AGENDA

BOARD MEETING

WEDNESDAY, JULY 11, 2018

2:00 P.M.

Bucks County Planning Commission
Robert H. Grunmeier Room
1260 Almshouse Road
Doylestown, PA 18901

1. Call to Order

2. Pledge of Allegiance

3. Approval of Minutes of June 6, 2018

4. Executive Director’s Report

5. Presentation: GIS Applications in Planning Work: New Hope Borough; BCPC GIS Analyst, Drew Heimark

6. Act 247 Reviews for July, 2018

7. Old Business

8. New Business
   Report from the By-Laws Committee

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
MINUTES OF MEETING
WEDNESDAY, JUNE 6, 2018

MEMBERS PRESENT: Craig E. Bryson; Joan M. Cullen; James J. Dowling; Edward Kisselback, Jr.; David R. Nyman; Robert M. Pellegrino; Carol A. Pierce; R. Tyler Tomlinson; Walter Wydro

STAFF PRESENT: Debra Canale; John S. Ives; Charles T. McIlhinney; Michael A. Roedig; Evan J. Stone; Lisa M. Wolff

GUESTS: Tara King, Executive Director, Upper Bucks Chamber of Commerce
Ed Scholl, Quakertown Economic Development Consultant

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

2. PLEDGE OF ALLEGIANCE
All rose for a moment of silence, followed by the pledge of allegiance.

3. APPROVAL OF MINUTES FOR THE MEETING OF MAY 2, 2018
Upon motion of Mr. Dowling, seconded by Ms. Pierce, with the vote being 9-0 the motion carried to approve the minutes of the May 2, 2018 meeting as presented.

4. EXECUTIVE DIRECTOR’S REPORT
Mr. Stone provided a brief summary on the topics highlighted in the Executive Director’s Report submitted to the board in the meeting packet.

Mr. Stone added to his report May’s review of applications and revenue activity, reporting that we reviewed a total of 23 lots or units, 50,521 square feet of non-residential development, collecting $9,248.35 in revenue. Year-to-date we have reviewed 267 lots or units, 862,389 square feet of non-residential land development and have collected $72,313.93 in revenue.

5. PRESENTATION: UPPER BUCKS CHAMBER OF COMMERCE AND THE REVITALIZATION OF UPPER BUCKS COUNTY – TARA KING, EXECUTIVE DIRECTOR, UPPER BUCKS CHAMBER OF COMMERCE, AND ED SCHOLL, ECONOMIC DEVELOPMENT CONSULTANT
Mr. Kisselback thanked Ms. King and Mr. Scholl for hosting our board meeting.

Ms. King began by giving us a history of the Upper Bucks Chamber of Commerce, their location here on Main Street, and their Chamber’s business model. She noted the acquired grants available through the tourism aspect of the Chamber, and the enormous interest in genealogy research and their association with the Richland Free-Library.

Ms. King spoke about the numerous campgrounds and hotels in the area, and the nearby historical and scenic tourist attractions such as River Road, the Canals, tubing, Washington’s Crossing, and the museums in Doylestown. She said that they create itineraries for families and groups that include those sites and numerous others as well.

Ms. King and Mr. Scholl gave a brief history of the Red Lion Inn and the Burgess Foulke House.
Mr. Scholl spoke about his time on the Quakertown Borough Council and the collaborative efforts with a multitude of people and organizations in revitalizing the area. He spoke of Ms. King and her energy, and of Lisa Wolff and her invaluable assistance over the last 10 years. He said that it has been quite the challenge to revitalize and yet maintain the history and character of the area. He went into detail about the many changes that have taken place and what will be transpiring in the coming months and years. Mr. Scholl informed us that in 2010, 10 buildings were targeted for redevelopment/updating, as of today, 8 have gone under transformation. These changes have prompted a renewed energy to the area and has triggered other businesses along the targeted corridor to update as well. Some of those businesses utilized the Local Economic Revitalization Tax Assistance (LERTA) program.

Mr. Scholl spoke about previous zoning ordinances within Quakertown Borough that were competing against each other and redundant. He said that Lisa Wolff and the BCPC helped create a zoning ordinance that was complete and cohesive, modeled after a Pedestrian-Oriented Mixed Use Ordinance.

Mr. Scholl also informed us that to assist in the revitalization, BCPC completed a parking study on the targeted areas within Quakertown Borough. A number of the recommendations within that study are about to be put into action, consequentially moving the “downtown” area to a different more accessible location.

Ms. King added that along with the revitalization of downtown we are redefining the historic uptown, the original part of Quakertown. She said that Quakertown was most recently awarded the Pennsylvania Historical and Museum Commission marker for Richard Moore’s house. One of the major hubs for the Underground Railroad.

Mr. Scholl spoke about signage and way-finding, that there are places to direct people to, it is an important aspect of the revitalization. He went on to say that the town is seeing people invest in their properties with additions, garages and pools. Even the high school, that was considering moving, decided to stay where they are and put an addition on their existing building.

Mr. Kisselback asked Mr. Scholl what’s their 10 year plan. Mr. Scholl replied that their goal is to bring more jobs and families to the area. To make this a place to raise your family and stay.

Ms. King talked about their very active Transportation Committee and how they are working to manage Quakertown’s growth and the possibility of bringing public transportation to the area. Mr. Scholl spoke about the train station and the need for their growing community to have some sort of public transportation. He said that they are looking into that possibility with surrounding municipalities and have spoken to Bucks County Transport and Bucks County Transportation Management Association.

Ms. King talked about workforce development and their connections with Bucks County Community College Perkasie Campus and Upper Bucks Technical School.

Mr. Scholl praised their schools’ superintendent Dr. William Harner, who has worked hard to restore their school's rankings and reputations, and their police force and fire department who are extremely effective, all of which are key to bringing families to the area. He also praised Quakertown Borough Manager, Scott McElree for being so easy to work with and bringing our surrounding municipalities together.

Mr. Dowling wanted to know if it was by design that there are numerous places to visit on California Road/Main Street and Mill Road. Mr. School replied that when one street is improved or a point of interest is added they are aware that it will affect surrounding streets and highways.

Mr. Dowling also commented that the Habitat for Humanity project in Trumbauersville Borough, which he worked on, has effected Quakertown in that the residents are now working in Quakertown and surrounding areas.
Mr. Pellegrino stated that they have accomplished a lot in the last decade and wondered if they had any opposition. Mr. Scholl and Ms. King talked about the “Triangle Project” that has been the most challenging.

Ms. Pierce, as a business member of the Upper Bucks Chamber of Commerce, wanted to acknowledge Ms. King for being a phenomenal resource for anyone doing business in Upper Bucks County. She also congratulated the Upper Bucks Chamber of Commerce for receiving the first place award two years in a row as Best of Bucks for Business Organization and Networking Organization. Lastly she noted their ranking in the Lehigh Valley Book of Lists as sixth amongst multiple counties, which is a huge achievement.

Ms. King thanked Ms. Pierce and mentioned the alliances they are forming with Central and Lower Bucks Chambers of Commerce to better serve their members.

Mr. Scholl also praised Ms. King for her accomplishments and dedicated service to the Upper Bucks County community and then informed us of her impending retirement this September.

The board enthusiastically thanked Ms. King and Mr. Scholl for their presentation.

6. **ACT 247 REVIEWS**

The reviews of June 6, 2018, 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 June 6, 2018 Act 247 reviews.

7. **OLD BUSINESS**

There was no old business.

8. **NEW BUSINESS**

**Update from the BCPC By-Laws Committee**—Mr. Pellegrino informed the board that the committee met last month and have some recommended changes that they are working through with Mr. McIlhinney. He said that there will be at least one more meeting of the BCPC By-Laws Committee. They will be presenting their recommendations at the July 11, 2018 meeting, with comments to be made at the August meeting after review by the board.

**Delaware River Basin Commission (DRBC)**—Mr. Stone informed us that the DRBC requested that the BCPC send a letter to the Honorable Daryl D. Metcalfe, Chairman of the State Government Committee, of the Pennsylvania House of Representatives. The letter is to encourage the State Government Committee to look favorably upon the DRBC and their role in the protection and oversight of the Delaware River Basin, fostering cooperation between municipal, county, and state entities, being that we are governed by similar rules and regulations relating to sound environmental stewardship and land use policy.

Discussion ensued regarding the moratorium on gas drilling, fracking, Pennsylvania Senate Bill 1189, and the Delaware Valley Regional Planning Commission.

Mr. Dowling made a motion to send the letter as written, seconded by Mr. Tomlinson, with the vote being 9-0, the motion carried.

9. **PUBLIC COMMENT**

There was no public comment.

10. **ADJOURNMENT**

Mr. Kisselback adjourned the meeting at 3:00 PM.

Submitted by:
Debra Canale, Staff Secretary
EXECUTIVE DIRECTOR’S REPORT

- Staffing - Once again we find ourselves in transition. On June 27th I reluctantly accepted the resignation of Chuck McIlhinney as the Board’s solicitor, effective July 1st. The staff and Board are indeed indebted to his years of service and we wish him nothing but good health and good fortune in his next chapter. With that I am currently working with the Commissioners to determine the next steps forward with regards to naming a replacement.

An offer of employment was extended to new planner Luke Rosanova to backfill recent vacancies in the planning roster. Luke comes to us with a Masters in Geography and a bachelors in Geography and Planning from West Chester University. His anticipated start date is July 16th pending approval by the Commissioners at the July 11th meeting.

- DVRPC - On June 8th, I attended the quarterly Executive Directors’ workshop and luncheon hosted by the DVRPC at which all the Executive Directors from the neighboring 5 counties met to discuss relative planning trends and generally compare notes on operations, staffing and work plans.

- DVRPC - The DVRPC has completed the steps necessary for the creation of a 5013c non-profit corporate arm with the sole purpose of being able to seek funding not otherwise available to an MPO as a governmental agency. The intent of the corporation is to leverage dollars for studies that are regionally based and benefit all 5 county participants in PA.

- Public Transit - On June 13th as a result of the discussions at the June BCPC meeting with Quakertown, I convened a meeting with Stephen Noll, Executive Director, Bucks County Transportation Management Association, and our own Richard Brahler, Director of Transportation Planning, to “dust-off” prior public transit planning options and planning studies for the Quakertown area. Steve and the TMA have volunteered to champion the next round of conversations to explore the potential of incorporating some level of public bus service to this area of the County.

- On June 21st I attended the groundbreaking for SOLAR Manufacturing on the site of the former US Gauge/Ametek site in Sellersville Borough. This groundbreaking represents the first development at the site which was developed as a collaboration between the Bucks County Industrial Development Association and Sellersville Borough to spur economic growth within the Borough. The new 59,000 square foot manufacturing facility provides services to 18 industries including aerospace, automotive, defense, medical, power generation, and others. They are the Country’s number 2 ranked vacuum furnace manufacturer.
Community Planning and Municipal Economic Development Initiative

The Planning Commission staff helps townships and boroughs in several ways by attending local planning commission 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 following activities are in that category and are so noted.

Staff attended the regular monthly meetings of the Sellersville Borough and the Buckingham Township Planning Commissions.

Work continues on the Borough of Dublin Parking Study, a MEDI project that will analyze the supply and demand of existing nonresidential parking spaces along Main Street based upon current land uses.

Staff met with the Penndel Borough Revitalization Task Force Committee to discuss the vision statement and expansion of the Transit Oriented Development District (TOD) and study area, finalize the business survey, and analyze modifications to the TOD standards.

Staff attended HUD Environmental Review training and will assist Community and Economic Development as needed with environmental reviews for HUD funded projects. Staff also attended the first annual Eastern Pennsylvania Freight Summit and gained insights into how freight development will impact our region.

Staff continues to work on an analysis of the nonconforming situations within New Hope Borough through a MEDI project. The next meeting with borough officials will be in July.

Staff met with the Plumstead Township Planning Commission to continue its discussion on the Plumsteadville Zoning Analysis. The meeting focused on defining the limits of the study area, the provisions of a village overlay district, the benefits of a village design guidelines, and successful ordinance examples from other communities. The district purpose and desirable uses for the draft village overlay district will be discussed at the next meeting in July.

Plans & Activities
Work continues on the Sellersville Borough Comprehensive Plan Update. All chapters are being updated and municipal officials and community leaders are being interviewed.

An initial draft of the Bristol Township TCDI Study (Transportation and Community Development Initiative) was developed and submitted to DVRPC. Staff will continue to refine the future land use and implementation sections before submitting a final public document.

Staff is completing the West Rockhill Township Comprehensive Plan update. The June meeting has been cancelled to allow staff time to develop a more thorough draft.
Work continues on the **Warrington Township** Zoning and Subdivision and Land Development ordinance updates. Definitions and Use Regulations are being updated.

Staff provided information on potential funding opportunities to the **QAPC** as they continue to discuss ideas for preparing an update to the 2007 *Quakertown Area Comprehensive Plan Update*.

The County’s Municipal Waste Management Plan is winding through the municipal ratification process, prior to final DEP approval. As of June 26, 11 municipalities have approved it.

The two HHW events in June yielded household hazardous waste from approximately 1900 households. (Material weights not yet available.)

The next two HHW events are July 7 in Quakertown, and August 25 in Bristol 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 various permit applications), some from other groups that need information, and some from residents who need guidance.

15 Subdivision and Land Development Proposals  
2 Sketch Plans  
10 Municipal Plans and Ordinances  
2 Sewage Facility Planning Modules  
3 Traffic Impact Studies

**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 9-1-1 and Emergency Communications, the 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 through our very popular Bucks County GIS public viewing site. Since its creation in 2014 the site has been visited and viewed well over 100,000 times. One of the new additions to the viewer will be updated aerial imagery from 2017. This latest imagery, provided by Pictometry, will be incorporated into the viewer interface over the next couple months.

In addition, we support those municipalities who have joined our GIS Consortium with both GIS data and technical support. To date 35 municipalities have joined the Consortium. 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. Our
ongoing efforts are critical to the effective and efficient coordination and delivery of 9-1-1 services and Next Generation 9-1-1 services. This past spring the Pennsylvania Emergency Management Agency (PEMA) implemented its Statewide Aerial Imagery Program in support of Next Generation 9-1-1 across the entire state. The objective is to provide state and local government entities a new statewide digital orthoimagery base map. Our Southeast region was flown and delivery of that imagery is expected in the spring of 2019. This program is part of a four year cycle with updated imagery to be collected again in 2020.

The June meeting of the Shared Services Project was held at the Chester County Government Services Center in West Chester, Pennsylvania.

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 require updating of their maps and databases. County GIS continues to work with the General Services department to identify and map county owned and maintained facilities. Data will be incorporated and used in the development and implementation of a Facilities Management plan and Operations Dashboard application.

Work continues in earnest on the update of the Official Bucks County Road Map. Last updated and printed in 2011 the new map will include many of the new roads and features throughout the county that have been either added or modified over the last seven years. Printing bids for the map are currently being reviewed as part of the selection process.

**Transportation and Trails**

The BCPC Transportation Planning Team is responsible for working with PennDOT, DVRPC, SEPTA, TMA Bucks, and other groups to ensure that the County’s transportation and funding needs are addressed. We also keep up with the various PennDOT funding avenues and grant programs. This month, we coordinated with PennDOT regarding public outreach for the Almshouse Road/Jacksonville Road Project in Northampton Township. Staff also attended the Eastern PA Freight Summit, DVRPC PA Circuit Trails Working Group Meeting and DVRPC Regional Safety Task Force Meeting. Staff also coordinated with TMA Bucks regarding public transportation issues in the Quakertown area and attended the TMA Bucks Board Luncheon.

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 the lease with SEPTA, rail removal and trail maintenance. The County is also currently designing the Newtown Rail Trail. The 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 and PennDOT regarding the acquisition of right-of-way necessary for the crossing of County Line Road. We also continued meeting with adjacent property owners on an as-needed basis to address questions and concerns.

We also provided project management for the Neshaminy Greenway Trail, a Congestion Management Air Quality Program-funded trail that will connect the county facilities in the Neshaminy Manor Complex. Staff also reviewed proposals submitted by potential consultants for the design and engineering of two segments of the Neshaminy Greenway Trail, one in Dark Hollow Park and another in Core Creek Park. Staff is also currently preparing a Bike and Trail Plan for Buckingham Township and conducted a meeting with the Buckingham Township Board of Supervisors. Transportation Staff is working on an assessment of Trail resources in the County. The goal is to develop a detailed database of trail-related assets in the County. This project will lead to the development of an interactive mapping application of Public Trail Facilities. This month, a summer intern began utilizing the application to gather the data.
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MEMORANDUM

TO: Middletown Township Board of Supervisors
   Middletown Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Medical Office or Medical Clinic Use
Applicant: Board of Supervisors
Received: June 1, 2017
Hearing Date: Not specified

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal has been sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on July 11, 2018.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to allow the existing Medical office or clinic for medical or dental examination or treatment of persons as outpatients, including laboratories incidental thereto, Use in the M-1 Light Manufacturing Zoning District.

Existing Zoning Provisions: The Medical office or clinic for medical or dental examination or treatment of persons as outpatients, including laboratories incidental thereto, Use is currently permitted in the P Professional District on a minimum lot size of 20,000 square feet.

COMMENT

We recognize that the proposal is consistent with the applicable comprehensive plan and municipal ordinances; however, we recommend that the township consider the following concern prior to adoption:

- **Minimum lot size**—The M-1 Light Industrial District permits similar uses to the Medical office or clinic for medical or dental examination, such as Professional, business, or government offices, on a minimum lot size of 80,000 square feet. The township should be aware of the discrepancy in the minimum lot size requirement (20,000 square feet in the P Professional District and 80,000 square feet in the M-1 Light Industrial District) and determine if the larger requirement is a potential constraint for the Medical office and medical clinic 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.

HLM:dc

cc:  James J. Esposito, Esq., Curtin & Heefner, LLP, Municipal Solicitor
     Stephanie Teoli Kuhls, Township Manager (via email)
     Patrick Duffy, Township Director of Building and Zoning (via email)
CONFIDENTIAL — NOT FOR RELEASE

July 11, 2018
BCPC #26-18-1

MEMORANDUM

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

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Subdivision and Land Development Ordinance—Butler Avenue Corridor Overlay
Applicant: Board of Supervisors
Received: May 24, 2018
Hearing Date: July 2, 2018

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 July 11, 2018.

GENERAL INFORMATION

Proposed Action: Amend the subdivision and land development ordinance to establish the Butler Avenue Corridor Overlay District.

Proposed Ordinance Provisions: The proposed amendment adds a new Section 22-722 Butler Avenue Corridor Overlay District to the existing subdivision and land development ordinance (SALDO.) The new district encompasses portions of the Butler Avenue corridor from County Line Road to the township boundary with Chalfont Borough and continues southeast along County Line Road to the intersection with Cowbell Lane.

A design review process is proposed to assess the overall project with required standards for development. The proposed standards for development include provisions for building design and materials, site layout, parking, lighting, colors, parking areas, pedestrian facilities, green space, landscaping, and signs.

COMMENTS

We recognize that the proposal is consistent with the applicable comprehensive plan and municipal ordinances, however; we recommend that the township consider the following concerns prior to adoption:
1. **Off-street loading facilities**—Off-street loading facilities are required for some of the uses permitted within the Butler Avenue Corridor Overlay District. Loading facilities can be visually intrusive and we suggest that township officials consider whether the off-street loading facilities be located to the side or rear of the building as required for off-street parking in proposed Section 22-722.4.D.(1) of the submission.

2. **Drive-through facilities**—We suggest that township officials consider adding provisions for drive-through facilities to help control location on a site, vehicular and pedestrian traffic patterns, and vehicle stacking requirements.


We would appreciate being notified of the Board of Supervisors’ decision regarding this matter. If the amendment is adopted, please send a copy within 30 days as required by Section 505(b) of the Pennsylvania Municipalities Planning Code.

MMW:dc

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

July 11, 2018
BCPC #28-18-1

MEMORANDUM

TO: Newtown Borough Council
   Newtown Borough Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance–Medical Marijuana
Applicant: Borough Council
Received: June 25, 2018
Hearing Date: August 14, 2018

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on July 11, 2018.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to establish standards for medical marijuana dispensary and medical marijuana grower/processor uses.

Proposed Zoning Provisions: Section 201 is amended to add definitions for Medical Marijuana Act, Healthcare Medical Marijuana Organization, Medical Marijuana Dispensary, and Medical Marijuana Grower/Processor.

Add proposed Use (44) Medical Marijuana Dispensary under Section 401.b permitted by special exception in the B-1 Business Gateway Zoning District. The special exception conditions and criteria include:

- The dispensary and operation shall be in full compliance with federal, state, and local laws including but not limited to the Medical Marijuana Act.
- No exterior sales, and no sidewalk displays, shall be permitted. No drive-through, drop-off, or pick-up services shall be permitted.
- Operate with hours from 8 am to 8 pm daily.
- The dispensary shall submit a disposal plan to, and obtain approval from the Police Chief.
• There 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 the Medical Marijuana Dispensary is operating.
• No use of medical marijuana shall be permitted on the premises of a Medical Marijuana Dispensary.
• The dispensary shall submit a security plan to, and obtain approval from the Police Chief.
• The dispensary shall provide proof of a contract with a private security company, and shall be staffed with/monitored by security personnel twenty-four (24) hours a day and seven (7) days a week.
• The dispensary shall submit a site plan for approval by the Borough Engineer and a Floor Plan for approval by the Borough Building Code Official. The floor plan shall identify internal security measures. All medical marijuana product, byproduct and waste shall be stored in an interior secure vault or receptacle in such a manner as to protect against improper dissemination.
• The dispensary shall provide one (1) off-street parking spot for each 200 square foot gross floor area.

Add proposed Use (45) Medical Marijuana Grower/Processor under Section 401.b permitted by special exception in the B-1 Business Gateway Zoning 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.
• The grower/processor shall submit a disposal plan to, and obtain approval from the Police Chief.
• There 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 the Medical Marijuana Grower/Processor is operating.
• No use of medical marijuana shall be permitted on the premises of a Medical Marijuana Grower/Processor.
• The grower/processor shall submit a security plan to, and obtain approval from the Police Chief.
• The grower/processor shall provide proof of a contract with a private security company, and shall be staffed with/monitored by security personnel twenty-four (24) hours a day and seven (7) days a week.
• The grower/processor shall submit a site plan for approval by the Borough Engineer and a Floor Plan for approval by the Borough Building Code Official. The floor plan shall identify internal security measures. All medical marijuana product, byproduct and waste shall be stored in an interior secure vault or receptacle in such a manner as to protect against improper dissemination.
• The grower/processor shall provide one (1) off-street parking spot for every employee on the largest shift, plus one (1) space for each company vehicle normally stored on the premises, plus two (2) additional spaces for visitor parking.

Revise Section 152.5, Parking Requirements for Permitted Uses to add new parking requirements.
COMMENT

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 borough 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:

- **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 borough has proposed the same 1,000-foot setback requirement for the grower/processor use. The borough 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 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.

HM:dc

cc: Thomas E. Panzer, Esq., High Swartz, Borough Solicitor (via email)
    Judy Musto, Borough Secretary (via email)
    Mike Italia, Borough Zoning Officer (via email)
CONFIDENTIAL — NOT FOR RELEASE

July 11, 2018
BCPC #30-18-1

MEMORANDUM

TO: Nockamixon Township Board of Supervisors
    Nockamixon Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Notice Requirements for Land Use Hearings

Applicant: Board of Supervisors
Received: June 21, 2018
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 July 11, 2018.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to clarify the notice requirements for applications for Conditional Use and Zoning Hearing Board hearings.

Proposed Zoning Provisions: Add proposed language to Article VII Conditional Uses requiring that the applicant mail written notification of the date, time, and place of a conditional use hearing to all property owners located within 500 feet of the property boundary at least seven days prior to the hearing and provide proof of the mailing to the township.

Add proposed language to Article X Zoning Hearing Board (Board) noting that the Board or its designee shall give public notice and written notice to the applicant and the zoning officer. In addition, requiring that the applicant mail a copy of the public notice to all property owners located within 500 feet of the property boundary, provide proof of the mailing to the township (not less than five days prior to the hearing), and conspicuously post notice of the hearing on the subject tract (at least one week prior to the hearing.)

Existing Zoning Provisions: For both Article VII Conditional Use and Article X Zoning Hearing Board, the existing ordinance did not require proof of mailing to the township.
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.

JSI:dc

cc: Joanna A. Waldron, Esq., Curtin & Heefner, LLP
Keith DeLuca, Township Office Manager/Treasurer (via email)
MEMORANDUM

TO: Northampton Township Board of Supervisors
   Northampton Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Private Request to Amend the Zoning Ordinance—Recreational District
         Applicant: Judd Builders
         Received: May 31, 2018
         Hearing Date: July 25, 2018

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on July 11, 2018.

GENERAL INFORMATION

Proposed Action: Amend the township zoning ordinance to revise the REC Recreation District to permit townhouse developments by-right. The application includes a sketch plan (“Zoning Petition Plan”) showing a 175-unit townhouse development on the northwest portion of TMP #31-5-3.

Proposed Zoning Provisions: The proposal will amend the following sections of the Northampton Township Zoning Ordinance:

- Part 2, Definitions is amended by revising the definition of “open space” to include public or private golf courses and associated clubhouse and parking areas.
- Part 8, Institutional and Recreational Districts, REC Recreation District, is amended to add Section 27-804.2.A.(4), to permit townhouses by-right on sites with a minimum of 175 contiguous acres.
- Part 8, Institutional and Recreational Districts, REC Recreation District, is amended to add Section 27-804.3.E., to provide dimensional standards for the townhouse use. Standards include:
  - Minimum site area: 175 contiguous acres.
  - Minimum yards: front: 20 feet; side: 10 feet; rear: 30 feet.
  - Maximum impervious surface ratio: 70 percent.
• Minimum distance between buildings: 20 feet.
• Maximum building height: 45 feet.
• Minimum unit width: 22 feet.
• Maximum density: 1 dwelling per acre.
• Minimum open space ratio: 70 percent.
• A 20-foot buffer shall be maintained along all site boundaries.

COMMENTS

The staff of the Bucks County Planning Commission offer the following comments for the proposed ordinance amendment:

1. **District purpose**—Section 804 of the zoning ordinance states the purpose and intent of the REC Recreation District as “to provide for suitable areas within the Township to accommodate spacious recreational uses and to provide appropriate design standards for the same. In doing so, it is hereby recognized that active and passive recreation are equal in importance. Both forms of recreation serve legitimate municipal health, safety and public welfare purposes.” The district purpose does not provide for the inclusion of a townhouse use.

2. **Ordinance effect**—While the Section 804.3.E.(2) of the proposed ordinance limits townhouse developments to a minimum site area of 175 contiguous acres, the effect of the ordinance is to permit this development type by-right in every REC Recreation District in the township. Even though the proposed zoning petition plan appears to apply to one specific tract area, the possibility may exist for future lot consolidation on tracts within other Recreation District zoning districts.

3. **Open space**—The proposed ordinance amends the open space definition of Section 201 to define golf courses, including associated clubhouses and public parking areas, as open space. We are concerned that the inclusion of clubhouses and public parking areas of commercial enterprises exceeds a reasonable definition of open space. We recommend that these facilities not be included in the definition.

4. **Planned unit development**—Section 804.3.E.(3) of the proposed ordinance states that “townhouse developments to be designed as a Planned Unit Development or similar with zero lot line transfer of land comprised of unit footprint only shall not be subject to lot area and bulk requirements on an individual unit basis, but shall be subject to area and bulk requirements as they apply to the development as a whole.” It appears the intent of this provision is to permit a condominium ownership structure and multiple dwelling arrangement versus a fee simple purchase of individual townhouse lots.

   The term “planned unit development” is often equated with “planned residential development,” which is a type of residential development specifically authorized by the Pennsylvania Municipalities Code. We recommend that this provision be revised for clarity and the term “planned unit development” be deleted to avoid confusion.

5. **Impervious surface ratio**—Proposed Section 804.3.E.(3)(b) permits a maximum impervious surface ratio of 70 percent. Section 201 of the zoning ordinance defines impervious surface ratio and states that it “is measured by dividing the total area of all impervious surfaces within
the site by the net site area.” Since proposed Section 803.E.(6) would also require an open space ratio of 70 percent, no proposed development could exceed 30 percent impervious surface coverage without a variance.

6. **Buffering**—Section 804.3E.(8) of the proposed ordinance requires a 20-foot buffer to be maintained along all site boundaries in the area of any proposed development with the preservation of existing trees and vegetation where practical. We recommend that the more specific requirements of the R-3 Multi-family Residential Districts be used for transparency and consistency with the ordinance. Section 407.2.I. of the zoning ordinance requires a permanent landscaped planting area of at least 20 feet in depth with at least 80 percent evergreen trees, 5 feet to 6 feet in height, and 20 percent deciduous trees, 1½ inches to 2 inches in caliper, or shrubs, 5 feet to 6 feet in height.

The proposed amendment includes a Zoning Petition Plan that displays a conceptual sketch for a townhouse development on a specific tract with the REC Recreation District (TMP ##31-5-3). It should be noted that there is no guarantee that possible future development proposals for the site would be consistent with the conceptual plan, as this sketch is meant to illustrate a potential development scenario under the proposed zoning amendment. We offer the following comments on the layout shown on the conceptual sketch plan. This is not meant as an endorsement or recommendation for the proposed ordinance amendment, but as an opportunity to highlight planning issues.

1. **Density**—The zoning data table shows the maximum required density as 1.1 units per acre. Section 804.3.E.(5) of the proposed ordinance amendment requires that the total number of dwelling units shall not exceed one dwelling unit per acre.

2. **Circulation**—The Zoning Petition Plan proposes several perpendicular parking lots along the proposed street network. Section 403.8.B(3)(c) of the subdivision and land development ordinance (SALDO) prohibits angle or perpendicular parking along public or private streets.

3. **Street requirements**—The plan proposes an unnamed private road, permitting access to and from the development and clubhouse to Jacksonville Road. This road is shown with a 22-foot cartway and 48-foot right-of-way. Section 403.1.F of the SALDO states that private streets may be approved only if they are designed to meet township street standards for right-of-way, paving width, drainage, curbs and gutters. Residential streets require a 50-foot right-of-way and 31-foot cartway (Section 22-403.1.K of the SALDO).

In addition, should the road network remain private, the plan should designate future maintenance responsibilities, including snow removal and repair.

4. **Open space**—The plan should identify open space to ensure compliance with the minimum open space requirement of the REC Recreation Districts and the open space standards of Sections 903.5, 903.6, and 1001 of the zoning ordinance. The plan should also clarify who will own and maintain the open space and whether the proposed open space will be accessible to the residents of the townhouse development, as required by Sections 1001.B and 903.5.C of the zoning ordinance.

5. **Layout and design**—We have several planning and design recommendations that have relevance to the submitted sketch plan:
• Most of the development’s open space is placed to the rear of the houses, where there is no clear purpose or ownership of the property. We recommend the applicant place the townhouses facing a central green, where community space can be clearly defined and useable. Any amenities, such as park and recreation facilities and open space, should be shown on the plan.
• We recommend smaller block sizes to provide breaks between building rows and allow easier pedestrian access from townhouses to the central green and other destinations in the development.
• The plan should identify pedestrian access to the golf course and potential trails that would connect to township linkages and park and recreation amenities.

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: Joseph Pizzo, Esq., Rudolph & Clarke, LLC, Township Solicitor
     Robert Pellegrino, Township Manager (via email)
     Michael Solomon, Township Director of Planning and Zoning (via email)
CONFIDENTIAL—NOT FOR RELEASE

July 11, 2018
BCPC #31-18-SD1
Sketch #18-5

MEMORANDUM

TO: Northampton Township Board of Supervisors
    Northampton Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Sketch Plan of Land Development for Rolling Hills Elementary School
    TMP #31-35-4-1
    Applicant: Council Rock School District
    Owner: Same
    Plan Dated: May 22, 2018
    Date Received: June 4, 2018

In accordance with the provisions of Sections 305 and 502 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on July 11, 2018.

GENERAL INFORMATION

Proposal: Construct building additions totaling 17,740 square feet to the existing Rolling Hills Elementary School on an 18.08-acre site. The plan proposes a relocated main building entrance with canopy, a redesigned bus loop, and new parking areas (for a total of 140 spaces or 180 spaces, including “event parking spaces”). The site is served by public water and sewerage.

Location: At the southwest corner of the intersection of Middle Holland and Old Jordan roads.

Zoning: The IP Institutional/Public District permits public schools by conditional use. Permitted uses in this district must comply with the most restrictive controls as required for the nearest adjacent and abutting zoning district. The most restrictive abutting zoning district is the R-3 Residential zoning district, which permits developments on lots having a minimum lot area of 10 acres and requires a maximum impervious surface ratio of 30 percent and a minimum open space ratio of 30 percent.

Present Use: Elementary school.
COMMENTS

1. **Conditional use**—Section 802.B(7) of the zoning ordinance permits public schools by conditional use approval. The township should determine whether the proposed improvements require conditional use approval.

2. **Digital sign**—The plan proposes a digital sign along Middle Holland Road. Section 27-1603.9.C of the zoning ordinance prohibits the use of LED, flashing, transmitted video, animated or other similar lighting features for signs.

3. **Accessible parking spaces**—The plan should provide additional accessible parking spaces in the south parking lot within the bus loop. Section 22-403.8.B.(4) of the subdivision and land development ordinance requires that accessible parking spaces for the disabled 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 and the Zoning Ordinance. Section 208.2 of the 2010 ADA Standards for Accessible Design states that “where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility.” According to Table 208.2 Parking Spaces of this document, two (2) accessible spaces would be required for the south parking lot.

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 July 11, 2018, 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: Douglas Taylor, Director of Operational Services, Council Rock School District  
Schrader Group Architecture, LLC  
Mike Solomon, Township Director of Planning and Zoning (via email)  
Robert Pellegrino, Township Manager (via email)
CONFIDENTIAL—NOT FOR RELEASE

MEMORANDUM

TO: Plumstead Township Board of Supervisors
   Plumstead Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Request for an Addition to the Agricultural Security Area
   TMP #34-3-63
   Received: June 4, 2018
   Hearing Date: Not specified

In accordance with the provisions of Act 43 of 1981, the Agricultural Security Act as amended, this proposal was sent to the Bucks County Planning Commission for review. The review that follows was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on July 11, 2018.

GENERAL INFORMATION

Requested Action: To the following tax map parcel into the Agricultural Security Area of Plumstead Township.

Landowner: James M. Simkins
Tax Map Parcel: 34-3-63
Location: 5801 Silo Hill Road
Size of tract: 35.15 acres
Zoning: RO Rural Residential District
Comprehensive Plan: Rural Area
Soil Classes: 3w, 4w

COMMENTS

The Bucks County Planning Commission recommends that this parcel be added to the Agricultural Security Area (ASA) in Plumstead Township. Based upon the U.S. Department of Agriculture, Natural Resources Conservation Services land capability classification, 100 percent of land on this property is composed of Class I through Class IV soils. It also appears that the property is currently used as active farmland.
A Guiding Principle of the *Plumstead Township Comprehensive Plan Update* (2011) is to preserve open space and protect agriculture. In the Future Land Use Plan, the site is located in the Rural Area and its purpose is to maintain and enhance the rural character, provide low-density residential development, and protect the agricultural industry and inherent natural resources. The underlying zoning of this parcel is RO Rural Residential District and its purpose is to encourage low density residential development. Therefore, the requested action is consistent with Plumstead Township’s comprehensive plan policies and zoning.

It also is noted that Act 43 of the Agricultural Security Area Law requires that municipal ASAs be reviewed and renewed every seven (7) years. Therefore, township officials should determine if Plumstead Township is in compliance with Act 43.

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

DAS:dc

cc: James M. Simkins
Jonathan J Reiss, Esq., Grim, Biehn & Thatcher, Township Solicitor
Carolyn McCreaary, Township Manager (via email)
Richard Harvey, BCPC Director of Agriculture Land Preservation
CONFIDENTIAL — NOT FOR RELEASE

MEMORANDUM

TO: Warminster Township Board of Supervisors
Warminster Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal for Comprehensive Plan Update
Applicant: Board of Supervisors
Received: June 4, 2018
Hearing Date: July 19, 2018

In accordance with the provisions of Sections 301.3, 302, and 304 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on July 11, 2018.

GENERAL INFORMATION


COMMENTS

We commend Warminster Township for their continuing efforts to guide growth and development through sound planning principles. 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.

The township comprehensive planning process included a public participation component comprised of a resident and business survey that helped shape policy for land use planning, open space preservation, natural resource protection, economic development, and transportation planning.

The Comprehensive Plan Update will replace Warminster Township’s previous comprehensive plan prepared in 2003 (adopted 2004). The plan contains chapters on Goals and Objectives, Demographics and Existing Conditions, Natural Features, and Community Facilities upon which the plan policy is
The plan balances the protection of its remaining critical natural resources with the provision of future growth. Also, it addresses recent changes such as population growth and development.

The Future Conditions chapter is the central element of the plan and encompasses plans for future land use, housing, economic development, community facilities, transportation, and historic and natural resources protection. This chapter identifies policy and strategies for each functional element. The Action Plan presents a summary of all plan recommendations organized primarily by Goals and Objectives. Specific actions, entities responsible for carrying out each recommendation, and a time frame for completion is provided.

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. **Action Plan**—Many of the detailed strategies and recommendations and suggestions in Chapter 7, Action Plan are not fully discussed as issues in their respective chapters. The township may wish to have further information and rationale to help strengthen and justify both the proposed Objectives and Action Items of the Action Plan. The following are examples:

   - The Economic Development plan has a number of strategies and recommendations including conducting a Jacksonville Road corridor study, examining existing off-street parking requirements, and marketing vacant commercial spaces for appropriate retail uses. However, the basis for these recommendations are not well-founded in the Economic Development Plan.

   - Community Facilities and Services implementation strategies and recommendations provide directions for emergency services. The plan recommends “Establishing a long range strategic plan to monitor response time and needs of emergency services to ensure capabilities and needs are met.” The township may wish to add discussion of emergency services equipment, staffing, or response times.

   - A recommendation is provided to continue to pursue financial restitution for water contamination. Contamination of groundwater on the former Naval Air Warfare Center has been widely publicized, and appears not to be documented in the plan.

   *(Editorial Note: Many of the implementation strategies and recommendations noted in Chapter 5, Future Conditions, are not included in Chapter 7, Action Plan. To provide clarity and consistency, we suggest that the implementation strategies and recommendations for each plan component be incorporated in the Action Plan.)*

2. **Housing information**—The plan provides information about housing but no mention of rents or tenure. According to the 2011-2015 American Community Survey (ACS), about 32 percent of the township housing units are renter occupied. This is a significant amount of housing that should be addressed to ensure that the units are in good condition and affordable. Code enforcement ensures proper maintenance and promoting construction of housing meeting all income levels enhances affordability. We also note that Question 23 of the resident survey indicates that Affordable housing was ranked 5th out of 11 priorities. The township should determine if rental housing should be further addressed within the comprehensive plan.
3. **Economic development strategies**—The plan recommends marketing vacant spaces within the commercial areas for appropriate retail uses. The market for retail use within shopping center may not be strong as evidenced by the presence of existing vacancies and frequency of store closures. We note that there are nationwide trends and examples of converting vacant retail into nonretail uses, such as indoor commercial entertainment, private schools, houses of worship, etc., all of which are permitted in the C-1 and C-2 Commercial zoning districts. The Sportsplex at Warminster (formerly SMG) has also been a successful conversion from retail to recreation. Township officials may wish to include this discussion regarding economic development strategies in the proposed plan update.

4. **Transportation policy**—We suggest the following transportation issues be considered for inclusion to the plan update:

   - Traffic calming—The implementation section recommends that the township develop policies regarding traffic calming. However, there is no discussion on the concept or benefits associated with the introduction of traffic calming to certain neighborhoods. We recommend that this background discussion be added to the text.

   - Access management—Access management is the process or development of a program intended to ensure that the major arterials, intersections and commercial strips serving a community or region will operate safely and efficiently while adequately meeting the access needs of the abutting land uses along the roadway. We recommend that a discussion on access management be added to the text and specific policy recommendations be included.

   - Travel Demand Management—Since the expansion of the transportation system is not always possible or even desired, we recommend that the plan discuss Travel Demand Management. Travel Demand Management are a group of strategies which are designed to reduce travel demand or redistribute when that demand occurs. This important strategy may be added to the plan and the township may work with PennDOT, SEPTA, and TMA Bucks to determine how best to implement this concept.

   - Transportation Systems Management—Transportation Systems Management (TSM) is an approach to congestion mitigation that seeks to identify improvements to enhance the capacity of existing system of an operational nature. Through better management and operation of existing transportation facilities, these techniques are designed to improve traffic flow, air quality, and movement of vehicles and goods, as well as enhance system accessibility and safety. TSM is an attempt to ensure that the existing system is functioning well and any inefficiencies are corrected, usually through low-cost improvements. We recommend that the plan should discuss this approach and identify potential areas where TSM could be implemented.

   - York Road Improvements—Recently, PennDOT completed a complete overhaul of York Road (Route 263). While most of these improvements were designed to bring the road into a “state of good repair,” the potential exists that these improvements to the corridor could induce future development. This potential should be discussed, as well as any needed upgrades to York Road that would be caused by this future development.
5. **Resident survey**—Question 15 of the residential survey asked the locations where traffic congestion is the worst. 520 responses were given to this question but the responses are not provided in the plan and they are not referenced in the Transportation chapter but they can be important.

6. **Editorial Comment**—TMP #49-9-28 on the Future Land Use Plan is classified as Open Space. This parcel is occupied by The Station at Bucks County East, a multifamily apartment development. TMP #49-10-162 was the site of the Leary Elementary School and is now a single family detached residential development (Cobblestone Estates).

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 306(b) of the Pennsylvania Municipalities Planning Code.

DCZ:dc

cc: Bernadette Kearney, Esq., Hamburg, Rubin, Mullin, Maxwell & Lupin, Municipal Solicitor
Greg Schuster, Municipal Manager (via email)
Amanda Zimmerman, Assistant Manager (via email)
Judy Stern Goldstein, P.E., Boucher & James, Township Planner (via email)
MEMORANDUM

TO: Warminster Township Board of Supervisors
    Warminster Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Final Plan of Land Development for Centennial School District Multipurpose Grass Field
        TMP #49-24-53
        Applicant: Centennial School District
        Owner: Same
        Plan Dated: March 19, 2018
        Date Received: May 31, 2018

In accordance with the provisions of Sections 305 and 502 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on July 11, 2018.

GENERAL INFORMATION

Proposal: Construct a new multipurpose grass field on a 16.029 gross-acre parcel. The existing 49,590-square-foot former Johnsville Administration building on the site will be removed. An existing 91 space parking lot will be modified to retain 76 of the original spaces.

Location: Southeast side of Centennial Road 1,000 feet southwest of its intersection with Street Road.

Zoning: R-1 Residential which permits public or private school as a conditional use on a minimum sized lot of 20,000 square feet or more. The site is owned by the school district and adjoins school property so the proposed use is an extension of the existing and adjacent use.

Present Use: Institutional.

COMMENTS

1. **Conditional waiver approval**—The township Board of Supervisors granted conditional waiver approval to waive compliance with the township subdivision and land development
ordinance but compliance with township engineer, zoning officer, and Gilmore & Associates, Inc., review letters is required. In addition, the plan should be revised to address all of the comments from the township engineer’s letter date April 12, 2018 from Gilmore & Associates, Inc.

2. **Comprehensive Plan**—The *Warminster Township Comprehensive Plan* (2004) classifies the subject site as Government and Institutional on the Future Land Use Plan. The Plan recommends evaluating opportunities for parks and open space in the southeast corner of the township. Therefore, the proposed multipurpose field appears to be consistent with the township’s comprehensive plan.

3. **Minipark**—*Warminster Township Recreation and Open Space Plan* (2001) recommends that a mini pocket park or small neighborhood park be developed near the William Tennent High School facility to serve the southeast area of the township. The Plan Recommendations map shows a note to create a minipark in front of the administration building. Even though the plan proposes a multipurpose grass field, rather than a minipark, both are recreational in nature and a minipark could be added at a later date.

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

DCZ:dc

cc: Robert Whartenby, Centennial School District, Director of Facilities
    Barry Isett & Associates
    Craig Kennard, P.E., Gilmore & Associates, Inc., Township Engineer
    Gregg Schuster, Township Manager (via email)
CONFIDENTIAL — NOT FOR RELEASE

July 11, 2018
BCPC #50-18-5

MEMORANDUM

TO: Warrington Township Board of Supervisors
   Warrington Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Sales of Consumer Fireworks

Applicant: Board of Supervisors
Received: June 27, 2018
Hearing Date: Not Specified

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on July 11, 2018.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to provide definitions and standards for the sale and use of consumer and display fireworks.

Proposed Zoning Provisions: New definitions will be added that include Consumer Fireworks, Display Fireworks, Fireworks, NFPA 1124, Novelties, Occupied Structure, and Temporary Structure.

The sale of consumer fireworks from a permanent facility or temporary structure are permitted by special exception in the Planned Industrial I District.

Add new location requirements and standards for permanent facilities that sell consumer fireworks that shall comply with the criteria established in Act 43 of 2017. These provisions include, but are not limited to:

- The facility shall be no closer than 250 feet from a property selling or dispensing gasoline, propane, or other flammable products.
- The facility shall be no closer than 1,500 feet from another facility licensed to sell consumer fireworks.
- The facility must be a stand-alone permanent structure and storage areas shall be separated from wholesale or retail sales areas.
• The hours of operation shall be from 9 AM to 10 PM.
• Storage areas will be separated from wholesale or retail areas.

Add new location requirements and standards for temporary structures that sell consumer fireworks that shall comply with the criteria established in Act 43 of 2017. These provisions include, but are not limited to:

• The facility shall be no closer than 250 feet from a facility storing, selling or dispensing gasoline, propane, or other flammable products.
• Outdoor storage shall be separated from wholesale or retail sales areas.
• The temporary structure shall not exceed 2,500 square feet.
• The temporary structure can be no closer than five miles from a permanent facility licensed to sell consumer fireworks (beginning January 1, 2023; this distance is reduced to two miles).
• Sales are limited to June 15 through July 8 and December 21 through January 2 of each year.

Add requirements regarding the use of consumer and display fireworks. These provisions include, but are not limited to:

• A person must be at least 18 years of age to purchase, posses, and use consumer fireworks.
• Other conditions to ignite or discharge consumer fireworks include having permission of the property owner, prohibiting consumer fireworks within or throwing from a motor vehicle or building, or throwing consumer fireworks at a person, prohibiting the use while a person is under the influence of alcohol, a controlled substance, or another drug, and using consumer fireworks within 150 feet of an occupied structure.
• No display fireworks can be ignited within 300 feet of a permanent facility or a temporary structure that sells fireworks.

**COMMENT**

We recommend that the township adopt the proposal as submitted since it appears to be consistent and comply with the provisions outlined in the ‘Fireworks Law’ Act 43 of 2017 and the ordinance requirements as presented by the Pennsylvania Municipalities Planning Code. We are relying on the township to ensure that the proposed regulations are consistent with all 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:rml/dc

cc:    Terry Clemons, Esq., Clemons, Richter & Reiss, Township Solicitor
       Barry Luber, Township Manager (via email)
       Roy Rieder, Township Director of Planning and Special Projects (via email)
       Barbara Livrone, Township Secretary (via email)
## Bucks County Planning Commission
### Subdivision and Land Development Reviews
#### May 28, 2018 to June 29, 2018

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</tr>
<tr>
<td>New Hope Borough</td>
<td>4323-C</td>
<td>(27-10-51 &amp; -51-1)</td>
<td>Logan Inn</td>
<td>RP</td>
<td>Commercial Land Development: 8,670 Square feet</td>
</tr>
<tr>
<td>Perkasie Borough</td>
<td>12323</td>
<td>(33-10-109 &amp; -109-2)</td>
<td>4 Virginia Avenue</td>
<td>F</td>
<td>2 Single-family Lots</td>
</tr>
<tr>
<td>Perkasie Borough</td>
<td>12318</td>
<td>(33-5-125, &amp; -135)</td>
<td>Spruce Street Townhomes</td>
<td>P</td>
<td>10 Attached Units</td>
</tr>
<tr>
<td>Richland Township</td>
<td>11057-B</td>
<td>(36-5-82 &amp; -83)</td>
<td>American Heritage Federal Credit Union</td>
<td>P</td>
<td>Commercial Land Development: 10,276 Square feet</td>
</tr>
<tr>
<td>Richland Township</td>
<td>8952-C</td>
<td>(36-13-7)</td>
<td>Creek View Crossing (380 Trumbauersville Road)</td>
<td>RF</td>
<td>38 Single-family lots</td>
</tr>
</tbody>
</table>
# Bucks County Planning Commission
## Subdivision and Land Development Reviews
### May 28, 2018 to June 29, 2018

<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>Upper Makefield Township</td>
<td>12316</td>
<td>(47-4-29-3)</td>
<td>485 West Brownsburg Road, LLC</td>
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<tr>
<td>Warrington Township</td>
<td>12322</td>
<td>(50-15-7)</td>
<td>2627 County Line Road</td>
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<tr>
<td>Warrington Township</td>
<td>12319</td>
<td>(50-29-77)</td>
<td>2196 Longview Road</td>
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<tr>
<td>Warrington Township</td>
<td>12321</td>
<td>(50-4-45)</td>
<td>3572 Limekiln Pike</td>
<td>S</td>
<td>3 Single-family Lots</td>
</tr>
</tbody>
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MEMORANDUM

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

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Final Plan of Land Development for 3750 State Road
         TMP #2-79-9-4, -9-5, -9-6, and -10; and 2-80-28
         Applicant: Ivy State Road Property, LLC
         Owner: Ivy State Road Property, LLC, and Ivy Winks Property, LLC
         Plan Dated: March 30, 2018
         Last Revised: May 29, 2018
         Date Received: June 6, 2018

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 235,240-square-foot warehouse on a 21.7-acre site, consisting of five tax map parcels that will be consolidated to create one parcel. Public water and sewage disposal are proposed.

Location: Along the north side of State Road, between its intersection with Winks and Haunted lanes.

Zoning: The G-I General Industrial District permits warehousing and storage uses on lots having a minimum lot size of 5 acres and minimum width of 250 feet.

Present Use: Office.

COMMENTS

1. Requested waiver—The site plan indicates that the applicant is requesting the following waiver from the subdivision and land development ordinance:
   201-41 and -61 to submit as a preliminary/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. The final plan should note all granted waivers.
2. **Requested stormwater management waivers**—The site plan indicates that the applicant is requesting waivers from the following sections of the township’s stormwater management ordinance:

   - 196-61(b)(1) to allow pipe materials other than RCP and pipe sizes less than 18 inches
   - 196-61(b)(12) to allow less than 2-foot cover over stormwater pipes
   - 196-61(e)(9) to have less than a 2 percent slope on basin bottoms

   The requests should be discussed and resolved before plan approval.

3. **Sidewalks and curbs**—The plan does not show sidewalks along State Road and Winks Lane. Section 201-111(a) of the subdivision and land development ordinance requires sidewalks along all streets. Section 201-110(a) requires curbing along all streets.

   State Road is envisioned as a segment of both the Delaware River Heritage Trail and East Coast Greenway.¹ As redevelopment continues in this area, it is important to begin requiring these improvements so that future connections to adjacent parcels and areas become possible without significant public investment.

4. **Parking lot curbing**—The parking lot and driveways do not appear to be completely curbed. Section 201-112(i) of the subdivision and land development ordinance requires all nonresidential parking areas and access driveways to be paved and curbed.

5. **Additional buffering**—We recommend the applicant provide additional buffering along the south boundary of the site (adjacent to the rear of the residences along State Road) to reduce the impacts of noise and glare from the operations of the warehouse.

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 July 11, 2018, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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: Russell F. Warren, Jr., Manager, Ivy State Road Property, LLC  
Kris J. Reiss, P.E., Boucher & James, Inc.  
William Cmorey, Township Manager (via email)  
Ron Gans, P.E., O’Donnell & Naccarato, Township Engineer (via email)  
Loretta Alston, Bensalem Department of Building and Planning (via email)

¹ The Delaware River Heritage Trail initiative was started to unite the New Jersey and Pennsylvania sides of the Delaware River through a trail loop that would extend from Morrisville-Trenton in the north to Palmyra-Philadelphia to the south. The Heritage Trail will focus on interpreting the natural and cultural resources along its path. The proposed East Coast Greenway Project, which will use the Pennsylvania side of the Heritage Trail, seeks to develop the nation’s first long-distance, city-to-city, multi-modal transportation corridor for cyclists, hikers, and other non-motorized users.
MEMORANDUM

TO: Bristol Township Council
   Bristol Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for Hidden Forest Clubhouse
   TMP #5-31-57
   Applicant: HF Apartments, LLC
   Owner: Same
   Plan Dated: April 16, 2018
   Date Received: May 17, 2018

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 remove ten existing parking spaces and construct a 2,000-square-foot clubhouse to serve an apartment complex on an 11.09-acre site. According to the plan, the apartment complex contains 238 multiple-family units and 318 existing parking spaces. Public water and sewer facilities serve the complex.

Location: Along the northern side of Wistar Road, approximately 125 feet west of Queen Anne Drive.

Zoning: The R-3 Residence District permits Use A4 Multiple-Family Dwelling on a minimum lot area of 5,000 square feet with a minimum lot width of 50 feet. A maximum building coverage of 20 percent of the site area and a maximum density of 14 dwelling units per acre are permitted for this use.

Present Use: Multifamily residential.

COMMENTS

1. Parking—Section 2114.A.2 of the zoning ordinance requires two off-street parking spaces per dwelling unit plus one space per dwelling unit for overflow parking to accommodate visitors and guests. Based on a total of 238 apartment units, a total of 714 parking spaces would be required to serve occupants and guests of the complex. However, the plan indicates that only 318 parking spaces are located on the site, and a reduction of 10 spaces is proposed to accommodate the clubhouse. Section 2112.A of the zoning ordinance states that structures
and uses in existence shall not be subject to the off-street parking requirements so long as the kind or extent of use is not changed, provided that any parking facility now serving such structures or uses shall not in the future be reduced below such requirements.

2. **Maximum building coverage**—Section 304.A.A4 of the zoning ordinance permits a maximum building coverage of 20 percent of the site area. The existing building coverage for the site is not provided. While the plan indicates that no increase in impervious surface is proposed since the clubhouse would be located in an area of existing parking, the proposed clubhouse would increase the building coverage on the site. Information should be provided to indicate compliance with the permitted maximum building coverage.

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 does not include the required site capacity calculations.

4. **Setback**—Section 702.E.3 of the zoning ordinance requires a rear yard setback of 20 feet in the R-3 Residence District. The building setback line is shown with an indication of a 20-foot distance from the lot line; however, the land development plan does not show the rear lot line for measurements to be verified.

5. **Existing large trees**—The plan and aerial photographs indicate that some large trees exist near the proposed clubhouse. 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. **Buffer**—An existing residential neighborhood borders the site to the north. Since the proposed clubhouse is intended to provide recreational space for the residents of the apartment complex, it is recommended that appropriate buffering be provided to help mitigate any potential impacts to adjoining residences.

7. **Trash collection**—If an outdoor refuse collection station is intended near the proposed clubhouse, 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.J of the subdivision and land development ordinance.

8. **Existing playground**—Plan Sheet 2 of 4 indicates that the existing playground is proposed to be relocated. The plan does not provide any information on where the playground is intended to be relocated.

9. **Plan information**—The plan does not show the following required information for land development, in accordance with Section 177-91 of the subdivision and land development ordinance:

   177-91.C(3) location of sanitary sewers, storm drains, water mains, culverts, gas lines, electric and telephone lines, and all other utilities or significant man-made features on or within 200 feet of any part of the tract
177-91.C(5) location, size, and ownership of all underground utilities, and any rights-of-way or easements within the property. All underground utility lines shall be shown on the plan along with a notation that the utility company be contacted prior to construction.

177-91.C(7) location of existing buildings and/or structures.

177-91.D(3) for land developments, the proposed location of lighting standards.

177-91.D(5) for multifamily developments, the number of buildings and building coverage (see Comment #2).

177-91.D(8) a plan to control erosion during and after the construction period.

177-91.D(13) a landscape plan showing proposed contours and required parking lot plantings, plant schedule, and other required plantings in accordance with Section 177-51 of the subdivision and land development ordinance.

177-91.D(17) tree protection zone (see Comment #5).

10. **Editorial**—Zoning information provided on Plan Sheet 1 of 4 indicates that a maximum building area of 30 percent is permitted within the R-3 District. The plan should indicate that a maximum building coverage of 20 percent of the site area is permitted for Use A4 Multiple-Family Dwelling.

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

This review will be included in the Bucks County Planning Commission board materials for the July 11, 2018, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

LMW:dc

cc: John Sullivan, Hidden Forest Apartments, LLC
    Robert F. Irick, ASLA, Irick, Eberhart & Mientus, Inc.
    Kurt Schroeder, P.E., Gilmore & Associates, Township Engineer
    William McCauley, III, Township Manager (via email)
    Colleen Costello, Township Department of Building, Planning & Development (via email)
    Tom Scott, 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 Lot Line Change for Proposed Wawa Convenience Store
    TMP #6-2-10, -11, -12, -14
    Applicant: Provco Pineville Doylestown, LP
    Owner: Same
    Plan Dated: April 30, 2018
    Date Received: June 11, 2018

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 (TMPs #6-2-10, -11, and -14) into Proposed Lot A (2.232 acres), convey 0.092 acres from TMP #6-2-11 to TMP #6-2-12 to form Proposed Lot B (0.944 acres), and create a new right-of-way for a future connector road between Easton Road (US 611) and Old Easton Road. No new parcels are proposed. In a previous submission, land development is proposed on the consolidated parcels and reviewed in BCPC #7474-A, dated May 17, 2018. Public water and sewer will service the site.

Location: The property is located approximately 1,000 feet north of the intersection of Swamp Road (Route 313) and Old Easton Road.

Zoning: The PC-1 Planned Commercial District permits a variety of commercial uses on lots of at least 20,000 square feet with a minimum lot width of 100 feet. In addition, the tract falls under the Cross Keys Enterprise Zone Overlay District which permits Use E23 Motor Vehicle Gasoline Station that may contain only two of the following four types of activities: fuel pumps, convenience commercial (up to 6,000 square feet), service bays, and a car wash.

Present Use: Vacant, abandoned buildings.
COMMENTS

The subject parcels were discussed in the Land Use and Transportation Study for the Cross Keys Area (June 2017) as an opportunity site suitable for redevelopment in conjunction with a possible connector road between Old Easton and North Easton roads. Prior to approval, we offer the following comments for consideration:

1. **Requested waivers**—A list of waivers was provided on a separate sheet with regards to this plan and relative to sections of the subdivision and land development ordinance. If the waivers are granted, the final plan should include a note to that effect.

2. **TMP #6-2-12**—The proposed connector road appears to impact the southeastern portion of the lot that fronts along Old Easton Road. A retail and wholesale electrical business occupies the building and it is unclear if the proposed road alignment will create any nonconforming issues with dimensional and area requirements that are required within the PC-1 District. A site design requirements chart should be prepared in order to determine compliance.

3. **Site design requirements**—The Site Design Requirements chart shows the required front, side, and rear yard building setbacks for Use E23 as 25 feet for each. Section 4303.D of the Cross Keys Enterprise Zone Overlay District notes that the minimum front, side, and rear yards for all uses other than Use E23 are 25 feet. Therefore, the setbacks noted in the chart should be revised to reflect the required setbacks as noted in Section 405 Use Regulations for Use E23 and those that apply in the underlying PC-1 Planned Commercial District (Section 2602.A.1)

4. **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 July 11, 2018, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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:rml/dc

cc: Michael Cooley, Provco Pineville Doylestown, LP
    Joseph J. Wright, P.L.S., Blue Marsh Associates, Inc.
    Dan Gray, P.E., Knight Engineering, Inc., Township Engineer
    Dana S. Cozza, Esq., Township 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 for Patient First Langhorne
TMP #13-4-85
Applicant: PF Langhorne, LLC
Owner: Fairless Hills Associates, LLC
Plan Dated: May 22, 2018
Date Received: May 24, 2018

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 7,151-square-foot medical office building on a 1.003-acre parcel. Thirty-seven off street parking spaces will be provided. The existing structures on the site will be demolished. The site is served by public water and public sewer.

Location: Southeast corner of the intersection of Lincoln Highway (U.S. Business Route 1) and Bristol-Oxford Valley Road.

Zoning: The Highway Commercial (HC) District permits medical offices on lots of at least 40,000 square feet in area. Maximum permitted building coverage is 30 percent, and maximum permitted impervious surface coverage is 70 percent. A minimum front yard setback of 100 feet, and a minimum side yard setback of 20 feet is required.

Present Use: Vacant gas station and fast-food restaurant.

COMMENTS

1. Variance requests—Plan Sheet 4 of 14 indicates that variances will be needed from the minimum front, side, and rear yard requirements, and from the required parking setbacks measured from the streetline and from the lot lines. In addition, a note on Plan Sheet 1 of 14,
titled “Anticipated zoning ordinance relief and/or interpretations,” lists zoning requirements that may need relief following interpretation from the township. The plan requests interpretation of the following zoning ordinance sections:

- **209-23.G** requiring a special front yard setback along Business Route 1
- **209.23.H(2)** requiring that the first 30 feet adjacent to any street line and 10 feet adjacent to any lot line shall not be used for parking and shall be planted
- **209-42.B(1)** requiring landscaping between off-street parking areas and any lot line or street line
- **209-42.H(9)** regarding the minimum off-street parking requirement for general office use
- **209-42.I** requiring off-street loading/unloading in locations removed from streets and highways

The Planning Commission should not make any recommendation to the Board of Supervisors until the resolution of the request for variances is received from the Zoning Hearing Board. Future plans should note variances granted and any conditions imposed by the Zoning Hearing Board.

2. **Waivers**—The site plan and correspondence submitted with the plan indicate that the applicant is requesting waivers from the following subdivision and land development ordinance requirements:

- **Section 191-37.B** that no less than 15 feet of open space be provided between the curb line of any uncovered parking area and the outside wall of a dwelling unit or any building other than a single-family dwelling
- **Section 191-37.C** the parking stall width and depth to be 10 feet and 20 feet, respectively, for 90-degree parking
- **Section 191-37.E** that no less than a five-foot radius of curvature be permitted for all curb lines in parking areas
- **Section 191-44.D** that the top or bottom edge of slopes shall be a minimum of five feet from the property lines or right-of-way lines of streets or alleys in order to permit the normal rounding of the edge without encroaching on the abutting property
- **Section 191-78.C(2)** requires existing features within 200 feet adjacent to the site be indicated on the plan

If the waivers are granted, the final plan should note to that effect.

3. **Intersection improvements**—The site is partially located within the area of the existing Transportation Improvement Project (TIP) to realign Levittown Parkway and Bristol-Oxford Valley Road. This TIP project, known as Oxford Valley Road/Lincoln Highway Improvements (MPMS #13635), has been funded. The applicant should coordinate with the Pennsylvania Department of Transportation (PennDOT) because the road improvement project could potentially affect the site’s access onto Bristol-Oxford Valley Road.

In addition, this funded road improvement project should be referenced in the Traffic Impact Assessment that was submitted for the proposed land development.
4. **Parking lot landscaping**—Section 191-37.G(4) of the subdivision and land development ordinance requires that one tree for every six parking spaces in a single row and one tree for every 12 parking spaces in double-loaded rows be planted in a parking area. There are 24 parking spaces proposed in single rows and 13 parking spaces proposed in double-loaded rows, which would require at least five trees in the parking area. Plan Sheet 7 of 14 indicates that only two trees are proposed as part of the parking lot landscaping.

5. **Stormwater management**—The plan shows a proposed underground stormwater facility. Maintenance is extremely important to the proper functioning of underground basins. 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 basins. The maintenance manual should include any type of potential maintenance that may be necessary to continue sound performance of the facilities. Copies of the manual should also be provided to those responsible for stormwater maintenance on the site.

This review will be included in the Bucks County Planning Commission board materials for the July 11, 2018, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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: Carl Wright, PF Langhorne, LLC
Nicholas P. Rakowski, P.E., Nave Newell, Inc.
Jim Sullivan, P.E., T&M Associates, Township Engineer
Peter Gray, Township Manager (via email)
Diane Beri, Township Clerk (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 Pileggi
TMP #15-29-60
Applicant: Pillegi Associates, The Stone Depot
Owner: Joseph Pileggi
Plan Dated: April 29, 2016
Date Received: May 16, 2018

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 10,000-square-foot building to be used for storage for the existing outdoor storage/wholesale use on a 21.0142-acre site. The site is served by individual on-lot water and sewerage systems.

Location: On Souderton Road (SR 113) approximately 3,175 feet west of its intersection with Dublin Pike (SR 313).

Zoning: Rural Residential (RR) District permits single-family detached dwellings on minimum lot areas of 50,000 square feet.

Present Use: Stone and soil sales.

COMMENTS

1. Settlement agreement—The township and applicant have entered into a settlement agreement, dated February 26, 2018, regarding the use of the site and construction of the proposed 10,000-square-foot pole barn. Township officials should confirm that all terms of the settlement agreement have been met prior to plan approval.
2. **Buffer yard**—Section 160-33.B of the zoning ordinance requires a Type 1 buffer wherever a nonresidential use abuts a residential use or a residentially-zoned district. The plan does not depict any new plantings adjacent to the residential use at the eastern side of the site. We recognize through aerial photographs that there is existing vegetation in this area. Section 160-33.A (3) of the zoning ordinance allows existing vegetation to be counted toward meeting the buffer requirements. Section 160-33.A(3) also requires that the quantities, size, species, and locations of existing vegetation be shown on the plan. Township officials should determine if the existing vegetation could meet the objectives of the buffer requirements or if additional new planting is necessary to supplement the existing vegetation.

3. **Parking requirements**—Aerial photographs depict approximately 25 unmarked parking spaces within the site. This appears to be an adequate amount for an E1 Retail Store use which requires one off-street parking space for each 100 square feet of gross area used or intended to be used for servicing customers, plus one additional space for every two employees. Township officials should determine if the additional storage space provided by the proposed pole barn would require additional parking spaces.

4. **Sewage facilities**—If warranted based on the proposal, the applicant may need to submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development. We recommend that the planning module be submitted at the preliminary plan stage to coordinate the land development review with the planning module review.

This review will be included in the Bucks County Planning Commission board materials for the July 11, 2018, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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: Joseph Pileggi, Pileggi Association  
Adam Crews, P.L.S., Crews Surveying, LLC  
Lorraine Leslie, Township Manager (via email)  
C. Robert Wynn, C. Robert Wynn Associates, Inc., Township Engineer (via email)
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 Quaker Pointe Drive Hotel
TMP #23-10-21-1; 23-10-21-2
Applicant: Quaker Pointe Hotels, LLC
Owner: Same
Plan Dated: June 8, 2018
Date Received: June 15, 2018

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, 80 room, 42,903-square-foot hotel on a 2.737-acre parcel. The hotel will be served by 89 parking spaces. Fourteen of those parking spaces will be located on an adjacent parcel (TMP #23-10-21-2), which is the current site of a BP gas station and convenience store. The development will be served by public water and public sewer.

Location: On the southwest side of Quaker Pointe Drive, just south of John Fries Highway (Route 663).

Zoning: The PC Planned Commercial District permits Use E9 (hotel, motel, or inn) as a conditional use on lots of at least one acre in area. Maximum permitted impervious coverage is 85 percent, and maximum floor area ratio is 40 percent.

Present Use: Vacant/wooded.

COMMENTS

1. **Conditional use**—A hotel (Use E9) is permitted as a conditional use in the PC District. We recommend that the conditional use be determined as per Section 1108 of the zoning ordinance, prior to the township taking any action on a land development.
2. **Requested subdivision and land development waivers**—The site plan indicates that the applicant is requesting waivers from the following subdivision and land development ordinance (SALDO) requirements:

- Section 515.d  Construction within an easement
- Section 517.b.7  Parking within setback area
- Section 520.a.1  Street trees along street
- Section 520.c  Requires a 25-foot buffer
- Section 701.c  Requires a site context map within 1,000 feet of the site
- Section 701.c.2  Natural and man-made features within 400 feet of the site
- Section 701.h.17  Transportation impact study

Future plans should note all granted waivers.

3. **Requested stormwater management waivers**—The site plan and correspondence submitted with the plan indicates that the applicant is requesting waivers from the following sections of the township’s stormwater management ordinance:

- Section 512.K.1  Detention basin located within 5 feet of the property line
- Section 512.K.3  Minimum basin slope of 1 percent

The requests should be discussed and resolved before plan approval.

4. **Existing vegetation**—Section 504.d of the township’s zoning ordinance permits a disturbance of a maximum of 20 percent of woodland areas. The existing site is covered in what the plan notes as “miscellaneous existing shrubs and small trees.” Section 291 of the zoning ordinance defines woodlands as areas of 1/4 acre or greater that have trees that are at least 6 inches in diameter at breast height (dbh), or a grove forming a canopy where 10 or more trees measure at least 10 inches dbh. The township should confirm that the vegetation on site is not woodlands that may require protection, as defined by the zoning ordinance.

5. **Sidewalks**—Sections 519.a and b, and 608.a of the SALDO require sidewalks to be provided with a minimum width of 4 feet. For sidewalks located within the street right-of-way, there shall be a minimum 3-foot-wide planting strip between the curb and sidewalk. Although not labeled, it appears that sidewalks may be planned along most of the site’s frontage on Quaker Pointe Drive. The plan should be clarified so that compliance with the sidewalk requirements can be verified.

6. **Recreation land**—The site capacity calculations indicate that no recreation lands are required. 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 for non-residential land development applications. This would require 21,452 square feet of recreation lands be provided. Township officials should determine if the proposed fitness trail and fitness stations meet the recreation requirements of the SALDO. Section 525.e of the SALDO does permit a payment in lieu of directly providing the recreation lands.

We again note that there appears to be a discrepancy in the ordinance between Section 525.b.2.b of the SALDO and the required site capacity calculations. Section 501.c of the
zoning ordinance (Site capacity calculations) only requires that recreation land be 1/3 of the required open space, and makes no reference to the requirements noted above.

7. Architectural design—Ordinance No. 133, adopted in 2006, provides additional regulations regarding the architectural and structural design of new buildings in the PC district (Section 526 of the SALDO). This plan submission does not demonstrate compliance with these standards.

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

This review will be included in the Bucks County Planning Commission board materials for the July 11, 2018, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

HM:rml/dc

cc: Quaker Pointe Hotels, LLC
    John Melham, RLA, Melham Associates, PC
    Kevin Wolf, PLS, PP, Andersen Engineering, Inc., Township Engineer
    Jeffrey Vey, Township Manager (via email)
    UGI Utilities, Inc.
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—Maxine M. Eagono
   TMP: #26-3-114
   Applicant: Maxine M. Eagono
   Owner: Same
   Plan Dated: May 5, 2015
   Last Revised: May 25, 2018
   Date Received: May 25, 2018

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 5.2-acre property into three new lots for single-family residential dwellings, and one remainder lot that will contain an existing single-family dwelling. Proposed Lot 1 will be 1.278 acres, Lot 2 will be 1.008 acres, Lot 3 will be 1.149 acres, and Lot 4, the remainder lot, will be 1.075 acres. Proposed Lots 1 and 3 will have frontage on both New Galena Road and Elaines Lane, while Lot 2 will have frontage only on New Galena Road, and Lot 4 will have frontage only on Elaines Lane. All lots will be served by public water and public sewer.

Location: On Elaines Lane and New Galena Road, just south of the intersection of New Galena Road and Peace Valley Road, and west of Limekiln Pike (Route 152).

Zoning: The Rural Residential District permits Use B1 single-family detached dwellings, on lots of at least one acre in size. Maximum permitted building coverage is 15 percent, and maximum permitted impervious surface coverage is 20 percent.

Present Use: Residential.
COMMENTS

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

   - Sections 22-705.3 to permit right of way and street improvements for New Galena Road and Elaines Lane
   - Section 22-705.13.B to permit driveways on New Galena Road rather than Elaines Lane
   - Section 22-706.1.B to permit no curbing for Elaines Lane
   - Section 22-706.2.B to permit no sidewalks along New Galena Road and Elaines Lane
   - Section 22-713.4.A to permit no street trees along New Galena Road and Elaines Lane
   - Section 22-716.2 to permit the installation of pins rather than monuments where easements will be located

   If the waivers are granted, the final plan should include a note to that effect.

This review will be included in the Bucks County Planning Commission board materials for the July 11, 2018, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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: Maxine M. Eagono  
    Robert L. Showalter, P.E., R.L. Showalter & Associates  
    Janene Marchand, P.E., Gilmore & Associates, Township Engineer  
    Eileen Bradley, Township Manager (via e-mail)
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—Wawa

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 four existing contiguous lots into three lots totaling 15.775 acres. A 5,585-square-foot Wawa convenience store and 4,582-square-foot canopy area with six gasoline fuel pumps will be constructed on the site. Several existing residential structures near West Butler Avenue would need to be demolished to allow for the proposed construction. Several existing commercial buildings along County Line Road would remain. Access to both West Butler Avenue and County Line Road would be provided to the site. The development will be served by public water and public sewer.

Location: On the northwest side of West Butler Avenue (Business Route 202) at the intersection with County Line Road.

Zoning: The C-1 Commercial District permits a range of commercial and agricultural uses on lots of at least one acre in area, including Use J1 Retail Store and Use J19 Service Station. Maximum permitted building coverage is 40 percent, and maximum permitted impervious coverage is 75 percent.

Use J31 Planned Community Center Mixed Use (PCCM), which permits uses J1 and J19 in a planned development designed as a complex of architecturally compatible structures, is permitted as a conditional use in the C-1 District on sites with a minimum area of 15 acres.
On April 19, 2018, the New Britain Township Zoning Hearing Board granted a variance from Section 27-305.J31.c.1 of the zoning ordinance to allow Use J31 PCCM on a 14.864-acre parcel in lieu of the required 15-acre minimum.

Present Use: Commercial and residential.

COMMENTS

1. **Conditional use**—Section 27-1201.c of the zoning ordinance permits Use J31 PCCM by conditional use in the C-1 District. We recommend that no formal action be taken on future applications until the required conditional use approval is obtained.

2. **Bulk requirements**—The bulk requirements for the proposed development are met using the total site area of TMPs #26-6-101-3, 26-6-101-4 and the consolidation of 26-6-101 and 26-6-101-5. Since further development or redevelopment on the subject parcels would be constrained by the proposed development we recommend that a note be placed on the final plan indicating such.

3. **Future development**—The plan indicates the proposed use as Use J31 PCCM, which is defined in Section 27-305.J31.a of the zoning ordinance as, “...a planned development designed as a complex of architecturally compatible structures with a traffic circulation pattern connecting the uses that comprise the center which will minimize traffic movements on external roads bordering the center, with appropriate landscaping designed to create an attractive, cohesive streetscape.” If the applicant’s intent is to develop the vacant portion of the site in the future so that it is coordinated with the current proposal in accordance with the PCCM design standards, the plan should indicate a prospective future design layout.

4. **Performance and design regulations**—A development under Use J31 PCCM has additional performance and design requirements noted in Section 27-305.J31.c of the zoning ordinance. Compliance with these design requirements should be demonstrated on this and all future plan submissions. Furthermore, in order for township officials to determine compliance with the design regulations, we recommend that the applicant provide elevation plans for the proposed building and canopy. The design requirements include the following, among others:
   a. A PCCM is required to be designed to enhance the historic and cultural character of New Britain Township and to accommodate pedestrian and vehicular traffic safely.
   b. No concrete block or tilt-up concrete walls shall be permitted. Walls shall be differentiated with offsets, windows, façade details, changes in color or materials.
   c. All walls of a building should be architecturally consistent with the front façade, and all building faces visible from the street shall have the same architectural features and style as the front façade.
   d. The PCCM shall have internal walkways to provide pedestrian access from adjacent residential developments and to connect to adjacent commercial, office, and institutional uses.
   e. Efforts shall be made to limit curb cuts on adjacent arterial highways.
   f. A buffer yard of at least 45 feet in width is required along any property line that abuts a residential district. The buffer yard shall be planted in accordance with Part 28 of the
zoning ordinance. (The plan shows the 45-foot buffer yard but does not indicate the required buffer plantings.)

5. **Site capacity calculations**—The site capacity calculations provided on the plan do not include calculations for woodlands, required by Section 27-2402.c of the zoning ordinance.

6. **Wetlands crossing**—The site capacity calculations indicate 100 percent protection of the site’s wetlands is required. However, the plan proposes a driveway which will cross the wetlands. Future plans should address any required mitigation of the wetlands crossing.

We note that Section 27-305.J31.c.14(b) states that the zoning ordinance requirements that limit encroachment into wetlands and establish wetland margins and riparian buffers shall not be applicable to the PCCM use, provided that the applicant will be required to obtain all applicable state and federal permits authorizing encroachment into those features. Future submissions should indicate that the necessary permits have been obtained.

7. **New Britain Square driveway**—As part of this land development, the applicant is proposing a modification to the egress of the New Britain Square Shopping Center driveway and signalization of the intersection with West Butler Avenue. The plans indicate a right turn only lane onto northbound West Butler Avenue, and what appears to be another lane next to it. This lane appears to be only approximately 10 feet in width and would not meet the requirements of Section 22-705 of the subdivision and land development ordinance (SALDO). The plans do not indicate any lane markings for the new lane that would indicate permissible movements at the intersection. Therefore, it is not clear if left turns or through movements from the shopping center onto West Butler Avenue would be permissible at this intersection.

8. **Access driveway**—The plan shows a proposed driveway connection between the Wawa and the existing buildings and parking area along County Line Road with two curb cuts in the middle of the curve. Township officials should determine whether this design is acceptable.

9. **Proposed regrading**—Plan Sheet 9 of 35 shows proposed regrading on adjacent TMP #26-1-100 which is under different ownership than the subject site. The applicant should provide documentation that the adjacent property owner is agreeable to the proposed regrading on their site.

10. **Stormwater management**—The plan shows several subsurface infiltration basins on the site. Maintenance is extremely important to the proper functioning of underground basins. 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 basins. The maintenance manual should include any type of potential maintenance that may be necessary to continue sound performance of the facilities. Copies of the manual should also be provided to those responsible for stormwater facility management on the site, in this case, the property owner.

11. **Limits of disturbance**—On Sheet 20 of 35, the proposed limit of disturbance extends beyond the tree protection fencing. In accordance with Section 22-713.2.B(2) of the SALDO, the tree protection fence shall be placed to prevent disturbance to or compaction of soil inside
the area to remain (tree protection zone) until construction is complete. The proposed limit of disturbance should not extend into the tree protection zone.

12. **Waivers**—The site plan indicates that the applicant is requesting waivers from the following SALDO requirements:

   - **Section 706.1.C** to allow striped islands in lieu of curbing for parking area adjacent to store
   - **Section 706.1.D** to allow curb radii less than five feet

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

This review will be included in the Bucks County Planning Commission board materials for the July 11, 2018, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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 Cooley, Provco Pineville Acquisitions  
    William R. Reardon, P.E., Bohler Engineering  
    Janene Marchand, 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: Revised Preliminary Plan of Land Development for Logan Inn
         TMP #27-10-51 & 51-1
         Applicant: Landmark Developers
         Owner: 10 West Ferry Street Property, LLC
         Plan Dated: October 1, 2016
         Last Revised: May 17, 2018
         Date Received: June 13, 2018

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 remove an “Internal Premises Line” and consolidate Premises A (47,451 square feet) and Premises B (12,727 square feet) into one parcel containing 42,527 square feet. Once consolidated, 8,670 square feet will be added to an existing commercial building. The site is served by public water and sewer facilities.

Location: The northwest corner of West Ferry Street and South Main Street.

Zoning: The CC Central Commercial District allows restaurants by special exception. The requirements for a commercial use are as follows: 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 four variances from the New Hope Borough Zoning Hearing Board on October 30, 2000. These variances from the zoning ordinance include:

Section 404(E10)(f) in order to provide 38 guest rooms
Sections 404(F1) & 800(E) in order to provide less off-street parking and stall dimensions to permit variance from the front yard setback, rear yard setback, maximum impervious surface coverage, and minimum landscape area requirements
The plan also indicates that the applicant received seven variances from the New Hope Borough Zoning Hearing Board on April 22, 2016. These variances from the zoning ordinance include:

- **Section 275-17.D.2.a** to permit covered outdoor dining areas. (On March 3, 2017, a modification was granted to permit a total of 116 outdoor uncovered seats)
- **Section 275-17.D.2.d.2** to permit outdoor use areas to be located within 25 feet of a side property line (existing non-conformity)
- **Section 275-31.B.2.d & e** to permit expansion of the Inn to include 38 rooms and additional restaurant and event space
- **Section 275-38.A & B** to permit the building to be within required yard areas (existing non-conformity)
- **Section 275-41** to permit the installation of lighting on the subject property that will illuminate the steeple on the adjacent property
- **Section 275-46.C.8.e** to permit an individual use to exceed 5,000 square feet (existing non-conformity)
- **Section 275-47.A** to permit uses and activities to be located outside the required building setback lines.

Present Use: Hotel and restaurant.

**COMMENTS**

The Bucks County Planning Commission reviewed a previous version of this plan, also referenced as BCPC #4323-C, on July 10, 2017. An additional 1,460-square-feet of building area has been added to the latest version of the plan to bring the total area of the addition to 8,670 square feet. There were no other significant revisions to the plan.

1. **Floodplain requirements**—The plans indicate that a portion of the site is within the 100-year floodplain for the Delaware River. The borough should ensure that the applicant meets all the requirements of Section 275-43 of the zoning ordinance with respect to development in the floodplain. The borough should also ensure that the applicant meets any requirements of federal or state agencies and receives all necessary state or federal permits for development in the floodplain.

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

   - **Section 4.02.C.1 & 2** to permit a drawing scale other than the required 1 inch=50 feet or 1 inch=100 feet
   - **Section 4.02.D.1.J** to not require existing features within 100 feet of the property line to be shown
   - **Section 5.06.D.2** to allow grading and improvements within five feet of the property line (no change to existing conditions)
   - **Section 5.14.B.1 & C.1** to not require 10 percent of the site area to be devoted to landscaping and to not require additional trees
Section 5.14.C.4 to not require additional street trees along the property frontage
Section 5.17.E.2 to allow an 11-foot wide one way parking aisle
Section 5.17.E.5 to allow parking areas within 15 feet of the right-of-way and property line (no change to existing conditions)
Section 5.17.H to not require one tree to be planted for every five parking spaces
Section 5.20.A to not require a sidewalk west of the entrance on Ferry Street.
Section 5.20.D to allow the proposed sidewalks along the property frontage to be brick
Section 5.25 to allow construction within the tree protection zone of the existing trees

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

3. **Stormwater management systems**—According to the plans, the proposed stormwater management facilities will tie into existing storm sewers along South Main Street. Since the site currently has an impervious surface ratio of 90.4 percent and will be reduced to 87.5 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.

4. **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 July 11, 2018, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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:rml/dc

cc: Frank Cretella, Landmark Developers
10 West Ferry Street Property, LLC
Craig D. Kennard, P.E. Gilmore & Associates, Borough Engineer
Jim Ennis, AICP, Borough Zoning Officer (via email)
MEMORANDUM

TO: Perkasie Borough Council
   Perkasie Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Final Plan of Minor Subdivision for 4 Virginia Avenue
   TMP #33-10-109 and -109-2
   Applicant: Douglas Viano and Suzanne Menzies
   Owner: Same
   Plan Dated: May 10, 2018
   Date Received: June 5, 2018

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 15,645-square-foot parcel into two lots. Lot 1 would be 11,332-square-feet and contain an existing one-story masonry building. Lot 2 would be 4,313-square-feet and contain an existing two-story masonry building. The applicant indicates that the proposed lot configurations will formalize the prior creation of two residential condominium units on the subject property. No improvements are proposed to the existing features. The site is served by public water and sewerage.

Location: At the west corner of the intersection of East Market Street and Virginia Avenue.

Zoning: The R-1B 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

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.

June 26, 2018
BCPC #12323
This review will be included in the Bucks County Planning Commission board materials for the July 11, 2018, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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 Vigano
    Suzanne Menzies
    Paul Hughes, P.E., Kimley Horn and Associates, Inc.
    Matthew J. McHugh, Esq., Obermayer Rebmann Maxwell & Hippel, LLP
    Jeffrey Garton, Esq., Begley, Carlin & Mandio, Borough Solicitor
    Erik Garton, P.E., Gilmore & Associates, Borough Engineer
    Andrea Coaxum, Borough Manager (via email)
    Bob McTague, Borough Code Enforcement Administrator (via email)
RECORD DEEDS & ADJOINER DEEDS WERE OBTAINED IN PREPARING THE SURVEY. NO TITLE SEARCH WAS PERFORMED.

BOUNDARY INFORMATION IS BASED ON FIELD SURVEY OF THE PROPERTY INDICATING PROPERTY CORNERS PROVIDED TO THE BOROUGH.

GEOMETRY IS BASED ON PLAN BOOK 283 PAGE 5.


LOT 1 CONTAINS A LOT WIDTH OF 100.0 FEET ALONG THE PROPERTY LINE ADJOINING LOT 2. LOT 2 CONTAINS BOTH A SIDE YARD SETBACK OF 14.1 FEET FROM THE PROPERTY LINE ADJOINING LOT 1 AND A SIDE YARD SETBACK OF 14.4 FEET FROM THE PROPERTY LINE ADJOINING LOT 1.

186-20.B.(2) - THE MINIMUM LOT AREA PER DWELLING UNIT SHALL BE 13,500 SQUARE FEET. LOT 1 CONTAINS A LOT AREA OF 11,332 SQUARE FEET AND LOT 2 CONTAINS A LOT AREA OF 4,313 SQUARE FEET, MINUS THE AREA WITHIN THE ULTIMATE RIGHT-OF-WAY FOR BOTH LOTS.

186-20.B.(2) - THE MINIMUM LOT WIDTH FOR AN INTERIOR LOT SHALL BE 90 FEET. LOT 2 CONTAINS A LOT WIDTH OF 40.1 FEET.

186-20.B.(2) - THE MINIMUM LOT WIDTH FOR A CORNER LOT SHALL BE 110 FEET. LOT 1 CONTAINS A LOT WIDTH OF 100.0 FEET ALONG THE PROPERTY LINE ADJOINING LOT 2.

186-33. - OFF-STREET PARKING FACILITIES SHALL BE LOCATED A MINIMUM OF FIVE FEET FROM ANY LOT LINE. THE EXISTING OFF-STREET PARKING FACILITY IS LOCATED LESS THAN 5 FEET FROM THE EASTERN, SOUTHERN, AND WESTERN PROPERTY LINES.

186-27.A - ACCESSORY BUILDINGS, STRUCTURES, OR USE SHALL BE SITUATED NOT LESS THAN 5 FEET FROM ANY LOT LINE. THE EXISTING ACCESSORY USE SATISFIES THIS REQUIREMENT.
MEMORANDUM

TO: Perkasie Borough Council
   Perkasie Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for Spruce Street Townhomes
         TMP #33-5-125 and -135
         Applicant: 601 Spruce Street Investment Partners, LLC
         Owner: Same
         Plan Dated: March 7, 2018
         Date Received: May 14, 2018

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

GENERAL INFORMATION

Proposal: Construct a total of 10 attached dwellings (townhouses) in two buildings, each with five dwelling units, on a 44,334-square-foot tract that will be created by consolidating two tax map parcels and a portion of a vacated alley. Public water and sewerage facilities are proposed.

Location: Eastern side of West Spruce Street, and also bounded by South Fourth and South Fifth streets.

Zoning: C-2 General Commercial District permits Use B(3) Townhouse by right on a minimum lot area of 7,800 square feet, a minimum lot area per dwelling unit of 2,600 square feet, and a maximum building height of 30 feet.

The submission indicates that a variance was granted by the Perkasie Borough Zoning Hearing Board on January 11, 2018 from the following zoning ordinance requirement:

Section 186-20.G(4) Minimum corner width, maximum building height, and minimum front setback requirements along Spruce Street.

This variance(s) is contingent upon the following conditions:

1) The front yard setback along West Spruce Street shall not be less than 8 feet.
2) The building height shall not exceed 35 feet.
3) Applicant shall otherwise comply with all applicable borough, county, and state codes, laws, regulations, and ordinances with respect to the construction and use of the property.

Present Use: Vacant.

COMMENTS

1. **Vacating of the alley**—The plan indicates that the unnamed alley from Spruce Street to the rear of the property will be removed and considered part of the site area. Borough officials should confirm with the Borough solicitor that no further legal steps, in accordance with the Pennsylvania Borough Code and the Pennsylvania Municipalities Planning Code, are necessary to vacate the alley.

2. **Tree locations**—On the Grading and Utility Plan (Sheet 4 of 9), Utility Note #3 states that no plantings or structures shall be located within sanitary sewer easements or within 10 feet of sanitary sewer mains or laterals or within 5 feet of any underground pipe, utility, or stormwater structure. The street trees proposed in front of units 2, 4, 7, and 9 appear to be located less than 5 feet from proposed water lines. The Landscape Plan (Sheet 8 of 9) should be revised to ensure that proposed street trees are a sufficient distance from proposed utility lines.

3. **Tree protection**—The tree protection detail on Sheet 9 of 9 should be revised to comply with the borough’s tree protection requirements.

   Section 186-5 of the zoning ordinance defines the tree protection zone (TPZ) as the area radial to the trunk of a tree in which no construction activity shall occur. The TPZ shall be 15 feet from the trunk of the tree to be retained or the distance from the trunk to the dripline, whichever is greater. In the subdivision and land development ordinance, Section 164-68.D(18) states that the TPZ shall be indicated on the preliminary plan, and Section 164-41.1 specifies that grade changes and excavations shall not encroach on the TPZ, the area within the TPZ shall not be built on, nor shall any materials be stored there, either temporarily or permanently, and vehicles or equipment shall not be parked in the TPZ.

4. **Refuse collection**—Future plans should address how refuse collection will be handled, whether by a collection station or curbside pickup. If a refuse collection station is to be provided, its location should be indicated and the manner by which trucks will access the station should be demonstrated.

5. **Ownership and maintenance of common facilities and infrastructure**—The ownership and maintenance responsibilities of all common facilities and infrastructure should be clearly established. In particular, a detailed maintenance schedule for the detention basin and underground storage facility should be provided to the community association and the borough. Furthermore, the ownership and maintenance responsibilities for the proposed alley and driveways should be provided.

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

This review will be included in the Bucks County Planning Commission board materials for the July 11, 2018, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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: Stephen Cassidy, 601 Spruce Street Investment Partners, LLC
    Michael D. Kracht, Esq., Weber, Kracht & Chellew
    Robert T. Cunningham, P.E., Holmes Cunningham, LLC
    Jeffrey Garton, Esq., Begley, Carlin & Mandio, Borough Solicitor
    Erik Garton, P.E., Gilmore & Associates, Borough Engineer
    Andrea Coaxum, Borough Manager (via email)
    Bob McTague, Borough Code Enforcement Administrator (via email)
MEMORANDUM

TO: Richland Township Board of Supervisors
Richland Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for American Heritage Federal Credit Union
TMP # 36-5-82, -83
Applicant: Gorski Engineering, Inc.
Owner: Paw Quakertown Associates LLC
Equitable Owner: American Heritage Federal Credit Union
Plan Dated: May 11, 2018
Date Received: May 16, 2018

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 two parcels (TMP #36-5-82 and -83) to create one parcel containing 4.37 acres. Construct a 3,224-square-foot bank and a 7,052-square-foot retail/office building. Public sewer and water are proposed for the proposed site.

Location: West side of Route 309, 220 feet south of its intersection with Sunshine Drive.

Zoning: The PC Planned Commercial District permits Use E22 Multiple Commercial Use by conditional use approval on lots with a minimum area of 1 acre and a minimum width of 150 feet. Use E22 permits offices, retail shops, and financial establishments.

The AC Arterial Corridor (Overlay) District provides access management standards for developments occurring along Routes 309, 663, and 313, and requires conditional use approval.

The applicant received the following variances from the Richland Township Zoning Hearing Board at a meeting held on March 8, 2018:

27-405.E.4.(a) to allow less than the required (8-car stacking lane) for each drive-in-teller window
27-516.2.C to allow drive-thru parking and a portion of the building within the 100-foot buffer yard
27-516.2.C  to allow a freestanding sign to be located within the 25 foot buffer yard
27-604  to allow a freestanding sign to be located within the minimum 100-foot front yard setback
27-911.A.(2)  to allow a maximum height for the freestanding sign to be 25 feet, whereas 20 feet is the maximum allowable height

Present Use: Vacant.

COMMENTS

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

   - 22-401.5  to consider the submission for preliminary/final approval
   - 22-516.5B  to allow less than 20 feet between parking areas and outside walls of the nearest building
   - 22-702.C (2) & 22-703.C (2)  to request that an aerial photograph be accepted to show existing features within 400 feet of the site
   - 22-703A. (6)  to allow the plan to be on 24 inch by 36 inch sheet size
   - 25-307.5  to permit less than the maximum depth of detained runoff of 24 inches for the 10-year storm, and 36 inches for the 100-year storm and never exceed a depth of 24 inches for more than 4 hours.
   - 25-314.3.B  to allow storm pipe to be less than 15 inches in diameter

   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. **Conditional use**—Conditional use approval is required under Section 27-404 of the zoning ordinance for Use E22 Multiple Commercial Use and Section 27-601 AC Arterial Corridor (Overlay) District.

3. **Plant schedule**—Sheets 13 and 14 provide a plant schedule for the north and south buffer yards, in accordance with Section 519.9 of the subdivision and land development ordinance. We note that the proposed evergreens are not on the township’s list of recommended buffer plantings.

   In addition, the plant schedule on Sheet 14 does not reflect the amount of evergreens that is shown on Sheet 13. The plan should be revised to correct this discrepancy.

4. **Clear-sight triangle**—The plan does not show the 10-foot clear-sight triangle for the proposed driveway that intersects Route 309, in accordance with Section 27-554.2 of the zoning ordinance.

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

This review will be included in the Bucks County Planning Commission board materials for the July 11, 2018, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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: American Heritage Federal Credit Union
John Riebow, LEED AP, Gorski Engineering, Inc.
Peter C. Andersen, P.E., Anderson Engineering Associates, Inc.
Mike Schwartz, P.E., Gilmore & Associates
Paul Stephanoff, Township Manager (via email)
MEMORANDUM

TO: Richland Township Board of Supervisors
Richland Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Revised Final Plan of Subdivision for Creek View Crossing (380 Trumbauersville Road)
TMP #36-13-7
Applicant: PPG Ahlum, LLC c/o Ben Goldthorp
Owner: Josephine Ahlum Trust & Carol & Michael Ahlum Trustees
Plan Dated: April 29, 2016
Last Revised: May 8, 2018
Date Received: May 23, 2018

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

GENERAL INFORMATION

Proposal: Subdivide a 28.0861-acre tract into 38 single-family detached lots. The residential lots will range in area from 7,936 to 12,257 square feet, with the exception of Lot 21, which will be 15,750 square feet and contain the existing dwelling on the property. A total of 18.58 acres (gross, 16.48 acres net) of land will be restricted as open space. The net density of the development will be 1.75 dwelling units per acre. Public water and public sewer will serve the proposed development.

Location: The site is located on Trumbauersville Road at its intersection with Bartram Lane.

Zoning: Suburban Residential Low (SRL) District permits Use B1 (single-family detached residential) on lots of at least 6,000 square feet. A maximum density of 2 dwelling units per acre is permitted, with a maximum impervious coverage of 20 percent, and a minimum open space requirement of 45 percent.

The following variances from the requirements of the zoning ordinance were granted by the Zoning Hearing Board on July 27, 2017:

- 27-516.4.C from requiring a berm within a rear yard buffer area (Lots 24 through 28);
- 27-513 to permit Lot 21 to have a width of less than 45 feet;
- 27-553.3 to permit a lane lot (Lot 21)
Present Use: Agriculture.

COMMENTS

Prior to approval of the revised final plan, the township should ensure that the plan meets all conditions of preliminary plan approval, as stated in the township manager’s letter dated September 20, 2017. The plan should not be approved until all issues are resolved. In addition, we have the following comment on the revised final plan:

- **Recreation Land**—One of the stated conditions of preliminary plan approval is compliance with all conditions of the Bucks County Planning Commission memo, dated June 8, 2016. One recommendation of that memo was that the plan should be revised to show proposed recreation facilities to demonstrate compliance with Section 27-563.C of the zoning ordinance. The eastern and western areas of Open Space Area A are noted as being 4.4892 acres and 2.1973 acres, respectively, of active recreation land, but other than a trail, no recreation facilities are shown. The township should determine if suitable recreation facilities are being provided in accordance with the zoning ordinance.

This review will be included in the Bucks County Planning Commission board materials for the July 11, 2018, 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.

CPR:dc

cc: Ben Goldthorp, PPG Ahlum, LLC
    Josephine Ahlum Trust & Carol & Michael Ahlum Trustees
    Timothy Pl Woodrow, P.E., Woodrow & Assoc., Inc.
    Judith Stern Goldstein, R.L.A., Boucher & James, Inc., Township Planner
    Mike Schwartz, P.E., Gilmore & Associates, Township Engineer (via email)
    Paul Stepanoff, Township Manager (via email)
    Tracey Virnelson, Township Office Administrator (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 485 West Brownsburg Road, LLC

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 11.71 acres (gross), into three separate lots. Lot 1 would contain 3.06 acres, Lot 2 would contain 3.06 acres, and Lot 3 would contain 3.89 acres. Lot 1 contains an existing single-family detached dwelling and detached garage connected to the dwelling via a covered walkway, which will remain. An existing tennis court will be removed from the site. Individual on-lot water and sewerage systems serve Lot 1 and the same is proposed for Lots 2 and 3.

Location: The site is located at the intersection of Pineville and West Brownsburg roads.

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

Present Use: Single-family residential

COMMENTS

1. **Shared driveway**—We commend the applicant’s proposal to have a portion of shared driveway serving Lots 1 and 2. The shared driveway will reduce the number of access points along Pineville Road, and reduce the extent of impervious surface. It is also recommended
that the plan include a maintenance agreement so both property owners taking access from the shared driveway are aware of the financial responsibilities in the event the driveway needs to be repaired or replaced.

2. **Stormwater BMP maintenance**—The fourth note under BMP maintenance on Drawing C4.1 indicates that the property owners will be responsible for the maintenance of all permanent control measures. It is advised that the developer provide the owners and the township with a Best Management Practices (BMP) Maintenance Schedule to facilitate proper maintenance and long-term function of these features.

3. **Sidewalks**—Section 409 of the subdivision and land development ordinance specifies that sidewalks shall be constructed on one side of all frontage streets.

4. **Curbs**—Section 410 of the subdivision and land development ordinance specifies that curbs shall be provided along both sides of all streets.

5. **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.

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

This review will be included in the Bucks County Planning Commission board materials for the July 11, 2018 meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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: 485 West Brownsburg Road, LLC
Robert Cunningham, P.E., Holmes Cunningham, LLC (via email)
Matthew J. McHugh, Esq., Obermayer, Rebmann, Maxwell, & Hippel, LLP
Larry Young, P.E., Tri-State Engineers & Land Surveyors, Inc., Municipal Engineer (via email)
David Nyman, Township Manager (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 Subdivision for 2627 County Line Road
TMP #50-15-7
Applicant: PHL Reinvest, LLC
Owner: Same
Plan Dated: May 11, 2018
Date Received: May 16, 2018

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 1.25-acre parcel into 6 single-family attached (townhouse) lots of 3,463 to 3,621 square feet. Open space of 21,920 square feet is provided. A separate lot containing a parking lot for 12 vehicles is also proposed. An existing single-family detached dwelling would be removed. The parcel is served by public water and sewer.

Location: Eastern side of County Line Road approximately 1,300 feet northeast of its intersection with Park Road in Horsham Township, Montgomery County.

Zoning: PRD-M Planned Residential Development-Mobile Home District permits four-bedroom townhouses with garages on lots of 2,000 square feet or more. The maximum density is 3 dwelling units per acre.

Present Use: Residential and vacant.

COMMENTS

1. **Density**—Section 506.2.B of the zoning ordinance permits a maximum density of three dwelling units per acre of gross buildable site area in a planned residential development. Density is computed by dividing the number of proposed dwelling units by the acreage of...
The plan shows six townhouses on a 1.25-acre parcel, which is a density of 4.8 units per acre. The proposed density of 4.8 dwelling units per acre exceeds the maximum allowable density for the site.

2. **Plan information**—Section 306 of the zoning ordinance requires that a form for calculating gross buildable site area be completed and submitted to the township for review with the required map. Section 307 requires that common and active open space be calculated using Form 307. The required open space calculations, designated areas, and recreational facilities shall be so noted on the subdivision plan in the tentative plan submission. Open space requirements are applicable to all residential subdivision and land developments and to all planned residential developments.

3. **Buffer zones**—Section 506.E(1) of the zoning ordinance requires that whenever a residential use is adjacent to a nonresidential use, a buffer zone with a minimum width of 50 feet shall be provided. The subject site abuts a commercial use to the northwest.

4. **Perimeter requirements**—Section 506.F the zoning ordinance requires that if topographical or other barriers do not provide adequate privacy for existing uses adjacent to the planned residential development, the developer shall be required to permanently screen any proposed structures located within 200 feet of the perimeter of the planned residential development and, in no event, shall any structure be located less than 50 feet from the perimeter. The plan shows the required 25-foot rear yard along the western property boundary; however, the subject site abuts a nonresidential landscape contractor's yard. We recommend that the township determine if a 50-foot setback and screening should be provided.

5. **Sidewalks**—Section 408 of the subdivision and land development ordinance requires that sidewalks be constructed along all existing abutting streets and on both sides of all other streets within the subdivision or land development for all districts. The plan should be revised to show sidewalks along County Line Road.

6. **Minimum lot area**—It is unclear whether the proposed lot areas exclude the area of the private drive. Future plans should address this issue and the fact that the lots cross over and are divided by the private drive.

7. **Stormwater management**—Future plans should indicate how stormwater management will be facilitated for the development.

8. **Common facility ownership and maintenance**—Future plans should indicate ownership and maintenance responsibilities for the proposed open space and private driveway.

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 subdivision. We recommend that the planning module be submitted at the tentative plan stage to coordinate the subdivision review with the planning module review.
This review will be included in the Bucks County Planning Commission board materials for the July 11, 2018, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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:    PHL Reinvest, LLC
       Cornerstone Consulting Engineers & Architectural, Inc.
       Tom Zarko, P.E., CKS Engineers Inc., Municipal Engineer
       Barry Luber, Township Manager (via email)
       Roy Rieder, Township Director of Planning and Special Projects (via email)
       Barbara Livrone, Township Secretary (via email)
       Horsham Township (Adjacent Municipality)
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776

NON-MEMBERS MUST BE NOTIFIED TO UTILITIES BEFORE YOU EXCAVATE. PA LAW REQUIRES THREE WORKING DAYS.

ONE CALL SYSTEM, INC.

PENNSYLVANIA ONE CALL SYSTEM, INC.

925 Irwin Run Road
West Mifflin, Pennsylvania

ONE CALL SYSTEM, INC.

CONCEPT PLAN

2627 COUNTY LINE ROAD
WARRINGTON TOWNSHIP
COUNTY OF BUCKS
PENNSYLVANIA

5-11-2018

JBA AS NOTED

SHEET 1 OF 1
MEMORANDUM

TO: Warrington Township Board of Supervisors
Warrington Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Minor Subdivision for 2196 Longview Road
TMP #50-29-77
Applicant: WBG Properties, LP
Owner: Same
Plan Dated: April 30, 2018
Date Received: May 16, 2018

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

GENERAL INFORMATION

Proposal: Subdivide 1.375 acres into two single-family dwelling lots, consisting of 33,310 square feet (Lot 1), and 26,604 square feet (Lot 2). Lot 1 contains an existing single-family detached dwelling, which will remain. A single-family dwelling is proposed for Lot 2. Public water and sewer serve the parcel.

Location: Eastern side of the intersection of Herblew and Longview roads.

Zoning: The R-2 Medium Density Residential District permits single-family detached dwellings on lots of 20,000 square feet or more.

Present Use: Residential.

COMMENTS

1. Open space—The Form 307 Open Space Calculations on the plan indicate that 0.165 acres of common open space and 0.06 acres of active open space are to be provided. The plan does not show any reserved open space or any other arrangement for meeting the open space requirements. The plan should be revised to show the required open space.
2. **Tree protection**—The plan shows grading beneath the dripline of an existing 35-inch-maple tree in the southern corner of Lot 1. Subdivision and land development ordinance Section 530.2 states that tree protection area shall be shown on the landscape plan and grading plan. Section 530.3.A.2 requires the tree protection area to be 15 feet from the trunk of the tree to be retained, or the distance from the trunk to the dripline (the line marking the outer edge of the branches of the tree), whichever is greater. The plan should be revised to show the tree protection fence on the landscape plan and grading plan, and indicate that there is no proposed disturbance within the required tree protection area of all trees intended to be saved, as required by the ordinance.

3. **Sidewalks**—Section 408 of the subdivision and land development ordinance requires that sidewalks be constructed along all existing abutting streets and on both sides of all other streets within the subdivision or land development for all districts. The plan shows no sidewalks along Longview or Herblew roads.

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.

This review will be included in the Bucks County Planning Commission board materials for the July 11, 2018 meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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: Brian Webb, WBG Properties, LP  
Jason Smeland, P.E., Lenape Valley Engineering  
Thomas Zarko, P.E., CKS Engineers, Inc., Township Engineer  
Barry Luber, Township Manager (via email)  
Roy Rieder, Township Director of Planning and Special Projects (via email)  
Barbara Livrone, Township Secretary (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 Subdivision for 3572 Limekiln Pike
    TMP #50-4-45
    Applicant: PDP Developers, LLC
    Owner: Same
    Plan Dated: May 8, 2018
    Date Received: May 17, 2018

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

GENERAL INFORMATION

Proposal: Subdivide an 11.59-acre parcel into 3 single-family detached lots. The lots will contain the following acreage: Lot 1, 3.0 acres; Lot 2, 3.13 acres; and Lot 3, 4.18 acres. Lot 3 will contain an existing single-family detached dwelling and 1.18 acres of deed restricted open space. Public water and individual on-lot sewage systems serve the site.

Location: Southwestern corner of the intersection of Limekiln Pike and Stump Road.

Zoning: RA Residential Agricultural District permits single-family detached dwellings on lots of 3 acres or more.

Present Use: Residential and vacant.

COMMENTS

1. **Requested Waiver**—The site plan indicates that the applicant will be requesting a waiver from the following subdivision and land development ordinance requirement:

   Section 316.5 Relief from the requirement that side lot lines shall be at right angles or radial to the street line.
In accordance with the requirement of Section 512.1(b) of the Pennsylvania Municipalities Planning Code, the applicant must state in full the grounds and facts of unreasonableness or hardship on which the request for the waiver is based and the minimum modification necessary.

2. **Natural resources protection**—The Natural Resource Protection table on the plan indicates that the forested area on the site (2.23 acres) is not associated with other environmentally sensitive areas, such as steep slopes. However, Part 6.D of the Form 307 Table on the plan shows that 1.57 acres is not associated with environmental resources, which suggests that 0.66 acres may be associated with another resource.

   The plan shows existing steep slopes of 8-15, 15-25, and greater than 25 percent within the delineated forested area. The plan should be revised to show the correct figure in both tables which reflects the acreage of forested area with and without other environmentally sensitive areas.

3. **Conservation easement**—Open space of 1.18 acres in the rear of Lot 3 is to be deed restricted. To prevent disturbance by future owners we recommend that a conservation easement be placed on the area to further protect natural resources.

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 July 11, 2018, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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: Joe Patalak, PDP Developers, LLC
    Tom Zarko, P.E., CKS Engineers Inc., Municipal Engineer
    Barry Luber, Township Manager (via email)
    Roy Rieder, Township Director of Planning and Special Projects (via email)
    Barbara Livrone, Township Secretary (via email)
## Bucks County Planning Commission  
### Planning Module Reviews  
#### July 11, 2018

<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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<tr>
<td>Springfield Township</td>
<td>Traditions of America at Locust Valley</td>
<td>12244</td>
<td>42-1-15, 4-4</td>
<td>1-09945-370-2</td>
<td>0201-80021</td>
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<tr>
<td>Richland Township</td>
<td>Bible Baptist Church of Bucks County</td>
<td>10642-D</td>
<td>36-5-33</td>
<td>1-9940-323-2</td>
<td>0201-80023</td>
</tr>
</tbody>
</table>
June 1, 2018

Colin M. Brand, P.G., P.S.S., S.E.O.
Brand Environmental Consulting Services, Inc.
3209 Clear Stream Drive
Whitehall, PA 18052

RE: Traditions of America at Locust Valley Planning Module
PaDEP Code #1-09945-370-2
BCPC #12244
TMP #42-1-15, -4-4
Springfield Township, Bucks County, PA

Dear Mr. Brand,

We have received a copy of the subject planning module regarding the utilization of individual onlot sewage disposal for an 11-lot residential subdivision in Springfield Township. Sewage flows will consist of 5,500 gallons per day (13.75 EDUs).

The Springfield Township Act 537 Plan is the official Act 537 Plan for this portion of Springfield Township. The proposal to connect to utilize on-lot sewage disposal 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.

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 BCPC and BCDH review letters) should be sent to Elizabeth Mahoney, Supervisor Wastewater Management Planning, PaDEP Southeast Regional Office, 2 East Main Street, Norristown, PA 19401.

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 Springfield 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.

Visit us at: www.buckscounty.org
If you have any questions regarding this review, please feel free to contact me.

Sincerely,

[Signature]

Richard G. Braehler, Jr.
Director of Transportation Planning

RGB:dc

Attachment

cc: Genevie Kostick, BCDH
    Elizabeth Mahoney, PaDEP
    Michael Brown, 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  
Traditions of America at Locust Valley

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

1. Date plan received by county planning agency  
   May 14, 2018

2. Date plan received by planning agency with areawide jurisdiction
   [Agency name]

3. Date review completed by agency  
   June 1, 2018

**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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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
### SECTION C. AGENCY REVIEW (continued)

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
<th>11. Have all applicable zoning approvals been obtained? N/A</th>
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<tbody>
<tr>
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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>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>
</tr>
</tbody>
</table>

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

Name: Richard G. Brahler, Jr.

Title: Director of Transportation Planning

Signature:  

Date: June 1, 2018

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.
June 22, 2018

Mr. Paul Dietz, PE
Urwiler & Walter, Inc.
P.O Box 269
3126 Main Street
Sumneytown, PA 18084

RE: Bible Baptist Church of Bucks County Planning Module
PaDEP Code #1-9940-323-2
BCPC #10642-D
TMP #36-5-33
Richland Township, Bucks County, PA

Dear Mr. Dietz:

We have received a copy of the planning module regarding the development of TMP #36-5-33 into a 300-seat church on a 20.898-acre site at the northwestern corner of Reservoir and California roads in Richland Township. The church will be serviced by two sand mounds each capable of processing 1 EDU or 500 gallons/day peak flow. The first facility is to be used by the church now and the second is to be reserved as a backup site if needed in the future.

The Act 537 Sewage Facilities Plan for Richland Township (2015) is the official Act 537 Plan for Richland Township. The site is located within the new development area, and the parcel is designated as a “0-5-year development” public sewer service area. Therefore, the proposal to utilize an on-lot sand mound is not consistent with the official Act 537 plan.

However, the site is also located in drainage area 1E, which does not currently have public sewer service. Table 23 “Proposed Developments Under Review by Richland Township” of the Act 537 Plan identifies TMP #36-5-33 as the “Gambone Development,” a single-family subdivision of 17 lots that was never developed. Since public sewer was proposed for this development, this parcel is designated by Table 15 “Richland Township Sewer Service Area” and Map 13 “Drainage Areas Map Additional Info” of the Act 537 Plan as a “0-5-year development” sewer service area.

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 Richland 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.
Documentation conforming compliance with the state historic preservation act, while indicated to be attached to the packet, has not been submitted to our office for review. Component 2, Section J., indicates that the Pennsylvania Natural Diversity Inventory (PNDI) Project Environmental Review Receipt and supporting documentation has been attached. This documentation has also not been included in the packet received by our office.

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,

Christian P. Regosch
Planner

CPR:dc

Attachment

cc:  Genevie Kostick, BCDH
     Elizabeth Mahoney, PaDEP
     Paul Stepanoff, Richland Township Manager (via email)
     Tracey Vernelson, Richland Township Office Administrator (via email)
     Carl Clayberger, Bible Baptist Church of Bucks County
     Rev. Tom Harris, Bible Baptist Church of Bucks County
     Scott C. McElree, Quakertown Borough Manager (via email)
     Act 537 file
SEWAGE FACILITIES PLANNING MODULE
COMPONENT 4B - COUNTY PLANNING AGENCY REVIEW
(or Planning Agency with Areawide Jurisdiction)

Note to Project Sponsor: To expedite the review of your proposal, one copy of your completed planning package and one copy of this Planning Agency Review Component should be sent to the existing county planning agency or planning agency with areawide jurisdiction for their comments.

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

Project Name
Bible Baptist Church

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

1. Date plan received by county planning agency. May 29, 2018
2. Date plan received by planning agency with areawide jurisdiction
   Agency name
3. Date review completed by agency July 3, 2018

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

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<th>Yes</th>
<th>No</th>
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<tr>
<td>1.</td>
<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>2.</td>
<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? See attached letter</td>
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<td>9.</td>
<td>Is there a county or areawide zoning ordinance?</td>
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<td>10.</td>
<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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<td>Yes</td>
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18. Name, Title and signature of person completing this section:

Name: Christian Regosch
Title: Planner
Signature: [Signature]
Date: July 3, 2018
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.