stormwater Management Act?
   If yes, will this project plan require the implementation of storm water management measures?
   Site is less than 1 acre

18. Name, Title and signature of person completing this section:
   Name: Maureen Wheatley
   Title: Senior Planner
   Signature: [Signature]
   Date: May 25, 2017

Name of County or Areawide Planning Agency: Bucks County Planning Commission
Address: The Almshouse, 1260 Almshouse Road, Doylestown, PA 18901
Telephone Number: 215 346-3400

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

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

The county planning agency must complete this Component within 60 days.
This Component and any additional comments are to be returned to the applicant.