BOARD MEETING  
WEDNESDAY, MAY 2, 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 April 4, 2018

4. Executive Director’s Report

5. Presentations:
   a. Update on the County Bridge Program—Kevin Spencer, Director of Operations, General Services
   b. Update on the Street Road/Route 1 Interchange Project—Richard Brabler, Jr., Senior Transportation Planner
   c. Demonstration of the Land Development Applications Map—Kelly Jerrom, GIS Technician

6. Act 247 Reviews for May, 2018

7. Old Business

8. New Business
   a. FERC Intervener Filing, Re: Adelphia Gateway Pipeline
   b. Update from the BCPC By-Laws Committee
   c. Reminder that next BCPC Board meeting, June 6, 2018, to be held at the Upper Bucks Chamber of Commerce, 21 N. Main St., Quakertown, 18951, 2:00pm.

9. Public Comment

10. Adjournment

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

AGENDA SUBJECT TO CHANGE PRIOR TO MEETING
MINUTES OF MEETING
WEDNESDAY, APRIL 4, 2018

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

STAFF PRESENT: Richard G. Brahler; Debra Canale; John S. Ives; Rachel Leach; Margaret F. Massey; Margaret A. McKevitt; Charles T. McIlhinney; Michael A. Roedig; Christian Regosch; David A. Sebastian; Maureen Wheatley

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

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

   Each of the BCPC Board members and staff introduced themselves.

3. APPROVAL OF MINUTES FOR THE MEETING OF JANUARY 3, 2018
   Upon motion of Mr. Nyman, seconded by Ms. Pierce, with the vote being 8-0 the motion carried to approve the minutes of the January 3, 2018 meeting as presented. There were no minutes for February 7, 2018, or March 7, 2018, as both meetings were cancelled due to inclement weather.

4. EXECUTIVE DIRECTOR’S REPORT
   Ms. McKevitt offered the Executive Director’s report on Mr. Stone’s behalf. She introduced new staff members Margaret Massey, Office Manager and Assistant to the Executive Director, and Rachel Leach, new Administrative Aide/Receptionist. Mr. Brahler introduced Christian Regosch, our new Planner and, Mr. Sebastian announced Patricia Lynn, the new Planner/Recycling Coordinator.

   Ms. McKevitt provided a brief summary on the topics highlighted in the Executive Director’s Report for the February, March, and April meetings, they were all submitted to the board in the meeting packet. She specifically noted that the 2018-2028 Solid Waste Management Plan completed its public comment period yesterday, April 3, 2018. The comments will be discussed at the next Solid Waste Advisory Committee meeting on April 12, 2018.

   Ms. McKevitt also noted the 2018 Governor’s Award for Local Government Excellence is being presented to the Bucks County Planning Commission on April 11, 2018, for its work on the MEDI program. Mr. Kisselback, Mr. Stone, Ms. Bush and Commissioner Loughery will be attending. She further discussed the significance of this award and that we are still signing municipalities onto the program, such as New Hope and Morrisville boroughs.

   Ms. McKevitt brought to our attention that the second edition of the BCPC newsletter Planning InSight is out and that we have been receiving a lot of positive feedback. Discussion ensued on the distribution of the newsletter and the possibility of posting it on the Bucks County website.

   Ms. McKevitt spoke about the increase in the fees for the Act 247 Review applications and the new internal reporting mechanisms to provide an on demand overview of the revenue associated with each type of application category on a monthly basis.
Ms. McKevitt spoke about a new role GIS has with the District Attorney’s office mapping the effects of the opioid crisis in Bucks County. Data, such as arrests, overdoses, and NARCAN uses, can be uploaded in real-time, resulting in a startling map noting the hot spots and the amount of incidents. She also made us aware that the Commissioners have signed onto a lawsuit against the drug companies and manufacturers. We are currently compiling data on how much the county has spent on the opioid crisis directly and indirectly.

Ms. McKevitt told us that the Commissioners have asked the division leaders to think about ways to work with each of the Bucks County departments in ways that they haven’t before, such as the BCPC working with Health and Human Services and the District Attorney’s office. She said they are all excited by the challenge.

Ms. McKevitt supplemented the Executive Director’s report by adding that it has been terrific to have a synergetic relationship with the Planning Commission, Community Development and Economic Development programs as we work together on various projects through the MEDI program. She said that Housing is now under Human Services and that Community Development and Economic Development are now under Community Services. She spoke about being excited for future endeavors partnering with communities, manufacturers, and schools such as they did with the Metal Works Training Program through Bucks County Community College.

Ms. McKevitt finished her report by noting the article Mr. Wydro brought in announcing Mr. Stone as the recipient of the Distinguished Citizen Award of Northampton Township.

5. **PRESENTATION: 2017 ANNUAL REPORT – MICHAEL ROEDIG, SENIOR PLANNER**

Mr. Roedig gave a presentation and overview of the 2017 Annual Report of Review Activity. The report is based on reviews completed by BCPC staff in 2017. Mr. Roedig highlighted development trends and proposals and discussed comparative results with previous years’ development in Bucks County.

Mr. Roedig informed us that in 2017, the BCPC reviewed a total of 310 proposals submitted for subdivision, land development, and municipal actions. This was a 13 percent increase from last year’s total of 274 reviews. A breakdown of reviews into four categories reveals that in 2017 the number of major proposals increased by 22 percent, municipal proposals reviewed increased by 20 percent, minor proposals decreased by 11 percent, and the number of sketch proposals remained consistent at 24 proposals.

Mr. Roedig stated that the land potentially impacted by development was 1,005 acres, 349 more acres than the amount recorded in 2016. He further stated that if all the proposals were developed, over 166 acres (16 percent) would be preserved as open space, park and recreation land, and/or conservation easements.

Mr. Roedig said that in 2017, the number of proposed residential units (441) declined 21 percent from 2016’s 557 units. For the first time in 13 years the total number of single-family detached dwellings outpaced the combined number of multifamily, attached, and semi-detached units. This was only the second time (2012) since 1960 that no proposals contained more than 100 units.

Mr. Roedig told us that the number of nonresidential land developments reviewed in 2017 totaled 30 lots, 7 lots less than 2016 (an decrease of 19 percent). He said that the amount of proposed nonresidential area (over 2.6 million square feet) is an increase of 18 percent from the amount reviewed in 2016.

Mr. Roedig stated that the largest amount of industrial development (260,200 square feet) proposed in 2017 was located in Richland Township (Park 309), followed by Falls Township (123,685 square feet) for Medical Marijuana Grower/Processor Facility. He said that the Lehigh Valley area, which has become a center for
warehousing space, logistics and distribution, has influenced the growth in the areas of Milford and Richland and that the Delaware River Port availability is influencing the growth in Falls Township.

Mr. Roedig said that future trends of Bucks County include a number of Wawa convenience stores and Self-Storage facilities. In 2017, we saw 5 Wawa proposals and 4 proposals for Self-Storage facilities.

Mr. Roedig gave a breakdown of the municipal proposals which include 11 zoning map changes, 68 zoning and subdivision land development ordinance amendments, 2 comprehensive plan adoptions, and 28 additional proposals, which would include agricultural security areas, school district reviews, water and sewer plan updates, street vacations and acquisition of public lands.

Mr. Roedig detailed the 11 school district proposals as 2 additions to elementary schools, 1 storage building for a transportation center, 1 athletic field and support building, 1 rehabilitation to school district offices (plus an addition) and 6 school closings (1 for demolition). The 5 school closings were elementary schools in Bristol Township as they consolidate into 1 district elementary school. The M.R. Reiter School building in Morrisville Borough is being demolished to make way for a park to complement the adjacent historic Summerseat property.

Mr. Roedig added that this report contains a new section for BCPC revenue reporting. In 2017, the Application Fee revenue totaled $174,309.73 and Community Contract Revenue totaled $91,773.76.

The board thanked Mr. Roedig for his report.

6. **ACT 247 REVIEWS**
   The reviews of February 7, 2018, March 7, 2018, and April 4, 2018, were mailed to the board for their review prior to the meeting. Upon motion of Mr. Dowling, seconded by Ms. Cullen, the motion carried to approve the February 7, 2018, March 7, 2018, and April 4, 2018 Act 247 reviews.

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

8. **NEW BUSINESS**
   Mr. Kisselback appointed Mr. Pellegrino, Ms. Pierce, Mr. Tomlinson, and Mr. McIlhinney as members of the Bucks County Planning Commission By-Laws Review Committee. They will be reviewing the current by-laws and will report suggested changes and updates at next month’s meeting.

   Mr. Kisselback asked for a motion to table the discussion on the FERC Intervener Filing—Adelphia Gateway Pipeline until the next meeting. Upon motion of Mr. Nyman, seconded by Ms. Pierce, with the vote being 8-0 the motion carried to postpone the discussion until the next meeting.

   Mr. Kisselback announced the new date for the off-site meeting to Visit Bucks County to be August 1, 2018.

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

10. **ADJOURNMENT**
    Mr. Kisselback adjourned the meeting at 2:45 PM.

Submitted by:
Debra Canale, Staff Secretary
EXECUTIVE DIRECTOR’S REPORT
APRIL 2018

• **Congratulations!** – On April 11, our Planning Commission contingent consisting of myself, Lynn Bush, Ed Kisselback and John Ives met Commissioner Loughery in Harrisburg to receive our 2018 Governor’s Award for Local Government Excellence in the category of Innovative Planning and Sound Land Use Practices for the MEDI program. The award is on display at the reception desk for those who wish to read the proclamations. Congratulations again to all who have been a part of this initiative!

• **Staffing: Promotions/New Positions** – Pleased to announce the following new positions and staff promotions:

1. **Richard Brahler** has been promoted from Senior Planner to **Director of Transportation Planning**. This is a new position created to specifically focus on our transportation planning efforts.

2. **Kevin Sager** has been promoted from Administrative Assistant to **Administrative Assistant/Bookkeeper**. This is a new position with expanded duties relative to the financial aspects of our department. Kevin will be taking on more responsibilities and assisting Maggie with the day to day financial operations of the department.

3. The Commissioners and the Salary Board have approved the creation of a new position, **Director of GIS Services**. This new director position is tailored specifically to providing oversight and project direction for our GIS efforts. This position will be filled in the upcoming months, so stay tuned for a future announcement!

The decision to create the two (2) new Director level positions was based on an analysis of our operations and the prior Director of Transportation/GIS and Open Space Coordinator position. Upon review it was determined that the long term best interests of the Planning Commission would be better served by clearly separating the duties of GIS and Transportation so that each area of expertise could be focused and afforded proper attention. Clear and detailed duties have been established for each position and we look forward to great success.

Interviews for the vacant planner position created by Chris Dochney’s resignation have been completed and a candidate will be identified within the next two weeks.

• **TOD** - On Thursday April 19th I attended the Groundbreaking ceremony for the Station at Willow Grove. This is a TOD project being built by JG Petrucci who has completed two similar but smaller projects in Bucks County at Warminster Station and Chalfont. I will be meeting with several of their principals to discuss our MEDI work and to make them aware of other potential opportunities within Bucks County particularly in communities with train stations such as Croydon, Tullytown and Penndel were we are actively assisting with redevelopment planning initiatives thru the MEDI program. The Willow Grove project will create 275 apartments.

• **SEPTA** - At the commissioner’s meeting of April 18th, Jeffrey Knuempel the General Manager of SEPTA provided an overview of SEPTA’s economic impact to Bucks County. Per the presentation, SEPTA has generated $228 million dollars of economic activity in Bucks County. The full report can be found here: [http://www.septa.org/strategic-plan/pdf/economic-impact-econsult-report.pdf](http://www.septa.org/strategic-plan/pdf/economic-impact-econsult-report.pdf)
• **HHW Event** – the first 2018 HHW event was held at Harry Truman High school on Saturday 4/14/18 and was very successful. Special kudos for our new recycling coordinator Patti Lynn as this was her inaugural event and comes only three months into her tenure with the Planning Commission.

Stats:

- **Total Cars:** 646
- **Total Households:** 694
- **Top Municipalities Represented:** Almost half of the total cars (47%) came from Bristol Township, Falls Township, Northampton Township, & Lower Makefield.
- **Publicity:** Roughly 63% of those surveyed heard about the event through a website (County or Municipal).
- **Attendance:** Similar to 2017 at this site.
  - 54% YES
  - 46% NO
- **Brought electronic waste or TVs:** Not asked in 2017.
  - 2% YES
  - 98% NO
Community Planning and Municipal Economic Development Initiative

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

Staff members attended a DVRPC meeting on Transportation and Tourism to better understand the link between the two and how transportation can affect the tourism industry and vice versa. Speakers included representatives from SEPTA and the Barnes Foundation and the President of the Greater Philadelphia Cultural Alliance.

As part of the current planning assistance contract with the Quakertown Area Planning Committee (QAPC), staff coordinated the annual meeting with the QAPC and representatives from the Pennsylvania Department of Transportation (PennDOT) to discuss transportation issues. PennDOT representatives discussed area capital and maintenance projects that are in the construction and programming stages. The QAPC provided PennDOT representatives with local transportation priorities lists that were updated with input from each QAPC municipality and the Quakertown Community School District.

Staff met with the Plumstead Township Planning Commission for a kick-off meeting for the Plumsteadville Village Zoning Analysis and Ordinance project. An overview of relevant Plumsteadville Village planning work previously prepared by the BCPC (including an MEDI project) was presented by staff. Discussion centered on priority issues, project area, and deliverables (including Village Overlay Zoning District regulations and design guidelines). The next meeting will be held in June.

Staff attended the Buckingham Township Planning Commission and Board of Supervisor's meetings in April.

The first of five Household Hazardous Waste collection events was held in Bristol Township on April 14, nearly 700 households participated.

The Solid Waste Advisory Committee met on April 12 to consider written public comments to the Bucks County’s Municipal Waste Management Plan. The final plan will soon be adopted by the Commissioners, then sent to all municipalities for ratification.

Staff meet with representatives of PaDEP, DCNR, Solebury Township, and Shell Oil Products US to discuss the petroleum contamination and remediation as the result of historic industrial activities near Hal
Clark Park. Shell Oil submitted a Notice of Intent to Remediate (NIR) as part of the Land Recycling and Environmental Remediation Standards Act (Act 2). Discussion included a commitment by Shell Oil to provide work programs and time schedules for pilot testing program and a full remediation investigation of the site. It was agreed that a monthly conference calls to the stakeholders at this meeting will ensure the lines of communication open and that deadlines are meet.

**Plans & Activities**
Staff is beginning work on the **Sellersville Borough** Comprehensive Plan and intends on having a kick-off meeting in May.

Staff continues to work on the **Penndel Borough** Revitalization Plan and has meeting set up with the task force for early June. Staff has prepared several vision statement samples and a draft business survey for the task force committee to review.

Work continues on the **Borough of Dublin** Parking Study, a MEDI project that will analyze the supply and demand of existing nonresidential parking spaces along Main Street based upon current land uses. Staff met with the Borough Manager to discuss progress to date and gather further information needed to complete the analysis.

Staff continues to work with **West Rockhill Township** in updating their comprehensive plan. The April steering committee meeting will focus on making decisions on plan recommendations for the Future Land Use section of the plan.

Work continued on the **Bristol Township** TCDI Study (Transportation and Community Development Initiative). Staff met to discuss concept plans and photographic mock-ups to illustrate possible future development scenarios. Work began on concepts and mock-ups for the plan. Work continued on background and implementation drafts.

**Providing Planning Information and Coordinating with other Agencies**

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

21 Subdivision and Land Development Proposals
0 Sketch Plans
8 Municipal Plans and Ordinances
6 Sewage Facility Planning Modules
1 Traffic Impact Study
**Geographic Information Systems (GIS)**

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

The GIS data is increasingly used by people outside the county through our very popular Bucks County GIS public viewing site. Since its creation in 2014 the site has been visited and viewed well over 100,000 times. In addition, we support those municipalities who have joined our GIS Consortium with both GIS data and technical support. Updates of GIS data are always provided to our Consortium members when requested.

The **Southeastern Pennsylvania Shared Services GIS Project** is a collaborative effort of the counties of Bucks, Berks, Chester, Delaware, Montgomery, and the City of Philadelphia. The group meets monthly and is currently utilizing a cloud hosted infrastructure that supports a centralized and shared regional GIS database. Our ongoing efforts are critical to the effective and efficient coordination and delivery of 9-1-1 services and Next Generation 9-1-1 services. This month the Shared Services GIS group met in Chester County to discuss the ongoing capture of updated aerial imagery across the region and the entire state. Funding for the updated imagery is being provided through the Pennsylvania Emergency Management Agency (PEMA) to support our efforts in this region and to assist other related projects throughout Pennsylvania. Delivery of the updated imagery is expected later this year.

The April meeting of the Shared Services Project was held at the Berks County Emergency Services office in Reading, Pennsylvania.

**Bucks County GIS** has been actively working with departments and agencies throughout the county in the development of web-based GIS applications. We also assist departments that require updating of their maps and databases. County GIS continues to work with the General Services department to identify and map county owned and maintained facilities. Data will be incorporated and used in the development and implementation of a Facilities Management plan and Operations Dashboard application.

Work has begun in earnest on the update of the **Official Bucks County Road Map**. Last updated and printed in 2011 the new map will include many of the new roads and features throughout the county that have been either added or modified over the last seven years. The new map will be available this August just in time for County Grange Fair.

**Transportation and Trails**

The **BCPC Transportation Planning Team** is responsible for working with PennDOT, DVRPC, SEPTA, TMA Bucks, and other groups to ensure that the County’s transportation and funding needs are addressed. We also keep up with the various PennDOT funding avenues and grant programs. This month, we coordinated with DVRPC regarding the **Transportation Community and Development Initiative (TCDI)** by providing outreach to several municipalities regarding TCDI grant opportunities. Staff also attended the **Pennsylvania Automated Vehicle Summit** and presented an update on the County Planning Commission at the **Mid-Colonial Institute of Transportation Engineers Annual Conference** in Philadelphia.

Transportation Staff is working on an assessment of public transit resources in the County. The goal is to assist SEPTA in determining potential modifications that would enhance public transit ridership. Staff is also developing an interactive mapping application of Public Transit. This month, we coordinated with **TMA Bucks** on this effort.
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 project will construct the portion of the Newtown Rail Trail in **Upper Southampton Township** and will connect with the **Pennypack Trail** in Montgomery County. Staff coordinated with **Upper Southampton Township** and the consultant to conduct a public meeting on April 3, 2018, which was attended by over 125 interested citizens and municipal officials. There was great interest in the project and the majority of the comments received were very favorable. 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 conducted a meeting with representatives of Doylestown Pointe and Barn Plaza shopping centers to discuss the project with them and the potential needs for easements.

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. Staff is also developing an interactive mapping application for the trails within Bucks County.
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<th>Applicant</th>
<th>Tax Parcel Number(s)</th>
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<td>Bensalem Township School District</td>
<td>(2-33-26, 2-33-33-1)</td>
<td>Sale of Neil A. Armstrong Middle School and Portion of Cecelia Snyder Middle School</td>
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<td>Chalfont Borough</td>
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<td>Amend the Zoning Ordinance: No-Impact Home-Based Business</td>
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<td>New Britain Borough</td>
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<td>Amend the Zoning Amendment: Signs, Billboards &amp; Various</td>
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MEMORANDUM

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

FROM: Bucks County Planning Commission

SUBJECT: Proposal for Sale of Neil A. Armstrong Middle School and Portion of Cecelia Snyder Middle School
TMPs #2-33-26, 2-33-33-1
Applicant: Bensalem Township School District
Received: April 4, 2018
Hearing Date: Not indicated

In accordance with the provisions of Section 305 of the Pennsylvania Municipalities Planning Code, this proposal has been sent to the Bucks County Planning Commission (BCPC) for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on May 2, 2018.

GENERAL INFORMATION

Proposed Action: The Bensalem Township School District proposes to sell the Neil A. Armstrong Middle School due to functional obsolescence, physical deterioration, and needed environmental remediation. A portion of the adjacent Cecelia Snyder Middle School site (2.5 acres) will also be sold (as an option) to enable the buyer to comply with anticipated road improvements for future development of the Neil A. Armstrong Middle School property.

Location: The Neil A. Armstrong Middle School consists of 29 acres along the east side of Street Road at its intersection with Asbury Avenue. The Cecelia Snyder Middle School borders the Neil A. Armstrong Middle School property to the east and fronts Hulmeville Road.

Zoning: The R-11 Residential District permits low to medium density single-family, detached residential housing, and provides for the preservation of natural resources and environmental features that are unique to each R-11 District, and provides an adequate buffer between each R-11 District community and the surrounding districts.

Present Use: Former middle school.
COMMENTS

Correspondence submitted to the BCPC indicates that the school functioned as the Bensalem Township High School from 1953 to 1969 and became the Neil A. Armstrong Middle School in 1969. The school closed in 2005 and use of the school property has been used for storage, warehousing, and limited use by the maintenance staff of the school district.

The property suffers from functional obsolescence, physical deterioration, and needed environmental remediation. The use of the property for educational purposes of the school district would require extensive and prohibitively costly renovations, restorations, and alterations to the property.

A portion of the adjacent Cecelia Snyder Middle School site (2.5 acres) will also be sold (as an option) to enable the buyer to comply with anticipated road improvements for future development of the Neil A. Armstrong Middle School property.

The Bucks County Comprehensive Plan (2011) addresses school facilities in the Community Facilities and Services component of the plan. Principle 6 of the Plan is to “Provide Adequate Community Facilities and Services” by continuing to promote proactive, cost-effective, and efficient community facilities and services that will keep pace with and fulfill the changing needs of our citizenry. The Plan notes that to accommodate changing student populations, some districts have closed schools and redrawn attendance maps to best utilize school facilities.

The Bensalem Township School District has accommodated students of middle school age at the adjacent Cecelia Snyder Middle School. The proposal to sell the Neil A. Armstrong Middle School and a portion of the adjacent Cecelia Snyder Middle School site appears to be consistent with the Bucks County Comprehensive Plan and is a reasonable disposal of obsolescent and deteriorated school district property.

We would appreciate being notified of the School District’s decision regarding this matter.

MAR:rml

cc: Thomas J. Profy, III, Esq., Begley, Carlin, & Mandio, LLP, Bensalem School District Solicitor
Dr. Samuel Lee, Superintendent, Bensalem Township School District
Lauren Gallagher, Esq., Rudolph Clarke LLC (via email)
William Cmorey, Township Manager (via email)
CONFIDENTIAL — NOT FOR RELEASE

May 2, 2018
BCPC #7-18-1

MEMORANDUM

TO: Chalfont Borough Council
Chalfont Borough Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance — No-Impact Home-Based Business
Applicant: Borough Council
Received: March 29, 2018
Hearing Date: Not set

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on May 2, 2018.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to add a new use and definition of No-Impact Home-Based Business.

Proposed Zoning Provisions: The No-Impact Home-Based Business Use is proposed as subordinate to H1 Accessory Home Occupation. The proposed use is defined as a business or commercial activity administered or conducted as an accessory use which is clearly secondary to the use as a residential dwelling and which involves no customer, client or patient traffic, whether vehicular or pedestrian, pickup, delivery or removal functions to or from the premises, in excess of those normally associated with residential use. No specific use regulations are proposed.

The use is permitted in the R-1 Suburban Residential, R-2 Village Residential, R-3 Planned Residential, R-4 Small Lot Single-Family Residential, CC Corridor Commercial, and BC Borough Commercial districts. The Table of Use Regulations will also be amended to include the use and indicate the districts the use is permitted.

Existing Zoning Provisions: The zoning ordinance permits use H1 Accessory Home Occupation which is a customary home occupation for gain and is an accessory use that shall be clearly subordinate to the existing residential use of the property. General standards include maximum amount of floor area, the business must be operated by the homeowner, nuisances, parking, appearance, signage and prohibition against exterior storage of materials or refuse. Home
occupations shall not include animal hospitals, commercial stables and kennels, funeral parlors or undertaking establishments, tourist homes, restaurants, and furniture stripping.

Use Standards are also provided for specific types of accessory home occupations: H1a Professional Office, H1b Personal Services, H1c Instructional Services, H1d Home Crafts, H1e Family Day Care, H1f Trades, and H1g Repair Services.

COMMENT

The Pennsylvania Municipalities Planning Code (MPC) was amended by Act 43 of 2002 and requires that zoning ordinances permit No-Impact Home-Based Business in all residential zones as a use permitted by right. The MPC also specifies use requirements for the business or commercial activity. The MPC use restricts business employees to family members residing in the dwelling, specifies that only a maximum of 25 percent of the habitable floor area may be used for a home-based business and that the business shall not involve any illegal activity. The borough may wish to add these regulations as specified in the MPC that are not included as General Standards for the H1 Accessory Home Occupation Use to ensure consistency with the MPC.

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

DCZ:rml

cc: Michael Meginnis, Esq., Begley, Carlin, & Mandio, Borough Solicitor
    Sandra Zadell, Borough Manager (via email)
MEMORANDUM

TO: Doylestown Borough Council
    Doylestown Borough Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal for Zoning Ordinance Amendment—Sales of Consumer Fireworks

Applicant: Borough Council
Received: April 23, 2018
Hearing Date: May 21, 2018

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 May 2, 2018.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to add use regulations for Use 29.2 Permanent Facilities for Sale of Consumer Fireworks and Use 29.3 Temporary Facilities for Sale of Consumer Fireworks.

Proposed Zoning Ordinance Provisions:

Section 406-29.2 is added to include Use 29.2 Permanent Facilities for Sale of Consumer Fireworks with the following requirements:

- Defines “consumer fireworks” and “display fireworks” as having the same meaning as the terms in ‘Fireworks Law’ Act 43 of 2017.
- New location requirements and standards for permanent facilities that sell consumer fireworks are outlined in the proposal as stipulated in Act 43 of 2017. These provisions include, but are not limited to:
  - The facility must be a stand-alone permanent structure and storage areas shall be separated from wholesale or retail sales areas.
  - The facility shall be no closer than 250 feet from a facility selling or dispensing gasoline, propane, or other flammable products.
The facility shall be no closer than 1,500 feet from another facility licensed to sell consumer fireworks.

- The facility must comply with the lot dimensional, area, and parking requirements of the CI Central Industrial and PI Planned Industrial districts, and shall also include the following:
  - The facility shall be no closer than 150 feet to any pipeline right-of-way.
  - The facility shall be located no closer than 600 feet from schools, daycare centers, nursing homes, hospitals, civic buildings, or dwellings.

- Requirements for an applicant for permanent sales of consumer fireworks as a conditional use are outlined.

Section 406-29.3 is added to include Use 29.3 Temporary Facilities for Sale of Consumer Fireworks with the following requirements:

- Temporary facilities for sale of consumer fireworks are only permitted as accessory uses to existing commercial uses, and are outlined as stipulated in Act 43 of 2017.
- Defines “consumer fireworks,” “APA 87-1,” “outdoor storage unit,” “NFPA 1124,” and “temporary structure” as having the same meanings as in Act 43 of 2017.
- The facility must comply with the lot dimensional, area, and parking requirements of the RC Retail Commercial District, and shall also include the following:
  - The facility shall be no closer than 150 feet to any pipeline right-of-way.
  - The facility shall be located no closer than 600 feet from schools, daycare centers, nursing homes, hospitals, civic buildings, or dwellings.
- Additional requirements concerning smoking, minors and those who appear to be under the influence, consistent with the requirements in Act 43 of 2017 are listed.
- Requirements for an applicant for permanent sales of consumer fireworks as a conditional use are outlined.

Section 406, Table of Use Regulations is amended to include Use 29.2 Permanent Facilities for Sale of Consumer Fireworks as a use permitted by special exception in the CI Central Industrial and PI Planned Industrial districts and Use 29.3 Temporary Facilities for Sale of Consumer Fireworks (accessory to existing commercial use only) as an accessory use permitted in the RC Retail Commercial District.

COMMENTS

The zoning provisions proposed should comply with the ‘Fireworks Law’ Act 43 of 2017 as well as with the Pennsylvania Municipalities Planning Code. Therefore, we are relying on the borough to ensure that the proposed regulations are consistent with these laws and any other applicable laws prior to enactment. Prior to adoption, we offer the following comments for consideration:

1. **Separation requirements**—The proposed amendment includes identical separation requirements for both of the proposed new uses. The proposal requires that the facilities be located no closer than 600 feet from schools, daycare centers, nursing homes, hospitals, civic buildings, or dwellings. It is not clear whether the separation distance is to be measured from the property lines or from the structure of the specified uses. We recommend that borough officials consider clarifying how the separation distances are to be measured. Furthermore,
borough officials should ensure that the setback and separation requirements proposed by the amendment will not preclude such uses from locating within Doylestown Borough.

2. **Definitions**—In proposed Sections 406-29.2.A and 406-29.3.B are references to definitions provided in Act 43 of 2017. Borough officials should consider including these definitions within the zoning ordinance to avoid a user having to refer to another source.

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

MMW:rml

cc: Joanna A. Waldron, Esq., Curtin & Heefner, LLP, Borough Solicitor
    Karyn Hyland, P.E., Director of Building and Zoning (via email)
    John Davis, Borough Manager (via email)
MEMORANDUM

TO: New Britain Borough Council
    New Britain Borough Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Medical Marijuana, Sober Living Facility, and Various
        Applicant: New Britain Borough Council
        Received: April 6, 2018
        Hearing Date: May 8, 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 May 2, 2018.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to add Medical Marijuana Grower/Processor, Medical Marijuana Dispensary, and Sober Living Facility uses and related provisions. The proposed amendment also includes various revisions to provide consistency within and to clarify requirements of the zoning ordinance.

Proposed Zoning Ordinance Provisions:

Section 450-6 Definitions is amended to add definitions for Medical Marijuana Act, Medical Marijuana Dispensary, Medical Marijuana Grower/Processor, and Sober Living Facility.

Section 450-14 Use Regulations is amended to include Use 26A Medical Marijuana Dispensary and include the following requirements:

- Must be located on a lot containing not less than 1 acre.
- May not be located within 1,000 feet of the property line of a residentially-zoned property or parcel containing a public, private, or parochial school, day-care center, place of worship, or community center. Nor shall a dispensary be located closer than 2,500 feet from another dispensary or a grower/processor.
Must operate entirely within an indoor, enclosed, and secure facility. No exterior sales, and no sidewalk displays, shall be permitted. No drive-through, drop-off, or pick-up services shall be permitted.

Permitted hours of operation of a dispensary shall be from 9:00 AM to 9:00 PM.

Shall be a minimum of 2,000 square feet gross floor area.

Use 26A Medical Marijuana Dispensary will be permitted by Conditional Use within the C-1 Commercial, C-2 Commercial, C-3 Commercial, SC Shopping Center, and LI Light Industrial districts. Parking will be required per Section 450-42.G.(2) at a rate of one off-street parking space for every 250 square feet of gross floor area.

Section 450-14 Use Regulations is amended to include Use 26B Medical Marijuana Grower/Processor and include the following requirements:

- Must be located on a lot containing not less than 2 acres.
- May not be located within 1,000 feet of the property line of a parcel containing a public, private or parochial school, or a day-care center. Nor shall a grower/processor be located closer than 2,500 feet from another grower/processor or a dispensary.
- Must operate entirely within an indoor, enclosed, and secure facility.
- Permitted hours of operation shall be from 9:00 AM to 9:00 PM.

Use 26B Medical Marijuana Grower/Processor will be permitted by Conditional Use within the LI Light Industrial District. Parking will be required per Section 450-42.G.(2) at a rate of one off-street parking space for every employee on the largest shift, plus one space for each company vehicle normally stored on the premises, plus five additional spaces for visitor parking.

Section 450-14 Use Regulations is amended to include Use 43A Sober Living Facility with specific parking requirements and be permitted by special exception in the C-1 Commercial District and the LI Light Industrial District.

The proposed amendment also includes additional revisions to Section 450-14 Use Regulations that clarify inconsistent ordinance language.

Section 450-40 Protection standards; nuisances is amended to provide revised hours for the day and night categories relative to regulation of sound.

Section 450-40.B.(6) is revised to allow the Borough Manager to issue a temporary permit for exceeding the noise limits of Section 450-40.B.(4).

**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. In addition we have the following comments regarding medical marijuana and other zoning provisions below:

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 adds setback
requirements for residentially-zoned property, places of worship, public parks, and community centers beyond what is required by the Medical Marijuana Act.

Based on our analysis and the location of residentially-zoned property and parcels containing a public, private or parochial school, day-care center, place of worship, public park, or community center, these setback and separation requirements proposed by the amendment appear to prevent such uses from locating within the Borough. Borough officials should ensure that the setback and separation requirements proposed by the amendment will not preclude such uses from locating in New Britain Borough.

2. Reference to Fair Housing Act—We recommend that a community not regulate housing or living arrangements for people with disabilities, or protected classes, any differently than that required for other housing. This stems from our understanding and concerns about imposing more strict regulations on the protected classes defined by the Fair Housing Act.

The proposed definition of a Sober Living Facility (includes recovery and halfway houses) is where six or more individuals reside together, either voluntarily or by court order, for the purpose of recovering from drug, alcohol, and/or substance abuse, and which serves as an interim environment between rehabilitation facilities/hospitalization and reintegration to independent living. Under this definition, five or fewer individuals residing together in a sober living environment would not have to apply for special exception approval.

It is unclear as to why five individuals was chosen as the threshold for the number of people constituting a sober living facility use. It appears that this number may be based on the zoning ordinance’s definition of “family” which states in part that, “A group of not more than five persons who need not be related by blood, foster relationship, marriage or adoption, along with their staff, domestic servants, or gratuitous guests, all of whom live together in a single, nonprofit dwelling unit (pursuant to the Nonprofit Corporation Law of 1988 and any successor statute), maintaining a common household with single cooking facilities.” Instead of listing a specific number of people to clarify the definition of Sober Living Facility, we recommend that a reference be made to the Fair Housing Act. The following sentence could be added to the end of the proposed definition:

“A Sober Living Facility does not include roomers, boarders, lodgers, or members of a family (except those protected as suffering from a “handicap” under the provisions of sections 3602(h) and 3604 of the Fair Housing Act), or any use otherwise defined, described or regulated in the ordinance.”

3. Bucks County Recovery House Association—We recognize that sober living facilities (recovery and halfway houses) in Bucks County are mostly unregulated. One organization that has attempted to rectify this is the Bucks County Recovery House Association, which is an organization of owners who agree to abide by a set of standards set in place by the association’s Board, including house inspections, proper permitting, policies and procedures, and grievance procedures for residents. Members include:

- Owners of Approved Recovery Houses
- Bucks County Drug & Alcohol Commission
- Bucks County Probation & Parole Department
- Bucks County Department of Corrections
• The Council of Southeastern Pennsylvania/Pro-Act

One additional requirement the borough could include in the proposed amendment would be membership in this organization. We would also encourage the borough to work with representatives of the Bucks County Recovery House Association to help draft more reasonable zoning requirements for this type of use.

4. Temporary permit for noise—The proposal includes a provision in Section 450-40.B.(6) where the Borough Manager, in consultation with the Borough Zoning Officer and Borough Engineer, may issue a temporary permit for exceeding the noise limits of the zoning ordinance. We recommend adding requirements for an application, fee, and expiration of the permit similar to what is presently included in the zoning ordinance for special commercial promotional signs in Section 450-44.H.(6).

5. C-3 Commercial District—The proposed ordinance would add “Apartment in conjunction with a permitted nonresidential use” to the uses permitted by right in the C-3 Commercial District. This use is currently permitted by special exception in the C-3 Commercial District and, therefore, should be removed.

6. Editorial comments—In Section 3 of the proposed ordinance Section 450-14.B.(26A)(a)(vii) refers to “Medical Marijuana Facility.” This should be changed to “Medical Marijuana Dispensary” to be consistent with the other provisions of the use regulations for Use 26A. In addition, Sections 8 and 9 of the proposed ordinance are duplication and one should be deleted.

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

MMW:rml

cc: Michael Peters, Esq., Eastburn and Gray, PC, Borough Solicitor
Sam Bryant, Borough Manager (via email)
CONFIDENTIAL — NOT FOR RELEASE

May 2, 2018
BCPC #25-18-2

MEMORANDUM

TO: New Britain Borough Council
New Britain Borough Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal for Zoning Ordinance Amendments—Floodplain Regulations
Applicant: New Britain Borough Council
Received: April 6, 2018
Hearing Date: May 8, 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 May 2, 2018.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to revise various provisions of the borough’s floodplain regulations.

Proposed Zoning Ordinance Provisions:

Section 450-41.B.(2)(b) will be deleted. This provision specified that a permit shall not be required for minor repairs to existing buildings or structures.

Sections 450-41.C.(3)(c) and G.(2)(e) are revised by removing “repetitive loss” and replacing it with “cumulative substantial damage.”

Section 450-41.D.(1)(a)[1] is revised to include the date, March 21, 2017, of the latest edition of the Borough’s Flood Insurance Study and the accompanying Flood Insurance Rate Maps.

Section 450-41.F.(1) is revised to include the provision that no variance shall be granted within any identified floodplain area.

Section 450-41.H.(1) is revised to add the provision that the Zoning Hearing Board will be the body responsible for granting relief from the strict application of the floodplain requirements.
Section 450-41.H.(2)(b) is revised to allow for a possible modification of the Regulatory Flood Elevation requirement for development pertaining to manufactured homes or to prohibited activities.

Section 450-41.I.(2) is revised to remove the definitions for “Minor Repair” and “Repetitive Loss” and to add a definition for “Cumulative Substantial Damage.” The definition of “Substantial Improvement” is revised to remove the term “repetitive loss” and replace it with “cumulative substantial damage.”

Section 450-41.J is added to provide a severability clause.

Section 450-41.K is revised to include an effective date of March 21, 2017.

**COMMENT**

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

MMW:dc

cc: Michael Peters, Esq., Eastburn and Gray, P.C., Borough Solicitor
    Sam Bryant, Borough Manager (via email)
MEMORANDUM

TO: New Britain Borough Council
   New Britain Borough Planning Commission

FROM: Bucks County Planning Commission

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

Applicant: New Britain Borough Council
Received: April 6, 2018
Hearing Date: May 8, 2018

In accordance with the provisions of Sections 304 and 505 of the Pennsylvania Municipalities Planning Code, this proposal has been sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on May 2, 2018.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to revise various provisions of the borough’s subdivision and land development ordinance.

Proposed Subdivision and Land Development Ordinance Provisions:

   Proposed modifications to the subdivision and land development ordinance include revisions to the definitions and plan submission requirements.

   Revisions to the required improvements include a requirement for 6-foot-wide sidewalks in commercial areas and the requirement that curbs shall be provided within and around all proposed parking lots.

   The stormwater management requirements are revised to allow for additional methods of stormwater management calculations and to conform to the Neshaminy Creek Watershed Act 167 Stormwater Management Ordinance.

COMMENT

We recognize that the proposal is consistent with the borough comprehensive plan and municipal ordinances; however, we note the following issue for the borough’s consideration:
• **Woodlands definition**—The proposed amendment revises the definition of “Woodlands” to be consistent with the definition of “Forest or Wooded Area” found in Section 450-6 of the zoning ordinance. For clarity, borough officials should consider whether a consistent term, either “Woodlands” or “Forest or Wooded Area” should be used in both the subdivision and land development ordinance and the zoning ordinance.

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

MMW:rml

cc: Michael Peters, Esq., Eastburn and Gray, PC, Borough Solicitor
Sam Bryant, Borough Manager (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—Sales of Consumer Fireworks
Applicant: Board of Supervisors
Received: April 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 May 2, 2018.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to provide for Permanent Facilities for Sale of Consumer Fireworks and Temporary Facilities for Sale of Consumer Fireworks.

Proposed Zoning Ordinance Provisions:

Amend Section 27-2602 (Special Principal Use Regulations) to add Section QQ Permanent Facilities for Sale of Consumer Fireworks and includes the following provisions:

- Defines “consumer fireworks” and “display fireworks” as having the same meaning as the terms in ‘Fireworks Law’ Act 43 of 2017.
- New location requirements and standards for permanent facilities that sell consumer fireworks are outlined in the proposal as stipulated in Act 43 of 2017. These provisions include, but are not limited to:
  - The facility must be a stand-alone permanent structure and storage areas shall be separated from wholesale or retail sales areas.
  - The facility shall be no closer than 250 feet from a facility selling or dispensing gasoline, propane, or other flammable products.
  - The facility shall be no closer than 1,500 feet from another facility licensed to sell consumer fireworks.
• The facility must comply with the lot dimensional, area, and parking requirements of the Traditional Neighborhood Commercial District (TNC), and shall also include the following:
  ○ The facility shall be no closer than 150 feet to any pipeline right-of-way
  ○ The facility shall be located no closer than 600 feet from schools, daycare centers, nursing homes, hospitals, civic buildings, or dwellings.
• Requirements for an applicant for permanent sales of consumer fireworks as a conditional use are outlined.

Amend Section 27-2602 (Special Principal Use Regulations) to add Section RR Temporary Facilities for Sale of Consumer Fireworks and includes the following provisions:

• Defines “consumer fireworks,” “APA 87-1,” “outdoor storage unit,” “NFPA 1124,” and “temporary structure” as having the same meaning as the terms in Act 43 of 2017.
• Temporary facilities for sales of consumer fireworks are only permitted as accessory to commercial uses.
• The facility must comply with the lot dimensional, area, and parking requirements of the Traditional Neighborhood Commercial (TNC) District, and shall also include the following:
  ○ The facility shall be no closer than 150 feet to any pipeline right-of-way.
  ○ The facility shall be located no closer than 600 feet from schools, daycare centers, nursing homes, hospitals, civic buildings, or dwellings.
• Additional requirements concerning smoking, minors and those who appear to be under the influence, consistent with the requirements in Act 43 of 2017 are listed.
• Requirements for an applicant for permanent sales of consumer fireworks as a conditional use are outlined.

Section 27-1602.1.C (TNC District) will be amended to add (11) Permanent Facilities for Sale of Consumer Fireworks as a conditional use.

Section 27-1602.1.B (TNC District) will be amended to add (11) Temporary Facilities for Sale of Consumer Fireworks (accessory to commercial uses only) as an accessory use.

Attachment 19 (Table of Use Regulations) will be amended to include Permanent Facilities for Sale of Consumer Fireworks as a conditional use in the TNC District, and Temporary Facilities for Sale of Consumer Fireworks as a permitted accessory to commercial use in the TNC District.

COMMENTS

The zoning provisions proposed should comply with the ‘Fireworks Law’ Act 43 of 2017 as well as with the Pennsylvania Municipalities Planning Code. Therefore, we are relying on the township to ensure that the proposed regulations are consistent with these laws and any other applicable laws prior to enactment. Prior to adoption, we offer the following comments for consideration:

1. **Attachment 10 Summary Table TNC District**—For consistency, the township may wish to add the two new uses to the current Summary Table (10) – Area and Bulk Regulations since it does contain other conditional uses allowed within the district.
2. **Definitions**—In proposed Sections 27-2602.QQ and 27-2602.RR are references to definitions provided in Act 43 of 2017. Township officials should consider including these definitions within the zoning ordinance to avoid a user having to refer to another source.

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: Joanna A. Waldron, Esq., Curtin & Heefner LLP, Township Solicitor
    Dennis H. Carney, Township Manager (via email)
CONFIDENTIAL — NOT FOR RELEASE

May 2, 2018
BCPC #51-18-1

MEMORANDUM

TO: Warwick Township Board of Supervisors
   Warwick Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal to Amend the Zoning Ordinance—Signs, Billboards, and Various Other Standards

Applicant: Board of Supervisors
Received: April 4, 2018
Hearing Date: Not set

In accordance with the provisions of Sections 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on May 2, 2018.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance standards for Article XXII Signs, Use G20 Billboards, and various standards for Agricultural uses, Golf Course and other uses.

Proposed Zoning Provisions:

Article XXII Signs is amended to add new sign types and standards such as Off-Premise and Projecting signs and distinguishes between signs associated with residential and non-residential uses and prohibited signs. The proposed amendments include modifications to the following sections:

- Definitions
- Sign Height and Area
- General Regulations
- Prohibited Signs (new)
- Sign Illumination
- Regulations for Temporary and Permanent Signs in specific zoning districts

Billboard standards are revised to specify permitted locations along York Road between School and Sugar Bottom roads. Use regulations include setback requirements, a prohibition against
monopoles, 10,000-square-foot minimum lot size, not located on any protected natural resource, not to exceed 150 square feet in size, and maximum height of 25 feet.

Revisions to Accessory Agricultural uses:

- Use A2 Agricultural accessory farm units are to be permitted as accessory units subordinate to principal agricultural uses.
- Use A3 Agricultural retail uses are to be permitted as an accessory use subordinate to principal agricultural uses with a maximum floor area of 2,000 square feet.
- Use A7 Farm support facility uses, including dwelling units, shall meet requirements of Use A2 Farm Unit and retail sales shall meet the requirements of Use A3 Agricultural Retail.

Revisions to various other standards include:

- Establish area, dimension, and yard setbacks for use B1b Two-Family Detached (Duplex) in the C-3 District.
- Use B9 Golf Club Community Use shall be built to the requirements of Use D4 Golf Course. Clubhouses, golf course accessory buildings shall be on the same or contiguous parcel as Use B9.
- Use B12 Residential Accessory Building setback requirements are to be revised: Accessory swimming pools shall not be located closer to the front property line than the primary structure and may not be in front yard.
- Use C3 School and daycare uses standards to be revised: Nursery schools or daycares (sic) with 100 or more students plus are considered schools.
- Use C6 Continuing Care Facility maximum building height reduced from 50 to 35 feet including mechanical equipment.
- Specify building placement for Use H13 Industrial Park: 500-foot setback from residential uses and districts.
- Building size limits in the VC-2 District: Buildings over 30,000 square feet are prohibited and buildings greater than 3,500 square feet on the ground story shall be permitted as conditional uses. VC-2 District buildings shall meet requirements of York Road Corridor Overlay District.
- Delete Use B10a Professional Office as a Special Exception use and permit it by right.
- Add a definition of the use I2 Outdoor Storage and Display (not currently defined).
- Revise buffer yard standards to allow access driveways within the buffer yard.
- Revise replacement tree standards to allow trees to be dispersed throughout a development or township.
- Shared parking standards shall be on same parcel but not on opposite sides of an arterial or collector.
- Permit amateur radio antenna to a maximum height of 65 feet.
- Permit Home occupation professional offices in the O-Office District.

Existing Zoning Provisions:

Article XXII Signs, provides Definitions, General Regulations, Temporary signs, Permanent signs, Maintenance, Sign Height and Area, and Permit Requirements. A variety of signs are permitted with appropriate standards for area, height location, etc.
Use G20 Billboards, are permitted by special exception in the LI District on lots of 10,000 square feet or more with an area less than 150 square feet. No maximum height is specified.

COMMENTS

We recognize that the proposal appears to be generally consistent with ordinance requirements as prescribed by the Pennsylvania Municipalities Planning Code, but we offer the following comments for consideration by the township before the amendment is adopted:

1. **Billboards**—Proposed Section 195-16.G(20) permits Use G20 Billboard along York Road between School and Sugar Bottom roads and they shall not be located on or within any protected natural resources. This area along York Road includes Dark Hollow Park, steep slopes, and woodlands and may restrict the area where billboards may be placed.

   There are several different zoning districts that border York Road between Sugar Bottom and School roads, which include the O, MF-2, and RA districts. The existing Table of Use Regulations (195a) indicates that Use G20 is permitted by special exception in the LI Light Industrial District only. We suggest that the Table of Use Regulations be amended to reflect the new areas where Use G20 is permitted per the proposed ordinance.

2. **Inflatable signs**—Proposed Section 195-95(B) prohibits novelty signs such as objects, pennants, balloons, bulletin boards and animated signs. The township may wish to consider adding inflatable signs to the list of prohibited signs unless this type is already implied and included as a novelty sign. Inflatable signs typically include objects, letters, words, and the “Wavy man, Air Dancer, and Tube Guy” displays.

3. **Tower height**—Section 195-16.I(7)(c) is to be amended to limit the height of an amateur radio antenna to 65 feet. This standard would replace the current standard which stipulates that towers, masts, flagpoles, dish antennas, and nonagricultural silos shall not be subject to maximum height limitations of the zoning ordinance except in any airport zone. To maintain clarity within the I7 Use general regulations, the township may wish to add a new subsection (h) with the proposed standard that amateur radio antennas shall not exceed 65 feet in height.

4. **Editorial: Projecting sign**—Proposed Section 195-97.B.2.c.[2] of the proposal requires that a projecting sign be permitted no more than 5 feet from the wall. It may be clearer to state a “projecting sign extending no more than 5 feet from a wall.”

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

DCZ:de

cc: Mary Eberle, Esq., Grim, Biehn & Thatcher, Municipal Solicitor
    Kyle Seckinger, Municipal Manager (via email)
<table>
<thead>
<tr>
<th>Municipality</th>
<th>BCPC Number</th>
<th>Tax Parcel Numbers</th>
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<td>Bensalem Township</td>
<td>7933-A</td>
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<td>12311</td>
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<td>2 Single-family Lots</td>
</tr>
<tr>
<td>Richland Township</td>
<td>10642-D</td>
<td>(36-5-33)</td>
<td>Bible Baptist Church of Bucks County</td>
<td>F</td>
<td>Institutional Land Development: 18,090 Square feet</td>
</tr>
</tbody>
</table>
### Bucks County Planning Commission  
#### Subdivision and Land Development Reviews  
**March 26, 2018 to April 20, 2018**

<table>
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<tr>
<th>Municipality</th>
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<th>Tax Parcel Numbers</th>
<th>Applicant</th>
<th>Submission Level</th>
<th>Proposal</th>
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<tr>
<td>Richland Township</td>
<td>12314</td>
<td>(36-39-52)</td>
<td>Seigel</td>
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<td>Solebury Township</td>
<td>11702-A</td>
<td>(41-22-149)</td>
<td>New Hope Oral Surgery</td>
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<td>Commercial Land Development: 3,481 Square feet</td>
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<tr>
<td>Springfield Township</td>
<td>11060-A</td>
<td>(42-4-135)</td>
<td>Schaffer</td>
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<tr>
<td>Upper Makefield Township</td>
<td>12083-A</td>
<td>(47-4-94)</td>
<td>Schwartz Tract</td>
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<td>Warminster Township</td>
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<td>(49-14-169)</td>
<td>Rice</td>
<td>RF</td>
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<td>Warrington Township</td>
<td>12223</td>
<td>(50-35-25)</td>
<td>1800 West Street Road</td>
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<td>Commercial Land Development: 107,587 Square feet</td>
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<td>Warrington Township</td>
<td>8982-A</td>
<td>(50-31-22)</td>
<td>Chick-fil-A</td>
<td>P</td>
<td>Commercial Land Development: 382 Square feet</td>
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<tr>
<td>West Rockhill Township</td>
<td>12310</td>
<td>(52-3-120)</td>
<td>Kratz</td>
<td>P</td>
<td>6 Single-family Lots</td>
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MEMORANDUM

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

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for Bensalem Veterans Residences
TMPs #2-37-63 and -63-1
Applicant: BSV Housing LP, c/o Toki Rehder
Owner: Redevelopment Authority of the County of Bucks
Plan Dated: March 16, 2018
Date Received: April 10, 2018

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

GENERAL INFORMATION

Proposal: Construct a four-story, 68-unit multifamily building on a 1.51-acre site. Public water and sewer are proposed.

Location: Along the southwest side of Mechanicsville Road, 500 feet northeast of its intersection with Street Road.

Zoning: The BP Business and Professional District does not permit residential uses. The Bensalem Township Zoning Hearing Board granted a use variance on April 7, 2011, to permit a multifamily residential building as defined by the SCH Special Citizens Housing Overlay. The Special Citizens Housing Overlay is permitted in residential districts. The district permits housing for special citizens, including persons 55 years of age or older or those persons defined as elderly by the United States of America or the Commonwealth of Pennsylvania in connection with and for purposes of housing programs either by reason of age or physical impairment.

Present Use: Vacant.
COMMENTS

1. **Plan information**
   a. **Use**—The zoning table identifies the proposed use as “business and professional offices.” The plan is proposing a special citizens housing use, as defined by Section 232-312 of the zoning ordinance and in accordance with the April 7, 2011, use variance.
   b. **Setbacks**—The zoning table identifies increased setbacks that are in excess of the yard requirements as provided by Section 232-436(3) of the zoning ordinance under the BP Business and Professional District. A note on the table states that: “The maximum height of any building shall be or may not exceed four stories and/or 50 feet. However, for each foot of height greater than the maximum allowable height in the district, the front yard/side yard/rear yard setback requirements shall be increased by one foot. (SCH Overlay Zone) – Setback requirements, front, side, and rear have been increased by 9 feet due to the requirements of overlay district relative to building height.” This is a dimensional provision of Section 232-314(6) of the Special Citizens Housing Overlay District and not the Business and Professional District.

2. **Building height**—The plan proposes a building height of 44 feet, which exceeds the maximum building height of 35 feet permitted in the BP Business and Professional District (Section 232-436(4) of the zoning ordinance).

3. **Handicapped parking**—The plan proposes two handicapped parking spaces in compliance with Section 232-586(a)(4)c. of the zoning ordinance. We recommend that the applicant provide more handicapped spaces, due to the number of units and age and disability status of the building’s tenants. Section 232-314(7) of the zoning ordinance requires that 10 percent of the required spaces be handicapped accessible. We recommend that plan comply with this standard of the Special Citizens Housing District, since this provision was intended to ensure an adequate number of handicapped spaces would be provided for this use.

4. **Parking lot setback**—The plan shows the parking lot to be set back 12 feet from the side yards. A portion of the parking lot is located in the front yard setback. Six parking spaces on the north portion of the site are 8 feet from the building. Section 232-586(d)(2)b. of the zoning ordinance (BP District) requires parking to be designed so that it is only located in the side or rear yards on the lot. No parking space shall be within 15 feet of any property line or the rear line of a required buffer area. No parking spaces, access drives and/or aisleways shall be permitted within 15 feet of any building.

5. **Bufferyard**—A residential district (CCRC Continuing Care Retirement Community) sits adjacent to the rear of the site. The plan should demonstrate compliance with the bufferyard requirements of Sections 232-592 and 593 of the zoning ordinance, including a 20-foot bufferyard and planting strip, and a 75-foot setback, measured from the rear of the yard.

6. **Public transit access**—The purpose of the building is to provide affordable housing to individuals 62 years and older with a minimum number of units set aside (or given preference) for veterans and homeless veterans. Many assistance services will be provided on-site;
however, there will still be a need for tenants to access the larger community and many of
these individuals will not have access to a private vehicle.

The Route 20, 50, 128, and 130 of SEPTA’s Street Road bus route has a bus stop in front of
the Universt Bank at the Giant shopping center. Sidewalks are located along Street Road from
this bus stop to its intersection with Mechanicsville Road. While the applicant is providing a
sidewalk in front of the proposed multifamily building, there is no connecting sidewalk along
Mechanicsville Road between it and the Street Road sidewalk. We recommend that the
township and applicant work with the ownership of the shopping center to provide a safe
pedestrian connection to public transit stops along Street Road.

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

This review will be included in the Bucks County Planning Commission board materials for the May
2, 2018, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and
to offer comments on the proposal to the BCPC board and staff.

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

MAR:rml

cc: Toki Rehder, BSV Housing LP
    Redevelopment Authority of the County of Bucks
    Loretta Alston, Township Department of Building and Planning
    Ron Gans, P.E., O’Donnell & Naccarato ,Township Engineer
    William Cmorey, Township Manager (via email)
MEMORANDUM

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

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for Millenium Properties and Investments, LLC
    TMP #2-4-184-1
    Applicant: Terry Chong
    Owner: Same
    Plan Dated: October 20, 2017
    Date Received: March 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: Renovate an existing 1,050-square-foot single-family dwelling into a professional services office. Public water and sewer serve the site.

Location: Along the northeast side of Street Road, 200 feet southeast of its intersection with Rail Avenue.

Zoning: The BP Business and Professional District permits professional and business service uses on lots having a minimum lot area of 12,000 square feet and a minimum lot width of 80 feet at the building setback line. If any portion of the lot abuts an R-1 or R-11 district, the minimum lot size is 20,000 square feet and the minimum lot width is 100 feet at the building setback line.

The Bensalem Township Zoning Hearing Board granted the following variances from the zoning ordinance on August 7, 2017:

Section 232-586(d)(d)(b) to permit parking in the front yard
Section 232-592(b) to not require screening of parking areas in the front yard and within the access drives and side property lines.
Present Use: Residential.

COMMENTS

1. **Requested waivers**—The applicant is requesting waivers from the following subdivision and land development ordinance sections:
   - 201-104(b) to not require curb, sidewalk, additional right-of-way or road widening along Lang Avenue and not require sidewalks along Street Road.
   - 201-112(h) to permit parking within 15 feet of the property line
   - 201-106(2)a.6. to permit grading within 3 feet of the property line
   - 201-112(i) to not require curbs in the parking area.

   We note that Section 232-586(d)(2) of the zoning ordinance, Special Parking Requirements, BP District, also prohibits parking spaces within 15 feet of any property line and prohibits access drives and aisleways within 15 feet of any building.

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

2. **Plan information**—Section 232-436(1) of the zoning ordinance requires the minimum lot size to be 20,000 square feet and the minimum lot width to 100 feet at the building setback line when the site abuts an R-1 or R-11 district. Since the site abuts an R-1 Residential District to the east, the zoning table should be revised to reflect the correct requirements of the BP Business and Professional District.

3. **Steep slopes**—The township engineer’s March 15, 2018, review notes that the site includes 8-15 percent slopes and that more than 40 percent of this area is proposed to be regraded, in violation of Section 232-59(a)(2)a.1. of the zoning ordinance.

4. **Landscaping**
   a. **Invasive species**—The Plant Material List (Sheet 5 of 7) proposes the use of Bradford Pear (*Pyrus calleryana*, ‘Bradford’) as a street and shade tree. *Pyrus calleryana* (and all its cultivars) are classified as invasive in Pennsylvania by the Department of Conservation and Natural Resources (DCNR). We recommend that an appropriate alternative shade tree substitution be provided.
   b. **Street trees**—The plan shows one street tree along the 75-foot Street Road frontage. Section 201-106(c)(2) of the subdivision and land development ordinance requires that street trees be planted at intervals of no more than 20 feet.
   c. **Shade trees**—The plan shows several shade trees, but does not demonstrate compliance with Section 106(b)(10) of the subdivision and land development ordinance, which requires ten trees per acre of gross site area plus one tree for every five parking spaces.

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1 [ww.dcnr.state.pa.us/forestry/plants/invasiveplants/index.htm](http://ww.dcnr.state.pa.us/forestry/plants/invasiveplants/index.htm)
d. **Planting strip**—The building does not show the required planting strip. Section 201-112(d) of the subdivision and land development ordinance requires a planting strip with an average width of 10 feet and minimum width of 7 feet between the edge of the parking area and the outside wall of the nearest building.

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

This review will be included in the Bucks County Planning Commission board materials for the May 2, 2018 meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

MAR:rml

cc: Terry Chong, Millenium Properties and Investments, LLC
    Larry J. Byrne, P.E., Eastern/Chadrow Associates, Inc.
    Loretta Alston, Township Department of Building and Planning
    Ron Gans, P.E., O'Donnell & Naccarato, Township Engineer
    William Cmorey, Township Manager (via email)
MEMORANDUM

TO: Bristol Township Council
Bristol Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Subdivision and Land Development for Wright Partners, LLC
TMPs: #5-24-24, -25, -26
Applicant: Wright Partners, LLC
Owner: Eric P. and Francis Konyves and 3024 New Rodgers Road, LLC
Plan Dated: March 8, 2018
Date Received: March 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 total site area of 2.773 acres into three lots: Lot A, consisting of 1.174 acres, Lot B, consisting of 1.165 acres, and Lot C, consisting of 0.434 acres. A 7,380-square-foot commercial building is proposed on Lot A; a 2,565-square-foot fast-food restaurant with drive-through is proposed on Lot B; and a 3,650-square-foot building containing retail/medical office uses, with potential expansion of 1,700 additional square feet, is proposed on Lot C. A total of 91 parking spaces is shown for the overall site. Public water and sewer facilities are intended to serve the proposed development.

Location: At the southeast corner of the intersection of Route 413 and Ford Road.

Zoning: The TC Town Center District permits the proposed uses, medical office, retail shop, and fast food restaurant, by conditional use. A minimum lot area of 30,000 square feet and a minimum lot width of 100 feet are required. Permitted maximum building coverage and impervious surface coverage in this district are 33 and 65 percent, respectively.

Plan Sheet 1 of 23 indicates that variances were granted by the Bristol Township Zoning Hearing Board on February 12, 2018, from the following zoning ordinance sections:

205-53.A to permit a lot area of 16,607 square feet for Lot C rather than the required 30,000 square feet
205-53.D to permit impervious surface ratios of 69.3 percent and 68.2 percent for Lots A and B, respectively, rather than requiring the maximum permitted ratio of 65 percent.

205-53.E(1) to permit the building on Lot C to be set back from the ultimate right-of-way 25 feet rather than the required 40 feet.

205-53.E(2) to permit side yards on Lot A of 8 feet and 34 feet, and the side yard on Lot C of 11 feet, rather than the required aggregate of 50 feet with neither less than of 20 feet.

205-54.B(1) to permit parking setbacks on Lot A to be 13 feet along Ford Road and 24 feet along New Rodgers Road, rather than the required 25 feet from the ultimate right-of-way.

205-118.E parking variance to allow a total of 91 parking spaces, including 6 ADA spaces for the three uses proposed.

205-120.A(17) to allow the proposed 6 parking spaces for Use C2 Medical Office.

205-120.A(19) to allow the proposed 47 spaces for Use D1 Retail Shop.

205-120.A(23) to allow the proposed 38 spaces for Use D5 Fast Food Restaurant.

205-122.H to allow one off-street loading berth for Lot A (retail shop) and not require off-street loading berths/spaces for Lots B and C.

205-132 to allow proposed Lot A (retail shop) and proposed Lot C (retail shop/medical office) to encroach upon the side yard and front yard requirements.

Present Use: Vacant; single-family residential.

COMMENTS

1. **Conditional use**—Section 205-52.B and the Table of Use Regulations of the zoning ordinance permit Uses C2 Medical Office, D1 Retail Shop, and D5 Fast Food Restaurant by conditional use approval in the TC Town Center (Overlay) District. There is no indication on the plan as to whether conditional use approval has been applied for and/or granted for the proposal.

2. **Requested waivers**—Plan Sheet 1 of 23 indicates that the applicant is requesting waivers from the following subdivision and land development ordinance requirements:

   - **Section 177-41.F** from providing 15 feet of open space between the curbline of any uncovered parking area and the outside wall of the nearest building around each building.
   - **Section 177-43.C** from providing a minimum three-foot planting strip between the curb and sidewalk.
   - **Section 177-41.Q** to provide 16 parking lot trees rather than 19 trees that are required.
   - **Section 177-91.C(3)** from showing utilities within 200 feet of the tract.

In accordance with the requirement of Section 512.1(b) of the Pennsylvania Municipalities Planning Code, the applicant must state in full the grounds and facts of unreasonableness or hardship on which the request for the waiver is based and the minimum modification necessary. The final plan should note all granted waivers.
3. **Site capacity calculations**—Section 205-107 of the zoning ordinance requires the submission of site capacity calculations with all applications for subdivision and land development.

4. **Circulation**
   
   a. **Route 413 access**—Section 177-41.E of the subdivision and land development ordinance requires that every off-street parking area shall include sufficient stacking space to accommodate entering and exiting vehicles without overflowing onto adjacent streets. Vehicles entering the site from Route 413 would quickly have to turn left or right since the access aisle continuing straight is shown as one-way in the opposite direction (with “Do Not Enter” signs.) In the event that entering vehicles have to stop for other moving vehicles or pedestrians, there is minimal stacking space for vehicles pulling off of Route 413. This issue should be evaluated to ensure that sufficient area is provided for vehicle stacking.

   In addition, the plan shows a proposed pedestrian crosswalk from the parking aisle consisting of four spaces, two of which are proposed as handicap spaces, directly to the right of the Route 413 entrance. Vehicles entering the site from Route 413 will make a quick right-hand turn to access the fast-food restaurant drive-through or parking area. Consideration should be given to relocating the handicap spaces, crosswalk, and connection to the sidewalk, further from the site entrance. Handicap parking spaces should be shown in close proximity to building entrances.

   b. **Clear sight triangles**—The plan does not show the required clear sight triangles, in accordance with Section 205-128 of the zoning ordinance.

   c. **Sight distance**—The plan should indicate the sight distance requirements for all driveways in accordance with the Pennsylvania Code, Title 67, Transportation, Chapter 441 “Access To and Occupancy of Highways by Driveways and Local Roads,” as referenced in Section 177-40.B of the subdivision and land development ordinance.

   d. **Truck access plan**—Plan Sheet 22 of 23 shows a truck access plan which shows how trucks would enter the site from Route 413, and exit the site onto Route 413 and Ford Road. It is recommended that this plan also show how trucks would maneuver around the buildings on the site. Assurances should be provided that large vehicles will be able to safely maneuver through the site.

5. **Lot C compliance with area and dimensional requirements**—The plan indicates a proposed retail/medical office building consisting of 3,650 square feet on Lot C with a potential 1,700-square-foot expansion. The Zoning Data provided on Plan Sheet 4 of 23 should indicate compliance with the area and dimensional requirements of the TC District (Section 205-53 of the zoning ordinance) for the proposed 3,650 square-foot building, as well as the potential 1,700 square-foot building expansion.

6. **Zoning Data chart**—Within the Zoning Data chart, the proposed 89-foot front yard shown along Veterans Highway for Lot B has been listed as the proposed front yard for Ford Road.
7. **Street trees**—Section 205-54.A of the zoning ordinance requires 1 street tree for every 30 feet along public street frontages. Based on 480 feet of roadway frontage, 16 street trees would be required; however, the plan shows only 15 street trees.

8. **Trash receptacles**—The plan does not show trash receptacles. Section 205-16.D(5)(b) of the zoning ordinance requires that receptacles be provided outside fast food restaurants for patron use.

9. **Shared access and stormwater facilities**—Since the driveways, parking areas, and stormwater facilities will be shared among the three proposed lots which may be owned by separate parties in the future, the plan should indicate access and stormwater easements for the shared facilities. In addition, the easements should note maintenance responsibilities for the shared facilities and should be incorporated in the deeds for all three lots.

10. **Stormwater management**

   a. **Stormwater management plan**—The submission has not included a stormwater management plan. Section 177-91.D(18) of the subdivision and land development ordinance requires a stormwater management plan in accordance with applicable requirements in Section 177-50.

   b. **Subsurface infiltration basins**—The plan shows three subsurface infiltration basins on the site. Maintenance is extremely important to the proper functioning of underground basins. We recommend that the applicant prepare and submit to the township a detailed schedule of all anticipated long- and short-term operational and maintenance procedures for the basins. The maintenance manual should include any type of potential maintenance that may be necessary to continue sound performance of the facilities. Copies of the manual should also be provided to those responsible for stormwater maintenance on the site, in this case, the future property owners.

11. **Fire lanes**—Section 177-M of the subdivision and land development ordinance requires that for nonresidential developments, fire lanes shall be established as required by the Fire Prevention Board, pursuant to the provision of the Fire Prevention Code. The plan does not identify any proposed fire lanes.

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

   - **177-91.C(5)** location, size, and ownership of all underground utilities, and any rights-of-way or easements within the property. All underground utility lines shall be shown on the plan along with a notation that the utility company be contacted prior to construction.
   - **177-91.D(9)** building setback lines (for each lot in accordance with ordinance requirements)
   - **177-91.D(18)** a stormwater management plan

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

This review will be included in the Bucks County Planning Commission board materials for the May 2, 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: rml

cc: Bill Rountree, P.E, Wright Partners, LLC
    David Weaver, P.E., Penn Environmental & Remediation, Inc.
    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)
March 29, 2018
BCPC #6033-D

MEMORANDUM

TO: Hilltown Township Board of Supervisors
Hilltown Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Subdivision for Braccia
TMP #15-28-145-2
Applicant: Sam Braccia
Owner: Same
Plan Dated: February 22, 2018
Date Received: March 1, 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 13.545 acres (gross) into two lots. Lot 1 will be 1.448 acres (net) and Lot 2 will be 10.617 acres (net). A single-family detached dwelling is proposed for Lot 1. Lot 2 will remain vacant. An individual on-lot well and sewage disposal system are proposed for Lot 1.

Location: Southeast side of Hilltown Pike, approximately 600 feet northeast of its intersection with Route 152.

Zoning: The site is split-zoned between the Village Center (VC) District on the northwestern half of the site and the Rural Residential (RR) District on the remaining portion of the site. The Village Center and Rural Residential (RR) districts permit single-family detached dwellings on minimum lot areas of 50,000 square feet.

Present Use: Vacant.

COMMENTS

1. Requested waivers—The site plan indicates that the applicant is requesting waivers from the following subdivision and land development ordinance requirements:
Section 140-17.D  Show existing features within 100 feet
Section 140-20.D.(1)  Cartway width of 28 feet
Section 140-27.B.(11)  Lot depth to width ratio not less than one
Section 140-35.A  Curbs along existing streets
Section 140-36.A  Sidewalks along existing streets
Section 140-37.A  Street trees along existing streets
Section 140-44.B and C  Lot and street monumentation

The waiver requests above include waivers for the installation of curbs, sidewalks, and street trees. The applicant’s request for those waivers includes the statement that no improvements are proposed for Lot 2 at this time. Note 13 on Sheet #1 states that when Lot 2 is developed all required public improvements on Hilltown Pike, including those along the frontage of Lot 1, will need to be installed by the developer of Lot 2. Township officials should consider whether improvements should be installed for Lot 1 since development is currently proposed on this lot and Lot 2 will require improvements when future plans for its development are submitted.

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. Final plans should note all granted waivers.

2. **Stormwater management maintenance**—We recommend that the applicant be required to prepare a detailed schedule of all anticipated long and short term operational and maintenance procedures for all stormwater management facilities proposed. This should include any type of potential maintenance which may be necessary to continue healthy performance of the facilities, and avoid long term failure. The reports should also clearly identify who will be the responsible party for these procedures.

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

This review will be included in the Bucks County Planning Commission board materials for the May 2, 2018, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

MMW:rml

cc:  Sam Braccia  
    Robert L. Showalter, P.E., R.L. Showalter & Associates  
    Lorraine Leslie, Township Manager (via email)
MEMORANDUM

TO: Langhorne Manor Borough Council
Langhorne Manor Borough Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Subdivision for Hershire Homes, Inc.
TMP #19-4-89 and 19-4-89-3
Applicant: EVV Homes II, LLC
Owner: Victor C. and Milagros C. Rivera
Plan Dated: January 11, 2018
Date Received: March 13, 2018

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

GENERAL INFORMATION

Proposal: To subdivide two parcels totaling 1.9 acres into three parcels of 42,646 square feet (TMP #19-4-89); 20,280 square feet (TMP #19-4-89-3, Lot A); and 20,555 square feet (TMP #19-4-89-3, Lot B). TMP #19-4-89 has an existing dwelling with accessory buildings and a pool, all of which are proposed to remain. No development is proposed for Lots A and B at this time. The site is served by public sewer and water.

Location: The site is located on the northern side of Fairview Avenue between Hulmeville Road (S.R. 2047) and Hill Avenue.

Zoning: RA Residential A District permits single-family detached dwellings on a minimum lot area of 22,000 square feet with a minimum lot width of 135 feet.

The following zoning ordinance variances from Section 603 were granted by the Langhorne Manor Borough Zoning Hearing Board on March 1, 2018:

1. To permit a lot area for Lot A shown on the plan of 20,280 square feet instead of the required 22,000 square feet.
2. To permit a lot area for Lot B shown on the plan of 20,555 square feet instead of the required 22,000 square feet.
3. To permit an impervious surface coverage ratio for TMP 19-4-89 of 30 percent, instead of the required 20 percent. The subject parcel has a current impervious surface ratio of 28.8 percent, so the requested increase is 1.2 percent.

Zoning Hearing Board variance approval was subject to the following conditions:

1. That there will be no further impervious coverage or front, side or rear yard variances granted for the single family residences to be constructed on the two lots shown on the Variance Plan prepared by Urwiler & Walter, Inc. dated June 30, 2015 as proposed Lots “A” and “B.”

2. Restrictions placed upon both Lots “A” and “B” in paragraph 1 of this Order shall perpetually run with the land and be specifically incorporated into the deeds of Lots “A” and “B.”

3. That the forty-eight (48) foot poplar tree shown on Lot “A” of the aforesaid Variance Plan shall not be removed, unless said tree is replaced with eight (8) trees with a when-installed caliper of not less than three (3) inches. The sizes, species and locations, which can be on one or more of the three (3) parcels shown on the Plan, must be approved by the Council of Langhorne Manor as part of the Land Development Subdivision Plan approvals for the property.

Present Use: Residential.

COMMENT

Condition of variance—The variances were granted by the Zoning Hearing Board, subject to three conditions as outlined above. The plan shows that the poplar tree on Lot “A” will be removed, but it does not indicate the eight replacement trees required by Condition #3 of the variance approval. Sizes, species, and locations of the replacement trees must be shown on the plan and approved by Borough Council as part of the plan approval.

This review will be included in the Bucks County Planning Commission board materials for the May 2, 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:rml

cmp: Christian R. Evans, Managing Partner, EVV Homes II, LLC
Robert J. Snyder, P.L.S., Kelly and Close Engineers
Mario Canales, P.E., Pickering, Corts, & Summerson, Inc., Borough Engineer
Loretta Luff, Borough Secretary/Treasurer (via email)
MEMORANDUM

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

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for Caddis Senior Living Facility
    TMP #20-32-8-2; 20-32-9
    Applicant: Caddis Acquisition Partners, LLC
    Owner: Mary A. and Joseph D. Shennard; Matthew & Susan Jinu
    Plan Dated: March 16, 2018
    Date Received: March 27, 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: Relocate the lot line between two existing parcels and construct a nursing home facility on one of the parcels. Currently, TMP #20-32-8-2 contains 7.20 acres and TMP #20-32-9 contains 1.42 acres. The proposed subdivision would provide TMP #20-32-8-2 with frontage along Oxford Valley Road and result in the following lot sizes: TMP #20-32-8-2 (Proposed Lot B)—6.06 acres, and TMP #20-32-9 (Proposed Lot A)—2.01 acres.

A 95,587-square-foot, 98-bed nursing home, consisting of 2 stories, is proposed on Lot B. Access to the facility is provided through two driveways; one on Dobry Road and one on Oxford Valley Road. A total of 72 parking spaces is shown on the site. Public water and sewer facilities are proposed to serve the development.

Location: Along the southern side of Dobry Road, just west of Oxford Valley Road.

Zoning: C-3 General Business/Industrial District permits Nursing Home by right on a minimum lot size of 5 acres with a minimum lot width of 300 feet. Within the C-3 District, the maximum building coverage and maximum impervious surface ratio are 35 and 65 percent, respectively.

Present Use: Residential; agricultural.
COMMENTS

1. **Variance**—Plan Sheet 7 of 26 indicates that a variance is required from the minimum front yard setback of 100 feet from Dobry Road for proposed Lot A. The plan indicates that the variance is needed due to the increase of an existing nonconformity resulting from the required future right-of-way for Dobry Road. This issue should be resolved.

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

   - Section 178-19.b from submitting 25 sets of preliminary plans and data
   - Section 178-19.D(11) from submitting the initial preliminary plan to the Bucks County Conservation District
   - Section 178-20.C(9) to permit an aerial of the plan in lieu of showing all existing features located within 200 feet
   - Section 178-20.D from submitting an Environmental Impact Assessment (EIA) report
   - Section 178-20.E(29) from submitting pavement core samples for all existing roads abutting the site
   - Section 178-57.G to permit parking areas within 20 feet of a building
   - Section 178-57.Q from providing refuge islands within the parking area located along the northern side of the building
   - Section 178-85.H(4) from requiring that all replacement trees be planted on-site
   - Section 178-93.D(6) to allow the maximum slope of the detention basin embankments to be three horizontal to one vertical instead of the required four horizontal to one vertical
   - Section 178-93.F(3)(c) to permit storm drainage pipes with a diameter of less than 18 inches
   - Section 178-93.F(5)(b) from requiring a minimum drop of 2 inches in an inlet between the lowest pipe invert elevation and the outlet pipe invert elevation.

   The applicant has submitted a rationale for some of the requested waivers. In accordance with the requirement of Section 512.1(b) of the Pennsylvania Municipalities Planning Code (MPC), the applicant must state in full the grounds and facts of unreasonableness or hardship on which the request for each waiver is based, and the minimum modification necessary. Per Section 512.1(a) of the MPC, a determination as to whether the requested waivers shall be granted will be necessary.

3. **Site capacity calculations**—Plan Sheet 2 includes site capacity calculations for the entire tract, which includes Lot A, which contains the existing residential dwelling, and Lot B, on which the nursing home land development is proposed. To accurately demonstrate compliance with the natural resource protection standards and allowable building and impervious surface ratios for the development site, the plan should also provide site capacity calculations based on the land area of and amount of resources on proposed Lot B. Also, the amount of resources on the site which are proposed to be removed should be clearly noted on the plan.

4. **Site access**—The plan shows two driveways onto public roads, a right-in/right-out access on Oxford Valley Road and a full-movement access on Dobry Road. According to Section 200-63.B of the zoning ordinance, Oxford Valley Road is classified as an arterial roadway. Since
the site has frontage along two roadways, it is recommended that the plan be redesigned to designate the driveway on Dobry Road as the site’s primary access and the driveway on Oxford Valley Road as an emergency-only access. Limiting access points along arterial roadways, such as Oxford Valley Road, is an access management technique intended to preserve the function of the higher order street, and is a safer layout than having numerous curbcuts along a busy roadway.

5. Pedestrian issues

a. Sidewalks—Section 178-47.A of the subdivision and land development ordinance requires sidewalks along both sides of all streets where required by the township for safety and convenience. Sidewalks provide pedestrians with a safe route separate from roadways with moving vehicles. It is recommended that a sidewalk be provided on the site, along Dobry Road.

b. Asphalt walk along Oxford Valley Road—An existing asphalt walk along Oxford Valley Road in this location is approximately 6 feet wide. The asphalt walk is identified as an existing walkway and bicycle path on the township’s Walkway System Map. According to Section 178-48.B.(1)(b) of the subdivision and land development ordinance, the width of the bike path shall be 8 feet when it is in close proximity to an arterial or collector street, and a minimum width of 6 feet along all other streets. The plan shows the removal of the existing walk to accommodate widening Oxford Valley Road just south of the intersection of Dobry and Oxford Valley roads. The new asphalt walk, shown just west of Oxford Valley Road, is proposed to be only 4 feet wide. The plan should be revised to comply with the required minimum width for bike paths.

c. Crosswalk—To promote pedestrian safety, it is recommended that crosswalks be provided across the proposed driveway accessing Oxford Valley Road and across Dobry Road at its intersection with Oxford Valley Road. The crosswalks should connect into the asphalt walkways to provide safe pedestrian routes.

6. Parking

a. Parking along access drives—The Plan shows 22 perpendicular parking spaces along the proposed drive accessing Oxford Valley Road. It is recommended that this driveway access be designed as an emergency-only access (see Comment #4 above.) However, if the driveway onto Oxford Valley Road remains a primary access to the site, as is proposed, consideration should be given to redesigning the circulation system to separate the parking spaces from the moving aisle between Oxford Valley Road and the building. Separating perpendicular parking from a main driveway will help to reduce potential conflicts between moving vehicles and vehicles backing out of parking spaces.

In addition, two handicap parking spaces are located directly off of the main drive in front of the building, at a slight bend in the driveway. It is recommended that the two handicap spaces be relocated so that vehicles exiting the spaces do not have to back into the moving aisles of the driveway.
b. **Number of handicapped-accessible parking spaces**—Six of the designated 72 parking spaces proposed for the development are designated as handicapped parking spaces. This complies with the handicapped-accessible parking requirement in zoning ordinance Section 200-78.E.(4), which requires one handicapped-accessible space for every 25 spaces in a parking area. However, given that the proposed nursing home is likely to have more older individuals visiting residents of the facility compared with other uses, it is recommended that consideration be given to providing additional handicapped parking spaces for the development.

c. **Parking space size**—The plan shows parking stall sizes of 9 by 18 feet. However, General Note 7.A on Plan Sheet 7 of 26 references the requirement from Section 200-78.E.1.A of the zoning ordinance and states, “Each parking space shall be ten (10) feet by twenty (20) feet, unless otherwise permitted by the Board of Supervisors during the process of reviewing and approving a subdivision or land development application.” This issue should be discussed and the plan should be revised for consistency.

7. **Dobry Road**—The plan shows improvements, such as widening, to Dobry Road. Assurances should be provided that the roadway is upgraded to township standards.

8. **Traffic impact study**—Section 178-20.E.23 of the subdivision and land development ordinance requires a traffic impact study when required by the township’s Act 209 Traffic Improvement Plan. We did not receive a transportation impact study for this project nor does the plan indicate that the township has waived the need for such a study. The township officials should determine if a traffic impact study is required for this proposed development.

9. **Landscaping**—The Landscape Plan on Sheet 17 of 26 includes a plant schedule listing proposed trees, shrubs, grasses, perennials, and a ground cover for the development site. Some of the proposed plantings are not listed in the Lower Makefield Township Native Plant List in Exhibit 1 of the township’s subdivision and land development ordinance.

   In addition, we note that 18 *Quercus palustris* (pin oak) and 18 *Quercus phellos* (willow oak) trees are proposed. These trees are susceptible to bacterial leaf scorch, which is an infectious chronic disease that is affecting several species of oak trees in southeastern Pennsylvania. Given the potential disease risk, we recommend that the applicant consider other suitable types of trees, or other species of oaks, in place of some or all of the proposed pin and willow oaks. 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.

10. **Tree protection**

   a. **Fencing**—Information on Plan Sheet 14 of 26 indicates that along some areas of trees that are to remain, a combination of super silt fence and tree protection fencing is proposed. While the detail for tree protection fencing on Sheet 16 of 26 shows a 48-inch high snow fence, which is in compliance with Section 178-85.D.(3) of the subdivision and land development ordinance, a detail for the super silt fence indicates a height of 33 inches. The required tree protection fencing and the super silt fence are generally intended to serve different purposes. For compliance with Section 178-
85.D.(3) of the subdivision and land development ordinance, protection fencing along the areas of the proposed tree line should have a minimum height of 48 inches.

b. **Protection of trees on neighboring properties**—Plan Sheet 14 of 26 indicates that regrading is proposed within the driplines of several trees on the adjacent property to the west of the site. To help ensure the survival of the trees, tree protection fencing should be shown around the driplines of the trees and the fencing should be installed in accordance with the requirements in Section 178-85 of the subdivision and land development ordinance.

10. **Stormwater management**

   a. **Underground basins**—In addition to a bioretention basin and a rain garden, the plan shows two proposed underground stormwater basins in the parking areas. As many of the soils in this area of the township are poor to poorly drained soils with seasonal high water table conditions, it is recommended that this issue be closely examined to ensure that soils on this site are suitable for the proposed underground basins.

   b. **Low-impact development standards**—Township officials should be assured that the plan complies with the applicable low-impact development design standards and stormwater management practices adopted in Ordinance No. 363 (adopted December 20, 2006.)

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

   This review will be included in the Bucks County Planning Commission board materials for the May 2, 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: Eric Reiter, Caddis Acquisition Partners, LLC  
Justin A. Geonnotti, P.E., Dynamic Engineer Consultants, PC  
Edward F. Murphy, Esq., Wisler Pearlstine, LLP  
Andrew Pockl, P.E., Remington & Vernick Engineers, 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: Lower Southampton Township Board of Supervisors
    Lower Southampton Township Planning Commission
FROM: Staff of the Bucks County Planning Commission
SUBJECT: Preliminary Plan of Land Development for Oliver-Tolas Building Expansion
        TMPs #21-6-131 and -135
        Applicant: Oliver Healthcare Packaging, Inc.
        Owner: Same
        Plan Dated: March 7, 2018
        Date Received: April 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: Consolidate 2 parcels (same owner) and construct a 47,000-square-foot industrial building on the 8.25-acre consolidated tract. The proposed building will connect with two existing buildings. An additional 16 parking spaces are proposed and public water and sewer service the site.

Location: South side of Pennsylvania Boulevard, approximately 850 feet from the intersection with Street Road.

Zoning: I Industrial District permits a variety of manufacturing and wholesaling activities on lots of 1 acre or more.

According to the plan, the following zoning ordinance variances were granted by the Lower Southampton Township Zoning Hearing Board on June 14, 2017:

Section 27-202 to permit the “lot area” definition to include areas of natural resources
Section 27-1002.C to allow a maximum impervious surface ratio of 72 percent, rather than the permitted 60 percent
Section 27-1720.A to permit the minimum rear yard building setback to be measured from the lot line, rather than from the limits of resource-protected lands
Section 27-1720.B(2) to permit 35 percent disturbance to slopes 15 to 25 percent, where 30 percent is allowed
Section 27-1720.B(3) to permit 38 percent disturbance to slopes 25 percent or greater, where 15 percent is allowed
Section 27-1804.C to permit 35 percent forest disturbance, where 30 percent is permitted
Section 27-1804.D to permit 400 square feet of disturbance to a wetland and watercourse area and permit a building to cross a wetland and watercourse area
Section 27-1804.E to permit disturbance within a riparian buffer in both Zone 1 (22,775 square feet) and Zone 2 (48,295 square feet)
Section 27-1805.1 to permit disturbance to areas with environmental restrictions

Present Use: Industrial.

COMMENTS

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

   Section 22-512.3 requiring a 24-foot-wide two-way drive aisle (existing condition)
   Section 22-512.5 requiring a 10-foot-wide curbed island for rows with 12 or more parking spaces (existing condition)
   Section 22-512.9 requiring all parking areas to be set back 10 feet from the future right-of-way and/or front property line (existing condition)
   Sections 22-518.4 and 22-518.5 requiring cut and fill slopes to be no steeper than 4 horizontal feet to 1 vertical foot
   Section 22-518.6 requiring the top and bottom edge of slopes to be a minimum of 5 feet from property or right-of-way lines
   Section 22-519.3 requiring nothing to be placed, planted, set or put within the area of an easement
   Section 22-520.2.D requiring all storm sewer piping to have a minimum diameter of 18 inches and have a minimum grade of 1 percent
   Section 22-520.2.G requiring the crown of all inflow pipes be set at equal elevations
   Section 22-522.4.A requiring street trees be planted along all streets
   Section 22-522.5 requiring a buffer and buffer plantings

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

2. **Permitted use**—It is unclear on the submitted plan what the proposed specific permitted use is other than an industrial use. Different uses have specific requirements and regulations per Section 1403 of the zoning ordinance. As noted in Section 22-202 Definitions in the SALDO, the provisions for a ‘development plan’ should include all covenants relating to use and intensity of use or density of development. The plan should clarify the existing and proposed use(s).

3. **Transportation Impact Study**—Section 22-404.6.A of the SALDO requires a transportation impact study for land developments that are anticipated to generate 100 or more trips per day.
As noted in Comment 2, it is uncertain what the specific use is as well as the anticipated number of employees that are required to operate the use. Therefore, trip generation totals cannot be estimated. The applicant should confer with the township engineer to determine the specific operation(s) associated with the existing and proposed use in order to determine if a transportation impact study is required. In addition, there may be an increase in vehicular trips and truck traffic in conjunction with the adjacent development on adjacent TMP #21-7-1.

4. **Parking for alternative fuel vehicles**—Section 27-1903.3 of the zoning ordinance requires that all parking areas include one electrical charging station for every 15 parking spaces.

5. **Sidewalk**—The township should determine if they want to require the applicant to include sidewalk in this particular development as outlined in Section 402.2.C of the SALDO. If sidewalk was placed along Pennsylvania Boulevard, it would help direct and provide pedestrians a safe connection to the adjacent proposed retail development on TMP #21-7-1, which includes a grocery store and other potential destinations, such as food establishments.

6. **Landscape compliance**—There are no planting improvements displayed on the plan and several waivers are being sought by the applicant to forego several landscaping requirements in the SALDO. The Existing Features Plan (Sheet 5 of 13) displays the limit of construction that appears to remove existing trees and disturb steep slopes. With the increase in impervious surface and removal of natural pervious surface, the township should determine if full or partial landscape requirements should be required. The following are current requirements listed in the SALDO and not shown on the plan:

   - Landscape plan requirements—Section 22-522.2 requires plans to include an inventory of all trees indicating size, species and location for all trees greater than three inches in caliper.
   - Street tree requirements—Section 22-522.4 requires street trees every 40 linear feet of frontage.
   - Buffer yard—Section 22-522.5 requires a Class 1 buffer yard of 25 feet for all new land developments. Existing vegetation can be utilized to meet buffer requirements.
   - Parking area landscaping—Section 22-522.6 requires one shrub for each 5 feet of curb, one deciduous tree (2.5 caliper inch) for every 5 parking spaces, 15 percent of all parking spaces be dedicated to landscaping, and parking islands to contain a mix of trees and shrubs.
   - Replacement trees—Section 22-522.8 requires replacement trees for trees over 3-inch caliper that are being removed at an inch-per-inch replacement ratio or provide a fee in lieu of.

7. **Refuse collection**—The plan does not display a refuse collection area associated with the existing and proposed buildings. The township may wish to see a vehicular circulation plan to understand how the outdoor waste collection will function and to ensure compliance with Section 27-1723 of the zoning ordinance and Section 22-526.11 of the SALDO.

8. **Off-street loading**—Section 1904 of the zoning ordinance requires suitable and safe off-street loading for nonresidential structures which exceed 10,000 square feet. Loading docks,
truck access ways, clearances, and turning radii shall be shown on all land development or zoning permit applications. It is unclear on the plan where the loading functions will take place. In order to understand truck and vehicular movement and ensure there are no areas of conflict, the township may wish to require a truck turning template plan to ensure safe traffic circulation.

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

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

JSI:ml

cc: Mike DiGiovanni, Oliver Healthcare Packaging, Inc.
Mark Havers, P.E., Pickering Corts, & Summerson
John Genovesi, P.E., Tri-State Engineers and Land Surveyors, Inc., Township Engineer
John McMenamin, Township Manager (via e-mail)
MEMORANDUM

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

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Final Plan of Subdivision—37 Callowhill Road
          TMP #26-11-21 and -11-114
          Applicant: Anthony E. Ledore
          Owner: Same
          Plan Dated: December 20, 2007
          Last Revised: January 19, 2018
          Date Received: March 28, 2018

We understand that the subject plan has received final plan approval from the New Britain Township Board of Supervisors. In accordance with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code, plans for the proposal should be sent to and reviewed by the Bucks County Planning Commission. In addition, Section 513 of the MPC requires review by the county prior to recording the plan. To meet the BCPC obligations as set forth by the MPC, the professional staff of the BCPC prepared the following review.

GENERAL INFORMATION

Proposal: Subdivide a 21.939-acre site into two single-family detached lots. Lots 1 and 2 will be 13.6168 and 8.3210 (net) acres, respectively. A dwelling unit exists on Lot 1 and is proposed on Lot 2. Both lots are to be served by individual on-lot water and sewage disposal systems.

Location: Southeast of Creek Road and northeast of Callowhill Road, with access to both.

Zoning: The WS Watershed District permits single-family detached dwelling units with a minimum lot area and lot width of 80,000 square feet and 175 square feet, respectively.

    On July 7, 2009 the Zoning Hearing Board granted relief from Section 2400.i.3 (riparian buffer to allow for driveway), and Section 2400.C (prohibiting floodplain/alluvial soils to be altered, regraded, filled or built upon, subject to two conditions).

Present Use: Residential/vacant.
COMMENT

The Township should be satisfied that the plan meets the conditions of final plan approval. We note the following point regarding the submission:

- Sewage facilities—If not already submitted, the applicant should submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module for Land Development must be submitted for this proposed subdivision.

This review will be included in the Bucks County Planning Commission board materials for the May 2, 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:rml

cc: Anthony E. Ledore
    Janene Marchand, P.E., Gilmore & Associates, Township Engineer
    Eileen Bradley, Township Manager (via e-mail)
MEMORANDUM

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

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Revised Preliminary Plan of Subdivision—Michael Lohin
        TMP: #26-1-43
        Applicant: Michael Lohin
        Owner: Mary T. Greybush and Michael Lohin
        Plan Dated: May 5, 2017
        Last Revised: March 1, 2018
        Date Received: March 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 a 20.25-acre property into four single-family detached residential lots along a cul-de-sac street. The lots will range in size from 3.74 acres to 5.72 acres. All lots will be served by individual on-lot water and individual on-lot sewer.

Location: Southern corner of the intersection of Township Line Road and Walters Road.

Zoning: The (SR-2) Suburban Residential-2 District permits Use B1 Single-family detached dwellings on lots of at least 2 acres in size. Maximum permitted building coverage is 15 percent, and maximum permitted impervious surface coverage is 20 percent.

Present Use: Agricultural.

COMMENTS

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

   22-502.1.A(1) to permit a plan at a scale of 1”=60'
22-502.D  to permit less than the required existing features to be shown on the plan
22-705.3.A  to permit less than the required roadway improvements
22-705.13.B  to permit a shared driveway access on Township Line Road
22-706.2.A  to permit no curbing or sidewalks
22-712.2.A(3) to permit no metes and bounds or iron pin to be set on the boundary of a natural resources easement
22-712.3.B  to permit a stormwater management plan using the DeKalb method
22-713.4.A  to permit less than the required number of street trees
22-716.2  to permit iron pins along lot lines
22-703-4.A(4) to permit lot lines at less than right angles
22-719.7, 8, 9  to permit that no water resource impact study be provided
22-721-7  to permit on-lot septic systems

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.  **Septic system setback**—Section 27-2115 of the zoning ordinance requires that any portion of a septic system be set back from any property line a minimum of 10 feet. We also note that Pa Code, Title 25, Chapter 73 Standards for On-lot Sewage Treatment Facilities requires a 10-foot minimum isolation distance from a property line or occupied structure. The backup septic system on Lot 3 is noted as being 9 feet from the property line of Lot 2.

3.  **Park and recreation land**—Section 27-715.2.C(1) of the SALDO requires that 2,500 square feet of land per new dwelling unit, or per 4,000 square feet of non-residential development, be dedicated to the township for park and recreation uses in all subdivisions. The plan does not show any dedicated park and recreation lands.

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

This review will be included in the Bucks County Planning Commission board materials for the May 2, 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:rml

cc:  Michael Lohin
     Robert L. Showalter, P.E., R.L. Showalter & Associates
     Janene Marchand, P.E., Gilmore & Associates, Township Engineer
     Eileen Bradley, Township Manager (via e-mail)
April 25, 2018  
BCPC #12202

MEMORANDUM

TO:   Newtown Borough Council  
      Newtown Borough Planning Commission  

FROM:  Staff of the Bucks County Planning Commission  

SUBJECT:  Final Plan of Land Development for Lubavitch Bucks County Mikvah Association  
          TMP #28-2-193-1  
          Applicant: Lubavitch Bucks County Mikvah Association  
          Owner: Same  
          Plan Dated: October 18, 2016  
          Last Revised: March 20, 2018  
          Date Received: April 3, 2018  

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

GENERAL INFORMATION

Proposal: Construct a 2,018-square-foot building on a 15,000-square-foot lot for use as a mikvah. Public water and sewerage facilities are intended.

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

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

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

Present Use: Residential (to be removed).

COMMENT

Prior to final plan approval, the borough should ensure that the plan meets all conditions of preliminary plan approval, dated February 21, 2018. The plan should not be approved until all issues are resolved.
This review will be included in the Bucks County Planning Commission board materials for the May 2, 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:  Lubavitch Bucks County Mikvah Association  
Heath Dumack, P.E., Dumack Engineering  
Mario Canales, P.E., Pickering, Corts & Summerson, Borough Engineer  
Judy Musto, Borough Secretary (via email)  
Mike Italia, Barry Islett and Associates, Zoning Officer (via email)  
William J. Bolla, Esq., High Swartz, LLP, Borough Solicitor
MEMORANDUM

TO: Northampton Township Board of Supervisors
   Northampton Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Revised Final Plan of Minor Subdivision for Gilmour Tract
   TMP #31-4-7-9
   Applicant: Woodbury Grove Investors, LP
   Owner: Same
   Plan Dated: February 12, 2018
   Date Received: April 2, 2018

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

GENERAL INFORMATION

Proposal: Subdivide 2.246 acres into two single-family dwelling lots of 46,062 (Lot 9) and 51,754 square feet (Lot 10). The preliminary plan (BCPC #9267-A), which proposed 18 dwelling lots for the total tract area, proposed a dwelling on Lot 10 if an on-lot sewage disposal system could be installed. On-lot water supply and sewage disposal systems are proposed for both Lots 9 and 10.

Location: Southeast of the intersection of Reservoir Road and Ironworks Circle in the Estates at Creekside subdivision.

Zoning: AR Agricultural Residential District permits single-family detached dwellings with a minimum lot area of 43,560 square feet (1 acre) and minimum lot width of 150 feet.

Present Use: Agricultural.

COMMENT

This proposal is part of The Estates at Creekside development, which received final plan approval on February 22, 2017. The township should ensure that the plan meets all conditions of the previous plan approval.
This review will be included in the Bucks County Planning Commission board materials for the May 2, 2018, public meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the Bucks County Planning Commission board and staff.

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

MAR:rm

cc: Joe DeLuca, Jr., d/b/a Woodbury Grove Investors, LP
    Larry Young, P.E., Tri-State Engineers & Land Surveyors, Inc.
    Kurt Schroeder, P.E., Gilmore & Associates, Township Engineer
    Mike Solomon, Director of Planning and Zoning (via email)
MEMORANDUM

TO: Northampton Township Board of Supervisors
    Northampton Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Preliminary Plan of Minor Subdivision for Platt
    TMP #31-26-4-1
    Applicant: Geraldine Platt
    Owner: Same
    Plan Dated: February 5, 2018
    Date Received: March 13, 2018

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

GENERAL INFORMATION

Proposal: Subdivide 597,155 square feet (13.71 acres) into two single-family dwelling lots of 44,421 (Lot 1) and 551,698 (Lot 2) square feet. A barn and garden walls on Lot 1 are to be removed and a single-family dwelling is to be constructed. The existing single-family detached dwelling on Lot 2 will remain. The site will be served by on-lot water and public sewage disposal.

Location: South of the intersection of Chinquapin Road and Ironworks Creek, and along Mill Creek.

Zoning: The R-2 Single-Family District permits single-family detached dwellings on lots that have a minimum lot area of 20,000 square feet and a minimum lot width of 100 feet. For flag lots in this district, the minimum lot area is 25,000 square feet (standard minimum lot area multiplied by 1.25).

Present Use: Residential.

COMMENTS

1. Flag lot—The two-lot subdivision will create a flag lot for Lot 2. The plan should demonstrate compliance with the flag lot requirements of Section 27-1119 of the zoning ordinance, including access strip width and length, and driveway width. In addition, the zoning table should be updated to reflect the increased minimum lot area requirement for flag lots in this...
district, which is the standard minimum lot area multiplied by 1.25 (Section 22-307.B. of the subdivision and land development ordinance).

2. **Street trees**—The plan does not show street trees. Section 22-615.2A of the subdivision and land development ordinance requires that within any land development or subdivision, street trees shall be planted along both sides of new streets and along one or both sides of an existing street within the proposed subdivision or land development where suitable street trees do not exist. The township should determine whether any existing trees are sufficient to meet this ordinance requirement.

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

This review will be included in the Bucks County Planning Commission board materials for the May 2, 2018, public meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the Bucks County Planning Commission board and staff.

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

MAR:rml

cc: Geraldine Platt  
Patrick A. Cavanaugh, P.E., Holmes Cunningham Engineering, LLC  
Mike Solomon, Township Director of Planning and Zoning (via email)
LEGEND

POND

1677 CHINQUAPIN ROAD

MINOR SUBDIVISION PLAN

Holmes Cunningham LLC
350 E. Butler Ave
Suite 106
New Britain, PA 18901
(215) 884-3330
www.hcengineering.net

MINOR SUBDIVISION PLAN

1677 CHINQUAPIN ROAD

TP. 35-326-004-001
NORTHAMPTON TOWNSHIP, BUCKS COUNTY, PA

LEGEND

PA Lic. No. SU-51056-E

Patrick A. Cavanaugh

ZONING TABLE

<table>
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<tr>
<th>ITEM</th>
<th>REQUIRED</th>
<th>PROPOSED LOT #1</th>
<th>PROPOSED LOT #2</th>
<th>PROPOSED LOT #3</th>
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UTILITY LOCATIONS

AS SHOWN ON THIS PLAN ARE APPROXIMATE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR, PER PA. ACT 187 TO CONTACT UTILITY COMPANIES PRIOR TO ANY EXCAVATION.

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE -- STOP & CALL --

Pennsylvania One Call System, Inc.

1-800-242-1776

CALL BEFORE YOU DIG!!
MEMORANDUM

TO: Richland Township Board of Supervisors
    Richland Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Final Plan of Land Development—Bible Baptist Church of Bucks County

TMP #36-5-33
Applicant: Bible Baptist Church of Bucks County
Owner: Same
Plan Dated: August 30, 2017
Last Revised: March 23, 2018
Date Received: April 5, 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 an 8,550-square-foot church building on a 20.9-acre parcel. A future “Phase 2” building addition of 9,540 square feet is also shown on the plan, for a total proposed building area of 18,090 square feet. A total of 173 parking spaces is proposed for the development. Two driveways will provide access to Reservoir Road. The development will be served by on-lot sewer systems and public water supply.

Location: On the north side of Reservoir Road, at the intersection with California Road.

Zoning: The RA Rural Agricultural District permits Use C-1 (Place of Worship) on a lot of at least 5 acres. A maximum impervious surface ratio of 10 percent is permitted. The plan indicates that the Zoning Hearing Board granted variances from the following zoning ordinance requirements on June 2, 2016:

27-512.C To permit impervious surface coverage of 30 percent
27-514.D(1) To permit disturbance of more than 40 percent of steep slope areas
27-514.F To permit grading within a designated tree protection zone
27-516.2.C To permit stormwater management facilities and signage within a required buffer yard area
To permit a parking lot that is not in conformance with all standards of the subdivision and land development ordinance

To permit more than one sign

To permit signs of 60 square feet

Present Use: Vacant.

**COMMENTS**

Prior to final plan approval, the township should ensure that the plan meets all conditions of preliminary plan approval. The plan should not be approved until all issues are resolved.

The conditions of preliminary plan approval, as outlined in a letter from the township manager dated December 27, 2017, include a list of granted waivers, several of which include specific conditions. The following noted waiver conditions are not included on the plans or provided with the submission:

- a note should be added to the plans regarding the deferral of the installation of the required sidewalk until such time that the township deems it necessary to be installed
- a limited intersection study should be provided for the intersection of California Road and Reservoir Road based upon the weekday afternoon peak hour (between the hours of 4-7PM) and the Sunday midday peak hour (between the hours of 10AM-1PM)

Regarding the required compliance with the Bucks County Planning Commission (BCPC) memo, dated October 31, 2017, it is noted that the plan has not included phasing information as recommended in Comment #1 of the BCPC memo. Since information on the plan indicates 300 seats for Phase 2, the plan should clarify the use of the Phase 2 building, as it may impact parking requirements. The other comments in the BCPC memo should be addressed to the satisfaction of the township.

This review will be included in the Bucks County Planning Commission board materials for the May 2, 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: Bible Baptist Church of Bucks County
    Carl D. Clayberger, Treasurer, Bible Baptist Church
    Paul Dietz III, P.E., Urwiler & Walter Inc., Civil Engineers & Surveyors
    Judith Stern Goldstein, R.L.A., Boucher & James, Inc., Township Planner
    Paul Stepanoff, Township Manager (via email)
    Mike Schwartz, P.E., Gilmore & Associates, Township Engineer (via e-mail)
April 24, 2018
BCPC #12314

MEMORANDUM

TO: Richland Township Board of Supervisors
    Richland Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Subdivision for Seigel
          TMP #36-39-52
          Applicant: Jim Seigel
          Owner: Same
          Plan Dated: April 10, 2018
          Date Received: April 12, 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 34.456-acre (gross) parcel into three lots. The plan indicates that proposed Lot
1 (23.658 net acres) will continue to be in agricultural use and proposed Lots 2 and 3, both 5.0 net
acres, will be developed as single-family detached residential lots. On-lot water and sewer facilities
will serve the future dwellings.

Location: Along the southern side of Rocky Ridge Road, bordered to the west by SEPTA railroad
tracks.

Zoning: RP Resource Protection District permits Use A1 General Farming and Use B1A Single-
Family Detached Exemption by right on a minimum lot area of 5 acres. A maximum density of
0.20 dwellings per net buildable acre is permitted for Use B1A Single-Family Detached Exemption
in this district.

Present Use: Wooded; Agricultural.
COMMENTS

1. **Density**—Section 27-405.B.B1A. of the zoning ordinance permits a maximum density of 0.20 dwelling units per acre. Zoning information on Plan Sheet 1 of 2 indicates proposed densities of 0.211 and 0.224 for Lots 2 and 3, respectively.

2. **Parking**—Section 27-405 of the zoning ordinance requires 3 parking spaces for a 3-bedroom dwelling, and 4 parking spaces for a dwelling of 4 bedrooms or more. It appears that adequate parking is provided for both lots; however, the plan should indicate the number of bedrooms in each dwelling and number of parking spaces proposed on each lot.

3. **Drainage easement**—Section 22-514.4 of the subdivision and land development ordinance requires that where a site is traversed by a watercourse, there shall be provided a drainage easement or right-of-way conforming substantially with the line of such watercourse and of such width as will be adequate to preserve natural drainage.

4. **Restrictive covenant for Use B1A. Single Family Detached Exemption**—While this plan has been submitted and reviewed as a preliminary plan submission, we note that for Use B1A Single-Family Detached Exemption, Section 27-405.B.B1A.d of the zoning ordinance requires a restrictive covenant be recorded with the final plan where the subdivision of 6 or fewer units represents less than maximum development for the site. According to the site capacity calculations, a maximum of 4 dwelling units may be able to be accommodated on the base site.

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

This review will be included in the Bucks County Planning Commission board materials for the May 2, 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 Seigel
Mease Engineering, P.C.
Judith Stern Goldstein, R.L.A., Boucher & James, Inc., Township Planner
Paul Stepanoff, Township Manager (via email)
Tracey Virnelson, Township Office Administrator (via email)
Mike Schwartz, P.E., Gilmore & Associates, Township Engineer (via email)
MEMORANDUM

TO: Solebury Township Board of Supervisors
   Solebury Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Land Development for New Hope Oral Surgery
   TMP: # 41-22-149
   Applicant: White Oak Holdings, LLC, c/o Dr. William Klein
   c/o William Klein, DDS
   Owner: Peter A. and Mary Schwalm
   Plan Dated: April 5, 2018
   Date Received: April 6, 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 3,481-square-foot, single-story dental office and oral surgery building on a 0.806-acre lot. Fifteen off-street parking spaces and a covered patient drop-off area will be provided. An existing dwelling and detached garage structure will both be removed. The building will be served by on-lot water and by public sewer facilities.

Location: On Bridge Street (Route 179) just west of the intersection with Old York Road.

Zoning: The Traditional Neighborhood Commercial (TNC) District permits office uses on lots of at least one acre in size. Maximum permitted building coverage is 20 percent, and maximum impervious coverage is 60 percent. A minimum lot width of 100 feet at the street is required, and front, rear, and side yard setbacks of 30 feet, 30 feet, and 25 feet respectively, are also required.

Present Use: Vacant residential.
COMMENT

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

Section 22-404 to allow a preliminary/final plan submission
Section 22-404.2.I(17) to allow less than the required amount of existing features on the plans
Section 22-508.5 to not require a 125-foot offset in between opposing street centerlines
Section 22-517.4 to not require sidewalks on both sides of the street
Section 22-518.2.D to permit parking within 25 feet of the property lines
Section 22-520.1.G to permit less than 50 percent shading of off-street parking facilities
Section 22-520.1.I to permit plantings to be located in other locations on site
Section 22-520.1.J(2) to permit transitional grading beneath the canopy of existing trees
Section 22-520.1.L(4) to permit a number less than required of replacement trees

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.

In addition, waivers are being requested from the following requirements of the Stormwater Management Ordinance:

Section 23-309.3.B All storm sewer piping shall be Class III reinforced concrete pipe
Section 23-309.3.C Minimum pipe diameter shall be 18 inches.

Since this is a stand-alone ordinance, relief from these provisions may not be granted under the subdivision and land development ordinance. Therefore, we did not review this waiver request, but these issues should be resolved prior to approval of the plan.

This review will be included in the Bucks County Planning Commission board materials for the May 2, 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: Dr. William Klein, White Oak Holdings, LLC
    Jessica L. Rice, Fox Rothschild, LLP
    C. Robert Wynn, P.E., C. Robert Wynn Associates, Township Engineer
    Dennis H. Carney, Township Manager (via e-mail)
MEMORANDUM

TO: Springfield Township Board of Supervisors
    Springfield Township Planning Commission

FROM: Staff of Bucks County Planning Commission

SUBJECT: Preliminary Plan of Minor Subdivision for Schaffer
    TMP #42-4-135
    Applicant: Michael Schaffer
    Owner: Raymond and Marcella Schaffer
    Plan Dated: April 11, 2018
    Date Received: April 13, 2018

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

GENERAL INFORMATION

Proposal: To subdivide a 31.563 acre site into two single-family lots. Lot 1 will be 28.107 gross acres (27.591 net acres) and contains an existing dwelling. Lot 2 will be 3.456 gross acres (3.000 net acres) and a single family detached dwelling is proposed. The site will be served by on-lot water and sewer.

Location: The southeast corner of the intersection of Salem and Povenski roads.

Zoning: The RP Resource Protection District requires a minimum lot area of 3 acres. A 200-foot minimum lot width, 30-foot side yards (each) and 75-foot front and rear yards are also required.

Present Use: Residential.

COMMENT

Sewage facilities—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed subdivision. We recommend that the planning module be submitted at the preliminary plan stage to coordinate the subdivision review with the planning module review.
This review will be included in the Bucks County Planning Commission board materials for the May 2, 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.

RGB:dc

cc: Michael Schaffer
    Raymond and Marcella Schaffer
    Mease Engineering, P.C.
    Michael Brown, Township Manager (via email)
MEMORANDUM

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

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Revised 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: February 16, 2018
Date Received: February 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 42.149 acres (gross) into three separate lots. Lot 1 would contain 11.017 acres, Lot 2 would contain 8.46 acres, and Lot 3 would contain 21.169 acres. Lot 1 would contain a new single-family detached dwelling with a pool and new driveway. Lot 2 would contain the existing dwelling, yet remove the existing outbuilding and tennis court to accommodate a shared driveway. Lot 3 would contain a new dwelling with a new outbuilding, pool, and driveway. All three lots would access Eagle Road via a shared driveway. Lot 2 is served by on-lot water and sewerage systems and similar systems are proposed for Lots 2 and 3.

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: 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: Residential and agricultural.
COMMENTS

1. **Waivers requested**—On Sheet 1 of 15, the site plan indicates that the applicant is requesting waivers from the following subdivision and land development ordinance requirements:

   - Section 308 Private street standards (entire section)
   - Section 309 Single access streets and cul-de-sacs, including width (309.2), length (309.3), and bulb design (309.3 and 4)
   - Section 315.3 Lot lines at right angle or radial to rights-of-way
   - Section 409 Sidewalks on existing and proposed roads
   - Section 410 Curbs along existing and proposed roads
   - Section 608 Hydrogeologic study and water quality report
   - Section 804.1.b(12) Existing features within 500 feet of property
   - Section 324.5 List of accepted replacement tree species

   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**—As the lots will utilize a 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 regarding maintenance such as repair, replacement, and snow removal.

3. **Stormwater management**—General Note #16 on Sheet 1 of 15 states that owners are responsible for stormwater management facilities located on their lot. We note that the Post Construction Stormwater Management (PCSM) Report/Plan mentioned within Note #16 includes maintenance procedures for stormwater management facilities proposed for the site. We recommend that copies of these procedures be provided to the property owners. The maintenance procedures can be found on Sheets 6 and 7 of the plan.

4. **Proposed trees**—The replacement tree Plant Schedule on Sheet 12 of 15 includes two types of trees that are not on the approved tree planting list per Section 324 of the subdivision and land development ordinance. These trees are *Carya ovata* (shagbark hickory) and *Pinus strobus* (white pine). We feel these native trees are appropriate as proposed.

   We also note that *Quercus rubra* (red oak) is proposed. Red oak is prone to bacterial leaf scorch, which is an infectious chronic disease that is affecting many types of oak trees, including red oak, in southeastern Pennsylvania. Given the potential disease risk to red oaks, we recommend *Quercus bicolor* (swamp white oak) and *Quercus alba* (white oak) as appropriate replacements.

5. **Editorial**—We note that the previously revised date on the plan is listed as 12/14/18. It appears the intended date is 12/14/17.

This review will be included in the Bucks County Planning Commission board materials for the May 2, 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:rml

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)
MEMORANDUM

TO: Warminster Township Board of Supervisors
   Warminster Township Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Revised Final Plan of Minor Subdivision for Rice
       TMP # 49-14-169
       Applicant: Ronald Rice
       Owner: Same
       Plan Dated: July 8, 2003
       Last Revised: December 12, 2017
       Date Received: March 16, 2018

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

GENERAL INFORMATION

Proposal: Subdivide a 0.39-acre parcel into two single-family detached lots of 8,400 square feet each. No construction is proposed. The parcel is served by public water and sewer.

Location: North side of Sixth Avenue approximately 200 feet east of its intersection with Greene Road.

Zoning: The R3 Residence District permits single-family detached dwellings on lots of 9,000 square feet.

A variance was granted by the Warminster Township Zoning Hearing Board on April 17, 2003 to permit a lot area of 8,400 square feet and lot width of 70 feet for Lots 1 and 2.

Present Use: Vacant.

COMMENTS

1. Sidewalks—Subdivision and land development ordinance Section 22-809 requires that sidewalks be constructed on one side of all frontage streets and both sides of all other streets within the subdivision or land development, unless in the opinion of the Board of Supervisors with the advice of the Planning Commission, they are unnecessary for public safety and convenience.
2. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed subdivision.

This review will be included in the Bucks County Planning Commission board materials for the May 2, 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:rml

cc: Ronald Rice  
   Edmund A. Chadrow, P.E., Eastern Chadrow Engineer/Surveyor  
   Craig Kennard, P.E., Gilmore & Associates  
   Greg Schuster, Township Manager (via email)  
   Amanda Zimmerman, Assistant Manager (via email)
April 5, 2018
BCPC #12223

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 1800 West Street Road
TMP #50-35-25
Applicant: 1800 Street Road Realty, LLC
Owner: Windmill Real Estate Holding, L.P.
Plan Dated: February 15, 2018
Date Received: February 28, 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 107,587-square-foot mini-warehouse, self-storage facility on a 3.55-acre parcel. The three-story building will contain 105,787 square feet of storage space and 1,800 square feet of office and residential space. The site contains an existing 20,192-square-foot office building. Public water and sewer facilities serve the site.

Location: West Street Road on the western side of the intersection of Street Road and Costner Drive.

Zoning: PRD Planned Residential Development District permits a variety of residential uses at a density not to exceed 3 dwelling units per acres of gross buildable site area, with public utilities. Mini-warehouse, self-storage, and office uses are not permitted uses in the PRD District.

The proposal is subject to a Stipulation and Settlement Agreement (Land Use Appeal No. 2017-05248), dated January 23, 2018, which specifies that the following relief was granted from the provisions of the zoning ordinance:

- Section 2301.6: A special exception to permit a change in nonconforming use to permit a mini-warehouse use on the property
- Section 2301.3.B: A special exception to permit expansion of a nonconforming structure
Section 2307.3.A  
A variance to eliminate the requirement for a 30-foot wide planting strip along each side and rear property line where a nonresidential use adjoins a residential use.

Section 2503.1  
A variance to eliminate the requirement for a transportation impact study for the special exception sought.

Section 2309.C  
A variance to permit an overhang over the self-storage facility to project into the two front yards which exist for this corner lot entrance, and to permit a patio in the front yard.

Sections 2319.1.A and 2319.2.A  
A variance to permit a fence in the front yard.

Present Use: Vacant commercial office (nonconforming).

COMMENTS

1. **Proposed use**—The plan indicates the proposed use as mini-warehouse, self-storage facility. Both are uses that are defined in the zoning ordinance and have separate use regulations. The Stipulation and Settlement Agreement indicates special exception approval was granted for a mini-warehouse use on the property. The township zoning officer has determined that the uses are the same. Therefore, we are reviewing this plan under the mini-warehouse use regulations.

2. **Parking spaces**—The plan shows 14 parking spaces, including 8 exterior spaces and 6 interior parking spaces. The plan does not provide a calculation showing how the number of spaces was determined. The proposed use also contains a dwelling unit and an office. The township should determine whether adequate parking is being provided for the three proposed uses on the site.

   Additionally, Section 2101.1 of the zoning ordinance requires that parking spaces be accessible during business hours. The plan should provide information about access to the 6 interior gated-access parking spaces.

3. **Required studies**—Subdivision and land development ordinance (SALDO) Appendix G Environmental Impact Assessment report requires that an EIA be submitted for any development of land for commercial or industrial use on a lot which is larger than two acres.

4. **Tree protection**—SALDO Section 530.2 states that tree protection area shall be shown on the landscape plan and grading plan. Section 530.3.A.2 requires that the tree protection area shall be 15 feet from the trunk of the tree to be retained, or the distance from the trunk to the dripline (the line marking the outer edge of the branches of the tree), whichever is greater. The plan should be revised to show the tree protection fence on the landscape plan and grading plan, and indicate that there is no proposed disturbance within the required tree protection area of all trees intended to be saved, as required by the ordinance.

5. **Design considerations**—The plan proposes a 3-story building with a significant mass and bulk which is greater than other residential buildings near the site. We note that in Section 330 of the SALDO there are Corridor Overlay District guidelines for buildings along the Easton Road corridor that address façade features, roof design, and landscaping. The incorporation
of similar design features for this site along Street Road could soften the impact of the development and make it more sensitive to the context of the area.

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

This review will be included in the Bucks County Planning Commission board materials for the May 2, 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:  William J. Nolan, Manager, 1800 Street Road Realty, LLC  
     Lawrence Byrne, P.E., Eastern Chadrow Associates  
     Thomas F. Zarko, P.E., CKS Engineers, Inc., Municipal Engineer (via email)  
     Barry Luber, Municipal Manager (via email)  
     Roy Rieder, Municipal Director of Planning (via email)
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 Chick-fil-A
         TMP #50-31-22
         Applicant: Chick-fil-A
         Owner: Warrington Real Estate, L.P.
         Plan Dated: February 29, 2018
         Date Received: March 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: To construct a 382-square-foot addition and two canopies attached to an existing building housing a fast-food restaurant with drive-through window. In addition, a second drive-through lane is proposed. The restaurant is located on a portion of a 37.25-acre shopping center site. Public water and sewer facilities serve the site.

Location: Northwestern side of the intersection of Easton Road (S.R. 611) and County Line Road.

Zoning: CBD Central Business District permits restaurants with drive-through service when authorized as a conditional use by the Board of Supervisors. Mixed-Use Developments, includes a variety of uses, including restaurant, are permitted on a minimum gross site area of 50 acres.

Present Use: Fast food restaurant.

COMMENTS

1. Conditional use—Section 1603.B of the zoning ordinance permits restaurant with drive-through service by conditional use. Section 1604.3 permits mixed use developments including restaurants; however, the ordinance does not state if restaurants with drive-through service is
permitted as part of the mixed use development. Township officials should determine if conditional use approval is necessary for proposed additions to the existing use.

2. **Drive-through vehicles within crosswalk**—The plan shows a maximum queuing of vehicles extending across the pedestrian crosswalk. This layout would require customers walking to the building to walk across two lanes of vehicles waiting in the drive-through lanes. It is recommended that the plan be revised to create a safer path for pedestrians by separating the crosswalk from the drive-through lanes.

3. **Site circulation**—The plan shows two proposed drive-through lanes merging into one lane. While directional signage is shown, assurances should be provided that the proposed circulation system will allow for vehicles in the two drive-through lanes to safely merge into one lane around the corner of the building.

4. **Required parking**—Section 2102.B.(1) of the zoning ordinance requires 1 space for each seating accommodation or 1 space for each 50 square feet of floor area devoted to patron drinking and dining use, whichever yields the greater number of spaces. Zoning information on Plan Sheet 1 of 15 indicates that 144 parking spaces would be required for restaurant use. The plan shows 57 parking spaces for the restaurant.

5. **Traffic impact study**—Section 2503.1 of the zoning ordinance requires that a transportation impact study be submitted for all commercial land development applications. Our office did not receive a traffic impact study with this plan submission.

6. **Buffer plantings**—Within the Central Business District, Section 1605.5.C.(1) of the zoning ordinance requires evergreen trees to make up a minimum of 80 percent of the required buffer landscaping. Plan Sheet 13 of 15 does not show any evergreen trees within the proposed buffer plantings along Easton Road.

7. **Tree protection**—Section 530.2 of the subdivision and land development ordinance states that tree protection area shall be shown on the landscape plan and grading plan. Section 530.3.A.2 requires that the tree protection area shall be 15 feet from the trunk of the tree to be retained, or the distance from the trunk to the dripline (the line marking the outer edge of the branches of the tree), whichever is greater. The plan should be revised to show the tree protection fence on the landscape plan and grading plan, and indicate that there is no proposed disturbance within the required tree protection area of all trees intended to be saved, as required by the ordinance.

8. **Existing trees to remain**—Information shown on the Demolition Plan (Sheet 3 of 15) indicates that 4 trees in planted islands within the existing parking lot are to be removed. However, according to information contained on the Landscape Plan Sheet 13 of 15, only 2 trees are proposed to be removed. This discrepancy should be corrected.

9. **Corridor Overlay District requirements**—Section 330 of the subdivision and land development ordinance contains Corridor Overlay District guidelines for buildings along the Easton Road corridor that address façade features, roof design, and landscaping. The plan should indicate compliance with these ordinance standards.
10. **Editorial comments**

   a. **Plan date**—The plan sheets are dated February 29, 2018 (except for Plan Sheet 1 of 15, which is dated July 25, 2017.) The February 29, 2018 date should be corrected on all applicable plan sheets since there are only 28 days in February.

   b. **Zoning information**—Within the Zone Data chart under General Notes on Plan Sheet 1 of 15, the plan lists the minimum distance between buildings to be 15 feet. However, Section 1604.3.A.(3)(g) of the zoning ordinance requires a 30-foot minimum distance between buildings.

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

   This review will be included in the Bucks County Planning Commission board materials for the May 2, 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:rml

   cc: Titus Jackson, Development Manager, Chick-fil-A
   Warrington Real Estate, L.P.
   Justin Thornton, P.E., Maser Consulting, PA
   Thomas F. Zarko, P.E., CKS Engineers, Inc., Municipal Engineer (via email)
   Barry Luber, Township Manager (via email)
   Roy Rieder, Township Director of Planning (via email)
MEMORANDUM

TO: West Rockhill Board of Supervisors  
    West Rockhill Planning Commission

FROM: Staff of the Bucks County Planning Commission

SUBJECT: Preliminary Plan of Subdivision for Kratz  
          TMP # 52-003-120
          Applicant: Andrew Kratz  
          Owner: Kenneth Kratz Trust and Andrew Kratz  
          Plan Dated: March 12, 2018  
          Date Received: March 15, 2018

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

GENERAL INFORMATION

Proposal: Subdivide a 19.434-acre parcel into 6 single-family detached lots. Proposed lots areas are as follows: Lot 1—5.4326 acres, Lot 2—1.0318 acres, Lot 3—1.3771 acres, Lot 4—1.02 acres, Lot 5—3.44 acres, and Lot 6—6.546 acres. An existing dwelling is to remain on Lot 1. On-lot water and sewerage facilities serve Lot 1 and are intended for the proposed lots.

Location: Southern side of Ridge Valley Road, approximately 900 feet east of the intersection with Forrest Road.

Zoning: The RA Residential Agriculture District permits single-family detached dwellings (Use B1) on a minimum lot area of 1 acre, subject to a maximum net density of 1 dwelling unit per 64,000 square feet (1.47 acres).

Present Use: Residential.

COMMENTS

1. Waivers—On Sheet 1 of 12 the site plan indicates that the applicant is requesting waivers from the following subdivision and land development ordinance (SALDO) requirements:
2. **Driveways**—On the plan, the applicant has planned for each lot to have its own driveway, totaling 7 driveway entrances (2 existing on Lot 1 and 5 proposed) along this section of Ridge Valley Road. It is recommended that the applicant consider shared driveways for the new lots. This will decrease the amount of impervious surface on the site and reduce the number of driveway entrances from 7 to 4, enhancing safety along Ridge Valley Road.

Lots 2 and 3 could share a driveway access on Lot 3, while Lots 4, 5, and 6 could share a driveway on Lot 6, with an easement established over the shared portion of the driveway in both cases.

As is standard with shared driveways, it is recommended that a maintenance agreement be created for the shared driveways, so all property owners are aware of maintenance and financial responsibilities in the event the driveway needs to be repaired or replaced, and for snow removal.

3. **Tree protection**—The plan proposes tree protection fencing along the proposed tree clearing lines on Lots 2 through 6. However, tree protection fencing also should be provided around the existing street trees that are intended to remain on Lots 2, 4, and 5, as required by Section 515.6 of the SALDO. Section 515.6.B states that during the construction of any site, trees and shrubs to be preserved shall be protected by snow fencing, safety fencing, or silt fencing to insure that there is no encroachment within the area of their dripline by changing grade, trenching, stockpiling of building materials or topsoil, or the compaction of the soil and roots by any motor vehicle, unless specified measures are taken. Section 515.6.E states that no grading, construction activity, or storage of topsoil or materials shall occur within a tree protection zone (TPZ), measured 15 feet from the trunk of a tree to be retained, or the distance from the trunk to the dripline plus one foot, whichever is greater. Additionally, Section 515.6.E(1) requires that the TPZ delineated on the site prior to construction shall conform to the approved development plans.

4. **Existing tree to remain**—Sheet 11 of 12 shows existing trees to be removed. On Lot 4 an existing tree on the western side of the proposed driveway is shown to remain; however, the proposed driveway construction encroaches within the dripline of the tree, which could compromise the health of the tree. Additionally, encroachment of trees intended to remain is not permitted by the township’s tree protection standards (see Comment #3 Tree Protection). We note that this tree would not be affected by proposed construction and grading if shared driveways are used (See Comment #2 Driveways). We also note that an existing street tree on Lot 5 is proposed to be removed due to construction of the driveway. If Lot 5 took access from the driveway on Lot 6, the existing tree would not be affected and could be preserved.
5. **Stormwater management**—On Sheet 1 of 12 under Plan Notifications 4.A, it is indicated that the upkeep of drainage facilities and easements will be the responsibility of the lot owner. It is advised that the developer provide the owners and the township with the Best Management Practices (BMP) Maintenance Schedule & Individual BMP Maintenance Schedule found on Sheet 4 of 12, and the Operations and Maintenance Procedures found on Sheet 5 of 12, to facilitate proper maintenance and long-term function of these features.

6. **Sewage system isolation distance**—Section 73.13(c)(1) of the Pennsylvania Municipalities Planning Code (MPC) requires that the minimum horizontal isolation distance between the sewage disposal system and a property line, easement, or right-of-way is 10 feet. On Sheet 8 of 12 the proposed septic system on Lot 4 is proposed within 10 feet of the western property line. The location of the proposed sewage disposal system should be shown to comply with the PA Code.

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

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

CPR:rml

cc: Andrew Kratz  
Kirk W. Claus, P.E., Schlosser & Claus Consulting Eng., Inc.  
Bob Acuff, Remax Services  
Greg Lippincott, Township Manager (via email)  
Steve Baluh, P.E., C. Robert Wynn Associates, Inc., Township Engineer (via email)
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<th>Tax Parcel Number</th>
<th>PaDEP Code Number</th>
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<td>1-09004-365-3J</td>
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<td>21-1-13-15 &amp; -16</td>
<td>1-09006-165-3J</td>
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April 16, 2018

Mr. Max Russick  
Project Manager  
Gilmore & Associates, Inc.  
65 E. Butler Ave, Suite 100  
New Britain, PA 18901  

RE: Schwartz Tract Subdivision Planning Module  
PaDEP Code #1-09948-355-1  
BCPC #12083-A  
TMP #47-4-94  
Upper Makefield Township, Bucks County, PA  

Dear Mr. Russick:

We have received a copy of the Component 1 planning module regarding the subdivision of a tract into three single-family dwelling lots. One of the lots contains an existing 4-bedroom single-family residence and the construction of two 5-bedroom single-family residences is proposed on each of the newly created lots. According to the Project Narrative, the proposed method of sewage disposal for these proposed facilities is individual on-lot sewage disposal systems. The total proposed sewage flows for the project is 1,700 gallons per day, or 4.25 equivalent dwelling units (EDUs).

Per Section J., Planning Agency Review, the Pennsylvania Department of Environmental Protection Instructions for Completing Component 1 Exception to the Requirement to Revise the Official Plan, the County planning Agency is not required to comment on Component 1 planning modules. However, the purpose of this letter is to advise that we did receive the Component 1 for the above referenced project and we have no comment.

Please contact me with any questions you may have.

Sincerely,

Paul W. Gordon  
Planner  

PWG:dc  

cc: Genevie Kostick, BCDH  
Elizabeth Mahoney, PaDEP  
Larry Young, P.E., Tri-State Engineers & Land Surveyors, Inc., Municipal Engineer  
David Nyman, Township Manager (via email)  
Act 537 file  

Visit us at: www.buckscounty.org  

COUNTY COMMISSIONERS:  
Robert G. Loughery, Chairman, Charles H. Martin, Vice Chairman, Diane M. Ellis-Marseglia, LCP
April 6, 2018

Kenneth B. Oleksiat, P.E.
Dunack Engineering
1038 2nd Street Pike
Richboro, PA 18954

RE: Samarpan Hindu Temple Planning Module
PaDEP Code #1-09004-365-3J
BCPC #12196
TMP #2-36-8
Bensalem Township, Bucks County, PA

Dear Mr. Oleksiat:

We have received a copy of the planning module1 regarding the development of a 24,592-square-foot place of worship and future 1,895-square-foot residence. The site is located along the northwest side of Mechanicsville Road, 1,500 feet southwest of its intersection with Street Road. Public water and sewer will service the site. A total proposed flow of 962 gallons per day is proposed for the new development (4 EDUs).

The *Bucks County, Pennsylvania, Sewage Facilities Plan, 1970*, is the official Act 537 Plan for Bensalem Township. The site is within an area served by sanitary sewerage facilities. The proposed development will connect with the existing Mechanicsville Road sewer main owned by the Bucks County Water and Sewer Authority. It will then flow into the Poquessing Interceptor to be ultimately treated at the Philadelphia Water Department’s Northeast Water Pollution Control Plant. The proposal is consistent with the official Act 537 Plan.

The Alternative Sewage Facilities Analysis notes that the project has been allocated capacity under an approved connection plan for the Philadelphia Water Department (PWD). No documentation was provided that certifies that the proposed flows can be accommodated. In addition, the PWD is currently implementing a connection management plan and a corrective action plan to address the existing hydraulic overload and to comply with the requirements of Title 25, Section 94.21. This project will be required to comply with those plans.

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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 Bensalem Township Sewage Facilities Plan. Therefore, the Bucks County Department of Health (BCDH) and Bucks County Planning Commission (BCPC) are required to review and comment on the proposed plan revision.
Sections G.6. and 7. of Component 3 indicate that documentation has been included to confirm project consistency with the Historic Preservation Act and Protection of Rare, Endangered or Threatened Species. However, the packet does not include the completed Cultural Resources Notice, a return receipt for its submission to the PHMC, the PHMC review letter, and the Pennsylvania Natural Diversity Inventory (PNDI) Project Environmental Review Receipt.

Component 3 Sewage Collection and Treatment Facilities has many sections that are incomplete and do not contain the requisite signatures. These include Section G. Proposed Wastewater Disposal Facilities, Section J. Chapter 94 Consistency Determination, Section O. Sewage Management, and Section Q. False Swearing Statement.

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

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

Sincerely,

Michael A. Roedig
Senior Planner

MAR:ml

Attachment

cc: Genevieve Kostick, BCDH
    Elizabeth Mahoney, PaDEP
    Ron Gans, P.E., Township Engineer, O'Donnell & Naccarato
    Loretta Alston, Township Department of Building and Planning
    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
Samarpan Hindu Temple Planning Module

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

1. Date plan received by county planning agency. March 26, 2018
2. Date plan received by planning agency with areawide jurisdiction
   Agency name
3. Date review completed by agency April 6, 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 See attached letter.
|     |    | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? See attached letter.
|     | ❌ | 9. Is there a county or areawide zoning ordinance?
|     |    | 10. Does this proposal meet the zoning requirements of the ordinance? N/A
|     |    |   If no, describe inconsistencies
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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 N/A</td>
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<td>If no, describe which requirements are not met</td>
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<td>14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?</td>
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<td>If no, describe inconsistency</td>
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<td>15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?</td>
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<td>16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?</td>
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<td>If yes, is the proposed waiver consistent with applicable ordinances.</td>
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<td>If no, describe the inconsistencies 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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</table>

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

Name: Michael Roedig
Title: Senior Planner
Signature: [Signature]
Date: April 6, 2018

Name of County or Areawide Planning Agency: Bucks County Planning Commission
Address: 1260 Almshouse Road, Doylestown, PA 18901
Telephone Number: 215.345.3400

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

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

The county planning agency must complete this Component within 60 days.
This Component and any additional comments are to be returned to the applicant.
April 5, 2018

Mr. John Richardson, P.E.
Dumack Engineering
1038 2nd Street Pike
Richboro, PA 18954

RE: 475-481 Pike Road Planning Module
PaDEP Code #1-09006-165-3J
BCPC #12161
TMP #21-1-13-15 and -16
Lower Southampton Township, Bucks County, PA

Dear Mr. Richardson:

We have received a copy of the planning module\(^1\) regarding the development of a 37,650-square-foot industrial building with a mezzanine (10,000 square feet.) The site is located on the north side of Pike Road, approximately 200 feet east of Buck Road. Public water and sewer will service the new building. A total proposed flow of 455 gallons per day is proposed for the new development (2 EDUs).

The **1970 Bucks County Sewerage Facilities Plan** is the official Act 537 Plan for this portion of Lower Southampton Township. The tract is within the area presently served by sanitary sewerage facilities. The proposed development will connect with the existing Pike Road sewer main owned by the Bucks County Water and Sewer Authority. It will then flow into the Poquessing Interceptor to be ultimately treated at the Philadelphia Water Department’s Northeast Water Pollution Control Plant. The proposal is consistent with the official Act 537 Plan.

The Alternative Sewage Facilities Analysis notes that the project has been allocated capacity under an approved connection plan for the Philadelphia Water Department (PWD). No documentation was provided that certifies that the proposed flows can be accommodated. In addition, the PWD is currently implementing a connection management plan and a corrective action plan to address the existing hydraulic overload and to comply with the requirements of Title 25, Section 94.21. This project will be required to comply with those plans.

\(^1\) Under the revised Chapter 71 of the Pennsylvania Department of Environmental Protection’s (PaDEP) Title 25, Rules and Regulations, the planning module is a revision to the Lower Southampton Township Sewage Facilities Plan. Therefore, the Bucks County Department of Health (BCDH) and Bucks County Planning Commission (BCPC) are required to review and comment on the proposed plan revision.
Mr. John Richardson, P.E.
April 5, 2018
Page 2

Component 3 Sewage Collection and Treatment Facilities has many sections that are incomplete and do not contain the requisite signatures. These include Section G. Proposed Wastewater Disposal Facilities, Section J. Chapter 94 Consistency Determination, Section O. Sewage Management, and Section Q. False Swearing Statement.

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,

John S. Ives
Senior Planner

Attachment

cc: Genevie Kostick, BCDH
    Elizabeth Mahoney, PaDEP
    John McMenamin, Township Manager
    Act 537 file
COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF WATER STANDARDS AND FACILITY REGULATION

SEWAGE FACILITIES PLANNING MODULE
COMPONENT 4B - COUNTY PLANNING AGENCY REVIEW
(or Planning Agency with Areawide Jurisdiction)

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

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

Project Name
475-481 Pike Road Planning Module

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

1. Date plan received by county planning agency. March 28, 2018

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

3. Date review completed by agency April 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.)?

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

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

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

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

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

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

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

9. Is there a county or areawide zoning ordinance?

10. Does this proposal meet the zoning requirements of the ordinance? N/A
    If no, describe inconsistencies
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18. Name, Title and signature of person completing this section:

Name: John Ives
Title: Senior Planner Signature: 
Date: April 5, 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.
April 6, 2018

John Richardson, P.E.
Dunack Engineering
1038 2nd Street Pike
Richboro, PA 18954

RE: Studio 6 Hotel Planning Module
PaDEP Code #1-09004-369-3J
BCPC #6415-A
TMP #2-10-1-1
Bensalem Township, Bucks County, PA

Dear Mr. Richardson:

We have received a copy of the planning module\(^1\) regarding the development of a 108-room, 55,040-square-foot hotel. The site is located along the south side of Route 1, 300 feet west of Route 1's intersection with Old Lincoln Highway. Public water and sewer will service the site. A total proposed flow of 10,800 additional gallons per day is proposed for the new development (250 EDUs).

The *Bucks County, Pennsylvania, Sewercage Facilities Plan, 1970*, is the official Act 537 Plan for Bensalem Township. The site is within an area served by sanitary sewerage facilities. The proposed development will connect with an existing sewer main owned by the Bucks County Water and Sewer Authority. It will then flow into the Poquessing Interceptor to be ultimately treated at the Philadelphia Water Department's Northeast Water Pollution Control Plant. The proposal is consistent with the official Act 537 Plan.

The Alternative Sewage Facilities Analysis notes that the project has been allocated capacity under an approved connection plan for the Philadelphia Water Department (PWD). No documentation was provided that certifies that the proposed flows can be accommodated. In addition, the PWD is currently implementing a connection management plan and a corrective action plan to address the existing hydraulic overload and to comply with the requirements of Title 25, Section 94.21. This project will be required to comply with those plans.

Component 3 Sewage Collection and Treatment Facilities has many sections that are incomplete and do not contain the requisite signatures. These include Section G. Proposed Wastewater Disposal

---

\(^1\) Under the revised Chapter 71 of the Pennsylvania Department of Environmental Protection's (PaDEP) Title 25, Rules and Regulations, the planning module is a revision to the Bensalem Township Sewerage 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.
Facilities, Section J. Chapter 94 Consistency Determination, Section O. Sewage Management, and Section Q. False Swearing Statement.

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

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

Sincerely,

Michael A. Roedig
Senior Planner

MAR:ml

Attachment

cc: Genevie Kostick, BCDH
    Elizabeth Mahoney, PaDEP
    Ron Gans, P.E., Township Engineer, O'Donnell & Naccarato
    Loretta Alston, Township Department of Building and Planning
    Act 537 file
SEWAGE FACILITIES PLANNING MODULE
COMPONENT 4B - COUNTY PLANNING AGENCY REVIEW
(or Planning Agency with Areawide Jurisdiction)

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

SECTION A. PROJECT NAME (See Section A of instructions)
Project Name
Studio 6 Hotel

SECTION B. REVIEW SCHEDULE (See Section B of instructions)
1. Date plan received by county planning agency. March 28, 2018
2. Date plan received by planning agency with areawide jurisdiction
   Agency name
3. Date review completed by agency April 6, 2018

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

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

Name: Michael Roedig
Title: Senior Planner
Signature: [Signature]
Date: April 6, 2018

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

Section D. Additional Comments (See Section D of instructions)

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

The county planning agency must complete this Component within 60 days.
This Component and any additional comments are to be returned to the applicant.
April 12, 2018

Mr. Robert Cunningham, P.E.
Holmes Cunningham Engineering
350 East Butler Avenue
Suite 106
New Britain, PA 18901

RE: 1270 Mearns Road Planning Module
PaDEP Code #1-90007-219-3J
BCPC #12308
TMP #49-9-92
Warminster Township, Bucks County, PA

Dear Mr. Cunningham:

We have received a copy of the planning module regarding the subdivision of a 19.28-acre parcel into 42 single-family detached lots. An existing single-family dwelling served by an on-lot system is to be removed. The site is located on the north side of the intersection of Mearns and Ivyland roads. New wastewater flows will increase by 10,500 gallons per day (42 EDUs) and will flow into the existing collection system and the Street Road interceptor to the Warminster Municipal Authority Log College Treatment Plant.

The Final Environmental Impact Statement Horsham-Warminster-Warrington, Pennsylvania Wastewater Treatment Facilities 1980 is the official Act 537 Plan for this portion of Warminster Township. The proposal is consistent with the official Act 537 Plan, since this plan indicates that the site is within an area to be served by the Warminster Municipal Authority Log College Treatment Plant.

Component 3, Section G.6 indicates that sufficient documentation has not been attached to confirm compliance with the state historic preservation act. A February 26, 2018 letter from the Pennsylvania State Historic Preservation office indicates that a Historic Resource Survey Form for all properties 50 years or older within the Area of Potential Affect is needed to complete their review of above-ground resources.

The County Planning Agency Review Component 4B is attached for inclusion with the planning module application to PaDEP. If the municipality approves the planning module and revises the official sewage facilities plan, the completed (signed) resolution and required supporting data

1 Under the revised Chapter 71 of the Pennsylvania Department of Environmental Protection’s (PaDEP) Title 25, Rules and Regulations, the planning module is a revision to the Warminster Township Sewage Facilities Plan. Therefore, the Bucks County Planning Commission (BCPC) and the Bucks County Department of Health (BCDH) are required to review and comment on the proposed plan revision.
Mr. Robert Cunningham, P.E.
April 12, 2018
Page 2

(Components 3 and 4 transmittal letter; plans; narrative; copies of the BCPC and BCDH review letters) should be sent to Elizabeth Mahoney, Sewage Planning Supervisor, Wastewater Management Planning, PaDEP Southeast Regional Office, 2 East Main Street, Norristown, PA 19401.

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

Sincerely,

David C. Zipf, AICP
Community Planner

DCZ:xml

Attachment

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

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

Project Name
1270 Mearns Road

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

1. Date plan received by county planning agency. March 29, 2018
2. Date plan received by planning agency with areawide jurisdiction
   
   Agency name: Bucks County Planning Commission
3. Date review completed by agency. April 12, 2018

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

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<thead>
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| ☐   | ☒  | 7. Will any known historical or archeological resources be impacted by this project?                                               |
| ☐   | ☒  | If yes, describe impacts see attached letter                                                                                     |

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

| ☐   | ☒  | 9. Is there a county or areawide zoning ordinance?                                                                               |

| ☐   | ☒  | 10. Does this proposal meet the zoning requirements of the ordinance? N/A                                                          |
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**SECTION C. AGENCY REVIEW (continued)**

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18. Name, Title and signature of person completing this section:
   
   Name: David C. Zipp, AICP  
   Title: Community Planner  
   Signature: [Signature]  
   Date: April 12, 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.
April 19, 2017

Ryan Leister
All County and Associates, Inc.
P.O. Box 472
St. Peters, PA 19470

RE: Tom Taber Planning Module
PaDEP Code #1-09951-202-2
BCPC #4500-A
TMP #51-13-23
Warwick Township, Bucks County, PA

Dear Mr. Leister

We have received a copy of the planning module regarding the installation of a new on-site sewage disposal system to serve an existing single-family detached dwelling and brewery/tasting room. The site lies on the south side of Almshouse Road opposite its intersection with Rushland Road and approximately 1.5 miles southwest of the intersection of Almshouse and York roads. The single-family detached dwelling will generate 600 gallons per day and the brewing operations 900 gallons per day. An American Drip Micromound absorption area is intended to accommodate 1,500 gallons per day.

The Act 537 Sewage Facilities Plan for Warwick Township (1995) is the official Act 537 Plan for Warwick Township. The plan indicates that this property is outside the area intended to be served by public sewer. The planning module alternatives analysis indicates that the current on-site sewage disposal systems are in a failing state and need to be replaced. A primary and secondary replacement site has been identified. The proposal to construct an on-lot sand mound sewage disposal system is consistent with the official Act 537 Plan, since this plan indicates that the site is outside an area to be served by public sewer.

Component 2, Section G.6 indicates that sufficient documentation has not been attached to confirm compliance with the state historic preservation act. A Cultural Resources Notice, a return receipt for its submission to the PHMC and the PHMC review letter is required. Sections H., P., and Q. do not contain the requisite signatures confirming the suitability of the site for on-lot sewage disposal and municipal assurance of long term operation and maintenance.

---

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

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

Sincerely,

David C. Zipf, AICP
Planner

DCZ:dc

Attachment

cc:  Genevie Kostick, BCDH
     Elizabeth Mahoney, PaDEP
     Kyle Seckinger, 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
Tom Taber

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

1. Date plan received by county planning agency. **April 6, 2018**
2. Date plan received by planning agency with areawide jurisdiction
   
   **Agency name:** Bucks County Planning Commission
3. Date review completed by agency **April 19, 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.)?**
   
   If no, describe goals and objectives that are not met

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 inconsistency

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

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

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

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

9. **Is there a county or areawide zoning ordinance?**

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18. Name, Title and signature of person completing this section:
Name: David C. Zipf AICP
Title: Planner
Signature: [Signature]
Date: April 19, 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.