BUCKS COUNTY PLANNING COMMISSION
MEETING

Wednesday, March 7, 2018
2:00 P.M.

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

AGENDA

1. Call to Order

2. Pledge of Allegiance

3. Approval of Minutes of January 3, 2018; February 7, 2018 meeting cancelled due to inclement weather

4. Executive Director’s Report - Introduction of new staff

5. Presentation: Bucks County Planning Commission 2017 Annual Report of Review Activity; Senior Planner, Michael Roedig

6. Act 247 Reviews

7. Old Business

8. New Business
   Discussion of BCPC By-laws and potential changes/orders.
   Select new date for off-site meeting at Visit Bucks County

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
EXECUTIVE DIRECTOR'S REPORT
FEBRUARY 2018

• **Meeting cancelation** – As you aware we cancelled the February meeting which was scheduled to be held at the Bucks County Visitors Center. The Center was closed that morning by its management due to the weather. While the facility was still offered to us, out of an abundance of caution for the unpredictable weather, the fact that the facility was closed, and after consultation with Chairman Kisselback and Division Leader, Margie McKevitt, it was decided to cancel the meeting. As this precluded us from conducting regular business, the 247 plans were issued as “unofficial“ and will be reissued after approval at the March 7, 2018 meeting. This presented an opportunity to review the BCPC By-laws and to potentially consider either phone voting or email voting should the Board choose to do so.

• **2018 Governor’s Award** – I am pleased to report that the Commissioner’s foresight and the Planning Commission’s work on the MEDI program has been recognized by DCED and on April 11, 2018 will receive a Governor’s Award for Local Government Excellence. The MEDI program is being recognized under the Innovative Planning and Sound Land Use Practices category in which the nominee must have instituted an innovative approach to planning principles, sound land use and/or utilization of renewable energy sources.

• **Newsletter** – The inaugural issue of *Planning InSight* was issued on January 31, 2018 to all municipalities and is slated to be issued every other month. Board members are encouraged to submit ideas for timely articles and points of information deemed relevant to all County municipalities.

• **DVRPC – Planning Director’s Meeting** – On February 27, 2018, I attend a half day workshop with fellow directors from Chester, Delaware, Philadelphia and Montgomery Counties to discuss mutual topics of interest related to county-wide planning initiatives, the formation of a DVRPC non-profit entity and to get an update on the pending TCDI grant program and new requirements regarding a grantee’s ability to administer the grant effectively.

• **Reporting** – We will be instituting new internal reporting mechanisms to provide an “on demand” overview of the Act 247 applications received and the revenue associated with each type of application category on a monthly basis. To date we have received 23 total applications and $16,165 in fees broken down as follows:

<table>
<thead>
<tr>
<th>Residential Subdivisions</th>
<th># of Applications</th>
<th>Square Feet</th>
<th>Revenue Collected</th>
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<tbody>
<tr>
<td>1-2 lots or units</td>
<td>10</td>
<td></td>
<td>$1,580</td>
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<tr>
<td>3 – 10 lots or units</td>
<td>6</td>
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<td>$1,700</td>
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<td>11 – 25 lots or units</td>
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<tr>
<td>51 – 100 lots or units</td>
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<tr>
<td>101+ lots or units</td>
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<tr>
<td>Nonresidential land developments</td>
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<tr>
<td>0 – 5,000 sq. ft.</td>
<td>3</td>
<td>5,872</td>
<td>$1,180</td>
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<tr>
<td>5,001+</td>
<td>3</td>
<td>136,889</td>
<td>$9725</td>
</tr>
</tbody>
</table>
• **Staffing** – Margaret Massey started in her position on February 8, 2018 in the position of Office Supervisor/Assistant to the Executive Director and Rachel Leach started on February 12, 2018 as our new administrative aide. We have extended an offer of employment to a new planner Christian Regosch who is tentatively scheduled to start on March 12, 2018. Christian fills a previously funded but vacant planner position. Lastly, I have reluctantly accepted the resignation of Chris Dochney who will be leaving us to join the private sector. His last day will be April 3, 2018 and we will look to bring on a new planner to fill his position.

• **Work Load** – As you will see in the BCPC Activity report we continue to see an uptick in our contracted municipal work and are eager to continue to serve our constituent municipalities. A number of these contracts are a direct result of the MEDI program.
Community Planning and Municipal Economic Development Initiative

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

Staff attended the monthly meetings of the Newtown Area Joint Zoning Council and the Buckingham Township Board of Supervisors.

Plans & Activities – The staff is working with West Rockhill Township to update their comprehensive plan. Staff are working on updating the Water and Sewer element and the Natural Resources and Geology element in preparation for their next meeting at the end of the month.

Work continues on the Dublin Borough Parking Study, a MEDI project that analyzes 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 for a kick-off meeting regarding the borough MEDI project. The initial meeting discussed the project scope, study area, and BCPC deliverables.

Work is continuing on the Tullytown Borough MEDI project. Staff attended the February Borough Council meeting to present information on Transit-Oriented Development (TOD)—what it is, where it has been applied locally, examples of existing developments, and how the concept can be applied to Tullytown Borough. The presentation also included suggested conceptual land use scenarios and a concept plan for properties near the Levittown Train Station, which currently is undergoing major renovations.

Staff met with Morrisville Borough officials to discuss a new comprehensive plan for Morrisville. Staff developed a proposal for the borough’s consideration. The comprehensive plan will focus on revitalization, heritage tourism, and multimodal transportation issues.

Staff met with Warrington Township officials to discuss topics and issues related to updating their zoning ordinance and subdivision and land development ordinance. We will be submitting proposals to the township in the near future.

New Hope Borough officials have accepted our proposal to prepare a special zoning study. This study, which will be conducted under the MEDI program, will focus on the prevalence of nonconformities and the potential hardship it poses to property owners wishing to expand their structure or use.

The Application for Reimbursement for 2017’s Household Hazardous Waste events was
prepared and approved by DEP, and we expect a reimbursement amount of $100,000.

Staff attended the February monthly meeting of the Regional Southeastern PA HHW & Recycling Roundtable. Planning continues for the five confirmed HHW events to be held in Bucks County this year, and reporting of municipal recycling tonnage has begun.

Providing Planning Information and Coordinating with other Agencies

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

The first edition of the BCPC newsletter, Planning InSight, was emailed to municipalities in late January. It included articles on important planning topics, such as Model Design Guidelines and the Recycling Program. While the articles will change with each bi-monthly edition, mainstays will include a note from the Executive Director and upcoming grant information.

Geographic Information Systems (GIS)

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

The GIS data is increasingly used by people outside the county, either through our very popular public viewer, or through our GIS Consortium of municipalities. Updates of GIS data are always provided to our Consortium members when requested. This month the following townships requested and received an update of their parcels and centerlines; Morrisville Borough and Plumstead Township.

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.

The February meeting of the shared services project was hosted by Delaware County EMA in Media PA. Montgomery County will be hosting the March meeting in Conshohocken PA.

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.
Transportation and Trails

BCPC Transportation Planning staff is responsible for working with PennDOT, DVRPC, SEPTA, TMA Bucks, and other groups to ensure that our transportation and funding needs are addressed. We also keep up with the various PennDOT funding avenues and grant programs. This month, Staff coordinated with PennDOT and our General Services Department regarding our bridge reconstruction program. Staff also attended the TMA Bucks Board Meeting and hosted the PennDOT Connects Outreach Program.

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 currently designing the Newtown Rail Trail. The current project will construct the portion of the Newtown Rail Trail in Upper Southampton Township and will connect with the Pennypack Trail in Montgomery County. Staff coordinated with Upper Southampton Township, the consultant and PennDOT regarding design issues for the trail crossing at Country Line Road and Second Street Pike. Staff also coordinated with SEPTA regarding leasing of the rail line and rail removal.

We also provided project management for the Neshaminy Greenway Trail, a Congestion Management Air Quality Program-funded trail that will connect Doylestown’s Central Park with the county facilities in the Neshaminy Manor Complex. We met with various township committees to discuss the latest alignment. All of these trails are part of the Circuit, which is envisioned as a 750-mile regional trail network. Staff is also currently preparing a Bike and Trail Plan for Buckingham Township and conducted a meeting of the trail committee to review proposed trails and discuss public open house planning.
<table>
<thead>
<tr>
<th>Municipality</th>
<th>BCPC Number</th>
<th>Applicant</th>
<th>Tax Parcel Number(s)</th>
<th>Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bensalem Township</td>
<td>2-17-1 (P)R</td>
<td>Republic Bank</td>
<td>(2-37-29)</td>
<td>Private Zoning Map Change: R-2 to G-C</td>
</tr>
<tr>
<td>Bensalem Township</td>
<td>2-18-1</td>
<td>Township Council</td>
<td>(2-30-115 &amp; 2-60-15)</td>
<td>Amend the Zoning Map: IN to R-2</td>
</tr>
<tr>
<td>Northampton Township</td>
<td>31-18-1</td>
<td>Board of Supervisors</td>
<td></td>
<td>Amend the Zoning Ordinance: Flag Lots</td>
</tr>
<tr>
<td>Richland Township</td>
<td>36-18-ASA1</td>
<td>Phoebe Demott &amp; Frederick</td>
<td>(36-29-47, -48-1 &amp; -50-1)</td>
<td>ASA Extension</td>
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<tr>
<td>Trumbauersville Borough</td>
<td>45-18-CR1</td>
<td>Borough Council</td>
<td>(45-3-67, -72 &amp; -77)</td>
<td>County Review: Lot Line Change</td>
</tr>
</tbody>
</table>
MEMORANDUM

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

FROM: Bucks County Planning Commission

SUBJECT: Private Request for Zoning Map Change
    TMP #2-37-29
    Applicant: Republic Bank
    Owner: Jessica and Oswaldo Guerrero
    Received: January 11, 2018
    Hearing Date: Not indicated

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on February 7, 2018.

GENERAL INFORMATION

Requested Action: Rezone TMP #2-37-29 from R-2 Residential District to G-C General Commercial District. While this proposal is a new application for a zoning map amendment, the rezoning appears to be the same as proposed previously. As with the previous application, a sketch plan showing a bank on the site (TMPs #2-37-29, -30, and -31) has been submitted with the application. The sketch plan for BCPC #2-17-1(P)R shows reconfigured setbacks and parking circulation.

Location and Size of Tract: The 15,245-square-foot parcel is located along the southeast side of Mechanicsville Road, 200 feet southwest of its intersection with Street Road.

Proposed Zoning Provisions: The G-C General Commercial District permits banks and similar financial institutions on lots that have a minimum lot area of 7,200 square feet and a minimum lot width of 60 feet.

Existing Zoning Provisions: The R-2 Residential District permits single-family attached dwellings on lots that have a minimum lot area of 7,500 square feet and a minimum lot width of 75 feet.
COMMENTS

The staff of the Bucks County Planning Commission reviewed a previous version of this proposal (see BCPC #2-17-1(P), dated April 5, 2017). Some of those comments may still be applicable and are included in this review. We recommend that township officials consider the following in addressing the proposal to rezone TMP #2-37-29 from R-2 Residential to G-C General Commercial District.

1. **Comprehensive Plan**—The *Township of Bensalem, Bucks County, Pennsylvania, Comprehensive Plan* (2002) has no specific recommendations for TMP #2-37-29. The Potential Zoning Amendments and Major Parcels map of the plan shows the adjacent tax parcels along Street Road (TMPs #2-37-30 and #2-37-31) as potential locations to consolidate into “Highway Commercial” zoning. Section 3.1 Residential Land Uses emphasizes that “existing neighborhoods should be protected from incursions by incompatible land uses or changes in density.” Section 3.2 Commercial Land Uses emphasizes that “Bensalem should continue to encourage commercial growth along appropriate commercial corridors, such as Street Road, in a way that future design considerations take into account existing scale of development.” The plan identifies Mechanicsville Road in Section 4.1 Classification of Streets as a collector road, which are “intended to discourage through traffic in residential areas and encourage the use of highways as well as major and minor arterials within the township.”

2. **Compatibility with surrounding zoning and land use**—The permitted land uses in the proposed district are incompatible with the existing single-family residential land use zoning to the south and west.

3. **Bufferyard and planting strip**—The applicant has submitted a sketch plan showing the consolidation of TMPs #2-37-29, -30, and -31 to permit the construction of a bank. To demonstrate that the proposed bank will meet the bufferyard requirements of Section 232-592(1) of the zoning ordinance, the plan shows a 20-foot-wide buffer along the site’s southwest boundary adjacent to TMP #2-37-28, which contains a single-family detached dwelling in the R-2 Residential District. However, Section 232-593 of the zoning ordinance requires an additional 75-foot yard, measured from the rear of the 20-foot bufferyard and planting strip, for land developments occurring in the G-C General Commercial District. The distance between the bank and the bufferyard is less than the minimum 75-foot yard requirement.

4. **Summary comment**—We recommend township officials carefully examine the merits of this private request to rezone the parcel to G-C General Commercial District on the following considerations:

- comprehensive plan policies for future land use, residential areas, commercial areas, and street classification and whether the township desires the Street Road commercial corridor to be expanded into adjacent residential areas and lower volume collector streets;
- the current and potential incompatibility of the surrounding zoning and land use; and
- whether the bufferyard nonconformity shown in the sketch plan is too great to overcome to make the land development application viable.

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1 The surrounding land use and zoning is described on the last page of our review under Pertinent Information.
We would appreciate being notified of Township Council’s decision regarding this matter. If the amendment is adopted, please send a copy within 30 days as required by Section 609 (g) of the Pennsylvania Municipalities Planning Code.

MAR:dc

cc: Republic Bank
    Michael Gable, P.E., Boucher & James, Inc.
    Lauren Gallagher, Esq., Rudolph Clarke LLC (via email)
    Ron Gans, P.E., O'Donnell & Naccarato, Municipal Engineer
    William Cmorey, Township Manager (via email)
PERTINENT INFORMATION

Site Characteristics: The site contains a residence.

Existing Land Use: Single-family detached dwelling.

Surrounding Land Use:

South: Single-Family Residential
North: Single-Family Residential; Commercial
East: Commercial
West: Single-Family Residential

Surrounding Zoning:

South: R-2 Residential District
North: G-C General Commercial District
East: G-C General Commercial District
West: R-A-1 Residential District

MEMORANDUM

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

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Map
           TMP #2-60-15, 2-30-115
           Owner: Sisters of the Blessed Sacrament
           Applicant: Bensalem Township Council
           Received: January 16, 2018
           Hearing Date: February 12, 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 February 7, 2018.

GENERAL INFORMATION

Proposed Action: Amend the zoning map by rezoning TMPs #2-60-15 and 2-30-115 from IN Institutional to R-2 Residential District.

Location & Size of Tract: The 40-acre tract is located south of the intersection of Kings Avenue and Bristol Pike.

Proposed Zoning Provisions: The R-2 Residential District permits single-family attached dwellings on lots that have a minimum lot area of 7,500 square feet and a minimum lot width of 75 feet.

Existing Zoning Provisions: The IN Institutional District permits religious institutions on a minimum lot area of 4 acres and minimum lot width of 300 feet.

COMMENTS

The Bucks County Planning Commission supports the proposed rezoning from IN Institutional District to R-2 Residential District since the permitted land uses in the proposed district are
compatible with the surrounding land uses and zoning districts and the proposal appears to be consistent with the ordinance requirements as presented by the Pennsylvania Municipalities Planning Code. We offer the following comments for Township Council’s consideration when considering this proposal:

1. **Comprehensive Plan**—The *Township of Bensalem, Bucks County, Pennsylvania, Comprehensive Plan* (2002) notes that the Sisters of the Blessed Sacrament property includes 110-year-old buildings influenced by European monasteries and Spanish/French architecture. St. Elizabeth’s Chapel, the Mission Bell, and the St. Katharine Drexel Shrine are on the site. The plan recommends that Bensalem Township should cultivate and foster awareness of the shrine in concert with other historic and cultural offerings present in the township.

2. **Compatibility with surrounding zoning and land use**—The permitted land uses in the proposed district are compatible with the surrounding land uses and zoning districts, with the exception of the transportation/utilities land use to the south (Interstate 95). The permitted land uses in SCH Special Citizens Housing Overlay District (SCH developments are permitted in any residential district) are also compatible with the surrounding land uses and zoning districts, with the exception of the transportation/utilities land use to the south (Interstate 95).

3. **Preservation of historic resources**—As indicated in the township’s comprehensive plan, the historic structures and grounds of the Sisters of the Blessed Sacrament property are truly unique and provide a physical and cultural context and a reminder of an era in Bensalem Township’s history. Cooperation between the township and future property owners should ensure that these historic landmark resources on the property are retained and preserved for the enrichment and enjoyment of future generations. Assurances should be predetermined for the adaptive reuse of the historic structures and surrounding open space. These assurances should protect the overall visual aesthetic of the site and architectural integrity of the structures. Any new development should be compatible and harmonious within the fabric of the site and surrounding neighborhoods.

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

MAR:dc

cc: Lauren Gallagher, Esq., Rudolph Clarke LLC, Township Solicitor (via email)
    Ron Gans, P.E., O’Donnell & Naccarato, Municipal Engineer
    William Cmorey, Township Manager (via email)

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1 The surrounding land use and zoning is described on the last page of our review under Pertinent Information.
PERTINENT INFORMATION

Site Characteristics: The site contains a motherhouse, chapel, and related buildings.

Existing Land Use: Religious institution.

Surrounding Land Use:

- **North:** Institutional; Single-family Residential, Commercial
- **East:** Single-family Residential; Multifamily Residential
- **South:** Transportation/Utility (Interstate 95)
- **West:** Single-family Residential; Institutional

Surrounding Zoning:

- **North:** R-2 Residential; R-22 Residential; G-C General Commercial
- **East:** R-2 Residential; A-D Apartment District
- **South:** Interstate 95
- **West:** G-C General Commercial; R-2 Residential

Municipal Comprehensive Plan: The *Township of Bensalem, Bucks County, Pennsylvania, Comprehensive Plan (2002)* makes no recommendations as to the site’s future land use.
MEMORANDUM

TO: Northampton Township Board of Supervisors
    Northampton Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Flag Lots

Applicant: Northampton Township Board of Supervisors
Received: January 29, 2018
Hearing Date: March 28, 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 February 7, 2018.

GENERAL INFORMATION

Proposed Action: Amend the flag lot provisions of the township zoning ordinance to clarify design and submission requirements.

Proposed Zoning Provisions: The proposal will amend the following sections of the township zoning ordinance:

- Section 27-1119.2.B, to provide that the proposed design be in the best interest of the community, considering health, safety, and/or general welfare issues.
- Section 27-1119.3, to provide that sketch plan submissions are encouraged for review by Township staff, consultants, and Township Planning Commission to review in accordance with all pertinent design requirements specified by the Northampton Township Code.
- Section 27-1119.4, to provide that the subdivision shall be designed in accordance with design requirements that follow.

Existing Zoning Provisions:

- Section 27-1119.2.B requires that prior to a formal submission of a subdivision containing a flag lot, the applicant shall submit a sketch plan for review by the Planning Commission. The flag lot design shall only be permitted if the Board of Supervisors determines that the proposed design is in the best interest of the community, considering health, safety and/or general welfare issues.
• Section 27-1119.3 requires the Planning Commission to issue a recommendation to the Board of Supervisors who shall render a decision to either deny the sketch plan or permit the application to advance as a preliminary plan. If the sketch plan is denied, the flag lot design option shall not be permitted for the parcel of land being considered. If the sketch plan is approved, the applicant may proceed to prepare a preliminary plan in accordance with all pertinent design requirements specified by the Northampton Township Code.

• Section 27-1119.4 provides that where the use of the flag lot design has been approved by the Board of Supervisors, the subdivision shall be designed in accordance with design requirements that follow.

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.

MAR:dc

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

MEMORANDUM

TO: Richland Township Board of Supervisors
    Richland Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Request for additions to the Agricultural Security Area
        TMPs #36-29-47, -48-1, -50-1
        Received: January 12, 2018
        Hearing Date: Not indicated

In accordance with the provisions of Act 43 of 1981, the Agricultural Security Act as amended, this proposal was sent to the Bucks County Planning Commission for review. The review that follows was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on February 7, 2018.

GENERAL INFORMATION

Requested Action: Add the following tax parcels to the Agricultural Security Area (ASA) in Richland Township:

- Landowner: Phoebe V. Demott, and Frederick C. Eberbach
- Tax Map Parcel: 36-29-47, -48-1, -50-1
- Location: 380 Raub Road
- Size of tract: 29.65 acres
- Zoning: RA (Rural Agriculture)
- Comprehensive Plan: Resource Protection Area
- Soil Classes: 2e, 3w, 4w

COMMENTS

The Bucks County Planning Commission recommends that the parcels be added to the Agricultural Security Area (ASA) in Richland Township. Based upon the U.S. Department of Agriculture, Natural Resources Conservation Services land capability classification, the property contains 100 percent of land composed of Class I through Class IV soils.\(^1\) It also appears that the property is currently used as active farmland.

\(^1\) A system of grouping soils primarily on the basis of their capability to produce common cultivated crops and pasture plants without deteriorating over a long period of time.
Goal 1 of the Richland Township Comprehensive Plan Update (2009) is to: “Preserve and maintain Richland Township’s rural character.” One of the objectives listed under this goal is to: “Conserve Richland Township’s unique identity and character by protecting agricultural land and uses.” According to the Future Land Use Plan in the comprehensive plan, the property is in the Resource Protection Area and located outside of the Year 2020 primary development area, an area designated to handle future development.

The entire property is zoned RA Rural Agriculture, a district intended to provide standards for low-density development in rural areas that are currently provided with utilities and permit residential uses on large lots or clustered with large areas of open space. The township’s 2009 Open Space Plan Update shows both the TMPs #36-29-47 and -50-1, as potential Agricultural Security Area parcels.

Therefore, the inclusion of the subject parcel into the Richland Township ASA is consistent with township’s comprehensive plan, zoning ordinance, and open space plan.

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

CND:dc

cc: B. Lincoln Treadwell, Esq., Treadwell Law Offices, Township Solicitor
Phoebe V. Demott, and Frederick C. Eberbach
Paul Stepanoff, Township Manager (via email)
Richard Brittingham, Assistant Township Manager/Zoning Officer (via email)
Richard B. Harvey, Director, Bucks County Agricultural Land Preservation Program
CONFIDENTIAL — NOT FOR RELEASE

February 7, 2018
BCPC #45-18-CR1

MEMORANDUM

TO:  Trumbauersville Borough Council
     Trumbauersville Borough Planning Commission

FROM:  Bucks County Planning Commission

SUBJECT:  Proposal for Lot Line Change for Gruver/Park Sites
           TMPs #45-3-67; -72; -77
           Applicant:  Trumbauersville Borough
           Received: January 26, 2018
           Hearing Date: Not Set

In accordance with the provisions of Sections 304 and 502 of the Pennsylvania Municipalities Planning Code, this proposal has been sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on February 7, 2018.

GENERAL INFORMATION

Proposed Action: Convey 3.34 acres (Tract 3), from TMP #45-3-77 to TMP #45-3-67 (Tract 1) and part of TMP #45-3-72 (Tract 2), both of which are currently used for borough park land (known as Veteran Park.) Land identified as Tracts 1, 2, and 3 will be consolidated in a common deed and the resulting consolidated park property will be 10.678 acres. The remaining 1.4683 acres of TMP #45-3-77 (Tract 4) contains an existing dwelling and outbuilding. According to correspondence received with the plan, Tract 4 will retain access to East Broad Street via the existing deeded rights to a shared alley.

Location: The site is located to the northeast of North Main Street, northwest of East Broad Street, and south-southeast of Woodview Drive. Vehicular access for Veterans Park is from Woodview Drive.

Zoning: The SRM Suburban Residential Medium District permits single-family detached dwellings on a minimum lot area of 15,000 square feet. Recreational facilities or parks, owned or operated by the municipality, are permitted by-right on a minimum lot area of 1 acre.

Present Use: Park; Residential.
COMMENTS

1. **Access for Tract 4**—Existing TMP #45-3-77, (Tracts 3 and 4), is currently a landlocked parcel. The proposed lot line adjustment will merge Tract 3 to other lands owned by the borough, and the residual parcel area, identified as Tract 4, would remain landlocked. Correspondence indicates that Tract 4 will retain access to East Broad Street via the existing deeded rights to a shared alley. However, that access to East Broad Street is not shown on the plan. It is recommended that the plan be revised to clearly show the existing access for Tract 4 to the public street.

2. **Sewer service for Tract 4**—The plan indicates an existing well is located on Tract 4, but does not indicate whether the dwelling has an existing on-lot sewage system or if it is served by public sewer facilities. Section 701.b.5 of the subdivision and land development ordinance requires the plan to indicate the type of water supply and sewage disposal facilities that are proposed. The plan should be revised to show the locations of either existing public sanitary sewer lines or on-lot sewer facilities utilized by the dwelling on Tract 4.

3. **Zoning requirements for Tract 4**—Section 701.b.6 of the subdivision and land development ordinance requires plans to include zoning requirements including applicable district, lot size, and yard requirements. The plan provides zoning information applicable for “other permitted uses” in the SRM District which reflects the regulations for park land in the district. However, it is recommended that the plan be revised to also provide zoning information for Use B1 Single-Family Detached residential use since Tract 4 contains an existing dwelling.

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

LMW:dc

Larry Smock, Municipal Administrator (via email)
<table>
<thead>
<tr>
<th>Municipality</th>
<th>BCPC Number</th>
<th>Tax Parcel Numbers</th>
<th>Applicant</th>
<th>Submission Level</th>
<th>Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bristol Township</td>
<td>6893-A</td>
<td>(5-13-237-14 through -19)</td>
<td>2123 Pennsylvania Avenue</td>
<td>P</td>
<td>6 Single-family Lots</td>
</tr>
<tr>
<td>Buckingham Township</td>
<td>12273</td>
<td>(6-10-115-1)</td>
<td>Leaver-Cable Funeral Home</td>
<td>RP</td>
<td>Commercial Land Development: 2,205 Square feet</td>
</tr>
<tr>
<td>Buckingham Township</td>
<td>10638-A</td>
<td>(6-18-94)</td>
<td>BKTD Tract</td>
<td>P</td>
<td>2 Single-family Lots</td>
</tr>
<tr>
<td>Doylestown Borough</td>
<td>9292-A</td>
<td>(8-10-78)</td>
<td>Doylestown United Methodist Church</td>
<td>P</td>
<td>Institutional Land Development: 13,040 Square feet</td>
</tr>
<tr>
<td>Falls Township</td>
<td>6253-RD</td>
<td>(13-51-1)</td>
<td>Morton Salt</td>
<td>P</td>
<td>Industrial Land Development: 700 Square feet</td>
</tr>
<tr>
<td>Falls Township</td>
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<td>Medical Marijuana Grower/Processor</td>
<td>RF</td>
<td>Industrial Land Development: 3,000 Square feet</td>
</tr>
<tr>
<td>Milford Township</td>
<td>12291</td>
<td>(23-20-78)</td>
<td>W-4 Holdings</td>
<td>S</td>
<td>2 Single-family Lots</td>
</tr>
<tr>
<td>Newtown Township</td>
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<td>(29-3-40-2 &amp; -40-4)</td>
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<td>P</td>
<td>6 Single-family Lots</td>
</tr>
<tr>
<td>Tullytown Borough</td>
<td>12290</td>
<td>(46-12-46)</td>
<td>648 Pond Street</td>
<td>P</td>
<td>2 Single-family Lots</td>
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<tr>
<td>Upper Makefield Township</td>
<td>12083-A</td>
<td>(47-4-94)</td>
<td>Schwartz Tract</td>
<td>P</td>
<td>2 Single-family Lots</td>
</tr>
<tr>
<td>Warrington Township</td>
<td>9831-C</td>
<td>(50-10-14-1)</td>
<td>Gloria Dei Community</td>
<td>P</td>
<td>Institutional Land Development: 76,813 Square feet</td>
</tr>
</tbody>
</table>
MEMORANDUM

TO: Bristol Township Council
   Bristol Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for 2123 Pennsylvania Avenue
   TMP #5-13-237-14 through -19
   Applicant: Green Tree Group Contracting, LLC
   Owner: 2123 Pennsylvania Avenue, LLC
   Plan Dated: December 13, 2017
   Date Received: December 14, 2017

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

GENERAL INFORMATION

Proposal: Develop six existing lots, ranging in size from 6,297 to 6,438 square feet, each with a single-family detached dwelling. Public water and sewer facilities will serve the residences.

Location: Along the northern side of Pennsylvania Avenue, between Logan and Girard avenues.

Zoning: R-3 Residential District permits single-family detached dwellings on lots having a minimum lot size of 5,000 square feet with a minimum lot width of 50 feet. The maximum building area and impervious surface ratio are 30 and 40 percent, respectively.

Present Use: Vacant of structures; existing brush and overgrown vegetation.

COMMENTS

1. 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.

2. Street standards—Section 177-35 of the subdivision and land development ordinance requires a minimum cartway width of 26 feet for secondary residential roadways. Section 177-
35.B of the subdivision and land development ordinance requires that where a development abuts or contains an existing street of inadequate cartway width, the developer shall be required to widen and/or reconstruct the roadway to meet current township standards. The plan indicates the existing cartway along the subject site is approximately 20 feet wide and that a mill and overlay is proposed for the full cartway width of existing Pennsylvania Avenue in addition to proposed roadway reconstruction. Township officials should determine if the proposed improvements are sufficient.

3. **Sidewalks and curbs**—Sections 177-35.A, 177-43.A, and 177-45.A of the subdivision and land development ordinance require sidewalks and curbs along streets unless determined unnecessary by Council. We note that a sidewalk exists along Pennsylvania Avenue just west of the site. The plan should be revised to comply with these requirements unless it is determined that sidewalks and curbs are unnecessary in this area.

4. **Stormwater management**—The plan shows two proposed underground infiltration basins on each lot; one in each backyard, and one in front of each dwelling, under the driveway.

We recommend that the applicant prepare and submit to the township a detailed schedule of all anticipated long- and short-term operational and maintenance procedures for the proposed infiltration systems. The maintenance manual should include any type of potential maintenance that may be necessary to continue sound performance of the facilities. Copies of the manual should also be provided to those responsible for stormwater facility maintenance, in this case, the future homeowners.

In addition, any restrictions for the area containing the infiltration basins (e.g., placement of play structures, trees and shrubs, etc.) should be made clear to future homeowners in order to maintain proper function of the facilities and to avoid enforcement issues for the township.

5. **Landscape plan**—We have several concerns with the proposed landscape plan. The plan proposes 23 trees along the rear of the lots and as street trees, all of which are to be *Quercus phellos* (willow oak). We have been alerted that bacterial leaf scorch, which is an infectious chronic disease, is affecting certain species of oak trees in southeastern Pennsylvania, including willow oak, red oak (*Quercus rubra*), pin oak (*Quercus palustris*), and others. Given the potential disease risk to these oak trees, we recommend that the applicant consider substituting other suitable types of trees, or other species of oaks, in place of the proposed willow oaks. The Bucks County Cooperative Extension office has recommended *Quercus alba* (white oak) and *Quercus bicolor* (swamp white oak) as oak trees that have not been affected by bacterial leaf scorch in our region.

There also is a concern with planting only one type of tree for the entire site. Plantings consisting of most or all of one type of tree (a monoculture) should be avoided because if a major pest or disease develops with that tree type, all of the planting could be affected and possibly killed. By planting various types of trees, the risk of devastation will be reduced. Additionally, more diverse plantings could create more visual interest for this area. Municipal officials should monitor planting plans to ensure that oak trees are not overplanted, to avoid the risk of infection and eventual loss of these trees.
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 subdivision.

This review will be included in the Bucks County Planning Commission board materials for the February 7, 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: Jeffrey S. Pakrul, CCM, PSP, Green Tree Group Contracting, LLC  
    Edmund C. Doubleday, P.E., Doubleday Design, LLC  
    Kurt Schroeder, P.E., Gilmore & Associates, Township Engineer  
    William McCauley, Township Managing Director (via email)  
    Colleen Costello, Township Department of Building, Planning & Development (via email)  
    Thomas 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: Revised Preliminary Plan of Land Development for Leaver-Cable Funeral Home  
         TMP #6-10-115-1  
         Applicant: John Givnish, Givnish Real Estate, LLC  
         Owner: Same  
         Plan Dated: August 25, 2017  
         Last Revised: December 15, 2017  
         Date Received: December 22, 2017

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

GENERAL INFORMATION

Proposal: Construct a 2,205-square-foot building addition, expand the parking area, and create two stormwater management facilities on a 2.0-acre (net) parcel. The site is served by public water and sewerage facilities.

Location: Northwest corner of Quarry and York roads intersection.

Zoning: The LC Limited Commercial District is intended for moderate intensity commercial and office uses of a highway oriented nature on one-acre minimum lots. Use E7 Funeral Home is permitted on a two-acre minimum lot area.

The following zoning ordinance variances were granted by the Buckingham Township Zoning Hearing Board on June 19, 2017:

Section 3100.12.e  To permit impervious surface in excess of 10 percent of the total site area, not to exceed 33.3 percent.

Section 3013.A  To permit expansion of existing nonconforming parking in the front yard.

The variances approved are subject to the following conditions:
1. The stormwater management facilities shall be designed to comply with current township regulations and shall control stormwater generated by 100 percent of the existing and proposed structures.

2. Stormwater facilities shall be maintained in accordance with their design.

3. The maximum impervious surface ratio shall not exceed 33.3 percent.

4. Parking is permitted in the front yard only to the extent shown on the Zoning Hearing Board Plan admitted as Exhibit “A-12”.

Present Use: Funeral Home.

COMMENTS

1. **Approved waivers**—The previous plan submittal (August 25, 2017) contained a list of waivers that the applicant was seeking. As with variances, granted waivers should be listed on the final plan prior to approval.

2. **Sidewalk**—The current plan does not show a sidewalk or bicycle/pedestrian path along the frontage of the site as required by Section 9.18.B of the subdivision and land development ordinance. Even though there are no sidewalks or paths adjacent to the site, there are destinations on both sides of Routes 202/263 that include Holicong Park and the shops, offices, and restaurants in the Buckingham Green Shopping Center and in Buckingham Village (intersection of Routes 202, 413, and 263). The township should determine if a sidewalk and/or bicycle/pedestrian paths are warranted at this time, and if so, they should be displayed on future submissions.

   Currently, the Bucks County Planning Commission is assisting the township with a trail master plan. The frontage along Route 202/263 in the area of the funeral home, has been evaluated and a sidewalk/path along the property frontage to link adjacent uses will be recommended in the plan.

   In addition, the Delaware Valley Regional Planning Commission is administering a trail initiative in the greater Philadelphia region called the Circuit. It is intended to create a network of 750 miles of trails that will ultimately connect the urban, suburban, and rural communities of Greater Philadelphia. A planned trail is proposed to span Route 202/263 from Doylestown Borough to New Hope Borough. Therefore, we suggest a sidewalk or path be required along the property frontage. For more information on the Circuit Trails, the following link is provided: [http://circuittrails.org](http://circuittrails.org).

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

This review will be included in the Bucks County Planning Commission board materials for the February 7, 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:dc

cc:  John Givnish, Givnish Real Estate, LLC
     Zachary E. Shearon, P.E., Shearon Environmental Design Company, Inc.
     Dana S. Cozza, Esq., Township Manager (via email)
     Dan Gray, P.E., Knight Engineering, Inc., Township Engineer
MEMORANDUM

TO: Buckingham Township Board of Supervisors
   Buckingham Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Subdivision Plan for BKTD Tract
       TMP #6-18-94
       Applicant: BKTD, LLC
       Owner: Same
       Plan Dated: December 21, 2017
       Date Received: January 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 57.53-gross-acre tract into two lots. Proposed Lot 1 will be 35.91 net acres and Lot 2 will be 20.51 net acres. Proposed detached dwellings are not displayed on the plan and several existing accessory structures appear to be retained on both proposed lots. Lots are to be served by individual on-lot water and sewerage facilities.

Location: Northwestern side of New Hope Road, approximately 1,200 feet east of the intersection with Durham Road (Route 413).

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

Present Use: Agriculture (equine farm).

COMMENTS

1. **Accessory buildings**—The plan notes that the proposed primary use on the lots will be Use B1 Detached Dwelling. It appears that several of the accessory structures that were associated with the previous use will be retained. A shed (>200 square feet) along the southern boundary of proposed Lot 2 is located within the 35-foot side yard setback. Section B10.B.3 of the
zoning ordinance requires that a residential accessory structure over 200 square feet meet the required yards of the principal structure or building. The plan should be revised to comply with the setback requirement.

In addition, the existing indoor riding area building appears to be retained on Lot 1. The future use of this building should be clearly noted and understood, since a residential accessory building should be incidental and subordinate to the principal use per Section B10. The structure appears to be approximately 32,000 square feet in size.

2. **Open space**—Sections 503.A and 3103 of the zoning ordinance outline the open space regulations in the AG-1 District. It is unclear on the plan if the open space requirements have been met. Compliance should be demonstrated, and the plan should be revised accordingly.

3. **Special setbacks**—Section 3010.C requires the minimum building setback be measured from the limit of the resource protected land rather than from the lot lines, so that the required minimum yard is free from the resource restricted lands. Proposed Lot 1 contains existing wetlands and a pond that are 100 percent protected. The plan should be revised accordingly.

4. **Land with resource restrictions and resource protection**—Sections 3100.B and 3101.A.3.c of the zoning ordinance outline the protection standards for the natural resources on the site. The chart on the Natural Resource Plan (Sheet 3 of 4) tabulates the total area of each protected natural resource on the site and amount of area to be protected. Since there is no proposed construction displayed on the plan, compliance with the ordinance cannot be determined at this time. The plan should be revised to include calculations on natural resources and the area of natural resources that would be disturbed or encroached upon.

5. **Building envelope and disposal area**—The plan should be revised to provide the amount of building area and the wastewater disposal area for each lot in accordance with Sections 3101A.1 and 2 of the zoning ordinance.

6. **Site capacity calculations**—The plan should be revised to provide site capacity calculations in accordance with Section 3101.B of the zoning ordinance.

7. **Buffer planting**—Section 3104.A of the zoning ordinance requires a buffer for all uses in accordance with Section 9.20 of the subdivision and land development ordinance. A buffer is not displayed and the plan should be revised accordingly.

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 is required for this subdivision.

9. **Subdivision and land development ordinance requirements**—We defer to Knight Engineering, Inc. for any issues regarding compliance and conformance with the subdivision and land development ordinance, and recommend that the applicant meet the applicable comments provided by the township engineer.
This review will be included in the Bucks County Planning Commission board materials for the February 7, 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:jmk

cc: William Doan, BKTD, LLC
    Adam D. Crews, P.E., Crews Surveying, LLC
    Stephen B. Harris, Esq., Harris & Harris
    Dana S. Cozza, Esq., Township Manager (via email)
    Dan Gray, P.E., Knight Engineering, Inc., Township Engineer
MEMORANDUM

TO: Doylestown Borough Council
    Doylestown Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for Doylestown United Methodist Church
    TMP #8-10-78
    Applicant: Doylestown United Methodist Church
    Owner: Same
    Plan Dated: October 24, 2017
    Date Received: December 18, 2017

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

GENERAL INFORMATION

Proposal: Construct a 13,040-square-foot addition to be used as a ministry center, expand storage space, renovate an existing entrance, construct an outdoor patio area, and add additional parking spaces on a 7.0-acre site. Public water and sewerage serve the site.

Location: Eastern side of Swamp Road, approximately 500 feet north of Chestnut Drive.

Zoning: R-1 Residential District permits religious uses (Use 12) on lots of at least 1 acre.

Present Use: Institutional (Religious) use.

COMMENTS

1. **Buffer plantings**—A softening buffer is required by Section 22-520, Table 1 of the subdivision and land development ordinance. The existing features depicted on the plan indicate that vegetation is present along the property lines. We recommend that borough officials consider whether the existing vegetation is a sufficient buffer. If additional plantings are required a landscape plan should be provided in accordance with Section 22-520.C.1 of the subdivision and land development ordinance which requires a landscape plan for all land developments.
2. **Refuse collection**—We recommend that future plans address how refuse collection will be handled, where a collection station is to be located, and how trash trucks will access the station. Borough officials should determine if buffering and screening of the refuse collection stations is appropriate.

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

This review will be included in the Bucks County Planning Commission board materials for the February 7, 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:  
Kenneth D. Kugel, Doylestown United Methodist Church  
Christopher A. Peterson, P.E., Carroll Engineering Corporation  
James P. Dougherty, P.E., Gilmore & Associates, Borough Engineer  
Karyn Hyland, P.E., Director of Building and Zoning (via email)  
John Davis, Borough Manager (via email)  
Doylestown Township (adjacent municipality)
MEMORANDUM

TO: Falls Township Board of Supervisors
Falls Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development—Morton Salt
TMP: #13-51-1
Applicant: Morton Salt
Owner: USX Corp.
Plan Dated: December 12, 2017
Date Received: January 2, 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: To enclose an existing 700-square-foot framed area with a roof. The site is an existing salt processing facility on a 25.5-acre leasehold area within the larger US Steel industrial complex. The facility is served by water and sewer from US Steel.

Location: On the east side of Solar Drive, in the US Steel industrial complex.

Zoning: The MPM (Materials Processing and Manufacturing) District permits storage, processing, distribution, and manufacturing facilities on lots of at least 5 acres in area. A minimum front yard of 100 feet is required, and a maximum impervious coverage of 80 percent is permitted.

Present Use: Industrial.

COMMENTS

1. **Waiver of land development**—Section 191-18.1 of the subdivision and land development ordinance provides a process for waiving the requirements of land development. The township should determine if the applicant meets the conditions noted in this section of the ordinance.
2. **Editorial comment**—Sheets 2 and 3 of the plan show the north arrow pointing to the right side of the page. This appears to be incorrect and should be revised.

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

This review will be included in the Bucks County Planning Commission board materials for the February 7, 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.

CND: dc

cc: Edward J. Fasulo, Morton Salt  
Thomas R. Hecker, Esq., Begley, Carlin & Mandio, LLP  
Mark A. Havers, P.E., Pickering Corts & Summerson  
Bob Marquis, Marquis Construction Services  
Jim Sullivan, P.E., T&M Associates, Township Engineer  
Peter Gray, Township Manager (via email)  
Diane Beri, Township Clerk (via email)
MEMORANDUM

TO: Falls Township Board of Supervisors
    Falls Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Amended Final Plan of Land Development for Medical Marijuana Grower/Processor
    TMP: #13-51-1-24
    Applicant: MLH 150 Roebling, LLC
    Owner: 150 Roebling Rd. Mortgagee, LLC
    Plan Dated: June 2, 2017
    Last Revised: January 9, 2018
    Date Received: January 9, 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: Construct a 3,000-square-foot addition to an existing facility of industrial buildings on a 32.05-acre lot, to be used as a medical marijuana grower/processor facility. Several existing structures on the property will be demolished, but their foundations and footings will remain. The existing 65 parking spaces on the site will be re-striped. The project will be served by water and sewer from US Steel.

A previously approved proposal for the property included 123,658 square feet of new building space within two new buildings. This proposal is an amendment to the previously approved plan.

Location: On Roebling Road, near Sorrels Boulevard in the US Steel industrial complex.

Zoning: The Materials, Processing, and Manufacturing (MPM) District permits medical marijuana grower/processor facilities as a special exception use. A minimum lot area of 5 acres per principal use is required, with a maximum permitted building coverage of 60 percent, and a maximum permitted impervious coverage of 80 percent.

The plan indicates that a special exception was granted on April 11, 2017 for a medical marijuana grower/processor facility.

Present Use: Industrial.
COMMENT

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 pending compliance with the township engineer’s review and the requirements of other applicable reviewing agencies.

This review will be included in the Bucks County Planning Commission board materials for the February 7, 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.

CND:dc

cc:    MLH 150 Roebling, LLC
       Jim Sullivan, P.E., T & M Associates, Township Engineer
       Peter Gray, Township Manager (via e-mail)
       Diane Beri, Township Clerk (via e-mail)
WAIVERS APPROVED BY FALLS TOWNSHIP SUPERVISORS ON JUNE 2, 2017

1. SECTION 191-37(B)
2. SECTION 191-37(G)(1)
3. SECTION 191-37(G)(4)
4. SECTION 191-48
5. SECTION 191-62(B)
6. SECTION 191-78(B)(6)
7. SECTION 191-78(C)(2)
MEMORANDUM

TO: Milford Township Board of Supervisors
    Milford Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Sketch Plan of Minor Subdivision for W-4 Holdings
TMP #23-20-78
Applicant: W-4 Holdings
Owner: Same
Plan Dated: January 2, 2018
Date Received: January 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 36.45-acre parcel into two lots. Proposed Lot 1 will be 15.4771 acres, and proposed Lot 2 will be 20.0001 acres. Lot 1 contains an existing dwelling, detached garage, and barn structure. Lot 2 is currently vacant. No new construction is proposed. Both lots would be served by individual on-lot water and on-lot sewer systems.

Location: On Upper Ridge Road, just east of the Pennsylvania Turnpike Extension (I-476).

Zoning: The RP (Resource Protection) District permits agricultural uses, single-family residences, and other low impact uses on lots of at least 5 acres in area. Maximum permitted impervious coverage is 5 percent, or 4 percent for single-family dwellings. Maximum permitted residential density is 0.18 dwelling units per acre. Use B5 (Single-family cluster) is permitted on lots of at least 10 acres, with a minimum open space of 75 percent and a maximum density of 0.21 units per acre.

Present Use: Residential, wooded.
COMMENTS

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

   - Section 505.b.1 from widening the cartway on Upper Ridge Road
   - Section 516.b from providing curbing on Upper Ridge Road
   - Section 519.a from providing sidewalks on Upper Ridge Road
   - Section 701.c from providing all required site information
   - Section 701.c from providing a site context map
   - Section 520.a.1 from providing street trees along Upper Ridge Road.

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

2. **Non-conformities**—The plan indicates that several of the existing structures would encroach within the required 65-foot front yard setback along Upper Ridge Road. While these would be existing non-confirming conditions, the subdivision of the larger property may impact their status.

3. **Cluster subdivision**—A note on the plan indicates that no construction is proposed at this time, however, the zoning chart indicates that the proposed use is B5 Cluster Subdivision. If it is intended that either proposed lot be further subdivided as a cluster development, future plan submissions should show how the requirements of Section 404-B5 of the zoning ordinance would be met.

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

This review will be included in the Bucks County Planning Commission board materials for the February 7, 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.

CND: dc

cc: Nathaniel S. Weaver, W-4 Holdings
    Robert F. Irick, ASLA, Irick, Eberhardt, & Mientus, Inc. Land Use Consultants
    Kevin Wolf P.E., Andersen Engineering, Inc.; Township Engineer (via email)
    Jeffrey Vey, Township Manager (via email)
    Marilyn Stecker, Township Administrative Assistant (via email)
    Lisa Wolff, Quakertown Area Planning Committee
MEMORANDUM

TO:       Newtown Township Board of Supervisors
          Newtown Township Planning Commission

FROM:     Staff of the Bucks County Planning Commission

SUBJECT:  Preliminary Plan of Subdivision for Kownurko/Rambo
          TMPs #29-3-40-2 and -40-4
          Applicant: Nicholas and Virginia Kownurko
          Owner: Nicholas and Virginia Kownurko; William and Karen Rambo
          Plan Dated: December 20, 2017
          Date Received: December 22, 2017

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

GENERAL INFORMATION

Proposal: Subdivide 20.7 acres (gross) into 6 single-family detached lots and a 3.71-acre open space parcel.
Proposed lot areas are as follows: Lot 1—3.09 acres, Lot 2—3.11 acres, Lot 3—3.17 acres, Lot 4—1.93 acres, Lot 5—1.89 acres, and Lot 6—1.84 acres. Stormwater management facilities (rain gardens) are proposed on Lots 1, 3, 4, and 6. Existing dwellings are to remain on Lots 2 and 5. Public water and sewerage facilities are intended.

Location: Eastern side of Eagle Road, approximately 730 feet north of Harmony Way.

Zoning: The CM Conservation Management District permits a single-family detached dwelling on a minimum lot area of 3 acres, subject to a maximum gross density of 0.30 dwelling units per acre. For each subdivided lot that is less than 3 acres, an area equal to the remainder of 3 acres shall remain as contiguous open space.

Present Use: Residential and undeveloped.

COMMENTS

1. Resource protection land—The site capacity calculations table on Sheet 6 (Drawing C1.0) indicates the required amount of resource protected land, but it does not indicate the amount of each resource that is proposed to be protected. This information should be provided so that compliance with the natural resource restrictions of Section 903 of the zoning ordinance can be verified for wetlands, wetlands transition area, woodlands, and agricultural soils.
2. **Impervious area**—The lot areas table on Sheet 6 lists the permitted impervious area for each lot. We recommend that the chart also show the proposed impervious area for each lot and the additional amount of impervious area that is available on each lot for potential future construction of patios, decks, building additions, sheds, etc.

3. **Proposed private street**
   
   a. **Street standards**—The plan proposes a private road that will be owned and maintained by the lot owners. Section 504.16 of the subdivision and land development ordinance (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. According to Section 504.17.B of the SALDO, a local street shall have a minimum right-of-way width of 50 feet and minimum cartway width of 30 feet. The plan proposes a 50-foot-wide right-of-way, but only a 20-foot-wide cartway without curbs and gutters. The plan should be revised as necessary to meet the township’s street standards.
   
   b. **Dead end street**—Section 504.11 of the SALDO states that dead end streets shall be prohibited, except as stubs designed as temporary cul-de-sacs, to permit future street extension into adjoining tracts, or when designed as cul-de-sacs. The proposed street dead ends without a turnaround at Lots 3 and 4.

4. **Ownership and maintenance of proposed features**—It is unclear who is to own and maintain various proposed features, because some references in the submission appear to conflict. For example:
   
   - Note 5 on Sheet 6 states that maintenance of the private road will be the responsibility of the individual homeowner.
   - Note 6 on Sheet 6 states that all costs associated with maintenance and repairs of the stormwater facilities shall be the responsibility of the individual homeowner.
   - A note under “BMP Maintenance” on Sheet 13 (Drawing C5.1) states that the owner will be responsible for the maintenance of all permanent control measures.
   - Notes under “BMP Maintenance Plan” on Sheet 15 (Drawing C5.3) states that Newtown Township is responsible for maintenance of the stormwater conveyance system within the proposed road, and the homeowners association is responsible for the remaining stormwater conveyance system, infiltration basin, and all other proposed BMPs.
   - The Post Construction Stormwater Management Narrative submitted with the plan states that the stormwater conveyance system located within the roadway will be owned and maintained by Newtown Township; all other conveyance systems, stormwater management facilities, and Best Management Practices (BMPs) will be owned and maintained by the homeowners association.

   The ownership and maintenance responsibilities of the individual homeowners, homeowners association (if one is to be established), and the township should be clarified for the proposed street, stormwater management facilities (or portions thereof), open space, and any other common facilities for this development.

5. **Stormwater management maintenance manual**—We acknowledge that various sheets of the plan include information regarding maintenance of stormwater management facilities (e.g., Sheet 16/Drawing C.5.4, Sheet 13/Drawing C5.1, and Sheet 15/Drawing C5.3). However, we recommend that the applicant prepare and submit to the township a detailed schedule of all anticipated long- and short-term operational and maintenance procedures for the proposed
infiltration BMPs/rain gardens and all other stormwater management facilities. 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 also should be provided to all others responsible for stormwater facility maintenance, be it the future homeowners or a homeowners association.

6. **Landscape plan**—The plan should be revised to include a landscaping plan, as required by Section 402.4.M.3 of the SALDO. Section 530.1 of the SALDO requires that street trees be provided for any subdivision or land development involving new streets, existing streets, and access driveways to residential developments serving greater than four dwelling units. Therefore, street trees should be provided along the proposed street and along Eagle Road, at a maximum spacing of 50 feet on any one side, as required by Section 530.2 of the SALDO. We also note that a notation on Sheet 16/Drawing C5.4 states that new trees will be planted through the site to reduce the thermal impacts of impervious surface and reduce runoff volume through transpiration, but the plan does not show such plantings. In addition, although a tree protection fencing detail is shown on Sheet 13/Drawing C5.1, the plan also should show the location of proposed tree protection fencing as required by Sections 402.4.M.5 and 529.2.C.2.a of the SALDO.

7. **Park and recreation**—The submission should indicate compliance with the requirement to dedicate land suitable for park and recreation use to the township, per Section 1203.2.A of the SALDO.

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

9. **Editorial**—The plan should be revised to eliminate any incorrect references (e.g., Schoolhouse Road for Eagle Road) and other inconsistencies among the plan sheets as noted previously.

This review will be included in the Bucks County Planning Commission board materials for the February 7, 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.

MW:dc

cc: Nicholas and Virginia Kownurko  
Robert Cunningham, P.E., Holmes Cunningham Engineering  
Edward Murphy, Esq., Wisler Pearlstone  
David J. Sander, Esq., The Law Office of Sean Kilkenny, Township Solicitor  
Michele Fountain, P.E., CKS Engineers, Inc., Township Engineer  
Michael Shinton, P.E., Gilmore & Associates, Township Traffic Engineer  
Kurt M. Ferguson, Township Manager (via email)  
Micah Lewis, Assistant Township Manager (via email)  
Martin Vogt, Township Zoning Officer (via email)  
Kristie Kaznicki, Municipal Services Secretary (via email)  
Michael Bueke, R.L.A., Boucher & James, Inc., Township Planner
MEMORANDUM

TO: Tullytown Borough Council
Tullytown Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Subdivision for 648 Pond Street
TMP #46-12-46
Applicant: Distressed Home Rescue, LLC
Owner: Same
Plan Dated: December 21, 2017
Date Received: December 29, 2017

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

GENERAL INFORMATION

Proposal: Subdivide a 12,014-square-foot parcel into two residential lots, consisting of 6,007 square feet each. Lot 1 contains an existing dwelling, which is to remain, and two sheds, both of which are to be removed. A single-family dwelling is intended to be constructed on Lot 2. Public water and sewer facilities serve the existing residence and are intended to serve the proposed dwelling.

Location: Along the southern side of Pond Street, approximately 50 feet east of the intersection of Pond and Wood streets.

Zoning: The BC Borough Center District permits single-family detached dwellings on lots having a minimum lot size of 5,000 square feet with a minimum lot width of 50 feet. The maximum impervious surface ratio is 35 percent in this district.

Present Use: Residential.

COMMENTS

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

   - Section 505.C(3) to not show all existing features within 400 feet of the property
   - Section 604.B to not provide any future right-of-way for Pond Street
   - Section 611.B(1) to not provide a sidewalk along Pond Street frontage
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. **Parking spaces for Lot 2**—The plan indicates that the garage will be utilized to accommodate one of the two required off-street parking spaces for Lot 2. It is recommended that the garage not be counted towards the off-street parking requirement as garage spaces are often times used exclusively for storage or even converted to additional living space.

3. **Existing paving to be removed**—The plan indicates that part of the existing paving shown on Lots 1 and 2 will be removed. It is recommended that the applicant also remove the concrete apron shown to remain in front of the paving that is to be removed. Also, we recommend that the curb be extended along that stretch so that the area that is no longer paved is not used for off-street parking.

4. **Recreation land**—The plan should indicate how the subdivision would meet the recreation land requirements of Section 153-617.A(1) of the subdivision and land development ordinance or fee-in-lieu provisions in Section 153-617.C.

5. **Street trees**—Notation #10 on Plan Sheet 1 of 4 indicates that the existing trees to remain shall satisfy the requirements of Section 616.A of the subdivision and land development ordinance and that no additional street trees are proposed. Of the trees to remain on the site, two are spaced about 50 feet apart along Pond Street, on Lot 2. Section 153-615.A.(1)(a) of the subdivision and land development ordinance requires that within any subdivision, street trees shall be planted except where borough officials agree that suitable existing street trees are already in place. Depending upon the size of the trees, tree spacing may be either 25 feet (for small trees), 40 feet (for medium trees), or 50 feet (for large trees). Based on the total site frontage of 161 feet along Pond Street, between three and six street trees would be required for the site, depending upon the size of the trees. The plan should be revised to indicate compliance with the street tree requirement.

6. **Tree protection**—Section 153-505.D(11) of the subdivision and land development ordinance requires minor subdivision plans to identify the location of all trees to be saved and the location of the proposed protection fencing. Section 153-616 of the subdivision and land development ordinance contains tree protection requirements. The plan indicates that five existing trees are to be retained; however, the plan does not show tree protection measures. In addition, three of the five trees to remain are shown within the delineated “Limit of Disturbance,” one of which, near Pond Street, is shown to have proposed regrading through its center. Regrading and construction activity within the driplines of trees usually results in the death of the trees. It is recommended that the plan be revised to eliminate proposed regrading within the driplines of trees to be preserved and to show such trees outside of the limit of disturbance. In addition, the plan should also provide the required tree protection information, in accordance with Sections 153-505.D(11) and 153-616 of the ordinance.

7. **Plan information**—The following are minor subdivision plan requirements per Section 153-505 of the subdivision and land development ordinance that should be addressed:

   - 153-505.B(5) a brief description of the proposal
   - 153-505.C(9) location of species and size of large trees standing alone
153-505.D(8) the location of required plantings in accordance with Section 153-615 of the subdivision and land development ordinance (see Comment #5)
153-505.D(10) certification of water and sewer facilities from the serving authority
153-505.D(11) tree protection zone and location of proposed protection fencing (see Comment #6)

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

This review will be included in the Bucks County Planning Commission board materials for the February 7, 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: Jim Dougherty, Distressed Home Rescue, LLC
    Eastern/Chadrow Associates, Inc.
    Kurt M. Schroeder, P.E., Gilmore & Associates, Inc., Borough Engineer
    Alison Smith, Borough Coordinator (via email)
    Nancy Conner, Borough Secretary (via email)
    Sally Bellaspica, Zoning Officer (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 Schwartz Tract
         TMP #47-4-94
         Applicant: Zaveta Custom Homes, LLC.
         Owners: Howard Schwartz Trust
         Plan Dated: August 15, 2017
         Last Revised: December 14, 2017
         Date Received: December 18, 2017

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

GENERAL INFORMATION

Proposal: Subdivide 42.149 acres (gross) into two separate lots. Lot 1 would contain 32.96 acres and Lot 2 would contain 8.46 acres. An existing single-family detached dwelling, outbuildings, and tennis court will remain on Lot 1. A single-family detached dwelling is proposed for Lot 2. Individual on-lot water and sewerage systems serve Lot 1 and are proposed for Lot 2.

Location: The site is located on the northeastern side of Eagle Road, approximately 1,700 feet southeast of the intersection of Eagle Road and Woodhill Road.

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. **Waivers requested**—General Note #25 on Sheet 1 of 11 indicates that the applicant is requesting waivers relative to the existing driveway being extended to provide frontage for Lot 2 and the resultant right-of-way to be configured as a common access driveway owned and
maintained by the homeowners association. However, the plan does not list the specific waivers being requested and sections of the subdivision and land development ordinance involved.

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

2. **Shared driveway**—It is recommended that the homeowners association documents include a maintenance agreement for the shared driveway so all property owners are aware of the maintenance and financial responsibilities in the event that the driveway needs to be repaired or replaced.

3. **Stormwater management**—General Note #14 on Sheet 1 of 11 states that owners are responsible for stormwater management facilities located on their lot. We note that Section IV, page 4 of the Post Construction Stormwater Management (PCSM) Report/Plan mentioned in General Note #14 does include maintenance procedures for the various stormwater management facilities proposed for the site. We recommend that copies of these Operation and Maintenance notes be provided to the property owners.

4. **Proposed trees**—The replacement tree Plant Schedule on Sheet 9 of 11 includes four types of trees that are not on the approved tree planting list per Section 324 of the subdivision and land development ordinance. These include *Acer rubrum* (red maple), *Carya ovata* (shagbark hickory), *Platanus occidentalis* (American sycamore), and *Quercus bicolor* (swamp white oak). We feel these native trees are appropriate as proposed.

We also note that 20 *Quercus rubra* (red oak) trees are proposed. Red oak is susceptible to bacterial leaf scorch, which is an infectious chronic disease that is affecting many types of oak trees in southeastern Pennsylvania. Given the potential disease risk, we recommend that the applicant consider other suitable types of trees in place of some or all of the proposed red oaks. The Bucks County Cooperative Extension office has recommended *Quercus bicolor* and *Quercus alba* (white oak) as oak trees not being affected by bacterial leaf scorch.

This review will be included in the Bucks County Planning Commission board materials for the February 7, 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:jmk

cc: Howard Schwartz Trust
    Travis Hutchison, Zaveta Custom Homes, LLC
    Edward F. Murphy, Esq., Wisler Pearlstine, LLP
    Larry Young, P.E., Tri-State Engineers & Land Surveyors, Inc., Municipal Engineer
    David Nyman, Township Manager (via email)
January 30, 2018
BCPC #9831-C

MEMORANDUM

TO: Warrington Township Board of Supervisors
   Warrington Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for Gloria Dei Community
         TMP #50-10-14-1
         Applicant: G.D.L. Farms Corp.
         Owner: Same
         Plan Dated: December 18, 2017
         Date Received: January 23, 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: Construct a 76,813-square-foot personal care facility building on a 3-acre lot served by public water and sewer.

Location: Southern side of Street Road, approximately 1,200 feet east of its intersection with Folly Road.

Zoning: IU-A-1 Institutional Age Qualified District permits age-qualified townhouse/courtyard with a garage in combination with assisted living facilities or personal care facilities. The minimum tract area for age-qualified townhouse/courtyard with a garage is 25 acres, and 3 acres for assisted living facilities or personal care facilities. The permitted maximum density is 6 units per acre of gross site area for age-qualified townhouse/courtyard with a garage, and not to exceed 30 beds per acre for assisted living facilities or personal care facilities. No less than 50 square feet per bed shall be provided for open space for an assisted living facility or personal care home.

Present Use: Vacant.
COMMENTS

1. **Open space**—Section 903-B1.D of the zoning ordinance requires 50 square feet per bed of a personal care facility to be provided for open space. The plan indicates that 82 beds are proposed, so 4,100 square feet of open space would be required. The plan does not indicate that any open space is provided. Future plans should show the required open space.

2. **Traffic Impact Study**—A traffic impact study (TIS) was submitted for the proposed development, however, it appears that the TIS is lacking some of the information required by zoning ordinance sections 2505.A – General Site Description and 2505.B – Transportation Facilities Description. The township should ensure that the TIS meets the requirements of Part 25 of the zoning ordinance which specifies the requirements of a Traffic Impact Study.

3. **Sidewalks**—Section 408 of the subdivision and land development ordinance requires that sidewalks be provided along all existing abutting streets for all land developments. The plan does not show a sidewalk along Street Road. The preliminary plan should show a sidewalk along Street Road.

4. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed 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 February 7, 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: G.D.L. Farms Corp.
    Ken Bissinger, P.E., Renew Design Group
    Tom F. Zarko, P.E., CKS Engineers, Inc., Municipal Engineer
    Barry Luber, Municipal Manager (via email)
    Barbara Livrone, Assistant to Municipal Manager (via email)
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<td>1-09005-033-3J</td>
<td>0201-80001</td>
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<td>Newtown Township</td>
<td>Pickering Manor Home</td>
<td>12253</td>
<td>29-12-41</td>
<td>1-09935-218-3J</td>
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</table>
January 22, 2018

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

RE: 1201 Wilson Avenue Planning Module
PaDEP Code #1-09005-033-3]
BCPC #12256
TMP #4-24-73 and #4-24-36
Bristol Borough, Bucks County, PA

Dear Mr. Richardson:

We have received a copy of the subject planning module1 regarding the connection of a proposed assisted living facility and medical office building to the existing public sewage collection system owned by the Bristol Borough Water and Sewer Authority. Sewage flows, totaling 31,560 gallons per day (144 EDUs), will flow to the Main Pump Station and then to the Bristol Borough WPC plant for treatment.

The 1970 Bucks County Sewerage Facilities Plan is the official Act 537 Plan for this portion of Bristol Borough. The proposal to connect to the existing collection and treatment facilities is consistent with the official Act 537 Plan, since this plan indicates that the subject site is within an area to be served by municipal collection and treatment facilities.

We note that Sections G. and J. of the Component 3 have not been completed. We recommend that this section be completed and the collection and treatment facility agents sign Sections G. and J. before the borough forwards the planning module to PaDEP. We also note that the submission does not include documentation confirming consistency with the Historic Preservation Act as required in Section G. The applicant should provide copies of the completed Cultural Resources Notice, a return receipt for its submission to the Pennsylvania Historical and Museum Commission (PHMC), and the PHMC review letter.

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1 Under the revised Chapter 71 of the Pennsylvania Department of Environmental Protection’s (PaDEP) Title 25, Rules and Regulations, the planning module is a revision to the Bristol Borough Sewage Facilities Plan. Therefore, the Bucks County Department of Health (BCDH) and Bucks County Planning Commission (BCPC) are required to review and comment on the proposed plan revision.
The County Planning Agency Review, Component 4B, is attached for inclusion with the planning module application to the PaDEP. If the municipality approves the planning module and revises the official sewage facilities plan, the completed (signed) resolution and required supporting data (Components 3 and 4; transmittal letter; plans; narrative; copies of the BCDH and BCPC review letters) should be sent to Elizabeth Mahoney, Sewage Planning Supervisor, Wastewater Management, Pennsylvania Department of Environmental Protection Southeast Regional Office, 2 East Main Street, Norristown, PA 19401.

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

Sincerely,

Matthew M. Walters
Planner

MMW:dc

Attachment

cc: Genevie Kostick, BCDH
    Elizabeth Mahoney, PaDEP
    James Dillon, Borough Manager (via email)
    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**
1201 Wilson Avenue

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

1. Date plan received by county planning agency. **January 5, 2018**
2. Date plan received by planning agency with areawide jurisdiction
   - **Agency name**: Bucks County Planning Commission
3. Date review completed by agency **January 22, 2018**

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

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<th>No</th>
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<td>1. 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. Is this proposal consistent with the comprehensive plan for land use?</td>
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<td>3. Does this proposal meet the goals and objectives of the plan?</td>
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<td>If no, describe goals and objectives that are not met</td>
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<td>4. Is this proposal consistent with the use, development, and protection of water resources?</td>
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<td>If no, describe inconsistency</td>
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<td>5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation?</td>
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<td>If no, describe inconsistencies:</td>
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<td>6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?</td>
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<td>If yes, describe impact</td>
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<td>7. Will any known historical or archeological resources be impacted by this project?</td>
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<td>If yes, describe impacts See attached letter.</td>
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<td>8. Will any known endangered or threatened species of plant or animal be impacted by the development project?</td>
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<td>9. Is there a county or areawide zoning ordinance?</td>
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<td>10. Does this proposal meet the zoning requirements of the ordinance? <strong>N/A</strong></td>
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18. Name, Title and signature of person completing this section:

Name: Matthew M. Walters
Title: Community Planner
Signature: [Signature]
Date: January 22, 2018

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

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

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

The county planning agency must complete this Component within 60 days.
This Component and any additional comments are to be returned to the applicant.
January 30, 2018

Frank A. Costanzo, P.E.
Van Cleef Engineering Associates
501 North Main Street
Doylestown, PA 18901

RE: Pickering Manor Home Planning Module
PaDEP Code #1-09935-218-3J
BCPC #12253
TMP #29-12-41
Newtown Township, Bucks County, PA

Dear Mr. Costanzo:

We have received a copy of the planning module\(^1\) regarding the expansion of the existing senior living/retirement community by way of a two-story addition to the main building and additions to three existing cottages on the site (for a total of 15 additional beds). The 6.039-acre (net) site is bounded by Frost Lane in Newtown Township and by Chancellor Street and Lincoln Avenue in Newtown Borough.

Wastewater flows from this project are expected to increase by 1,455 gallons per day (6 EDUs) and will flow through the existing township collection system that is owned by the Newtown Bucks County Joint Municipal Authority (NBCJMA), to the NBCJMA’s Newtown Creek trunk line and Bucks County Water and Sewer Authority’s (BCWSA) Neshaminy Interceptor. The flows then will be conveyed to the Philadelphia Water Department’s Northeast Philadelphia Water Pollution Control Plant for treatment.

The *Newtown Township Official Plan Revision* (1993) and the *Act 537 Sewage Facilities Plan Newtown Creek Drainage Basin* (1993) are the official Act 537 Plans for this portion of Newtown Township. The proposal to connect to the public sanitary sewage system is consistent with the official Act 537 Plans, since the plans indicate that the site is in an area where both public sewers and individual on-lot sewage disposal systems are permitted. In addition, we note that the proposal is consistent with Newtown Township’s draft *Act 537 Sewage Facilities Plan Update* (July 2015), which indicates that the site is in a public sewer service area.

\(^1\) Under the revised Chapter 71 of the Pennsylvania Department of Environmental Protection’s (PaDEP) Title 25, Rules and Regulations, the subject planning module is a revision to the Newtown Township Sewage Facilities Plan. Therefore, the Bucks County Department of Health (BCDH) and Bucks County Planning Commission (BCPC) are required to review and comment on the proposed plan revision.
The Neshaminy Interceptor currently is under a Connection Management Plan (CMP). The application indicates that there are 35 EDUs available for this project on the Newtown Township CMP.

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

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

Sincerely,

Maureen Wheatley
Senior Community Planner

MW:dc

Attachment

cc:   Genevie Kostick, BCDH
      Elizabeth Mahoney, PaDEP
      Kurt Ferguson, Township Manager
      Kristie Kaznicki, Township Municipal Services Secretary
      Act 537 file
Note to Project Sponsor: To expedite the review of your proposal, one copy of your completed planning package and one copy of this Planning Agency Review Component should be sent to the existing county planning agency or planning agency with areawide jurisdiction for their comments.

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

Project Name
Pickering Manor Home--Newtown Township

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

1. Date plan received by county planning agency. January 19, 2018
2. Date plan received by planning agency with areawide jurisdiction
   Agency name
3. Date review completed by agency January 30, 2018

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

Yes No

1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)?

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

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

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

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

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

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

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

9. Is there a county or areawide zoning ordinance?

10. Does this proposal meet the zoning requirements of the ordinance?
    If no, describe inconsistencies
<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
<th>Question</th>
<th>Answer</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>☑</td>
<td>11. Have all applicable zoning approvals been obtained? N.A.</td>
<td></td>
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<tr>
<td></td>
<td>☑</td>
<td>12. Is there a county or areawide subdivision and land development ordinance?</td>
<td></td>
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<tr>
<td></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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<tr>
<td></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</td>
<td></td>
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<td>considered by the municipality?</td>
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<td>If yes, describe</td>
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<td>16. Has a waiver of the sewage facilities planning requirements been requested for the residual</td>
<td></td>
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<td>tract of this subdivision?</td>
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<td></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 N.A.</td>
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<td>17. Does the county have a stormwater management plan as required by the Stormwater Management</td>
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<td>Act?</td>
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<td>If yes, will this project plan require the implementation of storm water management measures?</td>
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<td></td>
<td>18. Name, Title and signature of person completing this section;</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>Name: Maureen Wheatley</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>Title: Senior Community Planner</td>
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<td>Signature:</td>
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<td>Date: January 30, 2018</td>
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<tr>
<td></td>
<td></td>
<td>Name of County or Areawide Planning Agency: Bucks County Planning Commission</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>Address: The Almshouse, 1260 Almshouse Road, Doylestown, PA 18901</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Telephone Number: 215 345-3400</td>
<td></td>
</tr>
</tbody>
</table>

**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.
<table>
<thead>
<tr>
<th>Municipality</th>
<th>BCPC Number</th>
<th>Applicant</th>
<th>Tax Parcel Number(s)</th>
<th>Proposal</th>
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<tbody>
<tr>
<td>Bensalem Township</td>
<td>2-15-6 (P)R1</td>
<td>Chaman Popli</td>
<td>(2-36-238)</td>
<td>Private Zoning Map Change: BP to GC</td>
</tr>
<tr>
<td>Bristol Township</td>
<td>5-18-WS1</td>
<td>Township Council</td>
<td></td>
<td>Act 537 Update</td>
</tr>
<tr>
<td>Doylestown Township</td>
<td>9-18-1 (P)</td>
<td>Toll PA III, LP</td>
<td></td>
<td>Private Request for Zoning Ordinance Amendment: B-16 Use Single-Family Attached</td>
</tr>
<tr>
<td>Ivyland Borough</td>
<td>17-17-1R</td>
<td>Borough Council</td>
<td></td>
<td>Amend the Zoning Ordinance: Wireless Communications Facilities</td>
</tr>
<tr>
<td>Lower Makefield Township</td>
<td>20-18-WS1</td>
<td>Board of Supervisors</td>
<td></td>
<td>Act. 537 Update</td>
</tr>
<tr>
<td>Silverdale Borough</td>
<td>40-18-1</td>
<td>Borough Council</td>
<td></td>
<td>Amend the Zoning Ordinance: Medical Marijuana</td>
</tr>
<tr>
<td>Solebury Township</td>
<td>41-18-1</td>
<td>Board of Supervisors</td>
<td></td>
<td>Amend the Zoning Ordinance: Temporary Lodging Facilities and Events</td>
</tr>
</tbody>
</table>
CONFIDENTIAL—NOT FOR RELEASE

March 7, 2018
BCPC #2-15-6(P)R1

MEMORANDUM

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

FROM: Bucks County Planning Commission

SUBJECT: Private Request for Zoning Map Change from BP Business and Professional District to G-C General Commercial District

Requested Action: Amend the Bensalem Township zoning map by rezoning TMP #2-36-238 from BP Business and Professional District to G-C General Commercial District. While this proposal is a new application for a zoning map amendment, the rezoning appears to be the same as previously proposed by the applicant (see BCPC #2-15-6(P), dated December 2, 2015 and BCPC#2-15-6(P)R, dated April 6, 2016).

Location and Size of Parcel: The 11,625-square-foot parcel is located along the northwest side of Knights Road, 400 feet northeast of its intersection with Dunksferry Road.

Proposed Zoning: G-C General Commercial District permits offices and commercial retail and service uses on a minimum lot area of 7,200 square feet with a minimum lot width of 60 feet.

Existing Zoning Provisions: BP Business and Professional District permits offices for professional services on a minimum lot area of 12,000 square feet with a minimum lot width of 80 feet.
COMMENTS

Since the application appears to be the same as previously submitted, our comments from BCPC #2-15-6(P), dated December 2, 2015, and BCPC#2-15-6(P)R, dated April 6, 2016, still stand for this most recent application.

1. **Comprehensive plan**—The *Township of Bensalem, Bucks County, Pennsylvania, Comprehensive Plan* (2002) makes no recommendations as to the parcel’s future land use. However, the plan identifies Knights Road as a major arterial, which provides direct connections between residential neighborhoods and the commercial and industrial centers of Bensalem.

2. **Compatibility with surrounding land use and zoning**—The permitted uses in the proposed district are generally compatible with the surrounding land use and zoning, with the exception of the single-family residential land use and zoning across Knights Road to the south.

3. **Summary comment**—The *Township of Bensalem, Bucks County, Pennsylvania, Comprehensive Plan* (2002) identifies Knights Road as a major arterial, which provides direct connections between residential neighborhoods and the commercial and industrial centers of Bensalem.

   The township engineer’s February 1, 2018, memorandum notes that the proposal was denied by Township Council on January 22, 2016, February 2, 2016, and May 23, 2016. We recommend the township consider whether the merits of the zoning map amendment have changed since Council’s decision and determine whether the uses permitted in the proposed district are compatible with the surrounding land use and zoning.

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

MAR:dc

cc: William Cmorey, Township Manager (via email)
    Barbara Merlie, Esq., Rudolph, Clarke, LLC, Municipal Solicitor
    Ron Gans, P.E., O’Donnell & Naccarato, Municipal Engineer

---

1 The surrounding land use and zoning are described on the last page of our review under Pertinent Information.
PERTINENT INFORMATION

Site Characteristics: The parcel is occupied by a small, vacant office building.

Existing Land Use: Commercial.

Surrounding Land Use:
- South: Single-Family Residential; Vacant
- North: Multifamily Residential
- East: Commercial
- West: Commercial

Surrounding Zoning:
- South: R-2 Residential District
- North: A-D Apartment District
- East: BP Business and Professional District
- West: BP Business and Professional District

Municipal Comprehensive Plan: The *Township of Bensalem, Bucks County, Pennsylvania, Comprehensive Plan* (2002) makes no recommendations as to the parcel’s future land use. However, the plan identifies Knights Road as a major arterial, which provide direct connections between residential neighborhoods and the commercial and industrial centers of Bensalem.
CONFIDENTIAL — NOT FOR RELEASE

March 7, 2018
BCPC #5-18-WS1

MEMORANDUM

TO: Bristol Township Council
   Bristol Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Update the Official Act 537 Sewage Facilities Plan for Bristol Township
Applicant: Township Council
Draft Dated: November 13, 2015
Last Revised: January 12, 2017
Received: January 29, 2018
Hearing Date: February 21, 2018

In accordance with the provisions of the Pennsylvania Sewage Facilities Planning Act (Act 537) and Section 304 of the Pennsylvania Municipalities Planning Code, this proposal has been sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at its meeting on March 7, 2018.

GENERAL INFORMATION

Proposed Action: On behalf of Bristol Township, Pennoni Associates, Inc. has prepared the Update Revision to Bristol Township’s Sewage Facilities Management (Act 537) Plan for approval by the Pennsylvania Department of Environmental Protection (PaDEP).

The Act 537 Plan Update Revision identifies the wastewater needs of Bristol Township, particularly the area tributary to the Bristol Township Wastewater Treatment Plant (WWTP). The Plan addresses the hydraulic overloads at the WWTP, that are the focal point of the Consent Decree entered as an Order of the District Court for the Eastern District of Pennsylvania on January 18, 2011, which both DEP and EPA are parties to. The Study Area includes the area tributary to the WWTP, and is evaluated for the purpose of accommodating existing and future flow resulting from new development.

The Plan proposes an increase to the capacity of the WWTP and flows to the Bucks County Water and Sewer Authority (BCWSA) and the Lower Bucks Joint Municipal Authority (LBJMA) would continue unchanged.

Highlights from the Act 537 Plan Update include the following:

Section 3.3, Identification of Wastewater Management Needs, indicates that recent PaDEP Chapter 94 reports have documented hydraulic overloads at the treatment facility that put the township out of compliance with their NPDES discharge permit. The overloads prompted a connection ban in early
2007 and the township entered into a Connection Management Agreement that remains in effect until a significant reduction in flow occurs or modifications are implemented to meet NPDES permit compliance. In 2011, the Consent Decree involving the EPA, PaDEP, and the township was entered as an order of the United States District Court for the Eastern District of Pennsylvania. Consistent with the township’s obligations under the Consent Decree, addressing existing hydraulic overloads, organic overloads and future development in the township remain the primary focuses of the Act 537 Plan Update. It was been determined that increased treatment capacity is necessary to reduce the overload and thus bring the township into compliance with its NPDES permit. An aggressive inflow/infiltration (I/I) program has been implemented to help lessen the overload, but projections indicate that the I/I program alone will not sufficiently reduce the problem.

Section 4, Future Growth and Land Development, references the *Bristol Township Comprehensive Plan* (2008), which identifies several areas in the township as potential growth areas. The Act 537 Plan Update estimates that there will be approximately 500 to 700 new connections generating an average of 125,000 to 180,000 gallons per day (GPD) of wastewater flow in the next 10 to 15 years.

Also noted is the potential of future development on approximately 80 acres of the Rohm and Haas/Dow property at Maple Beach, which would be considered brownfield redevelopment. The Act 537 Plan Update states the redevelopment in the Maple Beach area of the township will require a further update to the Plan.

Section 5, Identification of Alternatives, discusses the alternative analysis in the Plan which consider: 1) financial considerations; 2) available property for expansions; and 3) flow potential. The following alternatives were considered:

a) No action alternative
b) Upgrade and expansion of the Bristol Township Wastewater Treatment Plant
c) Modify and upgrade the Dow Chemical Treatment Plant to accept flows from the township’s collection and conveyance system
d) Divert additional wastewater flows to Bristol Borough
e) Evaluate the existing collection system

Section 8, Implementation Schedule and Justification, indicates that expansion of the Bristol Township Wastewater Treatment Plant is the recommended alternative to accommodate existing and future flow, and to facilitate compliance with the Consent Decree. The upgrade could be designed to handle up to 4.7 MGD of wastewater, which includes the additional capacity to eliminate hydraulic overloads and accommodate future development in the township. The minimum design recommendation is expansion of the township WWTP to accommodate 4.25 MGD hydraulic loading rate. This would also accommodate flow previously diverted to Bristol Borough for treatment and disposal under the terms of the borough’s NPDES permit. The borough terminated the Inter-Municipal Agreement that had previously accepted wastewater from the Silver Lake Pump Station.

The projected project cost of the selected alternative is $6,062,500. The township owns adequate property to construct the expansion. The projected long-term cost per 1,000 gallons for treatment is $1.70 which is the lowest of the four alternatives (ranging up to $4.14 per 1,000 gallons for the Bucks County Water and Sewer Authority alternative.)

**COMMENTS**

If it is determined that plant upgrades and expansion, along with continued I/I abatement, will provide adequate capacity for future development, alleviate current overload problems, and bring the township into NPDES compliance, the Bucks County Planning Commission supports the recommended alternative.
to expand the Bristol Township Wastewater Treatment plant. The continued use of public sewer service in the study area is consistent with the township’s existing Act 537 Plan and generally consistent with the township’s comprehensive plan. However, we offer the following comments for the township’s and the PaDEP’s consideration:

1. **Study area future development**—The proposed Act 537 plan states that the chosen alternative to upgrade and expand the Bristol Township Wastewater Treatment Plant will account for anticipated future growth within the plan’s study area. In Section 4.2 Study Area, the Plan estimates that there will be approximately 500 to 700 new connections generating an average of 125,000 to 180,000 gallons per day (GPD) of wastewater flow in the next 10 to 15 years. The maximum estimated flow of 180,000 GPD equates to a flow of 0.18 MGD, as indicated in the Future Flow Projections table in Section 5.2.2. However, there is no information provided to substantiate how the estimate of approximately 500 to 700 new connections was determined. We recommend that the Plan detail how these numbers were determined. Specifically, it is suggested that the Plan provide information on the available amount of land for new development and redevelopment and the density (e.g., dwelling units per acre) and intensity (e.g., floor area ratios for commercial and industrial use) that could be applied to this land to determine the number of new connections, and rate assumptions that would be used to calculate flow from those connections.

2. **Missing maps and appendices**—Throughout the draft Plan, there are references to maps and various appendices. The draft copy of the update that we received for review does not contain any maps and appears to be missing many of the referenced appendices. Our office, therefore, cannot comment on these missing elements.

3. **Editorial**—Section 2.2.2 Physical Characteristics refers to a portion of the study area draining to the Little Neshaminy Creek. The reference is incorrect. That portion of the township drains to the main stem of the Neshaminy Creek. This statement should be corrected. Also, assurances should be made that any related mapping is correct.

Once the Plan is approved by the Pennsylvania Department of Environmental Protection, we request that the township send a final copy of the Act 537 Plan to our office for our files.

LMW:dc

cc: William McCauley, Township Managing Director (via email)  
Tom Scott, Township Zoning Officer (via email)  
Colleen Costello, Bristol Township Zoning & Planning (via email)  
Kurt Schroeder, P.E., Gilmore & Associates, Township Engineer  
Genevieve Kostick, BCHD  
Elizabeth Mahoney, PaDEP  
Robert Campbell, P.E., Pennoni Associates, Inc.  
Act 537 file
CONFIDENTIAL — NOT FOR RELEASE

March 7, 2018
BCPC #9-18-1(P)

MEMORANDUM

TO: Doylestown Township Board of Supervisors
Doylestown Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Private Request to Amend the Zoning Ordinance—B-16 Use Single-Family Attached
Applicant: Toll PA III, LP
Received: February 23, 2018
Hearing Date: March 26, 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 March 7, 2018.

GENERAL INFORMATION

Requested Action: Amend the zoning ordinance (Chapter 175) to provide a new use (B-16 Use Single-family attached (townhouse) permitted as a conditional use in the R-1a Residential District.

Requested Zoning Ordinance Provisions:

Add new use B-16 Use Single-family attached (townhouse) in conjunction with significant infrastructure improvements to Section 175-16 Uses, Subsection B, Residential Uses with the following specific use standards:

- Create architectural interest in the layout and character of housing fronting streets, variations in setbacks, materials, and design are encouraged
- No more than 4 dwellings may be attached in a row with a maximum building length of 160 feet
- Maximum net density of 5 dwelling units per acre
- 3,000-square-foot minimum lot area
- 30-foot minimum lot width
- 10-foot front yard
- 10-foot rear yard
- 25-foot building to building setback
- 50-foot minimum building setback from tract boundary
• Front facing garages: setback a minimum of 25 feet from back of curb or 20 feet from back of sidewalk where sidewalk is provided directly adjacent to curbing along the paved cartway
• Condominium or planned community ownership is permitted
• 20 percent minimum open space
• 50 percent maximum impervious coverage
• Development must be connected to public water and sewer service
• In lieu of 2 separate entrances, the development may provide a boulevard entrance or a separate emergency access
• Environmental protection ratios under Section 175-27.D shall apply except that grading for stormwater management in the Riparian Buffer shall be permitted up to 15% of the required Riparian Buffer protection ratio

Section 175-32 Permitted Uses, Subsection D(2), Uses by conditional use will be amended to include the following new language:
• The following use (B-16 Single-family attached (townhouse) in conjunction with significant public improvements) shall be permitted by conditional use upon parcels fronting along a minimum of 2 public streets which must be a community collector, a community arterial or regional arterial road classification that have a minimum lot size of 45 acres in the aggregate.

Add new Subsection D(3) to Section 175-32 Permitted Uses, Uses by conditional use:
• In addition, conditional use approval will only be granted by the Board of Supervisors after it has determined that the granting of such will not result in additional threats to public safety or extraordinary public expense, create nuisances, cause fraud or victimization of the public with local laws or ordinances.

COMMENTS

1. **B-16 Use regulations**—The proposed B-16 Use is only permitted in conjunction with significant infrastructure improvements that can include, but not limited to, regional sanitary sewer facilities, parks, recreation areas, and major roadways. The proposed maximum density allowed for the B-16 Use is 5 dwelling units per acre and it appears that the proposed density is higher than what is currently allowed in the R-1a District. The maximum density allowed for other uses (B-1, Single-family detached dwelling, B-7 Single-family detached cluster, B-9 Single-family detached residential development with lot averaging, and B-15 Single-family attached dwellings in conjunction with use of historic structures) in the R-1a District is 1 dwelling unit per acre.

While the proposed ordinance language does not specify whether or not “significant infrastructure improvements” are permitted onsite or off-site, the township solicitor should determine if permitting a density bonus in exchange for off-site improvements is appropriate as a condition of approval for a B16 Use. Other mechanisms for achieving the desired infrastructure improvements could include the creation of a public improvements overlay district, in which the applicant may elect to apply to their development. The overlay could potentially include a larger geographic footprint to ensure that any future development and public improvements (whether onsite or off-site) are coordinated and contained to a specific area with the potential option for flexibility that may include a density bonus. Additionally, “significant infrastructure improvements” is a subjective requirement and may be open to interpretation and negotiation.
2. **Act 537 plan**—The Act 537 plan is the guiding document as to where sewer service should be made available and provides guidance to the location of the township’s existing conveyance and treatment systems and overall sewer service areas. If a particular site is targeted in the R-1a District for the proposed use, the township should ensure adequate existing and future capacity is able to accommodate the future number of units. The adoption of this use and subsequent land development may require an update to the Act 537 plan.

3. **Use consistency**—The existing B-4 and B-15 Uses are single-family attached units with similar permitted unit-types as those proposed in Use B-16 Single-family attached (townhouse). However, the dimensional standards for the three uses vary. The township should ensure that there is consistency between similar uses, especially those that are allowed in the same district (R-1a). There appears to be more relief for a development under the B-16 Use than the B-15 Use. It is unclear whether a site with a historic structure could also fall under the B-16 use that allows greater density (5 dwelling units per acre) and less open space requirement (20 percent) if it complies with the use regulations.

   In addition, dimensional standards should be consistent between the uses to the extent possible. For example, the B-15 use requires a minimum side yard of 10 feet, but the B16 Use does not specify a side yard setback. For the B-16 Use, there is a minimum building to building setback of 25 feet and the township should consider adding a side yard setback similar to the B-15 Use.

4. **Open space**—It is not clear whether the proposed open space (20 percent) required for the B-16 Use will be usable open space and free of protected resources. Since the proposed density is 5 units per acre and greater than all other uses allowed in the R-1a District, the township should consider adding language that considers the type and location of usable active and passive recreation. It will help create a contiguous usable open space that is not fragmented and located in unusable areas, such as floodplains and steep slopes.

   In addition, the reduction of open space between the B-15 use (50 percent) and the B-16 use (20 percent) is significant.

5. **Entrance drives**—Section 175-16, Subsection (16)(j) of the proposed ordinance states, ‘in lieu of providing two (2) separate entrances as required under Section 175-30.1, the development may provide a boulevard entrance or a separate emergency access. Given the size of the site (45 acres minimum) and potential density, it would appear that one entrance may be inadequate to serve the proposed development and may need to be reviewed on a case-by-case basis by the township’s engineer and emergency services department.

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: Gregg I. Adelman, Esq., Kaplin Stewart, for Toll PA III, LP
    Stephanie J. Mason, Township Manager (via email)
    Jeffrey P. Garton, Esq., Begley, Carlin & Mandio, LLP (via email)
CONFIDENTIAL — NOT FOR RELEASE

March 7, 2018

BCPC #17-17-1R

MEMORANDUM

TO: Ivyland Borough Council
Ivyland Borough Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Wireless Communications Facilities
Applicant: Borough Council
Received: February 20, 2018
Hearing Date: Not indicated

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal has been sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on March 7, 2018.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to create a new Section 27-1401 related to Wireless Communications Facilities with new definitions for terms such as Co-location, Distributed Antenna Systems (DAS), Monopole, Right-of-Way (ROW), Stealth Technology, Substantial Change, and Wireless Communications Facility (WCF) and updated standards for WCF. The amendment will permit and provide standards for Tower-based WCF (within and outside street ROW) and Structure-mounted WCF, which do and do not substantially change the structure to which they are attached.

Tower-based WCF are permitted in the IC Industrial Commercial, IC-2 Industrial Commercial 2, and LI Limited Industrial districts as a conditional use. Structure-mounted WCF that do not substantially change the physical dimensions of the Wireless Support Structure are permitted by building permit in all zoning districts. Whereas, Structure-mounted WCF that substantially change the Wireless Support Structure to which they are attached are permitted by conditional use in the IC, IC-2, and LI districts, and within the ROW (Ivyland Borough side) of Jacksonville and Bristol roads.

Existing Zoning: Existing Section 27-506 Table of Uses and Regulations of the zoning ordinance contains use standards for Cellular Telecommunications Facility. The use is permitted as a conditional use in the IC and IC-2 districts. Telecommunication towers are permitted at a maximum height of 175 feet.
COMMENTS

The staff of the Bucks County Planning Commission reviewed a previous version of this proposal. (See BCPC #17-17-1, dated January 3, 2018). This proposed ordinance amendment addresses many of our previous comments, including the addition of maximum height and minimum setback requirements for Tower-based WCF; maintenance requirements for Tower-based communications facilities; maintenance requirements for Structure-mounted wireless communications facilities; posting requirements of emergency contact information for Structure-mounted wireless communications facilities; and minimum height requirements of buffer plantings for tower-based wireless communications facilities located outside of the right-of-way. The proposal also includes removal of the “Cellular Telecommunications Facility” from Section 27-506 of the zoning ordinance and revisions to the definition of Right-of-way in both the zoning ordinance and subdivision and land development ordinance for consistency.

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

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

MMW:dc

cc: Gregory L. Sturn, Esq., Harris and Harris, Borough Solicitor
    Mark Eisold, P.E., Boucher & James, Inc., Municipal Engineer
    Janet Pacchioli, Borough Secretary (via email)
CONFIDENTIAL — NOT FOR RELEASE

March 7, 2018
BCPC #20-8-WS1

MEMORANDUM

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

FROM: Bucks County Planning Commission

SUBJECT: Proposal for an Update to the Official Act 537 Sewage Facilities Plan
   Applicant: Lower Makefield Township
   Received: February 23, 2018
   Hearing Date: April 18, 2018

In accordance with the provisions of the Pennsylvania Sewage Facilities Planning Act (Act 537) and Section 304 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at its meeting on March 7, 2018.

GENERAL INFORMATION

Proposed Action: Update the Act 537 Sewage Facilities Plan to the future wastewater management needs of the Neshaminy Interceptor Service Area of Lower Makefield Township. The preparation of the plan was undertaken to confirm long-term capacity needs of the sewer service area as part of the Pennsylvania Department of Environmental Protection’s (DEP) requirement that all municipalities tributary to the Neshaminy Interceptor (owned and operated by the Bucks County Water and Sewer Authority (BCWSA)) be included in an evaluation of the interceptor’s future capacity needs.

Proposed Provisions: The objective of the Lower Makefield Township Act 537 Sewage Facilities Plan Special Study for Neshaminy Interceptor is to address the planning requirements necessary for the township’s collection and conveyance system to accommodate existing and future wastewater disposal needs in the area directly tributary to the BCWSA Neshaminy Interceptor.

A primary component of the Special Study is implementation of a Corrective Action Plan (CAP) to identify and remove inflow and infiltration (I/I) from the existing sanitary sewer system in this service area. The Pennsylvania Department of Environmental Protection (PaDEP) approved Lower Makefield Township’s CAP for the Neshaminy Interceptor on November 2, 2017.
The public sanitary sewer system within Lower Makefield Township is divided into six service areas, three of which send flows to the Neshaminy Interceptor, which ultimately conveys wastewater to the City of Philadelphia Northeast Water Pollution Control Plant for treatment and disposal. The three service areas that contribute flows to the Neshaminy Interceptor and which are analyzed for this Special Study include: the Core Creek Interceptor Service Area; the Middletown Township Service Area; and the Falls Township Contract Area.

Within the service areas analyzed, the study identifies two pump stations that are hydraulically overloaded. In order to meet both existing and proposed sewage flows, the study concludes that upgrades are necessary to the Chanticleer Pump Station and the Brookstone Pump Station within the Core Creek Interceptor Service Area.

The Neshaminy Interceptor will be upgraded by the BCWSA to adequately address the future needs of Lower Makefield Township as well as other contributing municipalities for a 10-year planning period. The costs for the upgrade to the Interceptor will be shared by all of the contributing municipalities. The BCWSA will distribute the costs through their fees to individual municipalities.

COMMENTS

The Plan recommendation to reduce I/I and upgrade the overloaded pump stations appears to enable the township to address the present and future wastewater needs in the noted service areas that contribute flows to the Neshaminy Interceptor. The continued use of public sewer service in the study area is consistent with the township’s existing Act 537 Plan and the township’s comprehensive plan. However, we note the following comments for the township’s consideration:

1. **Chapter III, E. Sewage Disposal Needs**—Information on page III-13 indicates that, “As discussed above and presented on Table 1, the projected future sewage needs are 344 EDUs within the next four years.” However, within Table No. 1. Summary of Existing and Proposed Sewage Flows per Connection Management Plan (1/31/2018), the total under “EDUs Projected (next 4 years)” is shown as 486 and actually totals 404. The plan should be revised to correct this discrepancy.

2. **Table No. 1. Summary of Existing and Proposed Sewage Flows per Connection Management Plan (1/31/2018)**—Totals are provided for some of the columns. However, some of the totals indicated do not add up correctly and some numbers appear to be misplaced in the wrong column. Information in the chart should be corrected.

3. **Chapter IV, G. Projected Capacity Requirements (EDUs) for Undeveloped Lands within Proposed Sewer Service Areas**
   
   a. **Referenced plan**—The Plan indicates that projections for future capacity needs of current undeveloped lands are based on the 2015 Comprehensive Plan. Our understanding is that the township’s Comprehensive Master Plan Update (2015) is currently a draft and has not been officially adopted. It is recommended that the Act 537 plan update be revised to note such.

   b. **Information on potentially developable parcels**—Information in the chart titled “Potential Developable Parcels Available within the Neshaminy Interceptor Service Area” indicates that TMP #20-003-034-002 contains 71.1 gross acres. However, the
map titled “Potential Developable Lots” indicates that this parcel contains 17.1 acres. This discrepancy should be resolved.

c. **Schedule of Connections**—Within the Schedule of Connections chart, the Total Connections numbers under the 15 to 20 Years column do not add up correctly. The chart should be corrected.

Once the plan is approved by the Pennsylvania Department of Environmental Protection, we request that the township send a final copy of the Act 537 plan to the Bucks County Planning Commission in accordance with Section 306(b) of the Pennsylvania Municipalities Planning Code.

LMW:dc

cc: Terry Fedorchak, Lower Makefield Township Manager (via email)  
Genevie Kostick, BCHD  
Elizabeth Mahoney, Sewage Planning Supervisor, Watershed Management, PaDEP  
Ben Jones, Executive Director, Bucks County Water and Sewer Authority  
Act 537 file
CONFIDENTIAL — NOT FOR RELEASE

March 7, 2018
BCPC #40-18-1

MEMORANDUM

TO: Silverdale Borough Council
   Silverdale Borough Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Medical Marijuana
Applicant: Silverdale Borough Council
Received: February 28, 2018
Hearing Date: April 2, 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 March 7, 2018.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to include definitions and standards for Academic Clinical Research Centers, Medical Marijuana Dispensaries, Medical Marijuana Transport Vehicle Offices, and Medical Marijuana Growers/Processors within the I/I Institutional/Industrial District.

Proposed Zoning Ordinance Provisions: Section 340-7 is amended to add definitions for Academic Clinical Research Center, Caregiver, Certified Medical Use, Clinical Registrant, Dispensary, Form of Medical Marijuana, Grower/Processor, Identification Card, Medical Marijuana, Medical Marijuana Organization or Facility, Medical Marijuana Delivery Vehicle Office, and Registry.

Section 340-19.H, Use Regulations, is to be amended to add the following new uses: H-9 Academic Clinical Research Centers, H-10 Medical Marijuana Grower/Processors, H-11 Medical Marijuana Transport Vehicle Offices, and H-12 Medical Marijuana Dispensaries. Use regulations for each include standards for parking, security, lighting, buffering, and circulation.

Use H-10 Medical Marijuana Grower/Processors includes the requirement that Medical Marijuana Grower/Processor may not locate within 1,500 feet of the property line of a public, private or parochial school, nursery or day-care center.

Use H-11 Medical Marijuana Transport Vehicle Offices requires a traffic impact study to be submitted.
Use H-12 Medical Marijuana Dispensary includes requirements for the following:

- A Medical Marijuana Dispensary may not operate on the same site as a facility used for growing and processing medical marijuana, or at a transporting vehicle service facility.
- Permitted hours of operation of a dispensary shall be 9 am to 5 pm of Monday through Friday.
- A Medical Marijuana Dispensary shall be a maximum of 1,000 square feet.
- No drive-thru service, outdoor seating area, outdoor vending machines, administering or consumption of medical marijuana on the premises, or direct or home delivery service is permitted.
- A Medical Marijuana Dispensary may not be located within 1,500 feet of the property line of a public, private, or parochial school or a day-care center.
- A Medical Marijuana Dispensary shall be a minimum one mile from the next nearest medical marijuana facility.

Section 340-20, Table of Use Regulations is to be amended to permit H-9 Academic Clinical Research Centers, H-10 Medical Marijuana Grower/Processors, H-11 Medical Marijuana Transport Vehicle Service, and H-12 Medical Marijuana Dispensary by right in the I/I Institutional/Industrial:

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

COMMENTS

The zoning provisions proposed will be required to comply with the Pennsylvania Municipalities Planning Code and the State’s Medical Marijuana Act. We are relying on the borough to ensure that the proposed regulations are consistent with these laws and any other applicable laws prior to enactment. We have the following comments, for consideration by the borough before the amendment is adopted:

1. **Separation requirements**—Section 802(a)(3) of the Medical Marijuana Act requires that a Medical Marijuana Dispensary not be located within 1,000 feet of a property line of a public, private, or parochial school or day care center. The proposed amendment requires a 1,500-foot setback between the property line of a public, private, or parochial school or day care center and a Medical Marijuana Grower/Processor and a Medical Marijuana Dispensary.

   Based on our analysis and the location of the Pennridge Central Middle School, these setback and separation requirements proposed by the amendment appear to prevent such uses from locating within the I/I Institutional/Industrial District. Borough officials should ensure that the setback and separation requirements proposed by the amendment will not preclude such uses from locating in Silverdale Borough.

2. **Maximum floor area threshold**—Section 340-19.H.(10)(b) of the proposed amendment appears to be missing a value for the maximum floor area of a medical marijuana grower/processor.
3. **Editorial**—Section 340-19.H.(10)(i) refers to the buffering of an “academic clinical research center.” This should refer to a medical marijuana grower/processor. We also recommend that Section 340-19.H.(12)(f) of the proposed amendment be revised to add “gross square feet” to the requirement. This would be consistent with how the size of other uses are limited within the borough.

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

MMW:dc

cc: Colby Grim, Esq., Grim Biehn & Thatcher, Borough Solicitor
Lisa M. Herrmann, Borough Administrator (via email)
MEMORANDUM

TO: Solebury Township Board of Supervisors
   Solebury Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Temporary Lodging Facilities and Events

Applicant: Board of Supervisors
Received: February 9, 2018
Hearing Date: N/A

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on March 7, 2018.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance (Chapter 27) to revise regulations for temporary lodging facilities and event uses, as well as provide new and amended definitions and regulations related to these uses.

Proposed Zoning Ordinance Provisions:

Section 27-202 (Definitions) will be amended to add or revise the following definitions:

- Bed and Breakfast Inn
- Dwelling
- Dwelling Unit
- Family
- Hotel, Motel, or Inn
- Resident Innkeeper
- Banquet, Catering, or Event Use
- Incidental Temporary Structure or Use
Section 27-2602.1 (Special Principal Use Regulations) will be amended to include the following new regulations:

Use MM Bed and Breakfast Inn/Small Short-Term Lodging Facility: (6 or fewer guest rooms)

- Living quarters for a resident innkeeper shall have its own bathroom.
- Housekeeping services shall be provided to guests.
- There shall be no separate kitchen or cooking facilities in any guest room.
- Food service shall be limited to guests of the inn/facility, and there shall be no extra charge for such service.
- No zoning approval shall be granted unless the applicant has a valid permit from the County Department of Health.
- No more than one non-illuminated sign will be permitted.
- One off-street parking space per guest bedroom will be required.
- Applicants shall demonstrate compliance with all other applicable laws.
- A permit issued for this use shall have a life of 1 year.

Use NN Hotel, Motel, or Inn/Large Short-Term Lodging Facility: (7 or more guest rooms)

- Living quarters for a resident innkeeper shall have its own bathroom.
- Housekeeping services shall be provided to guests.
- Any in-room kitchen or cooking facilities shall be inspected after each guests’ departure.
- No zoning approval shall be granted unless the applicant has a valid permit from the County Department of Health.
- If the use includes a restaurant, it shall comply with all regulations pertaining to restaurants/food service facilities, in addition to regulations for hotel, motel, or inn.
- Applicants shall demonstrate compliance with all other applicable ordinances.
- A permit issued for this use shall have a life of 1 year.

Use OO Banquet, Catering, or Event Use:

- Applicant shall provide documentation of the following:
  o Sufficient on-site parking
  o Sufficient sewage facilities
  o Sufficient security and emergency access
  o Valid County Department of Health Permit
  o Proof of compliance with all alcohol laws and licensing requirements
  o Proof of adequate property damage and liability insurance
- No fireworks or pyrotechnics will be permitted except in the RC (Rural Commercial) or TNC (Traditional Neighborhood Commercial) zoning districts.
- Applicant is solely responsible for ensuring compliance with all federal, state, and local laws regarding alcohol consumption.
- Outdoor events shall start no earlier than 7:00 am, and end no later than 12:00 am, with 1 hour provided for cleaning and tear-down.
- A permit issued for this use shall have a life of 1 year.
Section 27-2603.1 (Accessory Uses, Buildings, and Structures) will be amended to provide new regulations for Incidental Temporary Structure or Use, which will limit their operating permit to a period of 1 year, renewable for up to 3 years.

Section 27-2904 (Duration of Permits for Bed and Breakfast Inns) will be amended to note that the new definition of the Use is ‘Bed and Breakfast Inn/Small Short-Term Lodging Facility.’

All language referencing a Hotel, Motel, or Inn within the use regulations of the zoning ordinance will be revised to replace the term with ‘Hotel, Motel, or Inn/Large Short-Term Lodging Facility.’

All language referencing a Bed and Breakfast Inn within the use regulations of the zoning ordinance will be revised to replace the term with ‘Bed and Breakfast Inn/Small Short-Term Lodging Facility.’

A Banquet, Catering, or Event Use will be permitted as a principal use in the VC, VC-C, and TNC districts. It will be permitted as an accessory use in the VC, VC-C, and TNC districts. And it will be permitted as a conditional use in the VC-1 and RC districts.

Existing Zoning Provisions: A Bed & Breakfast Inn is currently permitted as a conditional use in the RA, RB, VR, and VC zoning districts. A Hotel or Motel is currently permitted as a conditional use in the TNC district, and an Inn is currently permitted as a conditional use in the RC or TNC districts.

COMMENTS

We recognize that the proposal appears to be consistent with the township’s comprehensive plan and the Pennsylvania Municipalities Planning Code. Prior to adoption, we offer the following comments and concerns:

1. **Duration of rental period**—The proposed definition of a ‘Bed and Breakfast, Inn/Small Short-Term Lodging Facility’ includes a provision that in order to meet this definition, the rooms for rent shall be offered regularly, which is on aggregate more than 120 days in a calendar year. Based upon this definition, if a Bed and Breakfast Inn/Small Short-Term Lodging Facility is offered for rent less than 120 days, it is unclear as to the intent and to which regulation, if any, would apply to the use.

   For example, a house that is only offered for rent on weekends, but is available for 2 days every weekend of the year, would be offered for 104 days, and would not be subject to the regulations for a small short-term lodging facility because it would not be ‘regular.’ If it is the intent that limited short-term rentals of houses, rooms, or other such facilities be excluded from these regulations in order to facilitate small operations that would have minimal impact on the community by occasionally renting their space, the township should consider whether a threshold of 120 days is appropriate in order to meet the definition as proposed.

   Another issue to consider in terms of this limitation is the enforcement of such provisions. The definition of ‘regular’ within the definition of Bed and Breakfast Inn/Small Short-Term Lodging Facility states that it would include all times that the rooms are advertised, listed, or otherwise marketed to the general public. Keeping track of the marketing of short-term rental facilities is difficult, and would likely require that someone actively monitor many different websites on a daily basis. Who in the township would be responsible for this monitoring?
2. **Guest rooms**—The distinction between a Bed and Breakfast Inn/Small Short-Term Lodging Facility and a Hotel, Motel, or Inn/Large Short Term Lodging Facility appears to be primarily whether the facility has greater than 6 guest rooms. The term “guest room” is not defined. Is this intended to be interpreted as a bedroom? For clarity, the township should consider defining the term “guest room.”

3. **Event use**—The definition of ‘Banquet, Catering, or Event Use’ states that it is “any commercial use, or any large, regular use, of a property”… It also has a subsection which defines a large, regular use as any activity with 100 attendees that occurs more than 4 times a year. It is not clear if this provision of 100 attendees governs the definition or not. The “or” in the first sentence of the definition implies that any commercial use, whether or not it would meet the threshold of being large or regular, that is used for banquets, on-site catering, parties, weddings, etc… would meet that definition of the use. If this is the case, then the subsection defining a large, regular use would be unnecessary, as a commercial use that satisfies this definition but involves only 99 persons would still be considered a Banquet, Catering, or Event use and subject to the same regulations.

   If it is intended that the 100 attendee threshold govern the definition in some way, this should be worded more clearly. If it is not the case, we recommend that the subsection be removed as it provides no relevant distinction.

4. **Temporary structures**—The definition and regulations for an Incidental Temporary Structure or Use is specifically written for temporary structures such as a construction trailer that are incidental to construction work. As written, this definition does not seem to address the provisions for temporary structures that are not associated with construction work, such as a large tent or other temporary structure that might be used for short periods of time and in temporary locations. The township may wish to consider clarifying this definition and regulations for temporary structures which are not incidental to construction activities.

5. **Food service**—A condition for the use of a Bed and Breakfast Inn/Small Short-Term Lodging Facility is that food service shall be no extra charge for the guests. While limited food service is a typical feature of a traditional bed and breakfast, it may not be for other types of small short term lodging facilities such as a house rented through VRBO or AirBnB. This provision of the ordinance could be interpreted as requiring food service, at no extra charge, for all short term rentals in the township.

   Also, regulating how or what services may be charged to guests is not something that is typically found in a zoning ordinance. The zoning ordinance generally is a tool that is used to regulate the use of land and mitigate potential negative impacts that certain uses may have on others. It is not clear what public purpose would be served by requiring that food service be no extra charge. This also presents an enforcement issue. Who would enforce this provision, and how? It seems there would be a very simple work-around for any establishment to avoid this provision; to simply add any food services to the charge for the room.

6. **Duplicate regulations**—Section 27-2602.1.MM includes a provision that a permit issued for any Bed and Breakfast Inn/Short-Term Lodging Facility have a duration of 1 year. This provision is almost identical to Section 27-2904 of the zoning ordinance, which is also proposed to be revised. Although this does not necessarily present any conflict, it seems unnecessary to have the duplicate regulations in two separate sections of the ordinance. Future
revisions to either section, if not done concurrently, may pose issues and the township should consider removing one of the two sections of the ordinance.

7. **Banquet, Catering, or Event Use application**—Section 27-2602.1.OO.2 of the proposed ordinance states that “no application shall be granted until the applicant complies with Section 27-2602.1.OO.1, and if applicable, Section 27-2602.1.OO.3.” The sections referenced are the immediately preceding and following sections of the proposed ordinance. The intent of this statement is not clear. If it simply means that no applicant shall be granted approval or a zoning permit until they comply with those applicable provisions of the zoning ordinance, this might be duplicitous of the general applicability statements already found in the zoning ordinance in Section 27-102, and Section 27-301.4, in addition to the general statement found within the same section at 27-2602.1.OO.1.

It is also unclear what is meant by “application” in this section of the ordinance. Is this intended to be that no application shall be granted land development or subdivision approval, or a zoning permit? As it currently reads, it could be interpreted that no applicant shall be granted an application form until they have demonstrated compliance with the requirements of each of the above referenced sections of the ordinance.

8. **Banquet, Catering, or Event Use permit approval**—Section 27-2602.1.OO.4 of the proposed ordinance indicates that the township would not be liable for any property damage or illegal activity which occurs during an event at a banquet facility, and that the applicant or those organizing an event bear sole responsibility. This is not language that is typically found within a zoning ordinance. It seems the intent is to protect the township from any potential lawsuits or liability claims, but this type of language may be more appropriate for a business contract rather than a provision of the zoning ordinance. This particular statement does not seem to have any relationship to the regulation of the use of land, but only to clarify responsibility for certain activities.

9. **Principal uses**—The proposed section of the ordinance which will house the regulations for a Bed and Breakfast Inn/Small Short-Term Lodging Facility (Section 27-2602.1.MM), is the section for special principal use regulations. These uses are not currently, nor are they proposed to be a permitted principal use, in any district in the township. If the regulations governing them are to be found in this section of the ordinance, the township should consider permitting them as principal uses rather than only as conditional uses. Alternatively, the township may wish to consider creating a new section within the ordinance for conditions specific to conditional uses.

10. **Editorial Comments**—

   a. The proposed definitions of ‘dwelling’ and ‘family’ include language that states the definitions should be interpreted in a manner that complies with federal and state anti-discrimination laws, including those regarding fair housing. This is not language that is typically present in a zoning ordinance. Perhaps the definition should be tailored to ensure compliance with all federal and state anti-discrimination laws rather than including a statement that it should be interpreted in such a way.

   b. The proposed definition of ‘dwelling unit’ includes language that all living quarters for resident innkeepers shall meet the requirements of Section 27-2602.1.MM (Special
Principal Use Regulations). Generally the definitions section of a zoning ordinance should be simple and clear definitions of terms, and regulatory language should be located within the regulatory sections. When a definition includes any regulatory language, it can often be overlooked, and can make the definition confusing.

c. The text of the ordinance identifies several specific sections of the zoning ordinance that are to be amended to revise the terms ‘Bed and Breakfast Inn’ to the new term ‘Bed and Breakfast Inn/Small Short-Term Lodging Facility’, and ‘Hotel, Motel, or Inn’ to ‘Hotel, Motel, or Inn/Large Short-Term Lodging Facility.’ However, Section IX and XII also state that all other references to the original term should be stricken and replaced with the new term. For the sake of consistency, each of these references should be identified and specifically noted in the proposed ordinance.

d. The Table of Use Regulations (27 Attachment 19) should be updated accordingly to reflect the changes proposed in the ordinance.

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

CND:dc

cc: Joanna A. Waldron, Esq., Curtin & Heefner LLP, Township Solicitor
Dennis H. Carney, Township Manager (via email)
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<tr>
<th>Municipality</th>
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MEMORANDUM

TO: Buckingham Township Board of Supervisors
   Buckingham Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Revised Preliminary Plan of Land Development for PA Biotechnology Center
   TMP #6-4-10-1 and -10-2
   Applicant: PA Biotechnology Center
   Owner: Same
   Plan Dated: March 2, 2017
   Last Revised: January 29, 2018
   Date Received: February 2, 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: Construct a 35,815-gross-square-foot, two-story addition between the two existing structures to increase research and laboratory space for the Center. Additional parking spaces will be provided. The plan has been updated from the previous submission dated September 22, 2017. The current plan displays the acquisition of 4 acres from TMP #6-4-10-2 to create a 13.76-acre tract. The plan includes a future phase of construction that includes the following:

- A new 15,000 gross square feet (GSF) building footprint;
- A new 19,500 gross square feet (GSF) building footprint;
- Additional parking (175 spaces); and
- Additional cross-access taken on the existing driveway that services the uses on TMP #6-4-10-2.

TMP #6-4-10-2 will be reduced in size from 7.06 acres to 3.06 acres. Existing driveway connections to Old Easton Road will be maintained, and no new driveways are proposed. The site (TMP #6-4-10-1) totals 13.76 acres and is currently serviced by public sanitary sewer and will be connected to public water as part of this project.

Location: The property is located approximately 1,200 feet north of the intersection of Swamp Road (313) and Old Easton Road.
Zoning: The PI-Planned Industrial District permits uses G1 Manufacturing and G2 Research on a minimum lot size of 5 acres.

Previous variances (December 20, 2016) were granted by the Buckingham Township Zoning Hearing Board for TMP #6-4-10-1 and appear to be superseded by the current plan submittal and new variances granted on January 3, 2018.

The following zoning ordinance variances were granted for TMP #6-4-10-1 by the Buckingham Township Zoning Hearing Board on January 3, 2018:

Section 3011.E to permit 309 parking spaces to be constructed where 334 parking spaces are required
Section 2902.A.1 to permit a maximum impervious surface ratio of 65.1 percent where a maximum of 35 percent is allowed
 to permit a maximum building coverage ratio of 28.2 percent where a maximum of 15 percent is allowed
Section 3100.B.3 to permit disturbance of all man-made slopes as shown on the Natural Resources Plan
Section 3104.A to permit the construction of the proposed parking and circulation improvements to encroach into the buffer yard as shown on Exhibit “B-6”

The following zoning ordinance variances were granted for TMP #6-4-10-2 by the Buckingham Township Zoning Hearing Board on January 3, 2018:

Section 2902.A.1 to permit a maximum impervious surface ratio of 70.8 percent where a maximum of 35 percent is allowed
 to permit a maximum building coverage ratio of 17.2 percent where a maximum of 15 percent is allowed
 to permit a minimum lot width of 66 feet where a 250-foot minimum width is required
Section 3104.A to permit existing improvements within the 50-foot buffer yard

The above variances granted for TMP #6-4-10-2 are not to permit any additional development of the property, but are the result of dimensional nonconformities that result from the reconfiguration of the property.

Present Use: Light industrial research.

COMMENTS

1. Waivers—A list of waivers to sections of the subdivision and land development ordinance was submitted in a separate document for the submission. If the waivers are granted, the final plan should include a note to that effect.

2. Variances—For consistency, the variances listed on the plan should have the same wording and section numbers as the variances granted by the Buckingham Township Zoning Hearing Board’s decision on January 3, 2018.
3. **Future building and parking development**—The plan displays two future buildings and expanded parking areas that are shown for reference and stormwater calculation purposes only. The applicant will be required to submit a formal land development submission for those future improvements when they are ultimately proposed. In addition, future improvements may warrant an update to the Traffic Impact Study per Section 9.37 of the subdivision and land development ordinance.

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

5. **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 March 7, 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:de

cc: Konrad Kroszner, PA Biotechnology Center  
Edward F. Murphy, Esq., Wisler Pearlstine, LLP  
Dana S. Cozza, Esq., Township Manager (via email)  
Dan Gray, P.E., Knight Engineering, Inc., Township Engineer
MEMORANDUM

TO: Doylestown Borough Council
    Doylestown Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for Center Square Towers
        TMP #8-5-8-3
        Applicant: Zencorr Properties
        Owner: B.U. Student Housing, L.P. 206-212 Glen Avenue L.P., 500 Club Apartments,
        L.P., & Greystone Court, L.P.
        Plan Dated: December 4, 2017
        Date Received: January 19, 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: Expansion of parking lots to include 132 additional off-street parking spaces. The site
contains two existing high-rise buildings, connected by a one-story building, with a total of 350
dwelling units (172 efficiency and 178 one-bedroom units). Public water and sewerage serve the
site.

Location: The intersection of Veterans Lane and North Broad Street.

Zoning: CR-H Central Residential High-rise District allows for high-rise residential development with
reasonable standards to provide appropriate areas for multifamily development in order to
broaden the Borough's housing needs. Use 8 Multi-family, high-rise is permitted as a special
exception in the CR-H District on a minimum lot size of 5 acres. The maximum lot coverage is
42 percent and the maximum floor area ratio is 90 percent.

The applicant was granted variances by the Doylestown Borough Zoning Hearing Board on
December 20, 2017 from zoning ordinance Sections 406.8.E(1), 609.4, 609.5, and 609.6 for buffer
yard and screening requirements and from Section 406.8.E(5) for parking setbacks from a building.
A special exception from Section 27-903.1A to permit the extension of an existing nonconformity
related to the 10-foot setback of the existing parking from the side property line was also granted.

Present Use: Residential.
COMMENTS

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

   Section 404 Preliminary/final plan approval
   Section 803(c)(2) Show existing features within 400 feet of property

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

2. **Dead-end parking area**—The proposed parking area nearest the buildings includes 44 parking spaces that terminate in a dead-end. While a back-up area is included, as required by Section 510(f) of the subdivision and land development ordinance, we recommend that consideration is given to providing a connection to the other parking areas to improve vehicular circulation.

This review will be included in the Bucks County Planning Commission board materials for the March 7, 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:  Piero Corrado, Zencorr Properties
     Brynn A. Schaffer, P.E., High Northern Terrain, LLC
     James P. Dougherty, P.E., Gilmore & Associates, Borough Engineer
     Karyn Hyland, P.E., Director of Building and Zoning (via email)
     John Davis, Borough Manager (via email)
MEMORANDUM

TO: Doylestown Township Board of Supervisors
    Doylestown Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for the Preserve at Burke Farm
        TMP #9-7-6
        Applicant: Winchester Acquisitions, LP
        Owner: Same
        Plan Dated: January 31, 2018
        Date Received: February 2, 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: Develop an 8.917-acre tract with the construction of eight townhouses, an existing single-family detached dwelling, and two open space areas that total 4.977 acres. The existing historic farmhouse and barn will remain on the site on a proposed building envelope of approximately 36,400 square feet. The site is served by public water and sewer.

Location: The tract is located on the northwest corner of the intersection of the Route 202 Parkway and Bristol Road.

Zoning: The R-1 Residential allows Use B-15 Single-family attached dwelling units in conjunction with use of historic structures as a conditional use on a minimum base site area of 10 acres, minimum lot area of 4,000 square feet, and minimum open space ratio of 50 percent.

The submission indicates that the Zoning Hearing Board of Doylestown Township granted a variance from Section 175-16.B.15.g.5 of the zoning ordinance on November 2, 2017 to permit development of a B-15 use on a property that contains less than the required 10 acres of gross site area.

Present Use: Residential.
COMMENTS

1. **Conditional use**—Section 175-16.B.15 of the zoning ordinance permits the proposed Use B-15 as a conditional use in the R-1 Residential District. We note that the submission includes a copy of the applicant’s conditional use application. The plan should not be approved until conditional use approval has been obtained.

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

   - **Section 153-12.A** As to allow a preliminary/final land development plan
   - **Section 153-20.C(10)** As to location of the existing features within 400 feet be shown
   - **Section 153-24.E(4)** Collectors and residential access streets shall not intersect on the same side of a collector or arterial street at an interval of less than 1,000 feet
   - **Section 153-24.I** Acceleration and deceleration turning lanes being required along all existing collector, arterial and/or subcollector roads as deceleration lane is not proposed along Bristol Road
   - **Section 153-25.D(2)** Width of hike/bike trail shall be eight feet
   - **Section 153-26.B(1)** Curbs shall be constructed in accordance with the curb standards of PennDOT
   - **Section 153-31.A(5)** There shall be no planting or construction within rights-of-way or easements and the plans shall indicate these restrictions by note
   - **Section 153-34.B(3)(a)** Large trees shall be planted at intervals of not more than 40 feet
   - **Section 153-34.B(3)(b)** Street trees may not be more than five feet from the right-of-way
   - **Section 153-35** As to tree protection standards, partial waiver to allow improvements beneath tree canopies
   - **Section 153-38.D(3)** As to detention basins to be designed to facilitate regular maintenance and mowing due to nature of facilities
   - **Section 153-38.D(10)** As to a minimum two percent grade in basin bottoms and minimum one percent grade for collector channels
   - **Section 153-38.D(11)** As to a collection swale be provided to drain the basin
   - **Section 153.38.E(4)** As to maximum slope for vegetated drainage channel of 4:1, 3:1 is proposed in three isolated areas

   In accordance with the requirement of Section 512.1(b) of the Pennsylvania Municipalities Planning Code, the applicant has submitted a rationale for the requested waivers. The township planning commission and board of supervisors should determine if granting the waivers is appropriate.

3. **Architectural renderings**—Section 175-16.B.15.i of the zoning ordinance states that the applicant shall submit architectural renderings for the proposed building units which must be approved by the board of supervisors. The architecture shall be compatible and consistent with the historic structures on the site. The required architectural renderings should be submitted for the township’s review and approval.
3. **Sidewalks**—Sidewalks are not shown on the plan along Elizabeth Lane, as required by Section 153-25.A(2) of the subdivision and land development ordinance, which states that sidewalks should be provided along all streets.

4. **Public use of multi-use trail**—Most of the multi-use trail that is required along Bristol Road is located on the site, around the proposed building envelope of the existing farmhouse and barn, and through Open Space Areas 1 and 2. The plan should indicate whether there is an easement that ensures public use of the trail, and clarify the physical limits of public access on the site.

5. **Cul-de-sac**—It is unclear whether the direction around the cul-de-sac is one-way or two-way. If it is two-way, then signage should cause one direction to yield to avoid confusion.

6. **Maintenance of stormwater management facilities**—The plan indicates maintenance responsibilities in several places, e.g., on Sheets 6 and 13. The bioretention facility maintenance information on Sheet 13 is termed a “manual.” We recommend that this maintenance information be made available to the township, the HOA, and homeowners in a format that is easily accessible, such as a booklet or handout, in addition to the notes on the plan sheet. This will help to ensure the long-term maintenance and performance of the stormwater facilities and make all responsible parties aware of their responsibilities for inspection and repair. These responsibilities should be made clear to prospective homebuyers prior to sale of the units.

7. **Landscaping plan**—The plant schedule on Sheet 20 lists *Liquidambar styraciflua* (Sweetgum) as street trees and in buffer plantings. We recommend specifying the seedless cultivar, ‘Rotundiloba,’ because the species produces hard, spiked fruit that can be a nuisance, particularly if planted near driving aisles, parking, or sidewalks.

8. **Editorial comment**—The plan should indicate the area (square footage) of the building envelope of the existing farmhouse and barn.

This review will be included in the Bucks County Planning Commission board materials for the March 7, 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.

HLM:dc

cc: Christopher Canavan, Winchester Acquisitions, LP  
Mario Canales, P.E., Pickering, Corts & Summerson, Township Engineer  
Stephanie Mason, Township Manager (via email)
MEMORANDUM

TO: Lower Makefield Township Board of Supervisors
   Lower Makefield Township Planning Commission
FROM: Staff of the Bucks County Planning Commission
SUBJECT: Preliminary Plan of Lot Line Change for Widenmeyer
   TMP #20-35-2-3; 20-35-4
   Applicant: Kelly & Close Engineers
   Owner: Maryanne E. Widenmeyer
   Plan Dated: October 19, 2017
   Date Received: February 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: To relocate the existing lot lines between two parcels. TMP #20-35-2-3 contains a single-family dwelling and consists of 63,411 square feet. Adjacent TMP #20-35-4 contains multiple buildings associated with a kennel and consists of 422,900 square feet. Approximately 15,281 square feet will be conveyed from the residential lot to the commercial lot so that the building currently located on the existing lot line will be entirely on the kennel property. The resulting lot sizes will be 48,130 square feet for TMP #20-36-2-3 and 438,181 square feet for TMP #20-35-4.

Location: Along the southern side of Reading Avenue, opposite Fairway Drive.

Zoning: The R-2 Residential Medium Density District permits single-family detached dwellings on a minimum net lot area ranging from 12,500 to 34,000 square feet, depending on the percentage of base site area classified as resource protection land. The required minimum net lot area for a kennel is five acres. A maximum impervious surface ratio of 18 percent is permitted for lots between 40,001 square feet and 5 acres in size.

Present Use: Residential; commercial (kennel).
COMMENTS

1. **Shared driveway**—The plan shows the relocated lot line to cross through the center of the driveway and parking area and indicates a proposed access easement for the existing driveway, which is to be shared. We note that Section 178-44.J of the subdivision and land development ordinance requires a minimum distance of five feet from the paved edge of any private driveway or access point to any property line. In order to meet this requirement, the applicant would be required to revise the lot line so that the driveway would be completely on the kennel property.

Since the driveway and parking area are intended to be shared, the plan should state who will be responsible for maintaining the driveway and parking area in the event one of the lots is sold to a different owner. In addition, the proposed access easement should outline maintenance responsibilities and should be incorporated in the deeds for both lots.

2. **Right-of-way**—The plan identifies the existing right-of-way line measured 16.5 feet from the centerline of Reading Avenue. Section 178-40.C of the subdivision and land development ordinance states that where a subdivision or land development abuts an existing street of inadequate right-of-way width, additional right-of-way width shall be dedicated to conform to the standards set by the township. Section 178-40.A of the ordinance requires a minimum right-of-way width of 56 feet for local residential streets. The plan should be revised to indicate compliance with this requirement.

3. **Plan requirements**—The plan should be revised to provide the following information as required by Section 178-28 of the subdivision and land development ordinance:

   - 178-28.N a key map with a north arrow for the purpose of locating the site to be subdivided at a scale of 800 feet to the inch
   - 178-28.X ultimate rights-of-way
   - 178-28.Y the location of all existing sewers, water mains, petroleum projects or gas mains, fire hydrants and other significant manmade facilities and their existing and proposed use of disposition.

This review will be included in the Bucks County Planning Commission board materials for the March 7, 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: Robert J. Snyder, P.L.S., Kelly & Close Engineers
Mary Anne Widenmeyer
Mark W. Eisold, P.E., Boucher & James, Inc., Township Engineer
Terry Fedorchak, Township Manager (via email)
Jim Majewski, P.E., P.P., C.F.M., Township Director of Planning & Zoning (via email)
MEMORANDUM

TO: Plumstead Township Board of Supervisors
    Plumstead Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Subdivision—5280 Old Easton Road

TMP #34-11-55
Applicant: Fieldstone Associates, LLP – Arthur Corsini, Jr
Owner: Joe Bonargo
Plan Dated: January 26, 2018
Date Received: January 26, 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 15.647-acre parcel into six single-family detached residential lots. Lots will range in size from 1.083 to 5.155 (net) acres. Dwelling units are proposed on Lots 1 through 5. The existing carriage house, farmhouse dwelling unit, barn, and several accessory structures on Lot 6 are to remain. All lots are to be served by public sewer service and individual on-lot wells.

Location: Western side of Old Easton Road, approximately 335 feet southeast of its intersection with Curly Hill Road.

Zoning: The R-2 Residential District permits single-family detached dwelling units with a minimum lot area and lot width of 40,000 square feet and 150 feet, respectively.

Present Use: Residential/Agricultural.

COMMENTS

1. **Access to major collector**—In addition to the driveway serving the existing dwelling unit on Lot 6, the plan proposes five driveways that intersect Old Easton Road serving Lots 1 through 5. Sections 22-910.1 and 2 of the subdivision and land development ordinance (SALDO) state that no private driveways shall take access to an arterial or major collector street. Lots along...
an arterial or major collector shall be provided with access by means of a new street or joint access with neighboring property. According to the Plumstead Township Comprehensive Plan Update (2011), Old Easton Road is designated as a Major Collector. Therefore, the plan should be revised to satisfy Sections 22-910.1 and 2, accordingly.

2. **Site distance**—Section 22-916.1.C of the SALDO requires site distance requirements for all driveways in accordance with PennDOT, Chapter 441, as amended. The plan should be revised to show compliance with this requirement.

3. **Water resources impact study**—Section 22-508.1 of the SALDO requires a hydrogeologic investigation for all applications involving three or more lots. Future plan submissions should include the requisite study.

4. **Tree protection zone detail**—Sections 22-920.5.E and E(3) of the SALDO prohibit grading or construction activity within the tree protection zone (TPZ) measured 15 feet from the trunk of the tree to be retained or the distance to the trunk to the dripline, whichever is greater. The plan submission includes two separate Tree Protection Fencing Details. The detail on Sheet 9, Drawing No. C3.1 indicates the tree protection fence shall extend a minimum 20 feet from the tree trunk to dripline or as shown on the plan, whichever is greater. To eliminate confusion and ensure compliance, we recommend that this detail be reworded to be consistent with Sections 22-920.5.E and E(3) as indicated above, and the wording ‘or as shown on the plan’ be removed. The detail on Sheet 13, Drawing No. C5.1 indicates that the tree protection fencing extend to the dripline or as indicated on the drawings. We recommend that this detail be deleted altogether, because it does not comply with the existing regulations.

5. **Landscape plan**—The landscape plan proposes 10 *Quercus phellos* (willow oak) trees. Willow oaks are susceptible to bacterial leaf scorch, which is an infectious chronic disease that is affecting several species of oaks in southeastern Pennsylvania. Given the potential disease risk, we recommend that the applicant consider making a substitution. The Bucks County Cooperative Extension office has recommended *Quercus bicolor* (swamp white oak) and *Quercus alba* (white oak) as oak trees not being affected by bacterial leaf scorch in our region. Municipal officials should monitor planting plans to ensure that willow oaks are not overplanted, to avoid the risk of infection and eventual loss of these trees.

6. **Maintenance of stormwater management facilities**—The BMP Maintenance/Restriction Plan Notes on Sheet 11, Drawing C4.1 states that an annual report shall be submitted to the township stating that the specified maintenance tasks have been performed. The homeowner is responsible for maintenance of the stormwater conveyance system and all proposed BMPs on their lot.

These responsibilities should be made clear to prospective homebuyers prior to sale. Therefore, we recommend the applicant provide a manual to the township and to individual lot property owners detailing all required maintenance for the stormwater facilities. This will ensure the long-term maintenance and performance of the stormwater facilities and make homeowners aware of their responsibilities for inspection, repair, and annual reporting.

7. **Sewage facilities**—The applicant is requesting a waiver from demonstrating lack of feasibility of use of on-lot sewage systems to allow connection to the public sewer main within Old...
Easton Road for the proposed lots. Township officials should ensure the ultimate method of sewage disposal for the site is consistent with the township's official Act 537 plan.

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

This review will be included in the Bucks County Planning Commission board materials for the March 7, 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.

DAS:dc

cc:  Arthur Corsini, Jr., Fieldstone Associates, LLP
     Kristin Holmes, P.E., Holmes Cunningham Engineering, LLC
     Timothy A. Fulmer, P.E., C. Robert Wynn Associates, Inc., Township Engineer
     Carolyn McCreary, Township Manager (via email)
MEMORANDUM

TO: Quakertown Borough Council
Quakertown Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Subdivision for Murgia
TMP #35-5-8-1
Applicant: Joe Murgia
Owner: M3 Properties, LLC
Plan Dated: January 9, 2018
Date Received: January 19, 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 35,342-square-foot parcel into three single-family detached lots consisting of 10,441 square feet (Lot 1), 9,604 square feet (Lot 2), and 15,297 square feet (Lot 3). A single-family detached dwelling is proposed to be constructed on each lot. In addition, a detached garage is proposed on Lot 1. Public water and sewer facilities are intended to serve the lots.

Location: Along the western side of N. Ninth Street, approximately 90 feet south of the intersection of N. Ninth Street and Cemetery Road. The site has approximately 275 feet of frontage along an unnamed alley that runs parallel to N. Ninth Street.

Zoning: MR Medium Density Residential District permits single-family detached dwellings on lots having a minimum lot area of 7,500 square feet with a minimum lot width of 50 feet. The allowable maximum building coverage and impervious coverage are 25 and 35 percent, respectively.

Present Use: Former commercial use.

COMMENTS

1. **Required lot frontage**—Section 503.3 of the subdivision and land development ordinance (SALDO) states that, “…access shall be given to all lots and portions of the tract in the subdivision and to adjacent unsubdivided territory. Streets giving the access shall be improved to the limits of the subdivision. Remnants, reserve strips and land-locked areas shall not be created.”
It appears that the existing alley, on which proposed Lots 2 and 3 would have frontage, has a 15-foot-wide right-of-way. Aerial photos suggest the alley is not paved and has only a gravel surface for a short distance from Cemetery Road. Section 506.1 of the SALDO requires a minimum cartway of 36 feet and a minimum right-of-way of 50 feet for local streets. In addition, Section 506.1.A states that where a subdivision abuts or contains an existing street of inadequate width, sufficient additional width shall be required to meet the above standards. Borough officials should consider what improvements are needed to the existing alley, and the plan should be revised as necessary.

2. **Utility easements**
   
a. **Location of proposed easement on adjacent parcel**—The plan shows a proposed 15-foot-wide utility easement extending from N. Ninth Street to the proposed dwelling on Lot 3. The location of this proposed easement, which would contain water and sewer lines, is shown crossing a neighboring property (TMP #35-5-8) to reach Lot 3. The plan does not show any existing features on the property where the easement would be located. The plan should be revised to show features, such as driveways, utility lines, and trees, on the adjacent site, and assurances should be provided to the borough that the adjacent property owner is in agreement with the utility easement crossing through their lot.

b. **Required width of utility easement**—Section 508.1 of the SALDO states that easements with a minimum width of 15 feet shall be provided for common utilities and drainage when provided in or over undedicated land. The plan shows a proposed 10-foot-wide utility easement crossing Lot 1 to provide utility service to the dwelling shown on Lot 2.

3. **Sidewalks**—Section 506.6.B of the SALDO states that sidewalks shall generally be required in residential and commercial areas. Sidewalks shall be located as required by the borough in the street right-of-way with grade and paving continuous across driveways. Borough officials should determine if sidewalks would be needed along the frontage of proposed Lots 2 and 3.

4. **Curbing**—Section 506.6.D of the SALDO requires that curbing be provided for the full length of all streets. Based on this requirement, curbing would be required along the alley in front of Lots 2 and 3.

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

This review will be included in the Bucks County Planning Commission board materials for the March 7, 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: Joe Murgia, M3 Properties, LLC
    Mark Wang, EIT, Mease Engineering, P.C.
    Cowan Associates, Inc., Municipal Engineer
    Scott McElree, Borough Manager (via email)
    Doug Wilhelm, Borough Zoning Officer (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 Philmont Property Management, LP
    TMP: #47-1-3-3
    Applicant: Philmont Property Management, LP
    Owners: Same
    Plan Dated: May 22, 2017
    Last Revised: August 2, 2017
    Date Received: January 19, 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 28.03 acres (gross), into three separate lots for single-family detached dwellings. Lot 1 would contain 6.136 acres, Lot 2 would contain 9.813 acres, and Lot 3 would contain 11.808 acres. Lot 1 contains an existing single-family detached dwelling, a variety of outbuildings, and a swimming pool which will remain. 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 on the northwestern side of Windy Bush Road, approximately 2,700 feet southwest of the intersection of Windy Bush Road and Street Road.

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.

The plan is subject to a Grant of Conservation Easement and Declaration of Restrictive Covenants dated February 29, 2000 and recorded at the Bucks County Courthouse on March 3, 2000.

Present Use: Single-family residential.

COMMENTS

1. Waivers requested—The plan indicates that the applicant is requesting waivers from the following subdivision and land development ordinance requirements:
   Section 311 Driveway requirements*
Section 316 Grading requirements*
Section 318 Stormwater drainage requirements*
Section 324 Planting requirements*
Section 325 Erosion and sedimentation control requirements*
Section 327 Retention and/or detention basis requirements*
Section 328 Clear site triangle requirements*
Section 329 Dedication of park and recreational areas requirements*
Section 404 Right of way improvements along Windy Bush Road
Section 409 Sidewalk requirements along Windy Bush Road
Section 410 Curb requirements along Windy Bush Road
Section 411 Drainage requirements along Windy Bush Road
Section 413 Well requirements*
Section 415 Private sewage disposal requirements*
Section 419 Off-site improvements along Windy Bush Road
Section 608 Hydrogeologic report requirements*
Section 804.A.1.a Drafting standards
Section 804.A.2.a.11 Contour requirements*
Section 804.A.2.a.12 Survey requirements*
Section 804.A.2.a.16 Full plan of development requirements*
Section 804.A.2.a.17 Surface drainage requirements*
Section 804.A.2.a.29 Erosion and sediment controls and Bucks County Conservation District approval*
Section 804.A.2.a.30 Proposed improvements requirements*
Section 804.A.2.a.31 Public improvements requirements*
Section 804.A.2.a.33 Driveway requirements*
Section 804.A.2.a.37 Landscape plan requirements*
Section 804.A.2.a.38 Tree inventory plan requirements*
Section 804.B Improvement construction plan requirements*
Section 805.A To allow the plan sheet size to be 30” X 42”.
Section 805.M Agency permit requirements*

* Waiver requested until the time of application for land development of Lots 2 and 3

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

This review will be included in the Bucks County Planning Commission board materials for the March 7, 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

cc: Michael C. Meister, Philmont Property Management, LP
Stephen R. Murphy, P.L.A., Carroll Engineering Corporation
Larry Young, P.E., Tri-State Engineers & Land Surveyors, Inc., Municipal Engineer
David Nyman, Township Manager (via email)
MEMORANDUM

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

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Sketch Plan of Subdivision and Land Development for TMP #48-25-23

(Costa Homes, Inc.)
TMP #48-25-23
Applicant: Costa Homes, Inc.
Owner: Richard and Christine Cundari
Plan Dated: December 29, 2017
Date Received: January 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: Construct 14 townhouse units on a 65,754-square-foot lot (Lot 3) and 2 single-family dwellings on proposed Lots 1 and 2 (each lot is 21,751 square feet), on a 2.51-net-acre tract. The site is served by public water and sewerage facilities.

Location: The terminus of Whitebriar Road and the north side of Street Road, approximately 1,000 linear feet west from the intersection with Stump Road.

Zoning: The Low Density Residential (R-2) District is intended to provide a place for detached dwelling units, giving maximum concern for the preservation of open space and natural features. Use 5 Detached Dwelling Unit is permitted by right in the R-2 District on lots with a minimum size of 20,000 square feet. Use 9 Townhouses is not permitted in the R-2 District.

Present Use: Residential, vacant.

COMMENTS

1. Variances—The plan notes that several variances would be required from the Upper Southampton Township Zoning Ordinance:

   Section 185-16 To allow construction of Use 9 Townhouses on Lot 3; townhouses are not permitted in the R-2 District.
Section 185-22 To allow site impervious surface ratio greater than 19 percent for Lot 3.
Section 185-22 To allow density of 6.38 units per acre for Lot 3, where 1.5 units per acre is required.

The township planning commission should not make a recommendation to the Board of Supervisors on future plan submissions until the zoning issues are resolved. Future plans should note all variances granted and any conditions imposed by the Zoning Hearing Board.

Based on the number of townhouse units (14) displayed on the plan, we note that the proposed density for Lot 3 (1.5095 acres) is 9.27 units per acre. The requested variance noted on the plan is for 6.38 units per acre. This discrepancy should be clarified.

2. **Site layout comments**—The following comments pertain to the site layout of the proposed buildings and access drives. As noted in Comment 1, we understand that the applicant is seeking variances to a number of zoning requirements. However, the site layout comments are not to be construed as in support or an endorsement of the requested variances.

   a. **Open space**—Section 185-17 and 185-22 Table of Performance Standards of the zoning ordinance outline the amount and type of open space required for both single-family and townhouse uses. The permitted minimum open space ratio required for a detached dwelling unit in the R-2 District is 15 percent. In addition, townhouses are only allowed by-right in the R-4, R-5, and R-6 districts with a permitted minimum open space ratio of 35 percent. Compliance with the open space standards should be displayed and noted on future plans. A fee in lieu of dedication (or reservation) is an option as well.

   b. **Natural resources**—Natural resources, such as steep slopes and woodlands, are not displayed on the plan. Zoning ordinance Section 185-20 defines and sets the permissible encroachment standards for each natural resource that is protected. It appears there may be some areas of potential steep slopes and woodlands on the site that need to be documented and displayed on future plans, as well as a natural resource compliance chart.

   c. **Trees on wooded lots**—The tract appears to be wooded and future plans should indicate all trees which are to be saved, the tree protection zone boundary, and the method by which the protection will occur in accordance with Section 185-20.E(2) of the zoning ordinance.

   Zoning ordinance Section 185-20.E(3) requires a zoning permit for trees to be removed that are greater than 10 inches, 4 feet above the existing grade. The township should ensure compliance with this requirement.

   d. **Dimensional requirements**—Section 185-22 Table of Dimensional Requirements of the zoning ordinance specifies the dimensional requirements for detached dwelling units in the R-2 District and townhouses in the R-4, R-5, and R-6 districts. Future plan submissions should display a dimensional requirements chart for each use in order to determine compliance with the zoning standards.

   e. **Impervious surface ratio**—Note 9 on the plan states that a variance to allow site impervious surface ratio greater than 19 percent for Lot 3 would be required. The plan does not show the proposed impervious surface coverage on Lot 3, and all future
submissions should contain that information in order to determine compliance and extent of impervious coverage.

f. **Townhouse property lines**—We recommend that property lines be displayed for each, individual townhouse unit, even if they are proposed as condominiums. It will ensure that the plan and layout comply and meet all applicable requirements.

g. **Traffic visibility**—Section 185-27 of the zoning ordinance requires a clear sight triangle where an access way intersects a public street or road. Street Road is a heavily traveled route and the sight triangle should be shown on future submissions. It appears that the access drive for the townhouse units is separated only a few feet from the exit drive to the church. The proximity of these two drives may create potential vehicular conflicts for safe ingress and egress from each property.

h. **Off-street parking**—Section 185-47 of the zoning ordinance specifies that 2.5 off-street parking spaces are required for each townhouse dwelling. The plan shows one stall in the garage and potentially one stacked space in the driveway. No additional off-street parking is displayed on the plan to fulfill the parking requirement. Also, if additional parking is displayed on future plans, the impervious surface coverage will be increased.

We note that garages are commonly converted to living space or used as storage, which would further create parking issues within Lot 3. Vehicles would be displaced to park on the street and potentially cause conflicts for two-way traffic movement as well as movement for emergency or delivery vehicles.

i. **Access drive**—It is unclear if the access drive for the townhouses is a dead end street or driveway. Sections 160-34 and 160-40 of the subdivision and land development ordinance (SALDO) lists the dimensions and standards for streets and driveways. For residential developments with density over 8.5 dwelling units per acre, the 22-foot cartway width displayed on the plan does not meet either minimum ordinance requirement (26 and 24 feet, respectively.)

In addition, the submitted plan should clearly demonstrate safe and compliant car, truck, and emergency vehicle access ways, clearances, and turning radii to the satisfaction of the townships codes and ordinances as noted in 163-53.E(2) of the SALDO.

j. **Sidewalk**—The township should determine if a sidewalk is feasible along the frontage of Street Road per Sections 160-42.A and 160-65 of the SALDO.

k. **Easements**—Section 160-48.A and C of the SALDO specifies that a utility easement shall have a minimum width of 30 feet and shall be kept as lawn with nothing placed or set within it. The plan displays a 20-foot-wide utility easement across the frontage of Lot 2 with a proposed driveway within the easement area. Future plans should be revised accordingly.

l. **Trees and plantings**—As the plan is refined and developed, the township should ensure compliance with all landscape requirements that are outlined in Sections 160-51 and 160-56 of the SALDO.
3. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed subdivision and land development.

This review will be included in the Bucks County Planning Commission board materials for the March 7, 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:dc

cc: Alvaro Costa, Costa Homes, Inc.  
Richard and Christine Cundari  
Nicholas T. Rose, P.E., ProTract Engineering, Inc.  
Larry Young, P.E., TriState Engineers and Land Surveyors, Inc., Township Engineer  
Joe Golden, Township Manager (via email)
MEMORANDUM

TO: Warwick Township Board of Supervisors
   Warwick Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Final Plan of Subdivision—Neshaminy Woods
   TMP #51-3-72-1
   Applicant: Yorkfield Construction Co., Inc.
   Owner: Same
   Plan Dated: February 3, 2005
   Last Revised: January 18, 2018
   Date Received: February 8, 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 4.85-acre property into two lots. Lot 1 will be 91,110 square feet (2.06 acres)
and Lot 2 will be 121,388 square feet (2.79 acres). Both lots are proposed to be developed with a
detached single-family dwelling. Both dwellings would be served by a shared driveway which will
also connect to an existing driveway on the neighboring property (TMP #51-3-72-2). Both lots
will be served by individual on-lot water and individual on-lot sewer systems.

Location: On Bristol Road, in between Breton Hill Drive and Meetinghouse Road.

Zoning: The RR (Residential-Agricultural) District permits Use B1 (Single-Family Detached
Dwellings) with a minimum lot area of 40,000 square feet when not served by public sewer and
water. A minimum lot width of 100 feet is required at the building setback. Maximum permitted
building coverage is 20 percent and maximum permitted impervious coverage is 30 percent.

Present Use: Vacant/wooded.
COMMENTS

1. **Lot width and lane lot**—The existing property is a lane lot, being 50 feet in width along its frontage with Bristol Road, and not meeting the required minimum lot width of 100 feet until it is 340 feet back from the frontage. The proposed subdivision would split the existing lane lot into two lane lots. Section 195-77 of the zoning ordinance provides standards for minimum lot width and lane lots. A few of those standards may be relevant to this application:

   - A lane lot may serve only one detached dwelling only.
   - If the proposed lane lot is large enough to further subdivide under the zoning requirements, then the minimum lane width shall be 50 feet at the street line and shall not narrow to a lesser dimension, provided that the property owners agree by plan notation and recorded document that the lot will not be further subdivided. Then a lane of 25 feet in width is permitted.
   - The area of the lane must not be included in the calculation of minimum lot area.
   - Only one tier of lane lots will be permitted on a tract.
   - The front yard setback for a lane lot shall be a distance equal to the front yard requirements for the district in which the lot is located and shall be measured from the point where the lot first obtains a minimum lot width measurement.

Both of the proposed lots being over two acres in area would be large enough for further subdivision. A note on the plans indicates that no lane lot may be further subdivided, which would allow for the 25-foot wide lanes proposed. However, with the bulk of Lot 2 being located behind Lot 1, this may constitute a second tier lane lot, which is not permitted per Section 195-77.F of the zoning ordinance.

Section 163-46 of the subdivision and land development ordinance also states that generally, side lot lines shall be at right angles or radial to the street line, and that lots shall not be designed with a lot depth to width ratio exceeding 2.5, or less than 1, and shall not be excessively irregular in shape.

The township should determine if the proposal meets the standards of the zoning and subdivision and land development ordinance for lane lots as outlined above.

2. **Natural resource protections**—Sections 195-60 and 195-61 of the zoning ordinance require that all activities comply with the township’s natural resource protection standards. No information has been provided regarding existing natural resources on the property. A note on the plan indicates that the property is not located within a designated floodplain; however, that note cites FEMA mapping from 1999. No information is provided regarding woodlands or wetlands.

3. **Existing trees**—The site is currently covered by trees of various size, however the plan indicates that the site is primarily vacant and sparsely vegetated. Minimal tree disturbance is shown on Sheet 2. Based on aerial photos, it appears that there are more substantial trees on the site than are indicated on the plan. A note on the plans indicates that topographic and boundary information have been taken from a field survey of the property in July 2004. If the tree lines shown are also from that survey of 14 years ago, the existing conditions may be outdated, and what used to be smaller trees may have now grown larger in the nearly 14 years since that survey was conducted.
4. **Street trees**—Section 163-51 of the SALDO requires that street trees be planted along the right-of-way of all public streets, where suitable trees do not exist.

5. **Sidewalks**—Section 163-40.A of the SALDO requires that a sidewalk with a minimum width of 5 feet be installed along all streets. No sidewalk is existing or proposed along Bristol Road.

6. **Open space**—Section 195-16.B(1)(a)[4][a][iii] of the zoning ordinance requires that all subdivisions of five lots or less provide a contribution of $5,000 per new lot to the Township Park and Recreational Fund.

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

This review will be included in the Bucks County Planning Commission board materials for the March 7, 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.

CND:dc

cc: Yorkfield Construction Co., Inc.
    Nicholas T. Rose, P.E., ProTract Engineering, Inc.
    Michele Fountain, P.E., CKS Engineers, Inc., Township Engineer (via email)
    Kyle Seckinger, Township Manager (via email)
    Brandy McKeever, Township Director of Planning and Zoning (via email)
    Mary Eberle, Esq., Grim, Biehn & Thatcher, Township Solicitor (via email)
MEMORANDUM

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

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Subdivision for Gavin Construction Company
   TMP: #52-10-105
   Applicant: Tom Gavin, Gavin Construction Company
   Owners: Deborah M. and Edward J. McGann
   Plan Dated: January 12, 2018
   Date Received: January 22, 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 39.7 acres (gross) into two single-family dwelling lots. Lot 1 contains 12.184 acres (net) and Lot 2 contains 25.346 acres (net). Lot 1 contains an existing single-family detached dwelling and a barn, both of which will remain. A single-family dwelling is proposed for Lot 2. Lot 1 is served by individual on-lot water and sewerage systems, the same is proposed for Lot 2.

Location: The site is located on the south side of Ridge Road, approximately 1,250 feet west of the intersection of Ridge Road and Lonely Road.

Zoning: The RA Residential Agricultural District permits single-family detached dwellings on a minimum lot area of 1 acre at a maximum net density of one dwelling unit per 64,000 square-feet.

Present Use: Residential.

COMMENTS

1. **Waivers requested**—A letter from Urwiler & Walter, Inc., dated January 15, 2018, indicates that the applicant is requesting waivers from the following subdivision and land development ordinance requirements:

   Section 506.4.A requiring a minimum cartway width of 34 feet along Ridge Road and a minimum cartway width of 26 feet along Simmons and Bardsley roads.
Section 513.1 requiring curbing be provided along Ridge Road, Simmons Road and Bardsley Road.

Section 514.1 requiring that sidewalks be provided along Ridge Road, Simmons Road and Bardsley Road.

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

It should also be noted that the reference to a 26-foot cartway width being required for Simmons Road and Bardsley Road is incorrect. Section 506.4.A requires a cartway width of 28 feet. Similarly, Section 506.3.B of the subdivision and land development ordinance classifies Ridge Road (Route 563) as an Arterial road and Section 506.4.A requires a minimum cartway width as specified by PennDOT. The plan should be revised to show these correct cartway widths.

2. Stormwater management—Operation and Maintenance Notes on Sheet 7 of 9 specifies that the property owners are responsible for stormwater management facilities located on their lot. We recommend that copies of these Operation and Maintenance notes be provided to those responsible for stormwater facility management on the site, in this case the property owners. Additionally, although the Operation and Maintenance Notes specifies that the property owners are responsible for the operation and maintenance, we recommend that this also be specified as part of the General Notes on Sheet 1 of 9.

3. Plan information—Sheet 1 of 9 includes some notes designated as Appendix “B” – Plan Notification. Similarly, Sheet 7 of 9 includes notes designated as Appendix “E” – Basin Berm Construction Requirements. As the plan does not include an Appendix A, C, or D, we recommend that Appendix B be changed to Appendix A and that Appendix E be changed to Appendix B to avoid confusion. Additionally, we note that the numbering of the notes under Appendix “B” on Sheet 1 starts with the number “2.” Again, we recommend that the numbering begin with the number “1.”

This review will be included in the Bucks County Planning Commission board materials for the March 7, 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

cc: Deborah & Edward McGann
    Tom Gavin, Gavin Construction Company
    Scott T. Camburn; Urwiler & Walter, Inc.
    Greg Lippencott, Township Manager (via email)
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<th>Tax Parcel Number</th>
<th>PaDEP Code Number</th>
<th>Plan Review Number</th>
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<td>10466</td>
<td>34-1-4</td>
<td>1-09939-369-2</td>
<td>0201-80004</td>
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<td>31-5-10-1</td>
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February 5, 2018

Matthew C. Hostrander, LLC
Professional Soil Scientist
VW Consultants, LLC
1590 Canary Road
Quakertown, PA 18951

RE: Second Baptist Church of Doylestown Planning Module
PaDEP Code #1-09939-369-2
BCPC #10466
TMP #34-1-4
Plumstead Township, Bucks County, PA

Dear Mr. Hostrander:

We have received a copy of the subject planning module1 regarding the delineation of an alternative shallow-based, on-lot sewage disposal system to replace the existing holding tank system serving an existing church facility.

The Sewage Facilities Plan, Plumstead Township, Bucks County (2002) is the official Act 537 Plan for this portion of Plumstead Township. The proposal to construct a land-based on-lot sewage disposal system is consistent with the official Act 537 Plan, since this plan indicates that the subject site is within an area to be served by on-lot sewage disposal systems.

The Alternative Sewage Facilities Analysis section of the planning module indicates that based upon the observed soil conditions, an alternative shallow-based system is a viable option for this property. The Elgen Geotextile Sand Filter (GSF) system was selected as the on-lot sewage disposal system to replace the holding tank system. It states that an Individual Residential Spray Irrigation Systems (IRIS) does not qualify since this is classified as a community system. Other alternative shallow-based systems were explored for the property, such as a drip micromound or an at-grade bed with peat/coco filter; however, the GFS was chosen based upon the available area, soils, slopes, construction costs, capital expenditures per annum, etc. Public sewer service is not available to the project site or this portion of the township. This planning module is being submitted with the understanding that PaDEP will have prepared review methodologies in order to reclassify alternative systems as conventional systems on March 16, 2018, or after.

1 Under the revised Chapter 71 of the Pennsylvania Department of Environmental Protection’s Title 25, Rules and Regulations, the subject planning module is a revision to the Plumstead Township Sewage Facilities Plan. Therefore, the Bucks County Department of Health and Bucks County Planning Commission are required to review and comment on the proposed plan revision.
If the municipality approves the planning module and thereby revises the official sewage facilities plan, the completed (signed) resolution and required supporting data Components 2 and 4; transmittal letter; plans; narrative; copies of the Bucks County Department of Health and Planning Commission review letters) should be sent to Elizabeth Mahoney, Sewage Planning Supervisor, Wastewater Management, Pennsylvania Department of Environmental Protection Southeast Regional Office, 2 East Main Street, Norristown, PA 19401.

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

Sincerely,

[Signature]

David A. Sebastian
Director of Planning Services

DAS:dc

Attachment

cc: Genevie Kostick, BCDH
    Elizabeth Mahoney, PaDEP
    Carolyn McCready, Township Manager
    Act 537 file
SEWAGE FACILITIES PLANNING MODULE
COMPONENT 4B - COUNTY PLANNING AGENCY REVIEW
(or Planning Agency with Areawide Jurisdiction)

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

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

Project Name
2nd Baptist Church of Doylestown — 6055 Swamp Road

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

1. Date plan received by county planning agency. January 22, 2018
2. Date plan received by planning agency with areawide jurisdiction
   Agency name
3. Date review completed by agency February 5, 2018

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

Yes ☒ No ☐ 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)?

Yes ☒ No ☐ 2. Is this proposal consistent with the comprehensive plan for land use?

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

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

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

Yes ☒ No ☐ 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
   If yes, describe impact

Yes ☒ No ☐ 7. Will any known historical or archeological resources be impacted by this project?
   If yes, describe impacts

Yes ☒ No ☐ 8. Will any known endangered or threatened species of plant or animal be impacted by the development project?

Yes ☒ No ☐ 9. Is there a county or areawide zoning ordinance?

Yes ☒ No ☐ 10. Does this proposal meet the zoning requirements of the ordinance? N/A
   If no, describe inconsistencies
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<th>SECTION C. AGENCY REVIEW (continued)</th>
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<td>☐</td>
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<td>11. Have all applicable zoning approvals been obtained? N/A</td>
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<td>12. Is there a county or areawide subdivision and land development ordinance?</td>
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<td>13. Does this proposal meet the requirements of the ordinance? N/A</td>
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<td>If no, describe which requirements are not met</td>
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<td>14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?</td>
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<td>If no, describe inconsistency</td>
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<td>15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?</td>
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<td>If yes, describe</td>
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<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 N/A</td>
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<td>17. Does the county have a stormwater management plan as required by the Stormwater Management Act?</td>
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<td>If yes, will this project plan require the implementation of storm water management measures?</td>
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<td>18.</td>
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<td>Name, Title and signature of person completing this section:</td>
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<tr>
<td></td>
<td></td>
<td>Name: David A. Sebastian</td>
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<tr>
<td></td>
<td></td>
<td>Title: Director of Planning Services Signature: [Signature]</td>
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<tr>
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<td>Date: February 5, 2018</td>
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<tr>
<td></td>
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<td>Name of County or Areawide Planning Agency: Bucks County Planning Commission</td>
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<tr>
<td></td>
<td></td>
<td>Address: The Almshouse, 1260 Almshouse Road, Doylestown, PA 18901</td>
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<tr>
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<td>Telephone Number: 215 345-3400</td>
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SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)

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

The county planning agency must complete this Component within 60 days.
This Component and any additional comments are to be returned to the applicant.
February 15, 2018

Ms. Tori McQueen
Project Manager
Penn’s Trail Environmental, LLC
21 East Lincoln Avenue, Suite 160
Hatfield, PA 19440

RE: 1422 Ridge Road Subdivision Planning Module
PaDEP Code #1-09952-256-2
BCPC #12294
TMP #52-10-105
West Rockhill Township, Bucks County, PA

Dear Ms. McQueen:

We have received a copy of the planning module¹ regarding the subdivision of a tract containing an existing single-family residence and the construction of a single-family residence on the proposed subdivided lot. According to the Project Narrative, the proposed method of sewage disposal is individual on-lot sewage disposal systems. The projected sewage flow for the existing facility is 400 gallons per day (gpd). Projected flows for the proposed residence are 500 gallons per day (gpd). The total proposed sewage flows for the 2-lot project are 900 gallons per day, or 3 equivalent dwelling units (EDUs).

The West Rockhill Township Sewage Facilities Plan is the official Act 537 sewage facilities plan for West Rockhill Township. The proposal is consistent with the official Act 537 Plan since this plan indicates that the subject site is located within an area not intended for public sewer service. Given that the soils on the project site were determined to be suitable to support individual on-lot sewage disposal and that the proposal is consistent with municipal and state planning for the area, other sewage disposal options were not explored.

The County Planning Agency Review, Component 4B, is attached for inclusion with the planning module application to the PaDEP. If the municipality approves the planning module and revises the official sewage facilities plan, the completed (signed) resolution and required supporting data (Components 2 and 4; transmittal letter; plans; narrative; copies of the BCDH and BCPC review

¹ Under the revised Chapter 71 of the Pennsylvania Department of Environmental Protection’s (PaDEP) Title 25, Rules and Regulations, the subject planning module is a revision to the West Rockhill Township Sewage Facilities Plan. Therefore, the Bucks County Department of Health (BCDH) and Bucks County Planning Commission (BCPC) are required to review and comment on the proposed plan revision.
letters) should be sent to Elizabeth Mahoney, Sewage Planning Supervisor, Wastewater Management, Pennsylvania Department of Environmental Protection Southeast Regional Office, 2 East Main Street, Norristown, PA 19401.

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

Sincerely,

[Signature]

Paul W. Gordon
Planner

PWG:dc

Attachment

cc: Genevie Kostick, BCDH
    Elizabeth Mahoney, PaDEP
    Greg Lippencott, Township Manager (via email)
    Act 537 file
SEWAGE FACILITIES PLANNING MODULE
COMPONENT 4B - COUNTY PLANNING AGENCY REVIEW
(or Planning Agency with Areawide Jurisdiction)

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

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

Project Name
1422 Ridge Road Subdivision

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

1. Date plan received by county planning agency. February 6, 2018
2. Date plan received by planning agency with areawide jurisdiction
   Agency name
3. Date review completed by agency February 15, 2018

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

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1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)?

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

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

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

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

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

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

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

9. Is there a county or areawide zoning ordinance?

10. Does this proposal meet the zoning requirements of the ordinance?
   If no, describe inconsistencies N/A

- 1 -
### SECTION C. AGENCY REVIEW (continued)

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<td>Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?</td>
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18. Name, Title and signature of person completing this section:

   Name: Paul Gordon  
   Title: Planner  
   Signature: 
   Date: February 15, 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.
February 26, 2018

Tori McQueen
Penn's Trail Environmental, LLC
21 East Lincoln Avenue
Suite 160
Hatfield, PA 19440

RE: Pulinski Road Planning Module
PaDEP Code #1-09937-423-2
BCPC #5067
TMP #31-5-10-1
Northampton Township, Bucks County, PA

Dear Ms. McQueen:

We have received a copy of the planning module regarding the proposal to connect a proposed single-family dwelling on a 1.09-acre parcel on Pulinski Road to an individual on-site sewage disposal system. The projected sewage flow for the dwelling is calculated to be 600 gallons per day.

The Township of Northampton, Bucks County, Pennsylvania Act 537 Sewage Facilities Plan Update for Little Neshaminy Creek Drainage Area is the official Act 537 Plan for this portion of Northampton Township. The proposal to construct on-lot sewage disposal systems is not consistent with the official Act 537 Plan, since this plan indicates that the site is within an area to be served by public sewers. Exhibit 6-1 of the township’s Act 537 plan indicates this area as a “5-year planned public sewer service area.” The Alternatives Analysis notes that public sewer is not directly accessible to the parcel since the public sanitary sewer line ends at the intersection of Foxcroft Drive and Pulinski Road, approximately 300 feet from the project site.

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,

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1 Under the revised Chapter 71 of the Pennsylvania Department of Environmental Protection’s (PaDEP) Title 25, Rules and Regulations, the planning module is a revision to the Northampton Township Sewage Facilities Plan. Therefore, the Bucks County Department of Health (BCDH) and Bucks County Planning Commission (BCPC) are required to review and comment on the proposed plan revision.
Pennsylvania Department of Environmental Protection Southeast Regional Office, 2 East Main Street, Norristown, PA 19401.

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

Sincerely,

[Signature]

Michael Roedig
Senior Planner

MAR:dc

Attachment

cc: Genevieve Kostick, BCDH
    Elizabeth Mahoney, PaDEP
    Michael Solomon, Township Director of Planning and Zoning
    Kurt M. Schroeder, P.E., Gilmore & Associates, Township Engineer
    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
Pulinski Road Planning Module

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

1. Date plan received by county planning agency. February 13, 2018
2. Date plan received by planning agency with areawide jurisdiction
   Agency name
3. Date review completed by agency February 26, 2018

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

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<td></td>
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<td>Title: Senior Planner Signature:</td>
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