AT IN AGENDA **HILLTOWN TOWNSHIP BOARD OF SUPERVISORS REGULAR MEETING** Monday, February 26, 2024

Next Ordinance # 2024-001 Next Resolution # 2024-010

Meeting Called to Order: Pledge of Allegiance:

- JCG _____
 CT _____
 JAM ____
 ME ____
- 1. Announcements:
 - a. Executive Session
- 2. Consent Agenda:

[Items of business and matters listed under the Consent Agenda are considered to be routine and non-controversial and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired by Board Members, that item will be identified and removed from the Consent Agenda and will be considered separately at the appropriate place on the agenda.]

- a. Minutes of the January 22, 2024, Board of Supervisors Meeting
- b. Bills List: February 13, 2024
- c. Bills List: February 27, 2024
- d. Financial Report: January 31, 2024

As Written: _____ With Corrections: _____

JCG:____ CT:____ JAM: ____

- 3. Conditional Use Hearing
 - a. Conditional Use Appeal 2024-001 Carson Helicopter
- 4. Confirmed Appointment:
 - a. Sweatshirt of Hope
 - b. Zoning Hearing Board Appeal 2023-011 Garlan Properties, LP: Requesting Variance
- 5. Legal: Solicitor's Report:
 - a. Zoning Hearing Board Appeal 2024-001 Joe Cuciniello, 204 Pasquale Way: Requesting Variance
 - b. Zoning Hearing Board Appeal 2024-002 RB Ashley Customs, LLC c/o Anne Lorah, 2408 **Diamond St.: Seeking Variance**

6. Planning:

- a. County Central Mini-Storage Land Development
- b. Carson Helicopters Land Development
- 7. Engineering:
 - a. None
- 8. Unfinished Business:
 - a. Discussion regarding Broadcasting of Meeting
 - b. Discussion regarding Department Liaison
 - c. Discussion of Park and Recreation Committee

9. New Business:

- a. None
- 10. Supervisor's Comments:
- 11. Public Comment:
- 12. Press Conference:
- 13. Adjournment:

_____Time

MINTUES from January 22, 2024 BOS MTG.

HILLTOWN TOWNSHIP BOARD OF SUPERVISORS REGULAR MEETING MONDAY, JANUARY 22, 2024

The regular meeting of the Hilltown Township Board of Supervisors was called to order by Chairman Caleb Torrice at 7:00 PM and opened with the Pledge of Allegiance. Also in attendance were Vice Chairman James Groff, Supervisor Joseph Metzinger, Township Manager Lorraine Leslie, Township Solicitor Jack Wuerstle, Township Engineer, Timothy Fulmer, Chief of Police Christopher Engelhart and Finance Director Marianne Egan.

1. <u>ANNOUNCEMENTS:</u> Chairman Torrice announced there was an Executive Session on January 10, 2024, to discuss legal matters.

2. <u>CONSENT AGENDA:</u>

- a) Minutes of the January 2, 2024, Board of Supervisors Reorganization Meeting
- b) Bills List: January 9, 2024
- c) Bills List: January 23, 2024

Motion was made by Vice Chairman Groff, seconded by Supervisor Metzinger, and carried unanimously to approve items 2(a) through 2(c) on the Consent Agenda. There was no public comment.

3. <u>CONFIRMED APPOINTMENT:</u> None.

4. <u>LEGAL:</u>

a) <u>Zoning Hearing Board Appeal 2023-016: Michael & Kerry Tedesco (213 Casey Way)</u> <u>Requesting Variance:</u> Solicitor Wuerstle stated the Tedesco variance application is for the increase of impervious surface for a pool. It was noted that the property is part of a development that is subject to a settlement stipulation which sets provisions/limitations for impervious coverage. Solicitor Wuerstle stated he will send correspondence to the Zoning Hearing Board Solicitor prior to the hearing so they are aware of the stipulation.

5. PLANNING:

a) <u>Janoski Land Development Waiver</u>: Mr. Fulmer stated the Planning Commission recommended approval for the Janoski land development waiver for a 50' x 40' agricultural barn located on their 10-acre property on Callowhill Road. Motion was made by Supervisor Metzinger, seconded by Vice Chairman Groff, and carried unanimously to approve the Janoski Land Development Waiver contingent upon the items contained in the Wynn Associates Inc. review letter dated January 5, 2024. There was no public comment.

6. <u>ENGINEERING:</u>

a) <u>MS4 – Stormwater Management Update:</u> Mr. Fulmer gave an overview of the status of the MS4 Stormwater Management for Hilltown Township stating:

- Wynn Associates is nearly complete with monitoring of all regulated outfalls within the Township to identify possible illicit discharges within the Township owned storm sewer system.
- Wynn Associates is in the process of preparing design plans to enable completion of various stormwater projects to comply with requirements of PADEP for pollution reduction.

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- Wynn Associates has prepared a compliance binder for documentation purposes, which contains all requirements of the NPDES permit in the event of a PADEP audit.
- A public works training seminar will be scheduled in the upcoming months to satisfy NPDES requirements for MS4 training of Township employees on topics including maintenance of BMPs and pollution control/cleanup techniques.
- An application for renewal of the Township's NPDES Permit must be completed before October 2, 2024.
- Wynn Associates must file the annual MS4 Report with PADEP by the end of September 2024.

Chairman Torrice asked for Public Comment on the MS4 Stormwater Management update as provided by Mr. Fulmer. There was no public comment.

7. <u>UNFINISHED BUSINESS:</u>

a) <u>2024 Fee Schedule:</u> Chairman Torrice stated the fee schedule is under review and is tabled until next month.

8. <u>NEW BUSINESS:</u>

a) <u>Discussion regarding Broadcasting of Meeting</u>: Supervisor Metzinger stated an analysis will be started to see about providing the meetings to be live broadcast/streamed, or to be recorded and stored out, so the public can access them for increased accessibility and transparency. He has reached out to Pennridge Community Outreach, he will research a variety of other proposals, as well as cost, functionality, and budget, in order to provide more information for the next meeting. Vice Chairman Groff stated he will see what everything costs, budgetarily wise, and go from there. Chairman Torrice stated he is excited what Supervisor Metzinger comes up with, and they are heading in the right direction with the idea.

9. <u>SUPERVISOR'S COMMENTS:</u> Vice Chairman Groff stated the Board is investigating ambulance services within Hilltown Township as there has been some concern with the way current calls have been handled by the first responding ambulance right now, and it will be an agenda item going forward. Chairman Torrice stated he is looking to discuss a liaison program for fire, water/sewer, police and public works in order to have participation in the departments and increasing understanding of what is happening if an issue arises. Chairman Torrice stated he is also looking to discuss re-instating the Park and Rec Board as there are a lot of parks with very little programs, and he knows people who would be good at it.

10. <u>PUBLIC COMMENT:</u> Wally Rosenthal, 530 Rosie Lane, introduced a 57-acre, bi-right sketch plan, where approximately 18 acres would be dedicated to the commercial front and the rest to be dedicated to an active adult community, which will be discussed at a staff meeting at a future date.

Dale Ott, 246 Mill Road, stated he is glad to hear of the proposed broadcast of the meetings, he asked if the agendas could be put on the website two weeks prior to the meetings, and can the Township solicit the state to have a "no left turn" sign placed at Route 309 and Church Road.

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11. <u>PRESS CONFERENCE:</u> None.

12. <u>ADJOURNMENT:</u> Upon motion by Vice Chairman Groff, seconded by Supervisor Metzinger, and carried unanimously, the January 22, 2024, Hilltown Township Board of Supervisors meeting was adjourned at 7:31 PM.

Respectfully submitted,

Lorraine E. Leslie Township Manager

(*NOTE: These minutes were transcribed from notes and recordings and should not be considered official until approved by the Board of Supervisors at a public meeting).

BILLS LIST

HILLTOWN TOWNSHIP

BILLS LIST SUMMARY

JANUARY 18, 2023 to FEBRUARY 7, 2024

DUE DATE - FEBRUARY 13, 2024

General Fund	\$ 148,319.89
Fire Fund	\$ 4,525.10
Park & Recreation Fund	\$ 2,716.45
Capital Projects Fund	\$ 3,167.28
Recreation Capital Reserve Fund	\$ 590.80
Stormwater System Reserve Fund	\$ 5,992.07
State Highway Aid Fund	\$ 48,865.08
Escrow Fund	\$ 28,455.86
Total All Funds	\$ 242,632.53

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Invoice #	Inv Date	Post Date	Pay Term	<u>PO #</u> <u>1099 Urg</u>	<u>Bank #</u>	<u>Reference</u>	Description	Invoice Amt
Vendor #: 2555402	21ST MEDIA (21st CENTURY 01/21/24	01/21/24	0 % 0 NET 0	0 1	1		2024 MEETING DATES/H	128.15
21ST MEDIA.	: 1 Record(s)						Total for 21ST MEDIA :	128.15
Vendor #:	ARMOUR (ARMOUR & SON	S ELECTRIC, I	NC.)					
910037447	01/26/24	01/26/24	0 % 0 NET 0	0 1	1		DIAMOND/ORCHARD	486.75
ARMOUR: 1	Record(s)						Total for ARMOUR :	486.75
Vendor #:	ASSOCIATED (Associated Ima							
491679	02/01/24	02/01/24	0 % 0 NET 0	0 1	1		ADMIN/CONTRACT COP	116.71
ASSOCIATEL		TY CONCORT					Total for ASSOCIATED :	116.71
Vendor #: 01012424	BC CONDOY (BUCKS COUN 01/01/24	01/01/24	0 % 0 NET 0	0 1	1		2024 MEMBERSHIP DUE	250.00
BC CONDOY							Total for BC CONDOY :	250.00
Vendor #:	BCPA (BUCKS COUNTY POI	LICE ASSOCIA	TION)					
011024	01/10/24	01/10/24	0 % 0 NET 0	0 1	1		PD/2024 RANGE MEMBE	1,000.00
BCPA: 1 Reco	ord(s)						Total for BCPA :	1,000.00
Vendor #:	BERKHEIMER (H. A. BERKH	HEIMER, INC.)						
142	01/31/24	01/31/24	0 % 0 NET 0	0 1	1		EIT	2.76
BERKHEIME	R: 1 Record(s)						Total for BERKHEIMER :	2.76
Vendor #:	BR SCHOLL (B.R. SCHOLL S			0 1	1		DW///CO/DIGDECTION	06.00
116677 116693	01/25/24 01/31/24	01/25/24 01/31/24	0 % 0 NET 0 0 % 0 NET 0	0 1 0 1			PW/#50/INSPECTION PW/#51/INSPECTION	96.00 86.00
BR SCHOLL:		01/51/21	0 /00 MEI 0	0 1			Total for BR SCHOLL :	182.00
Vendor #:	CARDINAL (CARDINAL CA	MERA & VIDE	O CENTER)					
31786	01/22/24	01/22/24	0 % 0 NET 0	0 1	1		PD/OLYMPUS BATTERY	42.39
CARDINAL:	l Record(s)						Total for CARDINAL :	42.39
Vendor #:	COM DEP (COMMONWEAL)	TH OF PENNSY	/LVANIA)					
1340652	01/22/24	01/22/24	0 % 0 NET 0	0 1	1		2024 MS4 INDIVIDUAL P	2,500.00
COM DEP: 1	Record(s)						Total for COM DEP :	2,500.00
Vendor #:	COMCAST (Comcast)							
011624 011724	01/16/24 01/17/24	01/16/24 01/17/24	0 % 0 NET 0 0 % 0 NET 0	0 1 0 1			ADMIN/INTERNET/PHON PD/DIGITAL BOXES	255.05 22.42
COMCAST: 2		01/1//24	0 70 0 1421 0	0 1	1		Total for COMCAST :	277.47
Vendor #:	COTTERINO (COTTERINO S	UDDLV & FOU	IPMENT CO INC)			Intal for COMCAST .	2//.4/
110714	01/17/24	01/17/24	0 % 0 NET 0	0 1	1		PW/PLOW PARTS	476.75
COTTERINO	: 1 Record(s)						Total for COTTERINO :	476.75
Vendor #:	CRYSTAL (CRYSTAL SPRIN	GS)						
012724	01/27/24	01/27/24	0 % 0 NET 0	0 1	1		BOTTLED WATER	599.01
CRYSTAL: 1 I	Record(s)						Total for CRYSTAL :	599.01
Vendor #:	DAVIDHEIS (DAVIDHEISER	'S INC.)						
28016	02/02/24	02/02/24	0 % 0 NET 0	0 1	1		PD/VASCAR TESTING	345.00
DAVIDHEIS:							Total for DAVIDHEIS :	345.00
Vendor #: 81860999	DE LAGE (DE LAGE LANDE 01/20/24	N) 01/20/24	0 % 0 NET 0	0 1	1		ADMIN/PD COPIER LEAS	575.12
DE LAGE: 1		01/20/24	0 % 0 NET 0	0 1	1		Total for DE LAGE :	575.12
Vendor #:	DEBBIE'S (DEBBIE'S CLEAN	UNG)					IOUAI IOI DE LAGE .	575.12
12387	01/25/24	01/25/24	0 % 0 NET 0	0 1	1		OFFICE CLEANING	1,475.00
DEBBIE'S: 1							Total for DEBBIE'S :	1,475.00
Vendor #:	DVHT (DELAWARE VALLEY	HEALTH TRU	JST)					
26415	02/01/24	02/01/24	0 % 0 NET 0	0 1	1		FEB HEALTH/DENTAL	81,560.38
DVHT: 1 Rec	ord(s)						Total for DVHT :	81,560.38

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Invoice #	Inv Date	Post Date	Pay Term	<u>PO #</u> <u>1099 Urg Bank #</u>	Reference	Description	Invoice Amt
Vendor #:	EASTERN (EASTERN WARE	HOUSE DISTR	UBTORS, LLC)				
5CN103538	02/05/24	02/05/24	0 % 0 NET 0	0 11		PW/CORE RETURN	-65.00
5IV806773	01/24/24	01/24/24	0 % 0 NET 0	0 11		PW/#45/OIL FILTER	19.44
5IV806774	01/24/24	01/24/24	0 % 0 NET 0	0 11		PW/AIR FILTER	93.94
5IV806776	01/24/24	01/24/24	0 % 0 NET 0	0 11		PW/#45/FUEL FILTERS	37.55
5IV808387	01/30/24	01/30/24	0 % 0 NET 0	0 11		PW/LOW NOTE SCROLL	12.82
5IV808853	01/31/24	01/31/24	0 % 0 NET 0	0 11		PW/CHASE VEHICLE/AL'	416.65
5IV810151	02/05/24	02/05/24	0 % 0 NET 0	0 11		PW/IGNITION STARTER	34.64
5IV810781	02/06/24	02/06/24	0 % 0 NET 0	0 11		PW/OIL FILTER	20.59
EASTERN: 8 I	Record(s)					Total for EASTERN :	570.63
/endor #:	ENGELHART (CHRISTOPHE	R ENGELHAR	Г)				
12224	01/22/24	01/22/24	0 % 0 NET 0	0 11		PD/WRAP INSTRUCTOR	389.00
012324	01/23/24	01/23/24	0 % 0 NET 0	0 11		REIMBURSEMENT/THUN	153.68
ENGELHART.	2 Record(s)					Total for ENGELHART :	542.68
/endor #:	GALCO (GALCO BUSINESS	COMMUNICA	TIONS, INC.)				
00346	01/29/24	01/29/24	0 % 0 NET 0	0 11		SITE VISIT/REPLACE BA	495.00
GALCO: 1 Red	cord(s)					Total for GALCO :	495.00
/endor #:	GOOD (GOOD PLUMBING, H			-			
1724959	01/01/24	01/01/24	0 % 0 NET 0	0 11		HVAC SERVICE/MAINT _	645.26
GOOD: 1 Rec	ord(s)					Total for GOOD :	645.26
endor #:	GRIM (GRIM, BIEHN & THA			0 11			240.50
21504	01/22/24	01/22/24	0 % 0 NET 0	0 11		ZHB/2023 HEARINGS LIS	240.50
21512	01/22/24	01/22/24	0 % 0 NET 0	0 11		TEDESCO ZHB	689.33
RIM: 2 Reco	ord(s)					Total for GRIM :	929.83
endor #:	GROVE J (JOSHUA GROVE)						
12224	01/22/24	01/22/24	0 % 0 NET 0	0 11		SHOE REIMBURSEMENT	289.99
ROVE J: 1 R	Record(s)					Total for GROVE J :	289.99
endor #:	H & K (H & K MATERIALS)	01/01/04		0 11			212 54
2048	01/31/24	01/31/24	0 % 0 NET 0	0 11		ROAD MATERIAL/VARIC	312.76
' & K: 1 Recc						Total for H & K :	312.76
endor #:	HOME (HOME DEPOT CREE			0 11			250.02
12824	01/28/24	01/28/24	0 % 0 NET 0	0 11		BLDG/PD/PW SUPPLIES	259.82
OME: 1 Rec	ord(s)					Total for HOME :	259.82
endor #:	IT BUSI (IT BUSINESS SOLU	TIONS, INC.)					
036	01/26/24	01/26/24	0 % 0 NET 0	0 11		PD/BODY CAMERA/CAR	403.75
051	02/01/24	02/01/24	0 % 0 NET 0	0 11		ADMIN MONTHLY MAIN	796.00
052	02/01/24	02/01/24	0 % 0 NET 0	0 11		PD MONTHLY MAINT	849.00
T BUSI: 3 Red	cord(s)					Total for IT BUSI :	2,048.75
endor #:	KEYSTONE G (KEYSTONE G	COLLECTIONS	GROUP)				
91104229297	79 01/31/24	01/31/24	0 % 0 NET 0	0 11		LST	351.04
91104229346	53 01/31/24	01/31/24	0 % 0 NET 0	0 11		EIT	2,465.47
61109229299	01/31/24	01/31/24	0 % 0 NET 0	0 11		LST	10.00
EYSTONE G	: 3 Record(s)					Total for KEYSTONE G :	2,826.51
endor #:	LABELCRAFT (LABELCRAF	T PRESS, INC.)				
4034	01/17/24	01/17/24	0 % 0 NET 0	0 11		PD/NO PARKING SIGNS	110.00
ABELCRAFT	T: 1 Record(s)					Total for LABELCRAFT :	110.00
endor #:	LAPP'S (LAPP'S LANDSCAP						
658	02/01/24	02/01/24	0 % 0 NET 0	0 11		TOPSOIL/LONGLEAF	180.00
APP'S: 1 Rec						Total for LAPP'S :	180.00
endor #:	LAWSON (LAWSON PRODU						5 00
311202877	01/09/24	01/09/24	0 % 0 NET 0	0 11		PW/SUPPLIES	589.40
311245556	01/25/24	01/25/24	0 % 0 NET 0	0 11		PW/SUPPLIES	427.43
LAWSON: 2 R	ecord(s)					Total for LAWSON :	1,016.83

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Invoice #	MACLOCLENG	Inv Date	Post Date	Pay Term	<u>PO #</u> <u>1099 Urg Bank</u>	<u> # Reference</u>	Description	Invoice Am
Vendor #: 8939	MAGLOCLEN (N	01/01/24	01/01/24	0 % 0 NET 0	0 11		PD/MEMBERSHIP (TILL (400.00
MAGLOCLEN	: 1 Record(s)						Total for MAGLOCLEN :	400.00
Vendor #:	MINUTEMAN (M	AINUTEMAN	VPRESS)					
55685		01/17/24	01/17/24	0 % 0 NET 0	0 11		BUILDNG DEPT/LABELS	193.83
MINUTEMAN:	: 1 Record(s)						Total for MINUTEMAN :	193.83
/endor #:	MOTOROLA (M	OTOROLA S	OLUTIONS IN	JC)				
411061816	Mo TonoLin (im	01/28/24	01/28/24	0 % 0 NET 0	0 11		PD/EVIDENCE ANNUAL	5,070.00
281808522		01/26/24	01/26/24	0 % 0 NET 0	0 11		PD/REMOTE TRAINING	1,500.00
3281808669		01/29/24	01/29/24	0 % 0 NET 0	0 11		PD/LICENSE KEY	1,000.0
IOTOROLA: .	3 Record(s)							7,570.00
endor #:	NYCO (NYCO C	ORPORATIO	N)					
82400351		01/23/24	01/23/24	0 % 0 NET 0	0 11		PW/SUPPLIES	107.8
VYCO: 1 Reco	rd(s)						Total for NYCO :	107.8
				SVSTEM INC.)				
Vendor #: 039043	PAONECALL (PI	01/31/24	01/31/24	0 % 0 NET 0	0 11		PA ONE CALLS	85.45
PAONECALL:	1 Pagard(s)	01/51/24	01/51/24	0 /00 1121 0	0 11		Total for PAONECALL :	85.4
		OTWODY					Iotal Ior FAONECALL.	03.4.
Vendor #: 89788	PATRIOT (PATRI	01/09/24	(EAR) 01/09/24	0 % 0 NET 0	0 11		PD/UNIFORMS/GODFRE'	282.00
9788		01/09/24	01/09/24	0 % 0 NET 0 0 % 0 NET 0	0 11		PD/UNIFORMS/GODFRE	126.00
PATRIOT: 2 Re	acord(s)	01/15/24	01/15/24	0 /00 1121 0	0 11		-	408.00
							Total for PATRIOT :	406.00
endor #:	PECO (PECO EN		1	0.9/ 0 NET 0	0 11		RT 309	20.0
13124		01/30/24	01/30/24	0 % 0 NET 0	0 11		_	30.08
PECO: 1 Reco							Total for PECO :	30.08
/endor #:	POWER DMS (P				0 11		DD/GUDGCDIDTION/TDAI	5 774 0
17482		01/23/24	01/23/24	0 % 0 NET 0	0 11		PD/SUBSCRIPTION/TRAI	5,774.04
OWER DMS:	T Record(s)						Total for POWER DMS :	5,774.04
/endor #:	PPL (PPL ELECT		1 - C					
10924430		01/09/24	01/09/24	0 % 0 NET 0	0 11		RT 113/SHOPPING MALL	35.2
11124025		01/11/24 01/11/24	01/11/24 01/11/24	0 % 0 NET 0 0 % 0 NET 0	0 11 0 11		OLD BETH PK/CENTRAL RT 113/RT 309	39.02 36.22
011124272 011124524		01/11/24	01/11/24	0 % 0 NET 0 0 % 0 NET 0	0 11		RT 113/RT 309	53.34
)11124524		01/11/24	01/11/24	0 % 0 NET 0	0 11		OLD RT 309/RT 113	38.40
)11224439		01/12/24	01/12/24	0 % 0 NET 0	0 11		DIAMOND/GLENWOOD	36.58
11824097		01/18/24	01/18/24	0 % 0 NET 0	0 11		CALLOWHILL RD BLINK	27.03
11824177		01/18/24	01/18/24	0 % 0 NET 0	0 11		CALLOWHILL RD FLASI	27.49
11824366		01/18/24	01/18/24	0 % 0 NET 0	0 11		PW BLDG	447.60
11824373		01/18/24	01/18/24	0 % 0 NET 0	0 11		13 W CREAMERY ROAD	1,055.6
11824759		01/18/24	01/18/24	0 % 0 NET 0	0 11		POLE BARN/SALT SHED	158.43
11824801		01/18/24	01/18/24	0 % 0 NET 0	0 11		RT 113/CALLOWHILL	37.7
11824926		01/18/24	01/18/24	0 % 0 NET 0	0 11		RADIO SHELTER	29.3
11824947		01/18/24	01/18/24	0 % 0 NET 0	0 11		GREEN ST/NORTH OF FA	32.20
012324589		01/23/24	01/23/24	0 % 0 NET 0	0 11		DIAMOND FLASHING LI	26.18
)12324975)12524229		01/23/24 01/25/24	01/23/24 01/25/24	0 % 0 NET 0 0 % 0 NET 0	0 11 0 11		HILLTOWN PK/CALLOW RT 113/DIAMOND	38.00 34.20
12524229		01/25/24	01/25/24	0 % 0 NET 0	0 11		RCKERT RD	25.32
)12524441		01/25/24	01/25/24	0 % 0 NET 0	0 11		RICKERT ROAD	26.77
12624741		01/26/24	01/26/24	0 % 0 NET 0	0 11		HILLTOWN PK FLASHIN	25.82
012924564		01/29/24	01/29/24	0 % 0 NET 0	0 1 1		HILLTOWN PK/LIMEKIL	39.8
13024074		01/30/24	01/30/24	0 % 0 NET 0	0 11		STREET LIGHTS	3,996.99
013024512		01/30/24	01/30/24	0 % 0 NET 0	0 11		ARBORS LED LIGHTS	189.05
		01/26/24	01/26/24	0 % 0 NET 0	0 11		HILLTOWN PK/SWARTLI	29.00
021624697								

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AP Invoice Summary Report

<u>Invoice #</u>	Inv Date		<u>Pay Term</u>	<u>PO #</u> <u>1099 Urg Bank #</u>	Reference	Description	Invoice Am
Vendor #: 62943	REESE'S (REESE'S GARAC 01/08/24		0 % 0 NET 0	0 11		PD/#36-02/LUBE/OIL/FIL]	104.97
62991	01/03/24		0 % 0 NET 0	0 11		PD/#7/LUBE/OIL/FILTER/	146.67
63001	01/11/24		0 % 0 NET 0	0 11		PD/#36-10/LUBE/OIL/FIL]	90.69
63030	01/15/24		0 % 0 NET 0	0 11		PD/#3/4 TIRES MOUNTEI	119.00
63050	01/22/24		0 % 0 NET 0	0 11		PD/#36-08/OIL/CABIN FII	500.01
63132	01/29/24		0 % 0 NET 0	0 11		PD/#36-11/LUBE/OIL/FIL1	104.67
63154	01/31/24	01/31/24	0 % 0 NET 0	0 11		PD/#36-09/BATTERY/OIL/	504.72
63176	02/01/24	02/01/24	0 % 0 NET 0	0 11		PD/#3/LUBE/OIL/FILTER/	94.19
REESE'S: 8 R	ecord(s)					Total for REESE'S :	1,664.92
Vendor #:	RICHTER (RICHTER TOTA	AL OFFICE)					
1909580	01/09/24	01/09/24	0 % 0 NET 0	0 11		ADMIN SUPPLIES	156.66
1910241	01/12/24	01/12/24	0 % 0 NET 0	0 11		PC/NAMEPLATE	16.00
1911205	01/23/24	01/23/24	0 % 0 NET 0	0 11		ADMIN/PD SUPPLIES	121.18
19112179	01/30/24	01/30/24	0 % 0 NET 0	0 11		ADMIN SUPPLIES	179.57
1912128	01/30/24	01/30/24	0 % 0 NET 0	0 11		ADMIN/PD SUPPLIES	43.67
RICHTER: 5 I	Record(s)					Total for RICHTER :	517.08
Vendor #:	STANDARD (STANDARD	INSURANCE CC	MPANY)				
011624	01/16/24	01/16/24	0 % 0 NET 0	0 11		LIFE/DISABILITY	4,236.18
STANDARD:	l Record(s)					Total for STANDARD :	4,236.18
Vendor #:	SUBURBAN (SUBURBAN		0 % 0 NET 0	0 11		NW/DIECEL ELEI	71.25
609663	01/22/24 01/29/24			0 11		PW/DIESEL FUEL	71.37
609727 609765	01/29/24		0 % 0 NET 0 0 % 0 NET 0	$ \begin{array}{cccc} 0 & 1 \\ 0 & 1 \\ \end{array} $		PW/DIESEL FUEL PW/DIESEL FUEL	227.45 168.39
		02/03/24	0 % 0 NET 0	0 11		_	
SUBURBAN:		Distance di Alterra	4:)			Total for SUBURBAN :	467.21
Vendor #: 202401	TRANSUNION (TransUnion 02/01/24		0 % 0 NET 0	0 11		PD/MONTHLY	90.20
TRANSUNION	N: 1 Record(s)					— Total for TRANSUNION :	90.20
Vendor #:	TREEEX (TREE EX)						
17450	01/24/24	01/24/24	0 % 0 NET 0	0 11		STUMP GRINDING/BEEC	1,544.00
TREEEX: 1 R	ecord(s)					Total for TREEEX :	1,544.00
Vendor #:	TRIAD (TRIAD TACTICAL	2, 11 (21)		G VENDOR SELECTED			
0206356	01/19/24		0 % 0 NET 0	0 11		PW/CUTTING EDGE KIT/	234.00
0206482	01/26/24	01/26/24	0 % 0 NET 0	0 11		PW/CUTTING EDGE KIT	388.00
TRIAD: 2 Rec	ord(s)					Total for TRIAD :	622.00
Vendor #:	TRIAD TRUC (TRIAD TRU						
0206356	01/19/24		0 % 0 NET 0	0 11		PW/PLOW PARTS	234.00
0206482	01/26/24	01/26/24	0 % 0 NET 0	0 11		PW/PLOW PARTS	388.00
TRIAD TRUC	: 2 Record(s)					Total for TRIAD TRUC :	622.00
Vendor #:	VERIZON (VERIZON WIR	1					
9953611213	01/30/24		0 % 0 NET 0	0 11		CELL PHONES	557.56
9953641212	01/30/24	01/30/24	0 % 0 NET 0	0 11		PD/BROADBAND	360.11
VERIZON: 2 I						Total for VERIZON :	917.67
Vendor #: 010124	VERIZON NY (VERIZON) 01/01/24		0 % 0 NET 0	0 11		PD/FIOS	99.00
VERIZON NY.		01/01/24	0 /0 0 1121 0	0 11		Total for VERIZON NY :	99.00 99.00
Vendor #:	WAST (WM CORPORATE	SERVICES INC.					22.00
345468	01/16/24		0 % 0 NET 0	0 11		TRASH COLLECTION	1,212.49
WAST: 1 Reco	ord(s)					Total for WAST :	1,212.49
Vendor #:	WEX BANK (WEX BANK))					
94986041	01/31/24	01/31/24	0 % 0 NET 0	0 11		GASOLINE/DIESEL FUEL	9,592.91
	l Record(s)					Total for WEX BANK :	9,592.91

Printed By: Supervisor

GENERAL FUND

AP Invoice Summary Report

Invoice #	Inv Date	Post Date	Pay Term	<u>PO #</u> <u>1099 Urg Bank #</u>	Reference	Description	Invoice Amt
Vendor #: WITMER (V	VITMER PUBLIC	SAFETY GRO	OUP, INC.)				
409411	01/31/24	01/31/24	0 % 0 NET 0	0 11		PD/CONES	29.90
WITMER: 1 Record(s)						- Total for WITMER :	29.90
Vendor #: WRIGHT FI	(WRIGHT FLOO	ORING)					
1223548	01/01/24	01/01/24	0 % 0 NET 0	0 11		PD/DET OFFICE FLOOR	325.00
WRIGHT FL: 1 Record(s)						- Total for WRIGHT FL :	325.00
Vendor #: WYNN ASS	OC (WYNN ASSO	OCIATES, INC.	.)				
012624	01/26/24	01/26/24	0 % 0 NET 0	0 11		PROFESSIONAL	5,700.74
WYNN ASSOC: 1 Record(s)						Total for WYNN ASSOC :	5,700.74
Report: 111 Record(s)						Total for this Report :	148,941.89
					REVISI	ED TOTAL FOR THE REPORT:	148,319.89

Detail Report Sorted by Vendor # + Invoice #

Specific Option(s): 1.) Include Regular Invoices 2.) Include Debit Invoices 3.) Include Prepayment Invoices CRITERIA

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Filter(s): Entry Date: From 02/05/24 Until 02/07/24 02/07/24 08:29:06 AM

FIRE FUND

Printed By: Supervisor

AP Invoice Summary Report

Invoice #	Inv Date	Post Date	Pay Term	<u>PO # 1099 Urg Bank #</u>	<u>Reference</u>	Description	Invoice Amt
Vendor #: SELLERS	VIL (SELLERSVILL	E FIRE COMP	ANY)				
020524	02/05/24	02/05/24	0 % 0 NET 0	0 1 03		2024 2ND DISTRIBUTION	4,525.10
SELLERSVIL: 1 Record(s)						Total for SELLERSVIL :	4,525.10
Report: 1 Record(s)						Total for this Report : =	4,525.10

CRITERIA

Filter(s): Entry Date: From 02/05/24 Until 02/06/24

Detail Report Sorted by Vendor # + Invoice #

Specific Option(s): 1.) Include Regular Invoices 2.) Include Debit Invoices 3.) Include Prepayment Invoices 02/07/24 08:29:43 AM

Printed By: Supervisor

PARK & RECREATION FUND

AP Invoice Summary Report

Invoice #	Inv Date	e Post Date	Pay Term	<u>PO #</u> <u>1099 Urg Bank #</u>	Reference	Description	Invoice Amt
Vendor #:	DISPLAY (DISPLAY AND	SIGN CENTER, I	NC.)				
52913	01/18/24	01/18/24	0 % 0 NET 0	0 1 05		FOREST ROAD TRAIL SI	305.00
DISPLAY: 1 H	Record(s)					Total for DISPLAY :	305.00
Vendor #:	MUTT MITT (MUTT MITT)					
590747	01/29/24	01/29/24	0 % 0 NET 0	0 1 05		PARK DOG WASTE BAGS	1,739.82
MUTT MITT:	l Record(s)					Total for MUTT MITT :	1,739.82
Vendor #:	PACIFIC (PTS PROVIDERS	S INC)					
1124627	01/29/24	01/29/24	0 % 0 NET 0	0 1 05		CIVIC PK/PAY PHONE	99.00
1124637	01/29/24	01/29/24	0 % 0 NET 0	0 1 05		BLOOMING GL PK/PAY P	99.00
PACIFIC: 2 R	Record(s)					Total for PACIFIC :	198.00
Vendor #:	PORTABOWL (PORT A BC	WL RESTROOM	(COMPANY)				
2674	01/31/24	01/31/24	0 % 0 NET 0	0 1 05		BLOOMING GL PK/REST	121.80
2828	02/01/24	02/01/24	0 % 0 NET 0	0 1 05		CIVIC PK/REST ROOMS	238.03
PORTABOWI	L: 2 Record(s)					Total for PORTABOWL :	359.83
Vendor #:	PPL (PPL ELECTRIC UTIL	ITIES)					
012324963	01/23/24	01/23/24	0 % 0 NET 0	0 1 05		CIVIC PARK	113.80
PPL: 1 Recor	d(s)					Total for PPL :	113.80
Report: 7 Rec	cord(s)					Total for this Report :	2,716.45

CRITERIA

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Detail Report Sorted by Vendor # + Invoice #

Specific Option(s): 1.) Include Regular Invoices 2.) Include Debit Invoices 3.) Include Prepayment Invoices

Filter(s): Entry Date: From 02/05/24 Until 02/06/24

02/07/24 08:30:35 AM

CAPITAL PROJECTS FUND

Printed By: Supervisor

AP Invoice Summary Report

Invoice #	Inv Date	Post Date	<u>Pay Term</u>	<u>PO # 1099 Urg Bank #</u>	<u>Reference</u>	Description	Invoice Amt
Vendor #: AXON (AXON	ENTERPRISE,	, INC.)					
US217512	01/04/24	01/04/24	0 % 0 NET 0	0 1 30		PD/TWO TASERS	3,167.28
AXON: 1 Record(s)						Total for AXON :	3,167.28
Report: 1 Record(s)						Total for this Report :	3,167.28
						=	

CRITERIA

Filter(s): Entry Date: From 02/05/24 Until 02/06/24

Detail Report Sorted by Vendor # + Invoice #

Specific Option(s): 1.) Include Regular Invoices 2.) Include Debit Invoices 3.) Include Prepayment Invoices 02/07/24 08:31:34 AM

Printed By: Supervisor

RECREATION CAPITAL RESERVE FUND

AP Invoice Summary Report

Invoice #	Inv Date	Post Date	<u>Pay Term</u>	<u>PO # 1099 Urg Bank #</u>	<u>Reference</u>	Description	Invoice Amt
Vendor #: WYNN ASSOC	(WYNN ASSO	CIATES)					
012624	01/26/24	01/26/24	0 % 0 NET 0	0 1 31		PROFESSIONAL	590.80
WYNN ASSOC: 1 Record(s)						- Total for WYNN ASSOC :	590.80
Report: 1 Record(s)						Total for this Report : =	590.80

CRITERIA

Filter(s): Entry Date: From 02/05/24 Until 02/06/24

Detail Report Sorted by Vendor # + Invoice # Specific Option(s): 1.) Include Regular Invoices 2.) Include Debit Invoices 3.) Include Prepayment Invoices 02/07/24 08:32:21 AM

Printed By: Supervisor

STORMWATER SYSTEM RESERVE FUND

AP Invoice Summary Report

Invoice #		Inv Date	Post Date	Pay Term	<u>PO #</u> <u>1099 Urg Bank #</u>	Reference	Description	Invoice Amt
Vendor #:	COMMONWEA	H (COMMON	WEALTH PRE	CAST, INC.)				
29016A		01/01/24	01/01/24	0 % 0 NET 0	0 133		PW/SWM SWARTLEY RD	380.00
COMMONWE	EAH: 1 Record(s)						Total for COMMONWEAH :	380.00
Vendor #:	H & K (H & K M	IATERIALS, i	NC.)					
41972		01/13/24	01/13/24	0 % 0 NET 0	0 133		SWM/RELIANCE RD	192.40
H & K: 1 Reco	ord(s)						Total for H & K :	192.40
Vendor #:	WYNN ASSOC	(WYNN ASSC	OCIATES, INC)					
012324		01/26/24	01/26/24	0 % 0 NET 0	0 133		PROFESSIONAL	5,419.67
WYNN ASSOC	C: 1 Record(s)						Total for WYNN ASSOC :	5,419.67
Report: 3 Reco	ord(s)						Total for this Report :	5,992.07

Detail Report Sorted by Vendor # + Invoice #

Specific Option(s): 1.) Include Regular Invoices 2.) Include Debit Invoices 3.) Include Prepayment Invoices CRITERIA

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Filter(s): Entry Date: From 02/05/24 Until 02/06/24 02/07/24 08:33:54 AM

Printed By: Supervisor

STATE HIGHWAY AID FUND

AP Invoice Summary Report

Invoice #	In	<u>ıv Date</u>	Post Date	Pay Term	<u>PO # 1099 Urg</u>	Bank #	<u>Reference</u>	Description	Invoice Amt
Vendor #:	SILVI (Silvi Cement)								
51031785	01	1/10/24	01/10/24	0 % 0 NET 0	0 1			DE-ICING MATERIAL	1,530.54
51032099	01	1/17/24	01/17/24	0 % 0 NET 0	0 1			DE-ICING MATERIAL	18,465.48
51032374	01	1/19/24	01/19/24	0 % 0 NET 0	0 1			DE-ICING MATERIAL	4,717.02
51032842	01	1/25/24	01/25/24	0 % 0 NET 0	0 1			DE-ICING MATERIAL	21,164.22
51032923	01	1/26/24	01/26/24	0 % 0 NET 0	0 1			DE-ICING MATERIAL	2,987.82
SILVI: 5 Reco	rd(s)							Total for SILVI :	48,865.08
Report: 5 Rec	ord(s)							 Total for this Report :	48,865.08

CRITERIA

Detail Report Sorted by Vendor # + Invoice # Specific Option(s): 1.) Include Regular Invoices 2.) Include Debit Invoices 3.) Include Prepayment Invoices Filter(s): Entry Date: From 02/05/24 Until 02/06/24 Page 1 of 1

02/07/24 08:34:18 AM

Printed By: Supervisor

ESCROW FUND

AP Invoice Summary Report

Invoice #	Inv Date	Post Date	Pay Term	<u>PO # 1099 Urg Bank #</u>	<u>Reference</u>	Description	Invoice Amt
Vendor #:	COOPER (COOPER REPOR	RTING)					
20	01/30/24	01/30/24	0 % 0 NET 0	0 1		APPEARANCE/TRANSCR	367.00
COOPER: 11	Record(s)					Total for COOPER :	367.00
Vendor #:	RFI (RFI PROPERTY AND	MANAGEMENT	, LLC)				
020524	02/05/24	02/05/24	0 % 0 NET 0	0 1 92		ESCROW RELEASE	19,173.60
RFI: 1 Record	l(s)					Total for RFI :	19,173.60
Vendor #:	SCOTT (MATTHEW SCOT	T)					
020624	02/06/24	02/06/24	0 % 0 NET 0	0 1 92		ESCROW RELEASE	634.91
SCOTT: 1 Red	cord(s)					Total for SCOTT :	634.91
Vendor #:	SUPERIOR (SUPERIOR TA	NK & ENERGY	COMPANY LLC)				
020624	02/06/24	02/06/24	0 % 0 NET 0	0 1 92		ESCROW RELEASE	847.10
SUPERIOR:	Record(s)					Total for SUPERIOR :	847.10
Vendor #:	TEDESCO (Kerry Tedesco)						
020624	02/06/24	02/06/24	0 % 0 NET 0	0 1		ESCROW RELEASE	2,500.00
TEDESCO: 1	Record(s)					Total for TEDESCO :	2,500.00
Vendor #:	WYNN ASSOC (WYNN AS	SOCIATES, INC.	.)				
012624	01/26/24	01/26/24	0 % 0 NET 0	0 1 92		PROFESSIONAL	4,933.25
WYNN ASSOC	C: 1 Record(s)					Total for WYNN ASSOC :	4,933.25
Report: 6 Rec	ord(s)					Total for this Report :	28,455.86

CRITERIA

Detail Report Sorted by Vendor #+ Invoice #

Specific Option(s): 1.) Include Regular Invoices 2.) Include Debit Invoices 3.) Include Prepayment Invoices

Filter(s): Entry Date: From 02/05/24 Until 02/06/24

BILLS LIST

HILLTOWN TOWNSHIP

BILLS LIST SUMMARY

FEBRUARY 8, 2023 to FEBRUARY 21, 2024

DUE DATE - FEBRUARY 27, 2024

General Fund	\$ 64,909.46
Fire Fund	\$ 3,553.50
Capital Projects Fund	\$ 14,257.50
Stormwater System Reserve Fund	\$ 47.05
State Highway Aid Fund	\$ 4,500.00
Escrow Fund	\$ 22,560.26
Total All Funds	\$ 109,827.77

02/21/24 12:16:09 PM

GENERAL FUND

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<u>Invoice #</u> Vendor #:	<u>Inv Date</u> AIRGAS (AIRGAS USA, LI		Pay Term	<u>PO # 1099 Urg Bank #</u>	<u>Reference</u>	Description	Invoice Am
9146608684	02/05/24		0 % 0 NET 0	0 11		PW/WELDING GAS/SHOI	299.7
AIRGAS: 1 Re	cord(s)					Total for AIRGAS :	299.7
Vendor #:	ARMOUR (ARMOUR & SO	ONS ELECTRIC,	INC.)				
910037733	02/06/24	02/06/24	0 % 0 NET 0	0 11		RT 309/ORVILLA/STUB P	1,492.75
ARMOUR: 1 R	Record(s)					Total for ARMOUR :	1,492.75
Vendor #:	ASSOCTRUCK (ASSOCIA	TED TRUCK PAR	RTS)				
06P9881	02/14/24	02/14/24	0 % 0 NET 0	0 11		PW/#40/TORQUE CLAMP	18.90
ASSOCTRUCH	K: 1 Record(s)					Total for ASSOCTRUCK :	18.9
Vendor #:	BARRY ISET (BARRY ISE	IT & ASSOCIAT	ES INC.)				
185952	02/13/24		0 % 0 NET 0	0 11		JANUARY PLAN REVIEW	9,171.2
0185953	02/13/24	02/13/24	0 % 0 NET 0	0 11		JANUARY ZONING/PLAN	5,100.0
BARRY ISET:	2 Record(s)					Total for BARRY ISET :	14,271.2
Vendor #:	BCATO (BUCKS CO. ASSO	OC. OF TOWNSH	IP OFFICIALS)				
022124	02/21/24	02/21/24	0 % 0 NET 0	0 11		BCATO ANNUAL CONVE	45.00
BCATO: 1 Rec	cord(s)					Total for BCATO :	45.00
Vendor #:	BCATO-2 (BUCKS COUNT	Y ASSOC OF TO	WNSHIP OFFICIALS)			
2177	01/17/24	01/17/24	0 % 0 NET 0	0 11		2024 MEMBERSHIP DUE	300.00
BCATO-2: 1 R	Record(s)					Total for BCATO-2 :	300.00
Vendor #:	BRITTON (BRITTON INDU	ISTRIES)					
069516	02/09/24		0 % 0 NET 0	0 11		PW/LONG LEAF BRUSH	30.00
BRITTON: 1 R						Total for BRITTON :	30.00
		UCKS SPECIAL	DECDONCE TEAMO				0000
Vendor #:)21924	CENTRAL B (CENTRAL B 02/19/24		0 % 0 NET 0	0 11		PD/TACTICAL SUPPLIES	3,200.00
CENTRAL B: .		02/17/24	0 /00 1121 0	0 11		_	3,200.00
						Total for CENTRAL B :	3,200.00
Vendor #: 22	COOPER RE (COOPER RE 02/08/24		0 % 0 NET 0	0 11		ZHB APPERANCE/TRAN	351.00
		02/08/24	0 % 0 NET 0	0 11		_	
COOPER RE:						Total for COOPER RE :	351.00
Vendor #:	COTTERINO (COTTERINO		1				
110793	02/04/24	02/04/24	0 % 0 NET 0	0 11		PW/SNOW PLOW BLADE	3,113.30
COTTERINO:	1 Record(s)					Total for COTTERINO :	3,113.30
Vendor #:	DUNLAP (DUNLAP SLK)						
111854	02/12/24	02/12/24	0 % 0 NET 0	0 11		PROGRESS BILLING/202.	8,500.00
DUNLAP: 1 R	ecord(s)					Total for DUNLAP :	8,500.00
Vendor #:	EASTERN (EASTERN WAI	REHOUSE DISTR	RUBTORS, LLC)				
5CN103844	02/15/24	02/15/24	0 % 0 NET 0	0 11		PW/WINDSHIELD WIPER	-136.80
5IV810997	02/07/24		0 % 0 NET 0	0 11		PW/#43/AIR/WATER FILT	322.52
5IV811226	02/07/24		0 % 0 NET 0	0 11		PW/#43/FUEL FILTER	40.99
5IV811227	02/07/24		0 % 0 NET 0	0 11		PW/#43/OIL FILTER	67.89
5IV811842	02/09/24		0 % 0 NET 0	0 11		PW/#48/OIL FILTER	19.49
5IV811845	02/09/24 02/09/24		0 % 0 NET 0 0 % 0 NET 0	0 11 0 11		PW/#48/CABIN AIR FILTE PW/BACKHOE/AIR/OIL/F	85.78
5IV811846 5IV813482	02/09/24		0 % 0 NET 0 0 % 0 NET 0	0 11		PW/#56/WIPER BLADES	385.52 68.40
5IV813523	02/15/24		0 % 0 NET 0	0 11		PW/#50/WINDSHIELD WI	17.34
5IV813656	02/16/24		0 % 0 NET 0	0 11		PW/#47/WINDSHIELD WI	70.40
5IV815026	02/21/24		0 % 0 NET 0	0 11		PW/OIL FILTERS	107.18
EASTERN: 11						Total for EASTERN :	1,048.71
Vendor #:	ELAN FIN (Elan Financial S	(ervices)					
)20124	02/12/24		0 % 0 NET 0	0 11		PSATS/POSTAGE/4TH QT	2,547.24
						(· ·

02/21/24 12:16:09 PM

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<u>Invoice #</u> Vendor #:	Inv Date ENGELHART (CHRISTOPHE	Post Date	Pay Term	<u>PO #</u> <u>1099 Urg Bank #</u>	Reference	Description	Invoice Am
021924	02/19/24	02/19/24	0 % 0 NET 0	0 11		PD/STUMPO TRAINING/I	206.98
021924A	02/19/24	02/19/24	0 % 0 NET 0	0 11		PD/SUPPLIES	142.64
ENGELHART	: 2 Record(s)					Total for ENGELHART :	349.62
Vendor #:	GALCO (GALCO BUSINESS	COMMUNICA	ATIONS, INC.)				
90389	02/10/24	02/10/24	0 % 0 NET 0	0 11		OFFICE PHONES	610.50
GALCO: 1 Re	ecord(s)					Total for GALCO :	610.5
Vendor #:	GATEHOUSE (GATEHOUSE						
9680203	01/31/24	01/31/24	0 % 0 NET 0	0 11		ADVERTISEMENT/ZHB 2	351.2
	E: 1 Record(s)					Total for GATEHOUSE :	351.2
Vendor #: 924413139	GOOD (GOOD PLUMBING, I 01/31/24	HEATING, AIR 01/31/24	0 % 0 NET 0	0 11		EMERGENCY SERVICE/N	860.9
GOOD: 1 Rec		01/51/24	0 /0 0 1121 0	0 11		Total for GOOD :	860.9
Vendor #:							000.9
42109	H & K (H & K MATERIALS) 02/10/24	02/10/24	0 % 0 NET 0	0 11		PW/MIDDLE ROAD/COLI	733.44
H & K: 1 Rec						Total for H & K :	733.44
Vendor #:	HARLEY ACE (HARLEYSVI	LLE ACE HAR	DWARE)				
907148	01/18/24	01/18/24	0 % 0 NET 0	0 11		PW/CALCIUM PELLETS	339.90
HARLEY ACE	E: 1 Record(s)					Total for HARLEY ACE :	339.9
Vendor #:	IT BUSI (IT BUSINESS SOLU	JTIONS, INC.)					
5066	02/07/24	02/07/24	0 % 0 NET 0	0 11		ADMIN/BACKUP DRIVES	180.0
5067	02/15/24	02/15/24	0 % 0 NET 0	0 11		PD/COMPUTER SETUPS	807.5
IT BUSI: 2 Re	ecord(s)					Total for IT BUSI :	987.5
Vendor #:	MOYER I/O (MOYER INDOC						
2132078 2132079	02/09/24 02/09/24	02/09/24 02/09/24	0 % 0 NET 0 0 % 0 NET 0	0 1 1 0 1 1		TWP BLDG HEATING FU PW HEATING FUEL	2,833.5 4,157.6
MOYER I/O: .		02/09/24	0 /0 0 1421 0	0 11		Total for MOYER I/O :	6,991.2
Vendor #:	NYCO (NYCO CORPORATIO	N)					0,7712
B2400752	02/14/24	02/14/24	0 % 0 NET 0	0 11		PW/CLAMPS/SUPPLIES	66.0
NYCO: 1 Reco	ord(s)					Total for NYCO :	66.0
Vendor #:	PATRIOT (PATRIOT WORKW	/EAR)					
39925	01/31/24	01/31/24	0 % 0 NET 0	0 11		PD/2 TRAFFIC VESTS	143.0
PATRIOT: 1 R	Record(s)					Total for PATRIOT :	143.0
Vendor #:	PPL (PPL ELECTRIC UTILIT	IES)					
020224804	02/02/24	02/02/24	0 % 0 NET 0	0 11		RT 309/ORVILLA RD	58.2
020224806	02/02/24	02/02/24	0 % 0 NET 0	0 11		WALMART/RT 309	55.0
020724430	02/07/24	02/07/24	0 % 0 NET 0	0 11		RT 113/SHOPPING MALL	36.1
020924025	02/09/24	02/09/24	0 % 0 NET 0	0 11		OLD BETH PK/CENTRAL	40.3
020924272	02/09/24	02/09/24	0 % 0 NET 0	0 11		RT 113/RT 309	37.8
020924524	02/09/24	02/09/24	0 % 0 NET 0	0 11		RT 113/RT 309	55.5
020924580	02/09/24	02/09/24	0 % 0 NET 0	0 11		OLD RT 309/RT 113	39.5
021224439 021524926	02/12/24 02/15/24	02/12/24 02/15/24	0 % 0 NET 0 0 % 0 NET 0	0 1 1 0 1 1		DIAMOND ST/GLENWO(RADIO SHELTER	38.9 28.3
		02/13/24	0 70 0 1121 0	0 11		_	
PPL: 9 Recon Vendor #:	a(s) RICHTER (RICHTER TOTAL	OFFICE				Total for PPL :	389.8
vendor #: 1913548	02/09/24	02/09/24	0 % 0 NET 0	0 11		ADMIN/PD SUPPLIES	215.4
1913996	02/14/24	02/14/24	0 % 0 NET 0	0 11		ADMIN/SUPPLIES/CART	183.9
RICHTER: 2	Record(s)					Total for RICHTER :	399.4
Vendor #:	STANDARD (STANDARD IN	SURANCE CO	OMPANY)				
021324	02/13/24	02/13/24	0 % 0 NET 0	0 11		LIFE & DISABILITY INSU	4,270.68
STANDARD:	1 Record(s)					Total for STANDARD :	4,270.68

02/21/24 12:16:09 PM

Printed By: Supervisor

AP Invoice Summary Report

Invoice #	Inv Date	Post Date	Pay Term	<u>PO #</u> 1099 Urg Bank #	Reference	Description	Invoice Amt
Vendor #:	STARBRITE (STAR BRITE C	AR WASH)					
HT37	01/01/24	01/01/24	0 % 0 NET 0	0 11		JAN PD EHICLE DETAILS	72.00
HT38	02/01/24	02/01/24	0 % 0 NET 0	0 11		FEB PD VEHICLE DETAIL	72.00
STARBRITE:	2 Record(s)					Total for STARBRITE :	144.00
Vendor #:	SUBURBAN (SUBURBAN PI	ROPANE)					
609864	02/19/24	02/19/24	0 % 0 NET 0	0 11		PW/DIESEL FUEL	152.18
SUBURBAN:	1 Record(s)					Total for SUBURBAN :	152.18
Vendor #:	TOOL & EQ (TOOL & EQUIF	MENT SOLUT	IONS)				
6616	02/12/24	02/12/24	0 % 0 NET 0	0 11		PW/LIFT INSPECTION	250.00
TOOL & EQ:	1 Record(s)					Total for TOOL & EQ :	250.00
Vendor #:	TREEEX (TREE EX)						
17540	02/07/24	02/07/24	0 % 0 NET 0	0 11		11 E REMOVALS/TWP LI	5,880.00
TREEEX: 1 R	ecord(s)					Total for TREEEX :	5,880.00
Vendor #:	WAST (WM CORPORATE SE	RVICES, INC.)					
3459358	02/01/24	02/01/24	0 % 0 NET 0	0 11		TRASH COLLECTION	66.89
WAST: 1 Reco	ord(s)					Total for WAST :	66.89
Vendor #:	WUERSTLE (JACK D. WUEF	RSTLE)					
3457	02/09/24	02/09/24	0 % 0 NET 0	0 11		JANUARY PROFESSION	6,705.00
WUERSTLE:	l Record(s)					Total for WUERSTLE :	6,705.00
Report: 56 Re	ecord(s)					Total for this Report : =	64,909.46

CRITERIA

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Detail Report Sorted by Vendor # + Invoice #

Specific Option(s): 1.) Include Regular Invoices 2.) Include Debit Invoices 3.) Include Prepayment Invoices

Filter(s): Entry Date: From 02/20/24 Until 02/21/24 02/21/24 08:43:31 AM

FIRE FUND

Printed By: Supervisor

AP Invoice Summary Report

Invoice #		Inv Date	Post Date	Pay Term	<u>PO # 1099 Urg Ba</u>	ank# <u>R</u>	<u>Reference</u>	Description	Invoice Amt
Vendor #:	NORTH PENN (NC	ORTH PENN	WATER AUTH	HORITY)					
10-2023		02/08/24	02/08/24	0 % 0 NET 0	0 1 03	3		2023 HYDRANT RENTAL	3,553.50
NORTH PEN	N: 1 Record(s)							Total for NORTH PENN :	3,553.50
Report: 1 Rec	ord(s)							Total for this Report :	3,553.50

CRITERIA

Filter(s): Entry Date: From 02/20/24 Until 02/21/24

Detail Report Sorted by Vendor # + Invoice # Specific Option(s): 1.) Include Regular Invoices 2.) Include Debit Invoices 3.) Include Prepayment Invoices 02/21/24 08:44:57 AM

Printed By: Supervisor

CAPITAL PROJECTS FUND

AP Invoice Summary Report

Invoice #	Inv Date	Post Date	Pay Term	<u>PO # 1099 Urg Bank #</u>	Reference	Description	Invoice Amt
Vendor #:	IT BUS SOL (IT BUSINESS S	OLUTIONS)					
5038	02/06/24	02/06/24	0 % 0 NET 0	0 1 30		PD/1 DESKTOP/4 LAPTOI	7,920.00
IT BUS SOL:	l Record(s)					Total for IT BUS SOL :	7,920.00
Vendor #:	MOTOROLA (MOTOROLA S	OLUTIONS IN	C)				
1411061991	01/29/24	01/29/24	0 % 0 NET 0	0 1 30		PD/EVIDENCE LIBRARY	6,337.50
MOTOROLA:	1 Record(s)					Total for MOTOROLA :	6,337.50
Report: 2 Rec	ord(s)						14,257.50

CRITERIA

Detail Report Sorted by Vendor # + Invoice #

Specific Option(s): 1.) Include Regular Invoices 2.) Include Debit Invoices 3.) Include Prepayment Invoices

Filter(s): Entry Date: From 02/20/24 Until 02/21/24 02/21/24 08:46:07 AM

Printed By: Supervisor

STORMWATER SYSTEM RESERVE FUND

AP Invoice Summary Report

Invoice #	Inv Date	Post Date	<u>Pay Term</u>	<u>PO #</u> <u>1099 Urg Bank #</u>	<u>Reference</u>	Description	Invoice Amt
Vendor #: LANDIS (LAND	IS BLOCK AN	ND CONCRETE	E)				
1019048	02/06/24	02/06/24	0 % 0 NET 0	0 133		PW/STORMWATER SUPP	47.05
LANDIS: 1 Record(s)						Total for LANDIS :	47.05
Report: 1 Record(s)						Total for this Report : =	47.05

CRITERIA

Filter(s): Entry Date: From 02/20/24 Until 02/21/24

Detail Report Sorted by Vendor # + Invoice # Specific Option(s): 1.) Include Regular Invoices 2.) Include Debit Invoices 3.) Include Prepayment Invoices 02/21/24 08:47:46 AM

Printed By: Supervisor

STATE HIGHWAY AID FUND

AP Invoice Summary Report

Invoice #	Inv Date	Post Date	Pay Term	<u>PO #</u> <u>1099 Urg Bank #</u>	Reference	Description	Invoice Amt
Vendor #:	ETC (ESTABLISHED TRAFF	IC CONTROL)					
19845	02/09/24	02/09/24	0 % 0 NET 0	0 135		PW/SIGN SUPPLIES	580.00
ETC: 1 Recor	rd(s)					Total for ETC :	580.00
Vendor #:	KEN-JAN (KEN-JAN FARM,	INC.)					
794	02/19/24	02/19/24	0 % 0 NET 0	0 135		FEBRUARY SNOW PLOW	1,662.50
KEN-JAN: 11	Record(s)					Total for KEN-JAN :	1,662.50
Vendor #:	SCHMIDT (SCHMIDT PAVIN	G, LLC)					
2161	02/15/24	02/15/24	0 % 0 NET 0	0 1		JAN/FEB SNOW PLOWIN	1,750.00
SCHMIDT: 1	Record(s)					Total for SCHMIDT :	1,750.00
Vendor #:	T. S. HESS (T. S. HESS & SO)	NS EXCAVATI	NG INC.)				
24269	01/31/24	01/31/24	0 % 0 NET 0	0 135		JANUARY SNOW PLOW	507.50
T. S. HESS: 1	Record(s)					Total for T. S. HESS :	507.50
Report: 4 Rec	cord(s)					Total for this Report :	4,500.00

Detail Report Sorted by Vendor # + Invoice # Specific Option(s): 1.) Include Regular Invoices 2.) Include Debit Invoices 3.) Include Prepayment Invoices CRITERIA

Filter(s): Entry Date: From 02/20/24 Until 02/21/24 02/21/24 08:48:39 AM

Printed By: Supervisor

ESCROW FUND

AP Invoice Summary Report

Invoice #		Inv Date	Post Date	<u>Pay Term</u>	<u>PO # 1099 Urg Bank #</u>	Reference	Description	Invoice Amt
Vendor #:	CHESTER (Cheste	er Chrzanowsł	ki)					
021924		02/20/24	02/20/24	0 % 0 NET 0	0 1 92		ESCROW RELEASE #6	19,867.50
CHESTER: 1 R	Record(s)						Total for CHESTER :	19,867.50
Vendor #:	GATEHOUSE (GA	ATEHOUSE N	MEDIA PENNS	YLVANIA HOLDINGS)				
9678491		01/31/24	01/31/24	0 % 0 NET 0	0 1		ADVERTISEMENT/CARS	380.26
GATEHOUSE:	1 Record(s)						Total for GATEHOUSE :	380.26
Vendor #:	WUERSTLE (JAC	CK D. WUERS	STLE)					
3457		02/09/24	02/09/24	0 % 0 NET 0	0 1 92		JANUARY PROFESSION A	2,312.50
WUERSTLE: 1	Record(s)						Total for WUERSTLE :	2,312.50
Report: 3 Reco	rd(s)						Total for this Report :	22,560.26

Detail Report Sorted by Vendor # + Invoice #

Specific Option(s): 1.) Include Regular Invoices 2.) Include Debit Invoices 3.) Include Prepayment Invoices CRITERIA

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Filter(s): Entry Date: From 02/20/24 Until 02/21/24

CONFIRMED APPOINTMENT



HILLTOWN TOWNSHIP 13 West Creamery Road P.O. Box 260 HILLTOWN TOWNSHIP Hilltown, PA 18927 (215) 453-6000 Fax: (215) 453-1024

Date: December 26, 2023

COMMUNITY EVENT FORM

Request for Use of Hilltown Township Local Road for a Community Event (Resolution # 2007-022)

Dear Hilltown Township,

We, the undersigned Hilltown Township property owners and residents hereby request consideration from Hilltown Township to allow us to use <u>15-001-045-001 & 15-001-0436-004</u>

for a <u>Sweatshirt of Hope 2024</u> on the following date <u>Sept 21 & 22</u> and time <u>Saturday 9 am to 9 pm^(Event)</u> on the following date <u>Sept 21 & 22</u> and

We have read and we understand and agree to all of the requirements of Hilltown Township Resolution #2007-022 and in compliance thereof, we have obtained the signatures of all Hilltown Township property owners who have land owner frontage affected by the location of our requested event. We further enclose a check payable to "Hilltown Township" in the amount of \$100.00, pursuant to Paragraph 3 of said Resolution.

We understand that we will be responsible for notifying all abutting property owners at least twenty one (21) days before the event. We also hereby agree to provide proof to you that individual notification was delivered to each resident on our affected street of the requested scheduled event. We will provide you with a receipt as required by Paragraph 9 of said Resolution and we will further provide to you a Letter of Indemnity pursuant to Paragraph 10 of said Resolution.

The contact person who is hereby authorized by all of the undersigned to be the contact person

for purposes of Township response is <u>Ferry S Detterne</u> who can be reached at (Please Print) who can be reached at

215-872-3733 Terry's Cell (Phone Number)

Sincerely,

(PLEASE PROVIDE All PROPERTY OWNER'S SIGNATURES & ADDRESSES)

From: Terry S Derstine 130 N School Lane Souderton, PA 18964 215-872-3733



SPORTS & MUSIC FEST

To: Mark Bergey Bergey's Realty Co. 462 Harleysville Pike Souderton, PA 18964

Subject- Letter of Approval

Mark,

I am sending this letter on behalf of Hilltown Township seeking written approval to use your property Tax Parcel # 15-001-045-001 & # 15-001-0436-004 for a Sweatshirt of Hope event; HOPE 24 Saturday, September 21, and Sunday, September 22, 2024.

This is a FREE Community event with a vision of *"Linking HOPE 4 Life"* bringing the community together to understand the *mental*, *physical*, and *spiritual* needs and sharing resources for a healthier community!

Your signature indicates your approval.

Property Owner: Date

Yours Sincerely

Terry S Derstine Founder & Chairman



SWEATSHIRT OF HOPE	VEATSHIRT OF HOPE	SWEATSHIRT OF HOPE	EOF THIS DOCUMENT MAS A COLORED PACKOT		Harlevsville Bank	<u>YATAU</u>	<u>W 3-11</u> 001279
SWEATSHIRT OF HOPE 130 N: SCHOOL LANE SOUDERTON, PA 18964	VEATSHIRT OF HOPE 30 N. SCHOOL LANE NUDERTON, RA 19934	SWEATSHIRT OF HOPE 130 N. SCHOOL LANE	JE ÓF THÍS DOCUMENT HAS Á COLOREO HACKU	Kound on white Mayer and Original Occum	Harlevsville Bank		
Hadeysville Bank Harleysville, PA 19438 130 N. SCHOOL LANE	VEATSHIRT OF HOPE 30 N. SCHOOL LANE JUDERTON, PA 18964 12/26/2023	SWEATSHIRT OF HOPE 130 N. SCHOOL LANE		ADDID OC VIAITS A PER AND OLICIARS DOCUM	Harlevsville Bank	12/26/20	

HILLTOWN TOWNSHIP PO BOX 260 HILLTOWN PA 18927

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COMMUNITY EVENT FEE - HOPE24

DOLLARS

MP

MEMO

From:	Lorraine Leslie
To:	Theresa Spehar
Subject:	FW: Application of Garlan Properties, LP - Appeal 2023-011
Date:	Wednesday, January 31, 2024 3:36:52 PM
Attachments:	image002.png

Theresa,

Can we put them on the February 25th agenda.

From: Caroline A. Edwards <caedwards@caedwardsesq.com>
Sent: Wednesday, January 31, 2024 3:35 PM
To: keberle@grimlaw.com
Cc: Lorraine Leslie <lleslie@hilltown.org>; jackw@wuerstlelaw.com; Leah Garlan (drleahgarlan@gmail.com) <drleahgarlan@gmail.com>; Scott CAMBURN (scamburn@urwilerwalter.com) <scamburn@urwilerwalter.com>
Subject: Application of Garlan Properties, LP - Appeal 2023-011

Kelly –

As you know, I represent the applicant, Garlan Properties, LP, in Appeal 2023-011 to the Hilltown Township Zoning Hearing Board. We are presently scheduled for a hearing on February 22, 2024.

The purpose of this email is to request a continuance due to the fact that we need to meet with the Board of Supervisors before proceeding to the ZHB, and the February 12 meeting of the Board of Supervisors has been cancelled.

We have requested placement on the next Board of Supervisors' agenda, on February 26,2024, but do not yet have confirmation that there is room on the agenda. We would propose to have the Zoning Hearing Board hearing at the next available meeting following our meeting with the Board of Supervisors.

Thanks -

arolino



Caroline A. Edwards, Esq. | Real Estate, Zoning & Land Development Law Admitted in PA & NJ | LEED AP

9 W. Centre Ave. P. O. Box 1586 Newtown PA 18940 tel. 215.504.8840 fax 215.504.8844 email: <u>caedwards@caedwardsesq.com</u> www.caedwardsesq.com

Lisa Faust

From: Sent: To: Subject: Kelly Eberle <keberle@grimlaw.com> Wednesday, September 20, 2023 4:51 PM Lisa Faust Garlan

Hi Lisa,

We will be continuing the hearing at Applicant's request to February 22, 2024 at 7pm. We will go back on the record and announce the continuance at tomorrow's hearing.



Caroline A. Edwards Attorney at Law 9 West Centre Avenue P.O. Box 1586 Newtown, PA 18940 Phone 215.504.8840 Fax 215.504.8844

www.caedwardsesq.com caedwards@caedwardsesq.com

Admitted in PA & NJ

September 18, 2023

SENT VIA EMAIL to keberle@grimlaw.com

Kelly L. Eberle, Esq. Grim, Biehn & Thatcher 104 S. 6th Street Perkasie PA 18944

RE: Application of Garlan Properties, LP to the Hilltown Township Zoning Hearing Board Tax Parcel Nos. 15-019-040, 15-019-041 and 15-019-042 Appeal No. 2023-011

Dear Ms. Eberle:

As you know, I represent the Applicant, Garlan Properties, LP, which has an application before the Zoning Hearing Board. When we met with the Hilltown Township Supervisors to review the application on July 24, 2023, issues were raised concerning past matters relating to the property. As a result, we submitted a Right To Know Request to Hilltown Township in early August. The Township extended the response date to thirty days. I received a copy of the cover letter for the response via email on August 31, 2023, and received the documents themselves by mail on September 5, 2023.

We are in the process of completing the review of the documents, and discussing how they may affect the Zoning Hearing Board application in combination with other issues raised by the Supervisors during their review. We will want to meet again with the Supervisors to discuss this matter prior to meeting with the Zoning Hearing Board. As a result, I would respectfully request that the Board grant a continuance from the scheduled September 21, 2023 Zoning Hearing Board hearing.

On behalf of the Applicant, I reiterate the previously-granted extension of time for the date of the hearing, and waive all rights to a hearing within sixty (60) days from

9/18/2023 Page 2

the date of the filing of the Application as provided under Section 908 of the Pennsylvania Municipalities Planning Code, 53 P.S. §10908.

I appreciate the Board's consideration of this request.

Sincerely yours,

Caroline L. Edwards

Caroline A. Edwards

cc: Lorraine E. Leslie, Hilltown Township Manager (via email) Jack D. Wuerstle, Esq., Hilltown Township Solicitor (via email) Garlan Properties, LP (via email) Urwiler & Walter, Inc. (via email)

1	В	EFORE THE ZONING HEARING BOARD OF HILLTOWN TOWNSHIP
2		OF AILLIOWN IOWNSHIP
3	In re:	: Appeal No. 2023-011
4	Garlan Properti 1283 Route 113,	
5	113, and 1279 Hilltown Townsh	Route 113, :
6		· .
7		TRANSCRIPT OF PROCEEDINGS
8	ZONING HEARING	
9		September 21, 2023
10		7:00 p.m.
11		
12	Hilltown Township Municipal Building 13 Creamery Road	
13	F	Hilltown Township, Pennsylvania
14		
15		
16	BEFORE:	THE ZONING HEARING BOARD
17		DAVID HERSH, Chair BROOKE RUSH, Member
18		KELLY L. EBERLE, ESQ., Solicitor
19		
20		
21		
22		* * *
23		COOPER REPORTING 427 East Landis Street
24		Coopersburg, PA 18036 267-377-7435
25		stenoscooper@gmail.com

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1		INDEX TO EXHIBITS	
2			
3	EXHIBIT	DESCRIPTION	PAGE
4	B-5	Continuance request	3
5	B-6	Email from Attorney Christen Pionzio entering her appearance	4
6	B-7		4
7		Series of emails regarding continuance to February 22, 2024	4
8			
9			
10			
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MR. HERSH: Good afternoon, or good 1 2 evening, I guess, at this time. It's about three minutes after 7. 3 This is the Hilltown Township Zoning 4 5 Hearing Board. And we're here tonight to discuss --6 I lost my thing here. Anyway, we're going to discuss 7 a continuance of the Garlan plan that was presented a 8 couple months ago. And I'm going to let our 9 solicitor explain exactly what's going on here and what we're going to be doing here. 10 11 So I assume all the legal stuff was 12 taken care of? MS. EBERLE: Yes. So this matter was 13 14 originally scheduled for August 3rd, at which time it 15 was continued at the Applicant's request until 16 tonight's hearing. At that point in time we entered, 17 I believe it was Exhibits B-1 through 4, which 18 covered all of the posting and advertising as well as Applicant's continuance request. 19 20 So we're going to start off with 21 Exhibit B-5 tonight. And that is an email and a 22 letter dated Monday, September 18th, from the 23 Applicant's counsel requesting a continuance of 24 tonight's hearing and waiving all time requirements 25 for the hearing under the MPC. So this is B-5.

B-6, we have an email from Christen 1 2 Pionzio entering her appearance on behalf of Sandra and Chris Engelhart in this matter. So a copy of 3 that is marked as B-6 for the record. 4 And then finally, B-7 is a series of 5 emails between the Applicant's attorney, myself, 6 7 Attorney Pionzio, and the township solicitor, Attorney Wuerstle, requesting -- with the Applicant 8 9 requesting the continuance until February 22, 2024, at 7 p.m.; and the township solicitor and Attorney 10 11 Pionzio indicating that they have no objection to 12 said request. So that is B-7. 13 So as you've heard me kind of explain, 14 the Applicant has requested a continuance of 15 tonight's hearing until February 22, 2024, at 7 p.m. 16 And there is no objection from the other parties. 17 If the board grants the continuance, 18 it will be without further advertising, so there will be no more postings or publications. Just like the 19 20 prior continuance, this is your notice of that 21 hearing, should the board grant it. 22 MR. HERSH: Okay. Thank you. I will 23 at this time ask for a motion to accept the 24 continuance. I would propose a motion at 25 MR. RUSH:

this point to continue the Garlan presentation to 1 2 February 22, 2024, contingent upon that this would be the last time a contingency would be granted. 3 MR. HERSH: Okay. And I will second 4 5 that motion. And all those in favor say aye. 6 (The motion passed unanimously.) MR. HERSH: Opposed? Obviously nobody 7 8 to oppose it. 9 So this Garlan proposal here will be back on the agenda on February 22, 2024; and as part 10 11 of the motion, we expect that to be the last 12 continuance on this subject. MR. RUSH: Unless they withdraw that. 13 14 MR. HERSH: Unless they withdraw it 15 and come back in again. 16 MS. EBERLE: So that would be at 7 17 p.m. on February 22nd in this room. MR. RUSH: And it would not be 18 19 advertised again or posted, but it would be on the website for Hilltown. 20 21 MS. EBERLE: I imagine that they will 22 put it on the website on the agendas, but there won't 23 be letters or advertisement or anything like that. 24 MR. HERSH: Okay. I'll look for a 25 motion to adjourn.

MR. RUSH: I'll make a motion to adjourn the meeting. MR. HERSH: I second it. Okay. Thank you very much. This is a short meeting, but those things happen at times. Thank you very much. (Discussion off the record.) (The proceedings concluded at 7:06 p.m.)

September 23, 2023 I hereby certify that the evidence and proceedings are contained fully and accurately in the notes taken by me of the within hearing, and that this is a correct transcript of the same. Shari A. Cooper Registered Diplomate Reporter Certified Realtime Reporter Notary Public

NOTICE

The following matter(s) scheduled before the Hilltown Township Zoning Hearing Board on <u>August 3, 2023</u> have been continued to the date(s) and time(s) indicated below. The continuance(s) will be announced on the record with no further advertising or notice.

 Appeal of Garlan Properties, LP Appeal No.: 2023-011 Address: 1283, 1281, and 1279 Route 113, Hilltown Township Continued to September 21, 2023 at 7:00 p.m.





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> has appealed to the ZONING HEARING BOARD for consideration of as appealed to the ZONING HEARING BUAKU for CONSideration of the futtions of formating Zoning Hearing Board will meet at 7:00 P.M. on Thursday, August 3, 2023, at the Hillown Township Municipal Building, 13 West Creamery Road, Hillown Township, Feanylyania, for the purpose of hearing the following Appeal:

Billiwara Tausaliji, Penasylania (or the partpose of hearing the following Appent)
 Anpentoni (1) (of Cartin properties, 1) (or the partpose is located at 123 None of the part of the pa

spare feet The application submitted, opening with accompanying documents and site plans, is svalable at the fillinews Township Municepal Biblions for possic impection during and business hours. All interested persons are invited to artend duri vonibe formation.

 THE HULPOWN FORMATION CONTINUES IN CONTINUES INCOMENTAL INCOMENTAL INCOMENTS IN CONTINUES INCOMENTS IN CONTINUES INCOMENTS INCOMENT



POSTING CERTIFICATION

ZHB File No: 2023-011

Applicant: Garlan Properties, LP

Tax Map No: 15-019-040 & 15-019-042

Date of Posting: July 24, 2023

Posting Location: 1281 Route 113 & 1279 Route 113

I, the, Zoning Officer, hereby affirm that a notice of pending Public Zoning Hearing was posted in a conspicuous place on the subject property, and that the facts set forth here are true and correct to the best of my knowledge, information and belief.

Zoning Officer _day of UM Affirmed and subscribed before me this 2023 lai Notary Public

Commonwealth of Pennsylvania County of

Commonwealth of Pennsylvania - Notary Seal Kathleen A. Markloff, Notary Public Bucks County My commission expires May 11, 2026 Commission number 1420309

Member, Pennsylvania Association of Notaries

APPEAL NO: 2023-011 DATE FILED 6/15/2023 ZONING NOTICE

Garlan Properties, LP

has appealed to the ZONING HEARING BOARD for consideration of

The Hilltown Township Zoning Hearing Board will meet at 7:00 P.M. on Thursday, August 3, 2023, at the Hilltown Township Municipal Building, 13 West Creamery Road, Hilltown Township, Pennsylvania, for the purpose of hearing the following Appeal:

Appeal No. 2023-011 of Garlan Properties, LP for the properties located at 1283 Route 113, 1281 Route 113 and 1279 Route 113, Hilltown Township and otherwise identified as Bucks County Tax Parcel Nos. 15-019-040, 15-019-041 and 15-019-042. The subject parcels are located in the VC (Village Commercial) Zoning District. Applicant seeks to reconfigure the parking area on all three parcels and requests variances from §160-62.A and Table 160 Attachment 3, in order to expand the existing nonconforming impervious coverage on each parcel as follows: parcel 15-019-040, an increase from the existing 29.5% to 60.3%; for parcel 15-019-041, a decrease from the existing 89.7% to 80.6%; and for parcel 15-019-042, an increase from the existing 44.1% to 54%. The total impervious surface coverage across all three properties will increase from 28,679 square feet to 37,062 square feet.

The application submitted, together with accompanying documents and site plans, is available at the Hilltown Township Municipal Building for public inspection during normal business hours. All interested persons are invited to attend this zoning hearing.

THE HILLTOWN TOWNSHIP ZONING HEARING BOARD under authority of the TOWNSHIP ZONING ORDINANCE invites all interested parties to appear and be heard at a PUBLIC HEARING to be held in The Hilltown Township Municipal Building located at 13 West Creamery Road.

On August 3, 2023

At 7:00 p.m.

THIS ZONING NOTICE must be posted in a conspicuous place on each road frontage in plain view of passersby and in such a place where it can be easily read and identified from road or street and must remain posted for <u>Seven Days</u> immediately preceding the PUBLIC HEARING. The applicant is responsible for the maintenance of this notice and should it be destroyed or removed must immediately obtain another copy.

The premises will be inspected by the Township ZONING OFFICER and if this notice is not displayed, there will be no hearing.

WARNING FAILURE TO COMPLY WITH THE ABOVE INSTRUCTIONS WILL RESULT IN A CANCELLING THE HEARING OF YOUR APPEAL AS SCHEDULED.

Caitlin M. Mest, EIT, BCO, CFM, CZO MARY C. EBERLE JOHN B. RICE DIANNE C. MAGEE * DALE EDWARD CAYA DAVID P. CARO * DANIEL J. PACI * † JONATHAN J. REISS 0 GREGORY E. GRIM † PETER NELSON * PATRICK M. ARMSTRONG MATTHEW E. HOOVER KELLY L. EBERLE * COLBY S. GRIM MICHAEL K. MARTIN JOEL STEINMAN MITCHELL H. BAYLARIAN WILLJAM D. OETINGER SEAN P. DUFFY DANIEL P. MARTIN

LAW OFFICES GRIM, BIEHN & THATCHER

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www.grimlaw.com

Kelly L. Eberle e-mail: keberle@grimlaw.com

* ALSO ADMITTED IN NEW JERSEY ¢ ALSO ADMITTED IN NEW YORK † MASTERS IN TAXATION • ALSO A CERTIFIED PUBLIC ACCOUNTANT

July 12, 2023

Mr. David Hersh 805 Hilltown Pike Line Lexington, PA 18932

Mr. D. Brooke Rush 732 Creamery Road Perkasie, PA 18944

Mr. Stephen C. Yates 735 Minsi Trail Perkasie, PA 18944

Re: Hilltown Township Zoning Hearing Board Garlan Properties, LP; Appeal No. 2023-011

Dear Gentlemen:

Please be advised that the above hearing has been scheduled for Thursday, August 3, 2023 at 7:00 p.m. Enclosed herewith is a copy of the Notice which was forwarded for publication.

The applicant, as well as all adjoining property owners, have been notified of the hearing.

If you should have any questions, please do not hesitate to contact me.

Very truly yours, Grim, Biehn & Thatcher

KELLY L. EBERLE

KLE/kbs Enclosure J. LAWRENCE GRIM, JR., OF COUNSEL JOHN FREDERIC GRIM, OF COUNSEL

> 104 S. SIXTH STREET P.O. BOX 215 PERKASIE, PA. 18944-0215 (215) 257-6811 FAX (215) 257-5374

> > (215) 536-1200 FAX (215) 538-9588

(215) 348-2199 FAX (215) 348-2520

NOTICE

The Hilltown Township Zoning Hearing Board will meet at 7:00 p.m. on Thursday, August 3, 2023, at the Hilltown Township Municipal Building, 13 West Creamery Road, Hilltown Township, Pennsylvania, for the purpose of hearing the following Appeal:

Appeal No. 2023-011 of Garlan Properties, LP for the properties located at 1283 Route 113, 1281 Route 113 and 1279 Route 113, Hilltown Township and otherwise identified as Bucks County Tax Parcel Nos. 15-019-040, 15-019-041 and 15-019-042. The subject parcels are located in the VC (Village Commercial) Zoning District. Applicant seeks to reconfigure the parking area on all three parcels and requests variances from §160-62.A and Table 160 *Attachment 3*, in order to expand the existing nonconforming impervious coverage on each parcel as follows: parcel 15-019-040, an increase from the existing 29.5% to 60.3%; for parcel 15-019-041, a decrease from the existing 89.7% to 80.6%; and for parcel 15-019-042, an increase from the existing 44.1% to 54%. The total impervious surface coverage across all three properties will increase from 28,679 square feet to 37,062 square feet.

The Application submitted, together with accompanying documents and site plans, are available at the Hilltown Township Municipal Building for public inspection during normal business hours. All interested persons are invited to attend this zoning hearing.

> HILLTOWN TOWNSHIP ZONING HEARING BOARD Kelly L. Eberle, Esquire Grim, Biehn & Thatcher 104 South Sixth Street Perkasie, PA 18944

MARY C, EBERLE JOHN B, RICE DIANNE C. MAGEE * DALE EDWARD CAYA DAVID P, CARO \$ DANIEL J. PACI * † JONATHAN J, REISS \$ GREGORY E, GRIM † PETER NELSON * PATRICK M, ARMSTRONG MATTHEW E, HOOVER KELLY L, EBERLE * COLBY S, GRIM MICHAEL K, MARTIN JOEL STEINMAN MICHELL H, BAYLARIAN WILLIAM D, OETINGER SEAN P, DUFFY DANIEL P, MARTIN

LAW OFFICES GRIM, BIEHN & THATCHER

A PROFESSIONAL CORPORATION

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www.grimlaw.com

Kelly L. Eberle e-mail: keberle@grimlaw.com

* ALSO ADMITTED IN NEW JERSEY ◊ ALSO ADMITTED IN NEW YORK † MASTERS IN TAXATION * ALSO A CERTIFIED PUBLIC ACCOUNTANT P.O. BOX 215 PERKASIE, PA. 18944-0215 (215) 257-6811 FAX (215) 257-5374

J. LAWRENCE GRIM, JR., OF COUNSEL

JOHN FREDERIC GRIM, OF COUNSEL

(215) 536-1200 Fax (215) 538-9588

104 S. SIXTH STREET

(215) 348-2199 FAX (215) 348-2520

:

.

;

July 12, 2023

Garlan Properties, LP c/o Caroline A. Edwards, Esquire Law Offices of Caroline Achey Edwards 9 W. Center Ave P.O. Box 1586 Newtown, PA 18940

Re: Hilltown Township Zoning Hearing Board Garlan Properties, LP; Appeal No. 2023-011

Dear Ms. Edwards:

KLE/kbs

Please be advised that the Zoning Hearing Board has scheduled the above matter for, and will hear your client's application on, Thursday, August 3, 2023 at 7:00 p.m. at the Hilltown Township Building located at 13 West Creamery Road, Hilltown, Pennsylvania. Enclosed is a copy of the Notice for your records.

Very truly yours, Grim, Biehn & Thatcher

KELLY L. EBERLE

Enclosure cc: Hilltown Township Manager Mr. David Hersh Mr. Stephen Yates D. Brooke Rush Bucks County Court Reporting MARY C, EBERLE JOHN B. RICE DIANNE C. MAGEE * DALE EDWARD CAYA DAVID P. CARO * DANIEL J. PACI * † JONATHAN J. REISS * GREGORY E, GRIM † PETER NELSON * PATRICK M. ARMSTRONG MATTHEW E. HOOVER KELLY L. EBERLE * COLBY S, GRIM MICHAEL IK. MARTIN JOEL STEINMAN MICHELL H. BAYLARIAN WILLIAM D, OETINGER SEAN P. DUFPY DANIEL P. MARTIN

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Kelly L. Eberle e-mail: keberle@grimlaw.com J. LAWRENCE GRIM, JR., OF COUNSEL JOHN FREDERIC GRIM, OF COUNSEL

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July 12, 2023

SENT VIA EMAIL legals@theintell.com

The Intelligencer, c/o Mindy

Re: Hilltown Township Zoning Hearing Board Garlan Properties, LP; Appeal No. 2023-011 Run in the Intelligencer, July 19, 2023 and July 26, 2023

Dear Mindy:

I enclose a public notice which I request that you advertise in the Intelligencer one time in the Wednesday, July 19, 2023 issue and one time in the Wednesday, July 26, 2023 issue of the Intelligencer.

You may send the invoice for the above directly to the Hilltown Township Zoning Officer/Manager, Township Zoning Officer, Hilltown Township Municipal Building, 13 West Creamery Road, Hilltown, PA 18927.

Please send the proof of publication back to our office in Perkasie. Please be advised that we need this proof of publication in our offices by no later than July 31st as this proof is needed for the August 3rd hearing. Thank you.

If you have any questions, please do not hesitate to contact me.

Very truly yours, Grim, Biehn & Thatcher

KELLY LÆBERLE

KLE/kbs Enclosure cc: Hilltown Township Manager

MARY C. EBERLE JOHN B. RICE DIANNE C. MAGEE * DALE EDWARD CAYA DAVID P. CARO . DANIEL J. PACI + JONATHAN J. REISS 0 GREGORY E. GRIM † PETER NELSON PATRICK M, ARMSTRONG MATTHEW E. HOOVER KELLY L. EBERLE COLBY S. GRIM MICHAEL K. MARTIN JOEL STEINMAN MITCHELL H. BAYLARIAN WILLIAM D. OETINGER SEAN P. DUFFY DANIEL P. MARTIN

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Kelly L. Eberle e-mail: keberle@grimlaw.com J. LAWRENCE GRIM, JR., OF COUNSEL JOHN FREDERIC GRIM, OF COUNSEL

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* ALSO A CERTIFIED PUBLIC ACCOUNTANT

July 12, 2023

Neighboring Property Owner(s)

Re: Hilltown Township Zoning Hearing Board Garlan Properties, LP; Appeal No. 2023-011

Dear Neighboring Property Owner:

Please be advised that the above hearing has been scheduled and the Zoning Hearing Board will hear the application in the above matter on Thursday, August 3, 2023 at 7:00 p.m. at the Hilltown Township Building located at 13 West Creamery Road, Hilltown, Pennsylvania.

Enclosed is a copy of the notice of the zoning hearing, which is being provided to you as a neighboring property owner. This notice is required under the Pennsylvania Municipalities Planning Code and the Hilltown Township Zoning Ordinance. The hearing is a public proceeding, and you are invited to attend. A full copy of the zoning application and accompanying plans are available for inspection at the Hilltown Township Municipal Building during normal business hours.

If you plan to attend the hearing, we recommend that you contact the Township Offices the day of the hearing to confirm that the hearing is still scheduled that evening and has not been cancelled or continued to another date and time.

Very truly yours, Grim, Biehn & Thatcher

KELLY L. EBERLE

KLE/kbs Enclosure



HILLTOWN TOWNSHIP 13 West Creamery Road P.O. Box 260 Hilltown, PA 18927 (215) 453-6000 Fax: (215) 453-1024 www.hilltown.org

MEMORANDUM

July 6, 2023

То:	Board of Supervisor	rc	
10.	board of Supervisor	15	
From:	Caitlin M. Mest, ElT	, BCO, CFM, CZO	
RE:	1283, 1281, & 1279 Route 113 – Variance		
Angliagnet	Coulor Drocontine		
Applicant:	Garlan Properties, I	LP	
Affected Property:	1283 Route 113 - TMP # 15-019-040 1281 Route 113 - TMP # 15-019-041 1279 Route 113 - TMP # 15-019-042		
Zoning District(s):	VC – Village Comm	ercial	
Requested Action: Applicant is requesting a variance to exceed the impervious surface ratio on all parcels.		d the maximum allowed	
Summary:			on all three parcels. See osed impervious surface
	Parcel	Maximum Allowed Impervious Surface Ratio	Proposed Impervious Surface Ratio
	1283 Route 113	0.26	0.603
	1281 Route 113	0.65	0.806
	1279 Route 113	0.26	0.540
Requested Variance:	and Area.	<i>hment 3.</i> Table of Perforance	rmance Standards – Bul

WYNN ASSOCIATES, INC.

MUNICIPAL ENGINEERING SERVICES (215) 536.7336 · FAX (215) 536.5361

211 West Broad Street • Quakertown • PA • 18951

April 13, 2023

Caitlin Mest, EIT, BCO, CFM, CZO (via email) Hilltown Township P.O. Box 260 13 W. Creamery Road Hilltown, PA 18927

Subject: Garlan Properties, LP Parking Lot Improvements Sketch Plan 1283, 1281, & 1279 Route 113 TMP #15-19-40, 15-19-41, & 15-19-42 File No. 01-509

Dear Ms. Mest,

The following comments and/or recommendations are made with respect to the subject "Parking Lot Reconfiguration Sketch Plan", sheet 1 of 1, dated March 20, 2023, prepared by Urwiler & Walter, Inc., which was received by the Township on April 3, 2023:

- 1. Sketch plan was submitted as a follow up to the meeting between the property owner and Township Staff held on January 26, 2023. A narrative document was received with the sketch plan, which provides some background information for the property and applicant; and includes some information on the proposal. It appears to be the intent of the applicant to reconstruct shared parking facilities on all three parcels to improve access, circulation, and safety. No changes to the existing uses found on the three parcels are proposed at this time. A project of this type will require approval from the Township via issuance of a Zoning Permit (Use I7); and installation of new impervious surfaces is a regulated activity pursuant to the Township Stormwater Management Ordinance, which requires submission of a Stormwater Management Application for review and approval.
- 2. Narrative document and plan information identifies uses of each parcel, which dictate corresponding parking requirements for each use. As this office has no means to verify the existing uses of the property other than as identified by the property owner, the Township should confirm the uses of the parcels based on available documentation/permitting and site inspection.
- 3. Existing parking facilities are non-conforming with respect to the number of required spaces, and parcels (collectively) are non-conforming with respect to impervious coverage. Although there are three separate tax map parcels that comprise the site, which are each owned by different entities, it appears to be the intention of the applicant to keep the parcels separate (unconsolidated), and instead, propose a joint access easement to permit all parking areas to be used as a common parking facility in favor of each parcel owner. The following issues should be addressed:
 - A. According to impervious surface tabulations contained on the plan, all three parcels currently exceed the maximum permitted impervious surface requirements of the Zoning Ordinance, and two of the three parcels are proposed to have further increases in impervious surface coverage as a result of the project. Variance approval is required to be received from the Zoning Hearing Board for the proposed increases in impervious coverage; or in the alternate, plan must be revised to maintain (or reduce) the existing amount of impervious cover on each parcel.

Caitlin Mest, EIT, BCO, CFM, CZO (via email) Subject: Garlan Properties, LP Parking Lot Improvements Sketch Plan April 13, 2023 Page 2

- B. Although the number of required parking spaces is calculated to be 32 spaces, plan identifies that 43 spaces (including one garage space on Parcel "C") are proposed. Applicant should provide additional information as to why more than the minimum required number of parking spaces is needed, and further clarify the total number of existing parking spaces that are currently available for use on the property, as the provision of excess parking spaces may be a cause of the impervious coverage increase noted in item 3.A above. It is also noted that the number of required spaces in a joint use parking spaces could be reduced by Special Exception if it can be demonstrated to the Zoning Hearing Board that the hours or days of peak parking needed for the uses are so different that a lower total will provide adequately for all uses served by the facility.
- C. As noted above, the applicant is not proposing to consolidate the three parcels that comprise the site; and instead, proposes to establish a joint access easement in favor of all three parcels to permit the parking area to be used as a common parking area. Easement documents prepared in a manner satisfactory to the Township Solicitor should include provisions to ensure joint access/usage of the parking area, and contain requirements for maintenance/repair of the parking facilities in the event that the parcels are separately sold.
- D. One proposed parking space is identified to be provided on Parcel A within an existing building (which currently does not include a garage door), which is proposed to be converted into a garage. A building permit must be obtained by the applicant prior to conversion of the building into a garage.
- 4. Type 5 (15 feet wide) buffer yards are proposed surrounding the parking facilities along property lines common with TMP #15-19-43 and TMP #15-19-39. Buffer yards must be encompassed by easements to ensure that buffer yard landscaping is preserved and maintained in accordance with requirements of Section 160-33 of the Zoning Ordinance. Additionally, landscaping must be proposed to meet buffer yard planting requirements of the Zoning Ordinance, unless existing vegetation is deemed to satisfy planting requirements of the Zoning Ordinance. Existing vegetation should be preserved where possible along adjoining property lines to maintain a natural buffer.
- 5. All access, improvement, and encroachment within the legal right of way of Route 113 and Blooming Glen Road requires approval from PennDot via issuance of a Highway Occupancy Permit.
- 6. The following issues related to parking lot/access design should be addressed:
 - A. Design of the new access driveway along Blooming Glen Road, and three additional parking spaces, will require the removal of two existing mature trees (not shown on the sketch plan). Parking lot landscaping design should consider additional landscaping to mitigate the loss of the existing mature trees, and a means to buffer the proposed parking spaces in this area.
 - B. It does not appear that the parking lot will be curbed. If not, a means to prevent vehicles from leaving the paved surface (such as concrete wheel stops) should be proposed.
 - C. Sketch plan does not show existing proposed grading to clarify how the parking area will be constructed to promote positive drainage, and whether the parking area (especially ADA spaces and pedestrian routes) will comply with ADA guidelines. Additional information must be provided for review.
 - D. Vehicle turning templates for the largest expected vehicles (delivery, emergency, trash hauling) using the facility should be provided to clarify that the proposed parking/driveway design accommodates large vehicle movements without requiring the removal of any parked vehicles.

Caitlin Mest, EIT, BCO, CFM, CZO (via email) Subject: Garlan Properties, LP Parking Lot Improvements Sketch Plan April 13, 2023 Page 3

- 7. Site is located in the East Branch Perkiomen Creek (District A) Watershed, which requires compliance with peak rate reduction and volume control requirements of the Stormwater Management Ordinance (Ordinance 2022-01). Design of stormwater management facilities must be based on on-site soil testing to confirm feasibility for use of infiltration BMPs as a first option. If earth disturbance will exceed one acre, project must also comply with requirements of the NPDES permit program administered by PADEP/Bucks County Conservation District. It is apparent that underground stormwater BMPs may be proposed due to the lack of area available to construct an above ground stormwater BMP. A means to discharge controlled runoff directly to existing drainage facilities along Route 113/Blooming Glen Road must be proposed.
- 8. It is recommended that the plan be reviewed by the servicing fire company (Silverdale Station 59) relative to site access and firefighting concerns.
- 9. It is questioned whether outdoor lighting will be proposed to illuminate the parking area. If so, a lighting plan must be submitted for review, which complies with requirements of Section 160-41 of the Zoning Ordinance.
- 10. The above comments are cursory only, and are based on limited information contained on the sketch plan. Additional comments are reserved pending submission of a fully engineered plan.

If you have any questions, do not hesitate to contact me.

Very Truly Yours,

Timoty A. Falmer

Timothy Fulmer, P.E. Township Engineer

TAF

cc: Lorraine Leslie, Township Manager (via email) Marianne Egan, Township Finance Director (via email) Lisa Faust, Township Administrative Assistant (via email) Theresa Spehar, Township Administrative Assistant (via email) Jack Wuerstle, Esq. (via email) Garlan Properties, L.P. (via email) Caroline Achey Edwards, Esq. (via email) Urwiler & Walter, Inc. (via email)



HILLTOWN TOWNSHIP 13 West Creamery Road P.O. Box 260 Hilltown, PA 18927 (215) 453-6000 Fax: (215) 453-1024 www.hilltown.org

June 15, 2023

Kelly L. Eberle 6th & Chestnut Street P.O. Box 215 Perkasie, PA 18944

Re: ZHB 2023-011

Garlan Properties, LP

Dear Kelly,

Enclosed please find, (4) copies of the application, 1 copy of the map, and listing of every property owner within 500 ft. in Hilltown Township.

If you have any questions, please contact the Township as soon as possible.

Sincerely,

Lisa Faust

Administrative Assistant 215-453-6000 Ext: 209

CC: File



HILLTOWN TOWNSHIP 13 West Creamery Road P.O. Box 260 Hilltown, PA 18927 (215) 453-6000 Fax: (215) 453-1024 www.hilltown.org

HILLTOWN TOWNSHIP

APPEAL TO ZONING HEARING BOARD HILLTOWN TOWNSHIP

<u>Please note:</u> It is <u>required</u> that all applicants make an application for a Subdivision/Land Development and/or apply for a <u>Zoning Permit</u> and receive a <u>review</u> from the Township prior to submitting an application to the Zoning Hearing Board.

TOWNSHIP USE:
Appeal #:2023_011
Date Files: 6-15-23
Receipted By:

PLEASE COMPLETE ALL SECTIONS OF THEAPPLICATION

PLEASAE ATTACH ALL REQUESTED DOCUMENTATION. FAILURE TO COMPLETE ALL SECTIONS OR ATTACH ALL REQUESTED DOCUMENTATION MAY RESULT IN A DENIAL OF YOUR APPLICATION. YOUR INTIALS BELOW INDICATE THAT YOU HAVE A COMPLETE UNDERSTANDING OF THE SAME.

THE TOWNSHIP WILL NOT ACCEPT APPICATIONS UNLESS INTIALED BELOW.

Date:

Initials

- 1. Applicant:
 - a. Name: Garlan Properties, LP
 - b. Mailing Address: 1281 Route 113

Blooming Glen PA 18911

- c. Phone Number: ______ Email: drleahgarlan@gmail.com
- d. State whether the Applicant is: (Check one or more if applicable)
 - X Owner of Legal Title and Applicant with permission of legal owner
 - Owner of Equitable Title
 - ____ Tenant with the Permission of Legal Title
- 2. Applicant's Attorney: (if any)
 - a. Attorney's and Firm Name: Caroline A. Edwards, Esq., Law Offices of Caroline Achey Edwards
 - b. Mailing Address: 9 W. Centre Ave., PO Box 1586

Newtown PA 18940

- c. Phone Number: 215-504-8840 Fax No.: 215-504-8844
- d. Email Address: ______caedwards@caedwardsesq.com

Revised: 04-05-2022

Page 1 of 3

HILLTOWN TOWNSHIP ZONING AND BUILDING DEPARTMENT

- 3. Property Information:
 - Present Zoning Use Classification: VC-Village Center District a.
 - Tax Parcel Number: 15-019-042 (Parcel A), 15-019-041 (Parcel B) and 15-019-040 (Parcel C) b. 120314-113
 - c. Location: (with reference to nearby intersections or prominent features): 1279 Rt-113 Intersection of Route 113 and Blooming Glen Road, with all three properties having

frontage on the south side of Route 113.

- 4. Present Use: See attached sheet
- 5. Proposed Use:(if different) ______ No change in uses parking lot is being reconfigured and improved.
- 6. Classification of Appeal: (Check one or more if applicable)
 - X A. Request for a Variance (Zoning Ordinance §160-104.A)
 - B. Request for Special Exception (Zoning Ordinance §160-104.B)
 - C. Interpretation of Law
 - D. Appeal from action of the Zoning Officer (Attach all related correspondence)
 - E. Other (Please specify)
- 7. Cite Zoning Ordinance sections applicable to, and summarize, relief request:

See attached sheet.	(use separate paper if necessary)
8. Have any previous appeals been filed regarding this	property: X Yes No
a. If yes, please explain: Application to Zonin	g Hearing Board by a prior owner related to use
of Parcel B was granted in	n 2007.
b. Prior Appeal Number:	
I (We) hereby certify that the above information is true and information of belief.	i correct to the best of my (our) knowledge,
Name: Garlan Properties, LP by Johanna Leah Garlan for its Name: Garlan Properties GP, LLC	$\frac{1}{1} Date: \frac{1-7-25}{2}$ General Partner, Date: $(0-7-23)$
	Date

GARLAN PROPERTIES, LP

APPLICATION TO THE HILLTOWN TOWNSHIP ZONING HEARING BOARD

1279, 1281 and 1283 ROUTE 113

TAX PARCEL NOS. 15-019-040, 15-019-041 AND 15-019-042

ADDITIONAL PAGES TO ZONING HEARING BOARD APPLICATION

1. Applicant and Property Owner information

a. Tax Parcel 15-019-042 located at 1283 Route 113 (Parcel A)

Owner: Garlan Investments, LP

Garlan Investments, LP is a Pennsylvania limited partnership under common ownership with the Applicant, Garlan Properties, LP. Garlan Investments, LP has authorized Garlan Properties, LP to submit this application to the Zoning Hearing Board involving Parcel A.

 b. Tax Parcel 15-019-041 located at 1281 Route 113 (Parcel B) Owner: Garlan Properties, LP Garlan Properties, LP is a Pennsylvania limited partnership under common ownership with the legal owner of Parcel A. Garlan Properties, LP is the Applicant.

c. Tax Parcel 15-019-040 located at 1279 Route 113 (Parcel C) Owners: Joseph R. and Margaret E. Garlan Joseph and Margaret Garlan are the parents of Johanna Leah Garlan, the principal of the limited partnerships that own Parcel A and Parcel B. Joseph and Margaret Garlan have authorized Garlan Properties, LP to submit this application to the Zoning Hearing Board involving Parcel C.

4. Present Uses.

Tax Parcel 15-019-042 located at 1283 Route 113 (Parcel A)

Parcel A contains a three story brick building and is located at the corner of Route 113 and Blooming Glen Road in the village of Blooming Glen. The building was built in 1890 and was originally used as a hotel. At some point, the building was converted to a four (4) unit apartment building, and has been used continuously as a four (4) unit apartment building since its conversion. Garlan Properties, LP – Application to Hilltown Twp. Zoning Hearing Board Additional Pages Page 2 of 4 ,

Tax Parcel 15-019-041 located at 1281 Route 113 (Parcel B)

Parcel B contains a two story "L-shaped" brick building with frontage on Route 113 in the Village of Blooming Glen. The building was built in 1910 and in the first half of the 1900s Applicant believes the building was used as a commercial garage. At some point, the second floor of the building was converted to two 2-bedroom apartments, with the first floor remaining as a commercial use.

The first floor is presently being used for chiropractic offices, which is a permitted use as medical offices in the VC-Village Center Zoning District. The second floor apartment uses have continued without interruption.

Tax Parcel 15-019-040 located at 1279 Route 113 (Parcel C)

Parcel C contains a two story single family detached dwelling with frontage on Route 113. The home was constructed in 1885 and, to the best of Applicant's knowledge, has been used continuously as a single family dwelling since its construction.

The Applicant seeks to reconfigure the existing parking area that serves all three properties. The parking area reconfiguration will improve circulation, parking efficiency, and access, and the parking area will be upgraded and repaved. No changes are being proposed to the uses of the property, the building footprints, or the property lines.

To the best of Applicant's knowledge, the paving/stoned areas used for parking, which are located to the sides and rears of the buildings, have been in place for many years. These parking areas have been continuously used as common parking areas by all three properties, without regard for the location of the property lines of the individual parcels.

7. Cite Zoning Ordinances applicable to, and summarize, relief request.

The Applicant seeks variances from Section 160-62.A, Section 160-26 and the impervious surface ratio requirements applicable in the VC District as shown on Attachment 3 (Table of Performance Standards – Bulk and Area) of the Zoning Ordinance to permit the expansion of the currently nonconforming impervious surface coverage on Parcels A, B and C.

Garlan Properties, LP – Application to Hilltown Twp. Zoning Hearing Board Additional Pages Page 3 of 4

The Applicant seeks variances to permit the following changes to the impervious surface coverage:

Property	Property Size (Net)*	Current impervious surface coverage ratio (rounded)*	Proposed impervious surface ratio (rounded)*
Parcel A	26,749 sf	29.5%	60.3%
Parcel B	15,484 sf	89.7%	80.6%
Parcel C	15,635 sf	44.1%	54.0%
Combined Parcels A, B and C	57,868 sf/1.33 acres	49.6%	64.1%

*Net areas and impervious surface ratios area calculated to the existing PennDOT legal right-of-way; future rights-of-way were not excluded as this project was deemed by the Township not to constitute a "land development."

The total impervious surface coverage on Parcels A, B and C will go from the current area of 28,679 sf to 37,062 sf, an increase of 8,383 sf. As part of the change to the properties, the Applicant will improve the properties to comply with current stormwater management standards.

The Applicant believes that the variances requested are justified for the following reasons:

- 1. Parcel A is irregularly configured, with a large "finger" of land running directly behind Parcels B and C.
- 2. The intersection of Route 113 and Blooming Glen Road forms an obtuse angle at the Property, so that even though property lines are perpendicular to the roadways, the overall configuration of Parcels A, B and C, viewed together, is very irregular in shape, which affects the ability to locate parking areas to serve the uses.
- 3. Parcels A, B and C each contain an existing building, which counts towards the impervious surface coverage of the Property and which affect the availability of space for parking areas.
- 4. The areas behind and between the buildings on Parcels A, B and C have been paved and used as shared parking for the uses for a considerable period of time, and are nonconforming as to the amount of impervious surface coverage.
- 5. The existing parking areas extend across all three parcels and are used by the occupants of all three properties. The existing parking is in poor condition, and individual parking spaces and driving lanes are not delineated.

Garlan Properties, LP – Application to Hilltown Twp. Zoning Hearing Board Additional Pages Page 4 of 4

- 6. The existing parking area does not function to current standards for parking and circulation.
- 7. The current paving configuration has resulted in drainage issues.
- 8. The Applicant seeks to reconfigure the parking area, install/improve the base course, provide stormwater management features, to repave the entire parking area to create defined parking spaces and driving lanes using appropriate striping, and provide buffering between parking areas and adjoining properties, none of which currently exist.
- 9. The Applicant also seeks to create an additional access point to the parking area, from Blooming Glen Road, which it believes will be a better means of ingress and egress.
- 10. Since the Applicant presently controls or has the approval of the owner of Parcels A, B and C, the Applicant is in a position to create the necessary cross-easements for the use of the parking areas by the three parcels, and ensure the future maintenance of the improvements.
- 11. The increase in impervious surface coverage is needed to provide a parking area which meets the applicable Township requirements, allows for proper vehicular circulation, and complies with the parking requirements for the uses being conducted at Parcels A, B and C.
- 12. The characteristics of the Property and the uses constitute unique physical circumstances and conditions which create an unnecessary hardship, which hardship was not created by the property owners or the Applicant.
- 13. Because of the unique physical circumstances and conditions of the Property, the Property cannot conform to the requirement that there be no increase in the impervious surface coverage.
- 14. The variances, if authorized, will not alter the essential character of the neighborhood or zoning district, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare.
- 15. The variances, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation at issue.

. . .

RECEIPT DATE No.012613 6-15-23 \$2 n a es Mi RECEIVED FROM_ en A6 _DOLLARS OFOR MENT HB IC IJ -4-7**-**5 -19 OASH 16 ACCOUNT C -OHECK FROM PAYMENT / Ŷ m BAL DUE <u>}_______</u> BY فستنش

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DECEIVED JUN 15 2023 HILLTOWN TOWNSHIP 9 West Centre Avenue P.O. Box 1586 Newtown, PA 18940 Phone 215 504 8840 Fax 215 504 8844

www.caedwardsesq.com caedwards@caedwardsesq.com

Admitted in PA & NJ

June 13, 2023

SENT VIA FEDEX

Caroline A. Edwards

Attorney at Law

Lorraine E. Leslie, Township Manager Hilltown Township 13 West Creamery Road Hilltown PA 18927

RE: Garlan Properties, LP – Zoning Hearing Board Application 1279 Route 113, Hilltown Township – Bucks County Tax Parcel No. 15-019-040 1281 Route 113, Hilltown Township – Bucks County Tax Parcel No. 15-019-041 1283 Route 113, Hilltown Township – Bucks County Tax Parcel No. 15-019-042 (collectively, the "Properties")

Dear Ms. Leslie:

I represent Garlan Properties, LLC, the applicant for variances relating to impervious surface ratio requirements in the VC District for the above-referenced Properties.

Enclosed in connection with this Application are the following:

- 1. A completed and signed Appeal to Zoning Hearing Board, including four (4) additional pages original and 6 copies.
- 2. Six (6) copies of the Deed for Bucks County Tax Parcel No. 15-019-040, showing that title is held by Joseph R. and Margaret E. Garlan.
- 3. Six (6) copies of the Deed for Bucks County Tax Parcel No. 15-019-041, showing that title is held by Garlan Properties, LP (the Applicant).
- 4. Six (6) copies of the Deed for Bucks County Tax Parcel No. 15-019-042, showing that title is held by Garlan Investments, LP.
- 5. Six (6) copies of the Sketch Parking Lot Reconfiguration Plan of the Properties prepared by Urwiler & Walter, Inc.

- 6. Executed Grant of Authorization to Garlan Properties, LP by Joseph R. Garlan and Margaret E. Garlan to act on their behalf with respect to the variance application - original and six (6) copies.
- 7. Executed Grant of Authorization to Garlan Properties, LP by Garlan Investments, LP to act on its behalf with respect to the variance application - original and six (6) copies.
- 8. Check payable to "Hilltown Township" in the amount of \$2,000.00 as the required fee for an application involving a non-residential use.

Please let me know if anything else is required to for this Application to be scheduled for hearing before the Zoning Hearing Board.

Thank you!

Sincerely yours, Parfine ?. Edwards Caroline A. Edwards

Garlan Properties, LP CC: Paul Yaskowski - Urwiler & Walter, Inc. Scott Camburn - Urwiler & Walter, Inc.

GRANT OF AUTHORIZATION TO GARLAN PROPERTIES, LP

Property Owner:	Garlan Investments, LP PO Box 27 Blooming Glen PA 18911
Property:	1283 Route 113 Hilltown Township, Bucks County PA Bucks County Tax Parcel No. 15-019-042
Authorized Party:	Garlan Properties, LP

Garlan Investments, LP, being the legal owner of the Property identified above, does hereby authorize Garlan Properties, LP to make an application for a variance or variances with the Hilltown Township Zoning Hearing Board, to request an increase in the impervious surface coverage on the Property, for the purpose of reconfiguring and improving the parking area shared by the Property, 1279 Route 113 and 1281 Route 113, and to take all actions it deems necessary and/or appropriate related to such application. Garlan Properties, LP is hereby authorized to exercise all rights that would be held by an equitable owner of the Property, including attending meetings and presenting testimony and evidence at hearings related to the application, and signing all documents necessary to carry out the purposes set forth above.

This Authorization is granted this _____ day of June, 2023.

GARLAN INVESTMENTS, LP by its General Partner, Garlan Properties GP, LLC BY1 Johanna Leah Garlan

GRANT OF AUTHORIZATION TO GARLAN PROPERTIES. LP

Property Owners:	Joseph R. Garlan and Margaret E. Garlan 537 Village Road W. Pittston PA 18643
Property:	1279 Route 113 Hilltown Township, Bucks County PA Bucks County Tax Parcel No. 15-019-040
Authorized Party:	Garlan Properties, LP

We, being all of the legal owners of the Property identified above, do hereby authorize Garlan Properties, LP to make an application for a variance or variances with the Hilltown Township Zoning Hearing Board, to request an increase in the impervious surface coverage on the Property, for the purpose of reconfiguring and improving the parking area shared by the Property, 1281 Route 113 and 1283 Route 113, and to take all actions it deems necessary and/or appropriate related to such application. Garlan Properties, LP is hereby authorized to exercise all rights that would be held by an equitable owner of the Property, including attending meetings and presenting testimony and evidence at hearings related to the application, and signing all documents necessary to carry out the purposes set forth above.

This Authorization is granted this ____ <u>6</u> day of June, 2023.

fisseph & Soular Joseph R. Garian Margaret & Harlan

Aargaret E. Garlan

(00107845 A \

BUCKS COUNTY RECORDER OF DEEDS 55 East Court Street Doylestown, Pennsylvania 18901 (215) 348-6209

Instrument Number - 2013073737 Recorded On 9/3/2013 At 2:52:01 PM * Total Pages - 5 * Instrument Type - DEED Invoice Number - 615600 User - KGB * Grantor - JAMES, JACK A * Grantee - GARLAN, JOSEPH R * Customer - ASSOCIATES GROUP ABSTRACT INC * FEES STATE TRANSFER TAX \$2,300.00 RECORDING FEES \$65.00 PENNRIDGE SCHOOL \$1,150.00 DISTRICT REALTY TAX Bucks County UPI Certification HILLTOWN TOWNSHIP \$1,150.00 On September 3, 2013 By JQ TOTAL PAID \$4,665.00 This is a certification page DO NOT DETACH This page is now part of this legal document. **RETURN DOCUMENT TO:** ASSOCIATES GROUP ABSTRACT INC ATTN: SIS I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office of Bucks Gennty, Pennsylvania. DERS Joseph J. Szafran, Jr. **Recorder of Deeds**

> * - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.



Prepared by and Return to:

Associates Group Abstract, Inc. 2701 York Road Jamison, PA 18929 267-927-0516

File No. 222977AGA

UPI # 15-019-040

This Indenture, made the 30 day of August, 2013,

Between

JACK A. JAMES AND POLLY JAMES, HUSBAND AND WIFE

(hereinafter called the Grantors), of the one part, and

JOSEPH R. GARLAN AND MARGARET E. GARLAN, HUSBAND AND WIFE

(hereinafter called the Grantees), of the other part,

Witnesseth, that the said Grantors for and in consideration of the sum of Two Hundred Thirty Thousand And 00/100 Dollars (\$230,000.00) lawful money of the United States of America, unto them well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantees, as tenants by the entirety

ALL THOSE TWO CERTAIN lots of land with the messuage thereon situated in the Village of Blooming Glen, County of Bucks, Township of Hilltown, and State of Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1

BEGINNING at a stake for a corner in the public road now known as the Souderton and Dublin Turnpike Road; thence extending along said road North 81.75 degrees East 50 feet to another stake a corner in said road; thence extending along lands of formerly John S. Moyer the following three courses and distances viz: South 8.25 degrees East 200 feet to a stake set for a corner; thence South 81.75 degrees West 50 feet to a stake set for a corner; thence North 8.25 degrees West 200 feet the place of beginning.

TRACT NO. 2

BEGINNING at an iron pin in line with lands about to be conveyed to Bernard Waldvogel and lands of John W. Nace; thence extending along lands of John W. Nace North 44.5 degrees West 136.9 feet to a post a corner in line with lands of Norman R. Yoder formerly Mrs. Kratz' land; thence along lands of Norman R. Yoder North 82.25 degrees East 82.5 feet to a post a corner in line with lands of Joseph Schwartz; thence along Joseph Schwartz' land the following two courses and distances viz: South 7.75

degrees East 17.5 feet to a post a corner; and South 44.25 degrees East 72.3 feet to an iron pin a corner in line with lands about to be conveyed to Bernard Waldvogel; thence along Bernard Waldvogel's land South 45.75 degrees West 55.5 feet to the place of beginning.

BEING County Parcel Number 15-19-40

1 ..

BEING THE SAME PREMISES WHICH Laura J. Kelly by deed dated 12/28/2007 and recorded 1/7/2008 in LR Book 5656 Page 775 did grant and convey unto Jack A. James and Polly James, husband and wife.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said grantors, as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

And the said Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that they, the said Grantors, and their heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against them, the said Grantors, and their heirs, and devery person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under the said Grantor, his/her/their heirs or its successors, or any of them, subject as aforesaid,

SPECIALLY WARRANT and forever DEFEND

In Witness Whereof, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

Sealed and Belivered IN THE PRESENCE OF US;

(SEAL) Jack A. James {SEAL}

Commonwealth of Pennsylvania } ss

On this, the 36^{44} day of <u>August</u>, 3693, before me, the undersigned Notary Public, personally appeared Jack A. James and Polly James, husband and wife, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Manay & James Notary Public My commission expires <u>3-11- 2014</u> COMMONWEALTH OF PENNSYLVANIA Notarial Seal Nancy B. James, Notary Public Hilltown Twp., Bucks County My Corgmission Expires March 11, 2014 Member, Pennsylvania Association of Notaries I hereby certify the precise residence and the complete post office address of the above-named Grantees is: 537 Village Rd. W. Pittston, PA 18643 -1279-Route-113

Perkasie, PA-18944

On behalf of the Grantees

BUCKS COUNTY RECORDER OF DEEDS 55 East Court Street

Doylestown, Pennsylvania 18901 (215) 348-6209

Instrument Number - 2010061308 Recorded On 9/8/2010 At 1:49:45 PM * Total Pages - 5 * Instrument Type - DEED Invoice Number - 388924 User - KLJ * Grantor - JAMES, JACK A * Grantee - GARLAN PROP L P * Customer - ASSOCIATES GROUP ABSTRACT, INC. - SIS * FEES STATE TRANSFER TAX \$6,500.00 RECORDING FEES \$60.00 PENNRIDGE SCHOOL \$3,250.00 DISTRICT REALTY TAX HILLTOWN TOWNSHIP \$3,250,00 TOTAL PAID \$13,060.00

> This is a certification page DO NOT DETACH This page is now part of this legal document. **RETURN DOCUMENT TO: ASSOCIATES GROUP ABSTRACT, INC. - SIS**

> > I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office of Bucks County, Pennsylvania.



Robert W. Dickson

Acting Recorder of Deeds

* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.



Book: 6493 Page: 350

Prepared by and Return to:

Associates Group Abstract, Inc. 2701 York Road, P. O. Box 304 Jamison, PA 18929 E-mail: agadocs@yahoo.com 267-927-0516

File No. 221740AGA

<UPI#15-019-041</pre>

This Indenture, made the 30 day of August, 2010,

Between

JACK A. JAMES AND POLLY JAMES, HUSBAND AND WIFE

(hereinafter called the Grantors), of the one part, and

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/ GARLAN PROPERTIES, LP, A PENNSYLVANIA LIMITED PARTNERSHIP

(hereinafter called the Grantee), of the other part,

Witnesseth, that the said Grantors for and in consideration of the sum of Six Hundred Fifty Thousand Dollars 00/100 (\$650,000.00) lawful money of the United States of America, unto them well and truly paid by the said Grantee, after before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantee, as

ALL THAT CERTAIN Mossuage and tract of land together with the buildings now thereon erected, Situate on the Southerly side of State Traffic Route 113 in the Village of Blooming Glenn, Hilltown Township, Bucks County, PA, bounded and described according to a recent plan dated January 13, 1960, by George R. Nevells, Surveyor, as follows, to wit:

BEGINNIG at an iron pin in a cement driveway, said pin being in line with the curb along the Southern side of State Traffic Route 113, thence extending along the lands of Guenther L. Orthanus South fifteen degrees, ten minutes, East (S 15 degrees 10 minutes E) the distance of One hundred thirty nine and fifty hundredths feet (139.50 ft) to an iron pin in a corner; thence along the same South fifty three degrees twenty minutes West (S 53 degrees 20 minutes W) the distance of One hundred eight and eighty hundredths feet (108.80 ft) to a pipe, a corner, in line of lands of Norman R. Yoder; thence along the same North fourteen degrees seventeen minutes forty seconds West (N 14 degrees 17 minutes 40 seconds W) the distance of One hundredths eighty two and fifty four hundredths feet (182.54 ft) to a nail, a corner in the aforesaid curb line, along the Southern side of the aforementioned State Road; thence along the same North seventy six degrees forty minutes East (N 76 degrees 40 minutes E) the distance of ninety eight and fifty hundredths feet (98.50 ft) to the place of BEGINNING.

BEING Tax Parcel Number 15-19-41.

RECEIVED 2010 SEP - 3 P 12: 34 BUCKS COUNT CP.OA. Registry

BEING THE SAME PREMISES WHICH S & H Properties, LLC by deed dated 3/31/2006 and recorded 4/7/2006 in Deed Book 4904 Page 2395 did grant and convey unto Jack A. James and Polly James, husband and wife.

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Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said grantors, as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

And the said Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that they, the said Grantors, and their heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against them, the said Grantors, and their heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under the said Grantor, his/her/their heirs or its successors and of them, subject as aforesaid,

SPECIALLY WARRANT and forever DEFEND

In Witness Whereof, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

Sealed and Belivered IN THE PRESENCE OF US:

Lebt for	TSEAL}
Jack A. James	(
Polly James Polly	new (SEAL)

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	Commonwealth of Pennsylvania } ss County of Bucks
	On this, the 30 day of August, 2010, before me, the undersigned Notary Public, personally appeared Jack A. James and Polly James, husband and wife, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.
	IN WITNESS WHEREOF, I hereunto set my hand and official seal.
	COMMONWEALTH OF PENNSYLVANIA Notary Public Notarial Scal My commission expires Elizabeth A. Kelires Dack Scounty My Commission Expires Dack 13, 2012
	I hereby certify the precise residence and the complete post office address of the above-named Grantce is: 1281-Route 113 $POBOX DP$ Perkasic; BA 18944- HOOMING GIEA, PA 18911

On behalf of the Grantee

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BUCKS COUNTY RECORDER OF DEEDS 55 East Court Street Doylestown, Pennsylvania 18901 (215) 348-6209

Instrument Number - 201501	6908	
Recorded On 3/31/2015 At 8:	33:08 AM	* Total Pages - 5
* Instrument Type - DEED		a dame a Barn et
Invoice Number - 714702	User - KGB	
* Grantor - MYERS, JOSEPH		
* Grantee - GARLAN INVEST		
* Customer - SIMPLIFILE LC		
*FEES		
STATE TRANSFER TAX	\$2,850.00	
RECORDING FEES	\$77.00	
PENNRIDGE SCHOOL	\$1,425.00	
DISTRICT REALTY TAX	Y#/ 420 , VV	
HILLTOWN TOWNSHIP	\$1,425.00	Bucks County UPI Certification
TOTAL PAID	\$5,777.00	On March 31, 2015 By SEC
]] 1	This is a certification page DO NOT DETACH This page is now part of this legal document. RETURN DOCUMENT TO: BRICKER, LANDIS, HUNSBERGER & GINGRICH LLP 114 E BROAD STREET PO BOX 64

SOUDERTON, PA 18964

I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office of Bucks County, Pennsylvania.



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Joseph J. Szafran, Jr. Recorder of Deeds

* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.



Prepared By: Jeffrey K. Landis, Esquire CERTIFIED PROPERTY IDENTIFICATION NUMBERS 15-019-042- - HILLTOWN TWP CERTIFIED 03/31/2015 BY SEC

Return Document To: Bricker, Landis, Hunsberger & Gingrich, LLP 114 East Broad Street P.O. Box 64769 Souderton, PA 18964

Parcel No.: 15-019-042

This Indenture, made the 27th day of March, 2015,

Between

JOSEPH L MYERS AND CHARLOTTE M. MYER

ercinafter called the Grantors), of the one part, and

GARLAN INVESTMENTS

(hereinafter called the Grantee), of the other part,

Withtesseth, that the said Grantors for and in consideration of the sum of Two Hundred Eighty-Five Thousand And 00/100 Dollars (\$285,000.00) lawful money of the United States of America, unto them well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantee, to be held as partnership property.

ALL THAT CERTAIN messuage and tract of land, together with the brick hotel building and all additional buildings now thereon erected, situate in the Village of Blooming Glen, Hilltown Township, Bucks County, Pennsylvania, bounded and described according to a survey thereof, as follows, to wit:

BEGINNING at an iron pin in the cement driveway said iron pin being in line with the lands now or late of Nicholas Buckner and also in line with the curb along the Southern side of Dublin and Souderton Turnpike Road (now a state road); thence extending along said curb North 76 degrees 45 minutes East 65.3 feet to a point, a corner; thence continuing along said curb with a curve to the right with a radius of 28 feet the distance of 25.3 feet to a point, a corner in the curb along the Western side of Blooming Glen and Hilltown Turnpike State Road; thence along said curb South 51 degrees East 110.7 feet to a point, a corner in line with lands now or late of Edwin S. Althouse; thence extending along said land now or late of Edwin S. Althouse; thence extending along said land now or late of Althouse the following 3 courses and distances, viz: South 39 degrees West 259.5 feet to an iron pin, a corner, and North 51 degrees West 72.3 feet to a post, a

corner, and North 14-1/2 degrees West 17-1/2 feet to a post, a corner in line with lands now or late of Nicholas Buckner; thence along the lands now or late of said Nicholas Buckner, the following courses and distances, viz: North 52 degrees 21 minutes East 108.8 feet to an iron pin for a corner and North 15 degrees 10 minutes West 139-1/2 feet to the place of beginning.

Being the same premises which Jacob A. Rice, Joseph L. Myers and N. Laverne Rice by Deed dated August 6, 2009 and recorded in the Office for the Recording of Deeds in and for the County of Bucks, at Doylestown, Pennsylvania, in Land Record Book 6197, Page 753, granted and conveyed unto Joseph L. Myers and Charlotte M. Myers, husband and wife, in fee.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said grantors, as well at day as the equity, of an and to the same.

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns forever, as partnership property.

And the said Grantots, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that they, the said Grantors, and their heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against them, the said Grantors, and their heirs, and their heirs, and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against them, the said Grantors, and their heirs, and against all and every other person and persons whosoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, it, or any of them, shall and will

Warrant and Forever Defend.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

Sealed and Delivered IN THE PRESENCE OF US:

Joseph L Myers

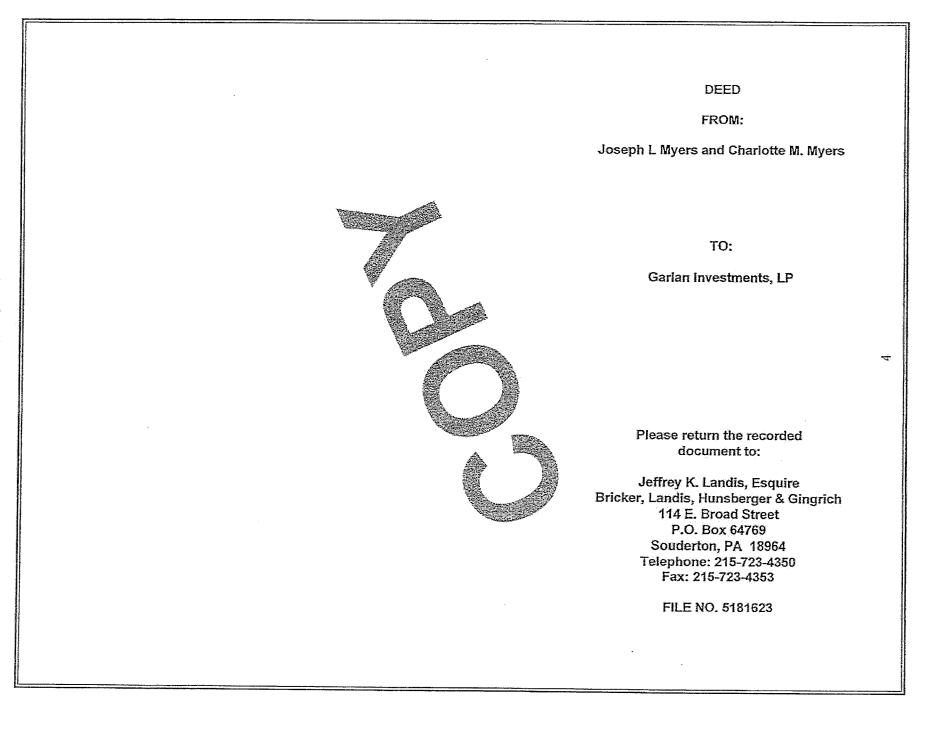
<u>Chasbitti M. Myers</u> (SEAL) Charlotte M. Myers

Commonwealth of Pennsylvania } ss County of Montgomery

On this the 27th day of March, 2015, before me, the undersigned Notary Public, personally appeared Joseph L Myers and Charlotte M. Myers, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Paticia Q Notary Public remal My commission expires May 4 NOTARIAL SEAL PATRICIA A SHOEMAKER, NOTARY PUBLIC SQUDERTON BOROUGH MONTGOMERY COUNTY MY COMMISSION EXPIRES MAY 04, 2015 The address of the above-named Grantee is: 1281-Route 1-13, Unit B P.d., Box 27 P.O. Box 27 Blooming Glen, PA 18911 On behalf of the Grantee



15-19-40

Total Records Selected: 51

PARCEL_NUM: 15-019-034

PADDR: 3 HAMILTON STREET OWNER: HAYNES DONNA OWNADDR1: 3 HAMILTON AVENUE OWNADDR2: OWNCITY: BLOOMING GELN OWNST: PA OWNZIP: 18911 ZONE: VC LANDUSE: 1001 DEED_AREA: 0.38400000 AC

PARCEL NUM: 15-019-039

PADDR: 1277 ROUTE 113 OWNER: WALSH KEVIN & KIMBERLY BERLY OWNADDR1: PO BOX 62 OWNADDR2: OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: VC LANDUSE: 1001 DEED_AREA: 1.45000000 AC

PARCEL_NUM: 15-019-041

PADDR: 1281 ROUTE 113 OWNER: GARLAN PROP LP OWNADDR1: PO BOX 27 OWNADDR2: OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: VC LANDUSE: 4116 DEED AREA: 0.3850000 AC

PARCEL_NUM: 15-019-014

PADDR: 1272 ROUTE 113 OWNER: MEACHAM CHRISTOPHER & SHANNON OWNADDR1: 1272 ROUTE 113 OWNADDR2: OWNCITY: PERKASIE OWNST: PA OWNZIP: 18944 ZONE: VC LANDUSE: 1001 DEED_AREA: 0.17000000 AC

PARCEL_NUM: 15-019-050

PADDR: 818 BLOOMING GLEN ROAD OWNER: ROSENBERGER TONYA N. OWNADDR1: P.O. BOX 8 OWNADDR2: OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: LANDUSE: 1011 DEED_AREA: 0.43000000 AC

PARCEL_NUM: 15-019-061

PADDR: 809 BLOOMING GLEN ROAD OWNER: ULLE DEBORAH B OWNADDR1: BOX 213 809 BLOOMING GLEN ROAD OWNADDR2: OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: LANDUSE: 1024 DEED_AREA: 0.12000000 AC

PARCEL_NUM: 15-019-063-001

PADDR: 805 BLOOMING GLEN ROAD OWNER: LYNNDALE PROPERTY LLC OWNADDR1: 852 BLOOMING GLEN ROAD OWNADDR2: OWNCITY: PERKASIE OWNST: PA OWNZIP: 18944 ZONE: VC LANDUSE: 1001 DEED AREA: 0.17000000 AC

PARCEL NUM: 15-019-047

PADDR: 812 BLOOMING GLEN ROAD OWNER: STEGIGERWALT FRANCIS E. & MARY G. OWNADDR1: 812 BLOOMING GLEN ROAD OWNADDR2: OWNCITY: PERKASIE OWNST: PA OWNZIP: 18944 ZONE: VC LANDUSE: 1001 DEED AREA: 0.6200000 AC

PARCEL_NUM: 15-017-049

PADDR: 1239 ROUTE 113

OWNER: ROSENBERGER HENRY L & CHARLOTTE C OWNADDR1: 1239 ROUTE 113 OWNADDR2: P.O. BOX 59 OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: LANDUSE: 1056 DEED AREA: 82.6100000 AC

PARCEL NUM: 15-019-018

PADDR: 1280 ROUTE 113 OWNER: FOIGHT MICHAEL P. OWNADDR1: 1280 ROUTE 113 OWNADDR2: OWNCITY: PERKASIE OWNST: PA OWNZIP: 18944 ZONE: VC LANDUSE: 1010 DEED_AREA: 0.17700000 AC

PARCEL_NUM: 15-019-016

PADDR: 1276 ROUTE 113 OWNER: CONSTANTINE WILLIAM E & NORMA JANE HAIR OWNADDR1: 110 MAIN STREET OWNADDR2: P.O. BOS 336 OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: VC LANDUSE: 1001 DEED_AREA: 0.17700000 AC

PARCEL_NUM: 15-019-024

PADDR: 727 BLOOMING GLEN ROAD OWNER: RUTT ROBERT D & REGINA B OWNADDR1: BOX 223 OWNADDR2: OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: VC LANDUSE: 1001 DEED AREA: 0.52000000 AC

PARCEL NUM: 15-019-025

PADDR: 729 BLOOMING GLEN ROAD OWNER: BATMAN BARRY W & JILL D OWNADDR1: BOX 214 OWNADDR2: OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: VC LANDUSE: 1001 DEED_AREA: 0.52000000 AC

PARCEL_NUM: 15-019-032

PADDR: 4 HAMILTON STREET OWNER: DETWEILER KEVIN L & PATRICIA L OWNADDR1: BOX 73 OWNADDR2: OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: VC LANDUSE: 1023 DEED_AREA: 0.25000000 AC

PARCEL NUM: 15-019-060

PADDR: 811 BLOOMING GLEN ROAD OWNER: KOSLING BRENT R. OWNADDR1: P.O. BOX 395 OWNADDR2: OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: VC LANDUSE: 1024 DEED_AREA: 0.12000000 AC

PARCEL_NUM: 15-019-059

PADDR: 813 BLOOMING GLEN ROAD OWNER: WARWICK ALEXANDRA J. ERICH C. SCHULTZ OWNADDR1: 813 BLOOMING GLEN ROAD OWNADDR2: OWNCITY: PERKASIE OWNST: PA OWNZIP: 18944 ZONE: VC LANDUSE: 1001 DEED_AREA: 0.53000000 AC

PARCEL_NUM: 15-019-048

PADDR: 814 BLOOMING GLEN ROAD OWNER: BARINGER RICHARD W & MARY ELIZABETH OWNADDR1: BOX 46 OWNADDR2: OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: VC LANDUSE: 1001 DEED_AREA: 0.20100000 AC

PARCEL_NUM: 15-019-037

PADDR: 1273 ROUTE 113 OWNER: SCHAFFER TIMOTHY J OWNADDR1: 571 CENTER HILL ROAD OWNADDR2: OWNCITY: UPPER BLACK EDDY OWNST: PA OWNZIP: 18972 ZONE: VC LANDUSE: 1001 DEED_AREA: 0.35000000 AC

PARCEL NUM: 15-019-044

PADDR: BLOOMING GLEN RD OWNER: ENGELHART, CHRISTOPHER E & SANDRA OWNADDR1: OWNADDR2: OWNADDR2: P.O.BOK 14 OWNCITY: OWNST: OWNST: OWNZIP: ZONE: LANDUSE: DEED_AREA:

PARCEL_NUM: 15-019-017

PADDR: 1278 ROUTE 113 OWNER: FITTING JOAN L OWNADDR1: 1278 ROUTE 113 OWNADDR2: OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: VC LANDUSE: 1010 DEED AREA: 0.17700000 AC

PARCEL_NUM: 15-019-065

PADDR: 1305 ROUTE 113 OWNER: PRIETO PHILLIP OWNADDR1: 1305 ROUTE 113 OWNADDR2: OWNCITY: PERKASIE OWNST: PA OWNZIP: 18944 ZONE: VC LANDUSE: 1001 DEED_AREA: 0.13800000 AC

PARCEL_NUM: 15-019-036

PADDR: 1269 ROUTE 113 OWNER: FREDERICK DENNIS R & JANET E OWNADDR1: BOX 35 OWNADDR2: OWNCITY: BLOOMING GLEN PA OWNST: PA OWNZIP: 18911 ZONE: VC LANDUSE: 1001 DEED AREA: 0.43000000 AC

PARCEL_NUM: 15-019-040

PADDR: 1279 ROUTE 113 OWNER: GARLAN JOSEPH OWNADDR1: 537 VILLAGE ROAD OWNADDR2: OWNCITY: WEST PITTSTON OWNST: PA OWNZIP: 18963 ZONE: VC LANDUSE: 1001 DEED_AREA: 0.38600000 AC

PARCEL NUM: 15-019-062

PADDR: 807 BLOOMING GLEN ROAD OWNER: WALTER CATHERINE A OWNADDR1: 807 BLOOMING GLEN ROAD PO BOX 156 OWNADDR2: OWNCITY: PERKASIE OWNST: PA OWNZIP: 18944 ZONE: VC LANDUSE: 1024 DEED AREA: 0.13000000 AC

PARCEL_NUM: 15-019-047-001

PADDR: 810 BLOOMING GLEN ROAD OWNER: GEHMAN LEIGHSCOTT OWNADDR1: 938 BLOOMING GLEN ROAD PO BOX 3 OWNADDR2: OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: VC LANDUSE: 1001 DEED_AREA: 0.1000000 AC

PARCEL_NUM: 15-019-042

PADDR: 1283 ROUTE 113 OWNER: GARLAN INVEST OWNADDR1: P.O. BOX 27 OWNADDR2: OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: VC LANDUSE: 1011 DEED AREA: 0.65200000 AC

PARCEL_NUM: 15-019-059-001

PADDR: 815 BLOOMING GLEN ROAD OWNER: LEWIS KEVIN J & JENNIFER Z OWNADDR1: P.O. BOX 146 OWNADDR2: OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: VC LANDUSE: 1001 DEED_AREA: 0.34000000 AC

PARCEL NUM: 15-019-046

PADDR: 808 BLOOMING GLEN ROAD OWNER: ENGELHART CHRISTOPHER E & SANDRA OWNADDR1: BOX 14 OWNADDR2: OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: VC LANDUSE: 1001 DEED_AREA: 1.3600000 AC

PARCEL_NUM: 15-019-038

PADDR: 1275 ROUTE 113 OWNER: MYERS JAMES D & BARBARA A OWNADDR1: BOX 133 OWNADDR2: OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: VC LANDUSE: 1010 DEED_AREA: 0.18700000 AC

PARCEL_NUM: 15-019-064

PADDR: 1303 ROUTE 113 OWNER: MYERS CHARLES R. OWNADDR1: 1303 ROUTE 113 OWNADDR2: OWNCITY: PERKASIE OWNST: PA OWNZIP: 18944 ZONE: VC LANDUSE: 1001 DEED_AREA: 0.16500000 AC

PARCEL_NUM: 15-019-026

PADDR: 1300 ROUTE 113 OWNER: TEEPLE JASON X. OWNADDR1: 1300 ROUTE 113 OWNADDR2: OWNCITY: PERKASIE OWNST: PA OWNZIP: 18944 ZONE: VC LANDUSE: 1001 DEED_AREA: 0.6600000 AC

PARCEL NUM: 15-019-043

PADDR: 804 BLOOMING GLEN ROAD OWNER: THOMPSON ROSE M OWNADDR1: BOX 204 OWNADDR2: OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: VC LANDUSE: 1001 DEED_AREA: 0.48500000 AC

PARCEL_NUM: 15-019-015

PADDR: 1274 ROUTE 113 OWNER: HOFMANN LAURYN ANN & THOMAS & KURT BETTY OWNADDR1: 1274 ROUTE 113 OWNADDR2: OWNCITY: PERKAISE OWNST: PA OWNZIP: 18944 ZONE: VC LANDUSE: 1001 DEED AREA: 0.18300000 AC

PARCEL_NUM: 15-019-019

PADDR: 1282 ROUTE 113

OWNER: BLOOMING GLEN RESTORATIONS LLC OWNADDR1: 732 EAST CREAMERY ROAD OWNADDR2: OWNCITY: PERKASIE OWNST: PA OWNZIP: 18944 ZONE: VC LANDUSE: 1011 DEED_AREA: 0.37400000 AC

PARCEL_NUM: 15-019-066

PADDR: 1307 ROUTE 113 OWNER: WEISSMAN JONATHAN M OWNADDR1: 1307 ROUTE 113 OWNADDR2: OWNCITY: PERKASIE OWNST: PA OWNZIP: 18944 ZONE: VC LANDUSE: 1001 DEED_AREA: 0.19800000 AC

PARCEL_NUM: 15-019-049

PADDR: 816 BLOOMING GLEN ROAD OWNER: OWEN DYLAN & VICTORIA LYNNE OWNADDR1: 816 BLOOMING GLEN ROAD OWNADDR2: OWNCITY: PERKASIE OWNST: PA OWNZIP: 18944 ZONE: VC LANDUSE: 1001 DEED_AREA: 0.25000000 AC

PARCEL_NUM: 15-019-047-002

PADDR: 1004 MIRIAM DRIVE OWNER: DETWEILER DAVID J & AMY L OWNADDR1: BOX 25 OWNADDR2: OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: VC LANDUSE: 1002 DEED_AREA: 0.75200000 AC

PARCEL NUM: 15-019-045

PADDR: 806 BLOOMING GLEN ROAD OWNER: BAUER JOSPEH OWNADDR1: 806 BLOOMING GLEN ROAD OWNADDR2: OWNCITY: PERKASIE OWNST: PA OWNZIP: 18944 ZONE: VC LANDUSE: 1001 DEED_AREA: 0.19300000 AC

PARCEL_NUM: 15-019-012

PADDR: 1268 ROUTE 113 OWNER: LANDIS EARL S & CHERYL L OWNADDR1: BOX 224 OWNADDR2: OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: VC LANDUSE: 1001 DEED_AREA: 0.34500000 AC

PARCEL NUM: 15-019-023

PADDR: 725 BLOOMING GLEN ROAD OWNER: DETWEILER RAYMOND W. TRUST & GARRY LONGACRE & RICHARD OWNADDR1: 727 DEEP RUN ROAD OWNADDR2: OWNCITY: PERKASIE OWNST: PA OWNZIP: 18944 ZONE: VC LANDUSE: 1001 DEED_AREA: 0.9000000 AC

PARCEL_NUM: 15-019-035

PADDR: 1265 ROUTE 113

OWNER: STOUDT ADAM & ELISE OWNADDR1: 1265 ROUTE 113 OWNADDR2: OWNCITY: PERKASIE OWNST: PA OWNZIP: 18944 ZONE: VC LANDUSE: 1001 DEED_AREA: 0.50600000 AC

PARCEL_NUM: 15-019-027

PADDR: 1302 ROUTE 113 OWNER: RYAN ROBERT J & PATRICIA D OWNADDR1: 1302 ROUTE 113 OWNADDR2: OWNCITY: PERKASIE OWNST: PA OWNZIP: 18944 ZONE: VC LANDUSE: 1001 DEED AREA: 1.53000000 AC

PARCEL NUM: 15-019-013

PADDR: 1270 ROUTE 113 OWNER: KAHN SUSAN K OWNADDR1: 1270 ROUTE 113 OWNADDR2: OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: VC LANDUSE: 1001 DEED_AREA: 0.2900000 AC

PARCEL_NUM: 15-019-010

PADDR: 1264 ROUTE 113 OWNER: KEDRA ROBERT II OWNADDR1: 1264 ROUTE 113 OWNADDR2: OWNCITY: PERKASIE OWNST: PA OWNZIP: 18944 ZONE: VC LANDUSE: 1001 DEED_AREA: 0.66700000 AC

PARCEL NUM: 15-017-044-002

PADDR: 720 BLOOMING GLEN ROAD OWNER: PENNRIDGE FULL GOSPEL TABERNACLE OWNADDR1: P.O.BOX 361 OWNADDR2: OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: CR-2 LANDUSE: 5105 DEED_AREA: 8.77000000 AC

PARCEL NUM: 15-019-028

PADDR: 1304 ROUTE 113 OWNER: MOESER KRISTIN & RONALD T. TYSON OWNADDR1: P.O.BOX 372 OWNADDR2: OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: VC LANDUSE: 1031 DEED AREA: 0.51000000 AC

PARCEL_NUM: 15-019-011

PADDR: 1266 ROUTE 113 OWNER: OCONNER EVAN GARRETT & AMANDA NICOLE TABAKA OWNADDR1: 1266 ROUTE 113 OWNADDR2: OWNCITY: PERKASIE OWNST: PA OWNZIP: 18944 ZONE: VC LANDUSE: 1001 DEED AREA: 0.42800000 AC

PARCEL NUM: 15-019-020

PADDR: 726 BLOOMING GLEN ROAD OWNER: EBERHARD JOAN OWNADDR1: 726 BLOOMING GLEN ROAD BOX 130 OWNADDR2: OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: VC LANDUSE: 1001 DEED_AREA: 0.51000000 AC

PARCEL NUM: 15-019-063

PADDR: 1301 ROUTE 113 OWNER: YATES JOSEPH P & NANCY LEE OWNADDR1: BOX 393 OWNADDR2: OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: VC LANDUSE: 1001 DEED_AREA: 0.43000000 AC

PARCEL_NUM: 15-019-058

PADDR: 817 BLOOMING GLEN ROAD OWNER: NICOLO HERBERT W & BONITA C OWNADDR1: BOX 215 OWNADDR2: OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: VC LANDUSE: 1001 DEED_AREA: 0.33600000 AC

PARCEL_NUM: 15-017-058-002

PADDR: 1316 ROUTE 113 OWNER: ROBERTS CAROLE M. & RENEE & LEE MEMMO OWNADDR1: 1316 ROUTE 113 OWNADDR2: P.O.BOX 55 OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: LANDUSE: 1056 DEED_AREA: 10.34000000 AC

shape	PARCEL_NUM	PADDR	OWNER	OWNADDR1	OWNADDR2	OWNCITY	OWNST	OWNZIP	ZONE
46	15-019-034	STREET	HAYNES DONNA	3 HAMILTON AVENUE		GELN	PA	18911	VC
54	15-019-039	113	WALSH KEVIN & KIMBERLY BERLY	PO BOX 62		GLEN	PA	18911	VC
52	15-019-041	113	GARLAN PROP LP	PO BOX 27		GLEN	PA	18911	VC
160	15-019-014	113	MEACHAM CHRISTOPHER & SHANNON	1272 ROUTE 113		PERKASIE	PA	18944	VC
163	15-019-050	GLEN ROAD	ROSENBERGER TONYA N.	P.O. BOX 8		GLEN	PA	18911	
249	15-019-061	GLEN ROAD	ULLE DEBORAH B	BOX 213 809 BLOOMING GLEN ROAD	brane and a	GLEN	PA	18911	
347	15-019-063-001	GLEN ROAD	LYNNDALE PROPERTY LLC	852 BLOOMING GLEN ROAD		PERKASIE	PA	18944	VC
447	15-019-047	GLEN ROAD	STEGIGERWALT FRANCIS E. & MARY G.	812 BLOOMING GLEN ROAD		PERKASIE	PA	18944	VC
512	15-017-049	113	ROSENBERGER HENRY L & CHARLOTTE C	1239 ROUTE 113	P.O. BOX 59	GLEN	PA	18911	
753	15-019-018	113	FOIGHT MICHAEL P.	1280 ROUTE 113		PERKASIE	PA	18944	VC
307	15-019-016	113	HAIR	110 MAIN STREET	P.O. BOS 336	GLEN	PA	18911	VC
902	15-019-024	GLEN ROAD	RUTT ROBERT D & REGINA B	BOX 223		GLEN	PA	18911	VC
208	15-019-025	GLEN ROAD	BATMAN BARRY W & JILL D	BOX 214		GLEN	PA	18911	VC
1257	15-019-032	STREET	DETWEILER KEVIN L & PATRICIA L	BOX 73		GLEN	PA	18911	VC
1291	15-019-060	GLEN ROAD	KOSLING BRENT R.	P.O. BOX 395		GLEN	PA	18911	VC
1440	15-019-059	GLEN ROAD	WARWICK ALEXANDRA J. ERICH C. SCHULTZ	813 BLOOMING GLEN ROAD	the second s	PERKASIE	PA	18944	VC
2100	15-019-048	GLEN ROAD	BARINGER RICHARD W & MARY ELIZABETH	BOX 46		GLEN	PA	18911	VC
2194	15-019-037	113	SCHAFFER TIMOTHY J	571 CENTER HILL ROAD		EDDY	PA	18972	VC
2217	15-019-044	GLEN RD	ENGELHART, CHRISTOPHER E & SANDRA						
2608	15-019-017	113	FITTING JOAN L	1278 ROUTE 113		GLEN	PA	18911	VC
984	15-019-065	113	PRIETO PHILLIP	1305 ROUTE 113		PERKASIE	PA	18944	VC
010	15-019-036	113	FREDERICK DENNIS R & JANET E	BOX 35		GLEN PA	PA	18911	VC
253	15-019-040	113	GARLAN JOSEPH	537 VILLAGE ROAD	an factoria de factoria de las secondos de fac	PITTSTON	PA	18963	VC
8633	15-019-062	GLEN ROAD	WALTER CATHERINE A	807 BLOOMING GLEN ROAD PO BOX 156		PERKASIE	PA	18944	VC
8640	15-019-047-001	GLEN ROAD	GEHMAN LEIGHSCOTT	938 BLOOMING GLEN ROAD PO BOX 3		GLEN	PA	18911	VC
3729	15-019-042	113	GARLAN INVEST	P.O. BOX 27	China and a state of the state	GLEN	PA	18911	VC
3840	15-019-059-001	GLEN ROAD	LEWIS KEVIN J & JENNIFER Z	P.O. BOX 146	10.433	GLEN	PA	18911	VC
3891	15-019-046	GLEN ROAD	ENGELHART CHRISTOPHER E & SANDRA	BOX 14		GLEN	PA	18911	VC
3930	15-019-038	113	MYERS JAMES D & BARBARA A	BOX 133	N N 1911	GLEN	PA	18911	VC
137	15-019-064	113	MYERS CHARLES R.	1303 ROUTE 113	HADDENDER FRANKRIKE MEDINER	PERKASIE	PA	18944	VC
1203	15-019-026	113	TEEPLE JASON X.	1300 ROUTE 113		PERKASIE	PA	18944	VC
256	15-019-043	GLEN ROAD	THOMPSON ROSE M	BOX 204	byte must an analyze the	GLEN	PA	18911	VC
274	15-019-015	113	BETTY	1274 ROUTE 113	1 (i (iii) (PERKAISE	PA	18944	VC
392	15-019-019	113	BLOOMING GLEN RESTORATIONS LLC	732 EAST CREAMERY ROAD		PERKASIE	PA	18944	VC
621	15-019-066	113	WEISSMAN JONATHAN M	1307 ROUTE 113		PERKASIE	PA	18944	VC
758	15-019-049	GLEN ROAD	OWEN DYLAN & VICTORIA LYNNE	816 BLOOMING GLEN ROAD	and a second sec	PERKASIE	PA	18944	VC
931	15-019-047-002		DETWEILER DAVID J & AMY L	BOX 25		GLEN	PA	18911	VC
082	15-019-045	GLEN ROAD	BAUER JOSPEH	806 BLOOMING GLEN ROAD		PERKASIE	PA	18944	VC
772	15-019-012	113	LANDIS EARL S & CHERYL L	BOX 224		GLEN	PA	18911	VC
862	15-019-023	GLEN ROAD	LONGACRE & RICHARD	727 DEEP RUN ROAD		PERKASIE	PA	18944	VC
991	15-019-035	113	STOUDT ADAM & ELISE	1265 ROUTE 113		PERKASIE	PA	18944	VC
076	15-019-027	113	RYAN ROBERT J & PATRICIA D	1302 ROUTE 113		PERKASIE	PA	18944	VC
5110	15-019-013	113	KAHN SUSAN K	1270 ROUTE 113		GLEN	PA	18911	VC
5169	15-019-010	113	KEDRA ROBERT II	1264 ROUTE 113		PERKASIE	PA	18944	VC
5222	15-017-044-002	21.225	PENNRIDGE FULL GOSPEL TABERNACLE	P.O.BOX 361		GLEN	PA	18911	CR-2
357	15-019-028	113	MOESER KRISTIN & RONALD T. TYSON	P.O.BOX 372		GLEN	PA	18911	VC
6358	15-019-011	113	TABAKA	1266 ROUTE 113		PERKASIE	PA	18944	VC
5356 5477	15-019-020	GLEN ROAD	EBERHARD JOAN	726 BLOOMING GLEN ROAD BOX 130		GLEN	PA	18944	VC

15-19.40

6530	15-019-063	113	YATES JOSEPH P & NANCY LEE	BOX 393	~~~ <u>~~~~~~~~~~~~~~~~</u> ~~~~~~~~~~~~~~~~~	GLEN	PA	18911	VC
6611	15-019-058	GLEN ROAD	NICOLO HERBERT W & BONITA C	BOX 215		GLEN	PA	18911	VC
6645	15-017-058-002	113	ROBERTS CAROLE M. & RENEE & LEE MEMMO	1316 ROUTE 113	P.O.BOX 55	GLEN	PA	18911	

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19-19-41

Total Records Selected: 53

PARCEL_NUM: 15-019-034 PADDR: 3 HAMILTON STREET OWNER: HAYNES DONNA OWNADDR1: 3 HAMILTON AVENUE OWNADDR2: OWNCITY: BLOOMING GELN OWNST: PA OWNZIP: 18911 ZONE: VC LANDUSE: 1001 DEED AREA: 0.38400000 AC

PARCEL_NUM: 15-019-039 PADDR: 1277 ROUTE 113 OWNER: WALSH KEVIN & KIMBERLY BERLY OWNADDR1: PO BOX 62 OWNADDR2: OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: VC LANDUSE: 1001 DEED_AREA: 1.45000000 AC

PARCEL_NUM: 15-019-041 PADDR: 1281 ROUTE 113 OWNER: GARLAN PROP LP OWNADDR1: PO BOX 27 OWNADDR2: OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: VC LANDUSE: 4116 DEED_AREA: 0.38500000 AC

PARCEL_NUM: 15-019-014 PADDR: 1272 ROUTE 113 OWNER: MEACHAM CHRISTOPHER & SHANNON OWNADDR1: 1272 ROUTE 113 OWNADDR2: OWNCITY: PERKASIE OWNST: PA OWNZIP: 18944 ZONE: VC LANDUSE: 1001 DEED_AREA: 0.17000000 AC

PARCEL NUM: 15-019-050 PADDR: 818 BLOOMING GLEN ROAD OWNER: ROSENBERGER TONYA N. OWNADDR1: P.O. BOX 8 OWNADDR2: OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: LANDUSE: 1011 DEED_AREA: 0.4300000 AC PARCEL NUM: 15-019-061 PADDR: 809 BLOOMING GLEN ROAD OWNER: ULLE DEBORAH B OWNADDR1: BOX 213 809 BLOOMING GLEN ROAD OWNADDR2: OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: LANDUSE: 1024 DEED_AREA: 0.12000000 AC PARCEL NUM: 15-019-063-001 PADDR: 805 BLOOMING GLEN ROAD OWNER: LYNNDALE PROPERTY LLC OWNADDR1: 852 BLOOMING GLEN ROAD OWNADDR2: **OWNCITY: PERKASIE** OWNST: PA OWNZIP: 18944 ZONE: VC LANDUSE: 1001 DEED_AREA: 0.17000000 AC PARCEL NUM: 15-019-047 PADDR: 812 BLOOMING GLEN ROAD OWNER: STEGIGERWALT FRANCIS E. & MARY G. OWNADDR1: 812 BLOOMING GLEN ROAD OWNADDR2: **OWNCITY: PERKASIE** OWNST: PA OWNZIP: 18944 ZONE: VC LANDUSE: 1001 DEED_AREA: 0.62000000 AC PARCEL NUM: 15-017-049 PADDR: 1239 ROUTE 113

OWNER: ROSENBERGER HENRY L & CHARLOTTE C OWNADDR1: 1239 ROUTE 113 OWNADDR2: P.O. BOX 59 OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: LANDUSE: 1056 DEED_AREA: 82.61000000 AC PARCEL_NUM: 15-019-018 PADDR: 1280 ROUTE 113 OWNER: FOIGHT MICHAEL P. OWNADDR1: 1280 ROUTE 113 OWNADDR2: OWNCITY: PERKASIE OWNST: PA OWNZIP: 18944 ZONE: VC LANDUSE: 1010 DEED_AREA: 0.17700000 AC PARCEL NUM: 15-019-016 PADDR: 1276 ROUTE 113 OWNER: CONSTANTINE WILLIAM E & NORMA JANE HAIR OWNADDR1: 110 MAIN STREET OWNADDR2: P.O. BOS 336 OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: VC LANDUSE: 1001 DEED AREA: 0.17700000 AC PARCEL_NUM: 15-019-024 PADDR: 727 BLOOMING GLEN ROAD OWNER: RUTT ROBERT D & REGINA B OWNADDR1: BOX 223 OWNADDR2: OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: VC LANDUSE: 1001 DEED_AREA: 0.52000000 AC PARCEL NUM: 15-019-025 PADDR: 729 BLOOMING GLEN ROAD OWNER: BATMAN BARRY W & JILL D OWNADDR1: BOX 214

OWNADDR2: OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: VC LANDUSE: 1001 DEED AREA: 0.5200000 AC PARCEL NUM: 15-019-060 PADDR: 811 BLOOMING GLEN ROAD OWNER: KOSLING BRENT R. OWNADDR1: P.O. BOX 395 OWNADDR2: OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: VC LANDUSE: 1024 DEED_AREA: 0.12000000 AC PARCEL NUM: 15-019-059 PADDR: 813 BLOOMING GLEN ROAD OWNER: WARWICK ALEXANDRA J. ERICH C. SCHULTZ OWNADDR1: 813 BLOOMING GLEN ROAD OWNADDR2: **OWNCITY: PERKASIE** OWNST: PA OWNZIP: 18944 ZONE: VC LANDUSE: 1001 DEED AREA: 0.53000000 AC PARCEL NUM: 15-019-048 PADDR: 814 BLOOMING GLEN ROAD OWNER: BARINGER RICHARD W & MARY ELIZABETH OWNADDR1: BOX 46 OWNADDR2: OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: VC LANDUSE: 1001 DEED_AREA: 0.20100000 AC PARCEL NUM: 15-019-037 PADDR: 1273 ROUTE 113 OWNER: SCHAFFER TIMOTHY J OWNADDR1: 571 CENTER HILL ROAD OWNADDR2: **OWNCITY: UPPER BLACK EDDY**

OWNST: PA OWNZIP: 18972 ZONE: VC LANDUSE: 1001 DEED_AREA: 0.35000000 AC PARCEL NUM: 15-019-044 PADDR: BLOOMING GLEN RD OWNER: ENGELHART, CHRISTOPHER E & SANDRA OWNADDR1: OWNADDR2: OWNCITY: OWNST: OWNZIP: ZONE: LANDUSE: DEED AREA: PARCEL NUM: 15-019-017 PADDR: 1278 ROUTE 113 OWNER: FITTING JOAN L OWNADDR1: 1278 ROUTE 113 OWNADDR2: OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: VC LANDUSE: 1010 DEED_AREA: 0.17700000 AC PARCEL_NUM: 15-019-067 PADDR: 1309 ROUTE 113 **OWNER: MARLEY JONATHAN** OWNADDR1: 1309 ROUTE 113 OWNADDR2: **OWNCITY: PERKASIE** OWNST: PA OWNZIP: 18944 ZONE: VC LANDUSE: 1001 DEED_AREA: 0.31000000 AC PARCEL NUM: 15-019-065 PADDR: 1305 ROUTE 113 OWNER: PRIETO PHILLIP OWNADDR1: 1305 ROUTE 113 OWNADDR2: **OWNCITY: PERKASIE** OWNST: PA OWNZIP: 18944

ZONE: VC LANDUSE: 1001 DEED_AREA: 0.13800000 AC PARCEL NUM: 15-019-036 PADDR: 1269 ROUTE 113 **OWNER: FREDERICK DENNIS R & JANET E** OWNADDR1: BOX 35 OWNADDR2: OWNCITY: BLOOMING GLEN PA OWNST: PA OWNZIP: 18911 ZONE: VC LANDUSE: 1001 DEED_AREA: 0.4300000 AC PARCEL NUM: 15-019-040 PADDR: 1279 ROUTE 113 OWNER: GARLAN JOSEPH OWNADDR1: 537 VILLAGE ROAD OWNADDR2: **OWNCITY: WEST PITTSTON** OWNST: PA OWNZIP: 18963 ZONE: VC LANDUSE: 1001 DEED AREA: 0.3860000 AC PARCEL_NUM: 15-019-062 PADDR: 807 BLOOMING GLEN ROAD OWNER: WALTER CATHERINE A OWNADDR1: 807 BLOOMING GLEN ROAD PO BOX 156 OWNADDR2: **OWNCITY: PERKASIE** OWNST: PA **OWNZIP: 18944** ZONE: VC LANDUSE: 1024 DEED_AREA: 0.1300000 AC PARCEL NUM: 15-019-047-001 PADDR: 810 BLOOMING GLEN ROAD OWNER: GEHMAN LEIGHSCOTT OWNADDR1: 938 BLOOMING GLEN ROAD PO BOX 3 OWNADDR2: OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: VC LANDUSE: 1001

DEED AREA: 0.1000000 AC PARCEL_NUM: 15-019-042 PADDR: 1283 ROUTE 113 OWNER: GARLAN INVEST OWNADDR1: P.O. BOX 27 OWNADDR2: OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: VC LANDUSE: 1011 DEED_AREA: 0.65200000 AC PARCEL NUM: 15-019-059-001 PADDR: 815 BLOOMING GLEN ROAD OWNER: LEWIS KEVIN J & JENNIFER Z OWNADDR1: P.O. BOX 146 OWNADDR2: OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: VC LANDUSE: 1001 DEED AREA: 0.3400000 AC PARCEL NUM: 15-019-046 PADDR: 808 BLOOMING GLEN ROAD OWNER: ENGELHART CHRISTOPHER E & SANDRA OWNADDR1: BOX 14 OWNADDR2: OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: VC LANDUSE: 1001 DEED_AREA: 1.3600000 AC PARCEL NUM: 15-019-038 PADDR: 1275 ROUTE 113 OWNER: MYERS JAMES D & BARBARA A OWNADDR1: BOX 133 OWNADDR2: OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: VC LANDUSE: 1010 DEED_AREA: 0.18700000 AC

PARCEL NUM: 15-019-064 PADDR: 1303 ROUTE 113 OWNER: MYERS CHARLES R. OWNADDR1: 1303 ROUTE 113 OWNADDR2: **OWNCITY: PERKASIE** OWNST: PA OWNZIP: 18944 ZONE: VC LANDUSE: 1001 DEED AREA: 0.16500000 AC PARCEL NUM: 15-019-026 PADDR: 1300 ROUTE 113 OWNER: TEEPLE JASON X. OWNADDR1: 1300 ROUTE 113 OWNADDR2: OWNCITY: PERKASIE OWNST: PA OWNZIP: 18944 ZONE: VC LANDUSE: 1001 DEED_AREA: 0.6600000 AC PARCEL NUM: 15-019-043 PADDR: 804 BLOOMING GLEN ROAD OWNER: THOMPSON ROSE M OWNADDR1: BOX 204 OWNADDR2: OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: VC LANDUSE: 1001 DEED AREA: 0.48500000 AC PARCEL NUM: 15-019-015 PADDR: 1274 ROUTE 113 OWNER: HOFMANN LAURYN ANN & THOMAS & KURT BETTY OWNADDR1: 1274 ROUTE 113 OWNADDR2: **OWNCITY: PERKAISE** OWNST: PA OWNZIP: 18944 ZONE: VC LANDUSE: 1001 DEED_AREA: 0.18300000 AC PARCEL_NUM: 15-019-019 PADDR: 1282 ROUTE 113

OWNER: BLOOMING GLEN RESTORATIONS LLC OWNADDR1: 732 EAST CREAMERY ROAD OWNADDR2: **OWNCITY: PERKASIE** OWNST: PA OWNZIP: 18944 ZONE: VC LANDUSE: 1011 DEED_AREA: 0.37400000 AC PARCEL_NUM: 15-019-066 PADDR: 1307 ROUTE 113 OWNER: WEISSMAN JONATHAN M OWNADDR1: 1307 ROUTE 113 OWNADDR2: **OWNCITY: PERKASIE** OWNST: PA OWNZIP: 18944 ZONE: VC LANDUSE: 1001 DEED AREA: 0.19800000 AC PARCEL NUM: 15-019-049 PADDR: 816 BLOOMING GLEN ROAD **OWNER: OWEN DYLAN & VICTORIA LYNNE** OWNADDR1: 816 BLOOMING GLEN ROAD OWNADDR2: **OWNCITY: PERKASIE** OWNST: PA **OWNZIP: 18944** ZONE: VC LANDUSE: 1001 DEED AREA: 0.2500000 AC PARCEL NUM: 15-019-047-002 PADDR: 1004 MIRIAM DRIVE OWNER: DETWEILER DAVID J & AMY L OWNADDR1: BOX 25 OWNADDR2: OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: VC LANDUSE: 1002 DEED_AREA: 0.75200000 AC PARCEL NUM: 15-019-045 PADDR: 806 BLOOMING GLEN ROAD OWNER: BAUER JOSPEH OWNADDR1: 806 BLOOMING GLEN ROAD

OWNADDR2: **OWNCITY: PERKASIE** OWNST: PA OWNZIP: 18944 ZONE: VC LANDUSE: 1001 DEED AREA: 0.19300000 AC PARCEL_NUM: 15-019-031 PADDR: 1310 ROUTE 113 OWNER: DEKKER JOHN PAUL D. & MARCIA CORDAS OWNADDR1: 1310 ROUTE 113 OWNADDR2: **OWNCITY: PERKASIE** OWNST: PA **OWNZIP: 18944** ZONE: VC LANDUSE: 1001 DEED_AREA: 0.42000000 AC PARCEL NUM: 15-019-030 PADDR: 1306 ROUTE 113 OWNER: CRESSMAN ROBERT SCOTT & IRONS ALLEGRA ANNE OWNADDR1: BOX 34 OWNADDR2: OWNCITY: BLOOMIMG GLEN OWNST: PA OWNZIP: 18911 ZONE: VC LANDUSE: 1001 DEED_AREA: 0.32000000 AC PARCEL NUM: 15-019-012 PADDR: 1268 ROUTE 113 OWNER: LANDIS EARL S & CHERYL L OWNADDR1: BOX 224 OWNADDR2: OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: VC LANDUSE: 1001 DEED_AREA: 0.34500000 AC PARCEL NUM: 15-019-023 PADDR: 725 BLOOMING GLEN ROAD OWNER: DETWEILER RAYMOND W. TRUST & GARRY LONGACRE & RICHARD OWNADDR1: 727 DEEP RUN ROAD OWNADDR2: **OWNCITY: PERKASIE**

OWNST: PA OWNZIP: 18944 ZONE: VC LANDUSE: 1001 DEED_AREA: 0.9000000 AC PARCEL NUM: 15-019-035 PADDR: 1265 ROUTE 113 **OWNER: STOUDT ADAM & ELISE** OWNADDR1: 1265 ROUTE 113 OWNADDR2: **OWNCITY: PERKASIE** OWNST: PA OWNZIP: 18944 ZONE: VC LANDUSE: 1001 DEED_AREA: 0.50600000 AC PARCEL NUM: 15-019-027 PADDR: 1302 ROUTE 113 OWNER: RYAN ROBERT J & PATRICIA D OWNADDR1: 1302 ROUTE 113 OWNADDR2: **OWNCITY: PERKASIE** OWNST: PA OWNZIP: 18944 ZONE: VC LANDUSE: 1001 DEED_AREA: 1.53000000 AC PARCEL_NUM: 15-019-013 PADDR: 1270 ROUTE 113 OWNER: KAHN SUSAN K OWNADDR1: 1270 ROUTE 113 OWNADDR2: OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: VC LANDUSE: 1001 DEED AREA: 0.2900000 AC PARCEL NUM: 15-019-010 PADDR: 1264 ROUTE 113 OWNER: KEDRA ROBERT II OWNADDR1: 1264 ROUTE 113 OWNADDR2: OWNCITY: PERKASIE OWNST: PA OWNZIP: 18944

ZONE: VC LANDUSE: 1001 DEED_AREA: 0.66700000 AC PARCEL NUM: 15-017-044-002 PADDR: 720 BLOOMING GLEN ROAD OWNER: PENNRIDGE FULL GOSPEL TABERNACLE OWNADDR1: P.O.BOX 361 OWNADDR2: OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: CR-2 LANDUSE: 5105 DEED_AREA: 8.77000000 AC PARCEL_NUM: 15-019-028 PADDR: 1304 ROUTE 113 OWNER: MOESER KRISTIN & RONALD T. TYSON OWNADDR1: P.O.BOX 372 OWNADDR2: OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: VC LANDUSE: 1031 DEED_AREA: 0.5100000 AC PARCEL NUM: 15-019-011 PADDR: 1266 ROUTE 113 OWNER: OCONNER EVAN GARRETT & AMANDA NICOLE TABAKA OWNADDR1: 1266 ROUTE 113 OWNADDR2: **OWNCITY: PERKASIE** OWNST: PA OWNZIP: 18944 ZONE: VC LANDUSE: 1001 DEED AREA: 0.42800000 AC PARCEL NUM: 15-019-020 PADDR: 726 BLOOMING GLEN ROAD OWNER: EBERHARD JOAN OWNADDR1: 726 BLOOMING GLEN ROAD BOX 130 OWNADDR2: OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: VC LANDUSE: 1001

DEED AREA: 0.51000000 AC PARCEL_NUM: 15-019-063 PADDR: 1301 ROUTE 113 OWNER: YATES JOSEPH P & NANCY LEE OWNADDR1: BOX 393 OWNADDR2: OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: VC LANDUSE: 1001 DEED_AREA: 0.43000000 AC PARCEL NUM: 15-019-058 PADDR: 817 BLOOMING GLEN ROAD OWNER: NICOLO HERBERT W & BONITA C OWNADDR1: BOX 215 OWNADDR2: OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: VC LANDUSE: 1001 DEED_AREA: 0.33600000 AC PARCEL NUM: 15-017-058-002 PADDR: 1316 ROUTE 113 OWNER: ROBERTS CAROLE M. & RENEE & LEE MEMMO OWNADDR1: 1316 ROUTE 113 OWNADDR2: P.O.BOX 55 OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: LANDUSE: 1056 DEED_AREA: 10.3400000 AC

shape	PARCEL NUM	PADDR	OWNER	OWNADDR1	OWNADDR2	OWNCITY	OWNST	OWNZIP	ZONE	LANDUSE	
46	15-019-034	STREET	DONNA	AVENUE		GELN	PA	18911	VC	1001	
54	15-019-039	113	& KIMBERLY	PO BOX 62		GLEN	PA	18911	VC	1001	
62	15-019-041	113	LP	PO BOX 27		GLEN	PA	18911	VC	4116	
160	15-019-014	113	CHRISTOPHER	113	A DATE OF THE OWNER OF THE OWNER	PERKASIE	PA	18944	VC	1001	
163	15-019-050	GLEN ROAD	R TONYA N.	P.O. BOX 8	The second cases on prover a se	GLEN	PA	18911		1011	
249	15-019-061	GLEN ROAD	DEBORAH B	BLOOMING		GLEN	PA	18911		1024	
347	15-019-063-001	GLEN ROAD	PROPERTY	GLEN ROAD		PERKASIE	PA	18944	VC	1001	
447	15-019-047	GLEN ROAD	T FRANCIS E.	GLEN ROAD		PERKASIE	PA	18944	VC	1001	
512	15-017-049	113	R HENRY L &	113	P.O. BOX 59	GLEN	PA	18911	and add add 200 (200)	1056	
753	15-019-018	113	MICHAEL P.	113		PERKASIE	PA	18944	VC	1010	
807	15-019-016	113	WILLIAM E &	STREET	P.O. BOS 336	GLEN	PA	18911	VC	1001	
902	15-019-024	GLEN ROAD	D & REGINA B	BOX 223		GLEN	PA	18911	VC	1001	
1208	15-019-025	GLEN ROAD	BARRY W &	BOX 214	and a second for our back sum of address of back back of address of the PARA Social States	GLEN	PA	18911	VC	1001	
1291	15-019-060	GLEN ROAD	BRENT R.	P.O. BOX 395		GLEN	PA	18911	VC	1024	
1440	15-019-059	GLEN ROAD	ALEXANDRA J.	GLEN ROAD	THE DESIGN OF TH	PERKASIE	PA	18944	VC	1001	
2100	15-019-048	GLEN ROAD	RICHARD W &	BOX 46		GLEN	PA	18911	VC	1001	
2194	15-019-037	113	TIMOTHY J	HILL ROAD		EDDY	PA	18972	VC	1001	
2217	15-019-044	GLEN RD	CHRISTOPHER								
2608	15-019-017	113	L	113		GLEN	PA	18911	VC	1010	
2757	15-019-067	113	JONATHAN	113		PERKASIE	PA	18944	VC	1001	
2984	15-019-065	113	PHILLIP	113		PERKASIE	PA	18944	VC	1001	
3010	15-019-036	113	DENNIS R &	BOX 35		GLEN PA	PA	18911	VC	1001	
3253	15-019-040	113	JOSEPH	ROAD		PITTSTON	PA	18963	VC	1001	
3633	15-019-062	GLEN ROAD	CATHERINE A	GLEN ROAD	N N 20 10 10 10 10 10 10 10 10 10 10 10 10 10	PERKASIE	PA	18944	VC	1024	
3640	15-019-047-001	GLEN ROAD	LEIGHSCOTT	GLEN ROAD	and address many drawn with	GLEN	PA	18911	VC	1001	
3729	15-019-042	113	INVEST	P.O. BOX 27		GLEN	PA	18911	VC	1011	
3840	15-019-059-001	GLEN ROAD	& JENNIFER Z	P.O. BOX 146		GLEN	PA	18911	VC	1001	
3891	15-019-046	GLEN ROAD	CHRISTOPHER	BOX 14		GLEN	PA	18911	VC	1001	
3930	15-019-038	113	D & BARBARA	BOX 133	sould a state of to have below day works allower and a state of her state of her state of her state have been been been been been been been be	GLEN	PA	18911	VC	1010	
4137	15-019-064	113	CHARLES R.	113		PERKASIE	PA	18944	VC	1001	
4203	15-019-026	113	JASON X.	113		PERKASIE	PA	18944	VC	1001	
4256	15-019-043	GLEN ROAD	ROSE M	BOX 204	and Allentrus Middleturiet	GLEN	PA	18911	VC	1001	
4274	15-019-015	113	LAURYN ANN &	113		PERKAISE	PA	18944	VC	1001	
4392	15-019-019	113	GLEN	CREAMERY		PERKASIE	PA	18944	VC	1011	
4621	15-019-066	113	JONATHAN M	113	And philad in set on when set it . Black a and a fill forward a fill for a fill for a fill for a fill for a	PERKASIE	PA	18944	VC	1001	
4758	15-019-049	GLEN ROAD	& VICTORIA	GLEN ROAD		PERKASIE	PA	18944	VC	1001	
4931	15-019-047-002	DRIVE	DAVID J & AMY	BOX 25	ne ante con	GLEN	PA	18911	VC	1002	
5082	15-019-045	GLEN ROAD	JOSPEH	GLEN ROAD	and the second second	PERKASIE	PA	18944	VC	1001	
5498	15-019-031	113	PAUL D. &	113		PERKASIE	PA	18944	VC	1001	
5653	15-019-030	113	ROBERT	BOX 34		GLEN	PA	18911	VC	1001	
5772	15-019-012	113	S & CHERYL L	BOX 224		GLEN	PA	18911	VC	1001	
5862	15-019-023	GLEN ROAD	RAYMOND W.	ROAD		PERKASIE	PA	18944	VC	1001	
5991	15-019-035	113	& ELISE	113		PERKASIE	PA	18944	VC	1001	
6076	15-019-027	113	J & PATRICIA D			PERKASIE	PA	18944	VC	1001	
6110	15-019-013	113	К	113		GLEN	PA	18911	VC	1001	
6169	15-019-010	113	ROBERT II	113		PERKASIE	PA	18944	VC	1001	
6222	15-017-044-002	a prime and a start of the star	FULL GOSPEL	P.O.BOX 361		GLEN	PA	18911	CR-2	5105	
6357	15-019-028	113	KRISTIN &	P.O.BOX 372		GLEN	PA	18911	VC	1031	

19-19-41

DEED_AREA
0.38400000 AC
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0.17700000 AC
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0.13800000 AC
0.43000000 AC
0.38600000 AC
0.13000000 AC
0.10000000 AC
0.65200000 AC
0.34000000 AC
1.3600000 AC
0.18700000 AC
0.16500000 AC
0.66000000 AC
0.48500000 AC
0.18300000 AC
0.37400000 AC
0.19800000 AC
0.25000000 AC
0.75200000 AC
0.19300000 AC
0.42000000 AC
0.32000000 AC
0.34500000 AC
0.90000000 AC
0.50600000 AC
1.53000000 AC
0.2900000 AC
0.66700000 AC
8.77000000 AC
0.51000000 AC

6358	15-019-011	113	EVAN	113		PERKASIE	PA	18944	VC	1001	0.42800000 AC
6477	15-019-020	GLEN ROAD	JOAN	GLEN ROAD		GLEN	PA	18911	VC	1001	0.51000000 AC
6530	15-019-063	113	JOSEPH P &	BOX 393		GLEN	PA	18911	VC	1001	0.43000000 AC
6611	15-019-058	GLEN ROAD	HERBERT W &	BOX 215		GLEN	PA	18911	VC	1001	0.33600000 AC
6645	15-017-058-002	113	CAROLE M. &	113	P.O.BOX 55	GLEN	PA	18911		1056	AC

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15-19-42

Total Records Selected: 55

PARCEL_NUM: 15-019-069 PADDR: 1313 ROUTE 113 OWNER: BALLARD RICHARD L & JANET L OWNADDR1: BOX 37 OWNADDR2: OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: VC LANDUSE: 1001 DEED_AREA: 0.20500000 AC

PARCEL_NUM: 15-019-034 PADDR: 3 HAMILTON STREET OWNER: HAYNES DONNA OWNADDR1: 3 HAMILTON AVENUE OWNADDR2: OWNCITY: BLOOMING GELN OWNST: PA OWNZIP: 18911 ZONE: VC LANDUSE: 1001 DEED_AREA: 0.38400000 AC

PARCEL_NUM: 15-019-039 PADDR: 1277 ROUTE 113 OWNER: WALSH KEVIN & KIMBERLY BERLY OWNADDR1: PO BOX 62 OWNADDR2: OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: VC LANDUSE: 1001 DEED_AREA: 1.45000000 AC

PARCEL_NUM: 15-019-041 PADDR: 1281 ROUTE 113 OWNER: GARLAN PROP LP OWNADDR1: PO BOX 27 OWNADDR2: OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: VC LANDUSE: 4116 DEED_AREA: 0.38500000 AC

PARCEL NUM: 15-019-014 PADDR: 1272 ROUTE 113 **OWNER: MEACHAM CHRISTOPHER & SHANNON** OWNADDR1: 1272 ROUTE 113 OWNADDR2: **OWNCITY: PERKASIE** OWNST: PA OWNZIP: 18944 ZONE: VC LANDUSE: 1001 DEED_AREA: 0.17000000 AC PARCEL NUM: 15-019-050 PADDR: 818 BLOOMING GLEN ROAD OWNER: ROSENBERGER TONYA N. OWNADDR1: P.O. BOX 8 OWNADDR2: OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: LANDUSE: 1011 DEED_AREA: 0.4300000 AC PARCEL NUM: 15-019-061 PADDR: 809 BLOOMING GLEN ROAD OWNER: ULLE DEBORAH B OWNADDR1: BOX 213 809 BLOOMING GLEN ROAD OWNADDR2: OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: LANDUSE: 1024 DEED_AREA: 0.1200000 AC PARCEL_NUM: 15-019-063-001 PADDR: 805 BLOOMING GLEN ROAD OWNER: LYNNDALE PROPERTY LLC OWNADDR1: 852 BLOOMING GLEN ROAD OWNADDR2: OWNCITY: PERKASIE OWNST: PA OWNZIP: 18944 ZONE: VC LANDUSE: 1001 DEED AREA: 0.1700000 AC PARCEL_NUM: 15-019-047 PADDR: 812 BLOOMING GLEN ROAD

OWNER: STEGIGERWALT FRANCIS E. & MARY G. OWNADDR1: 812 BLOOMING GLEN ROAD OWNADDR2: **OWNCITY: PERKASIE** OWNST: PA OWNZIP: 18944 ZONE: VC LANDUSE: 1001 DEED_AREA: 0.6200000 AC PARCEL NUM: 15-017-049 PADDR: 1239 ROUTE 113 OWNER: ROSENBERGER HENRY L & CHARLOTTE C OWNADDR1: 1239 ROUTE 113 OWNADDR2: P.O. BOX 59 OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: LANDUSE: 1056 DEED AREA: 82.61000000 AC PARCEL NUM: 15-019-018 PADDR: 1280 ROUTE 113 OWNER: FOIGHT MICHAEL P. OWNADDR1: 1280 ROUTE 113 OWNADDR2: **OWNCITY: PERKASIE** OWNST: PA OWNZIP: 18944 ZONE: VC LANDUSE: 1010 DEED_AREA: 0.17700000 AC PARCEL_NUM: 15-019-016 PADDR: 1276 ROUTE 113 OWNER: CONSTANTINE WILLIAM E & NORMA JANE HAIR OWNADDR1: 110 MAIN STREET OWNADDR2: P.O. BOS 336 OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: VC LANDUSE: 1001 DEED AREA: 0.17700000 AC PARCEL NUM: 15-019-024 PADDR: 727 BLOOMING GLEN ROAD OWNER: RUTT ROBERT D & REGINA B OWNADDR1: BOX 223

OWNADDR2: OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: VC LANDUSE: 1001 DEED_AREA: 0.52000000 AC PARCEL NUM: 15-019-025 PADDR: 729 BLOOMING GLEN ROAD OWNER: BATMAN BARRY W & JILL D OWNADDR1: BOX 214 OWNADDR2: OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: VC LANDUSE: 1001 DEED_AREA: 0.52000000 AC PARCEL NUM: 15-019-060 PADDR: 811 BLOOMING GLEN ROAD OWNER: KOSLING BRENT R. OWNADDR1: P.O. BOX 395 OWNADDR2: OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: VC LANDUSE: 1024 DEED_AREA: 0.12000000 AC PARCEL NUM: 15-019-059 PADDR: 813 BLOOMING GLEN ROAD OWNER: WARWICK ALEXANDRA J. ERICH C. SCHULTZ OWNADDR1: 813 BLOOMING GLEN ROAD OWNADDR2: **OWNCITY: PERKASIE** OWNST: PA OWNZIP: 18944 ZONE: VC LANDUSE: 1001 DEED_AREA: 0.53000000 AC PARCEL NUM: 15-019-048 PADDR: 814 BLOOMING GLEN ROAD OWNER: BARINGER RICHARD W & MARY ELIZABETH OWNADDR1: BOX 46 OWNADDR2: OWNCITY: BLOOMING GLEN

OWNST: PA OWNZIP: 18911 ZONE: VC LANDUSE: 1001 DEED AREA: 0.20100000 AC PARCEL NUM: 15-019-037 PADDR: 1273 ROUTE 113 OWNER: SCHAFFER TIMOTHY J OWNADDR1: 571 CENTER HILL ROAD OWNADDR2: OWNCITY: UPPER BLACK EDDY OWNST: PA OWNZIP: 18972 ZONE: VC LANDUSE: 1001 DEED_AREA: 0.35000000 AC PARCEL NUM: 15-019-044 PADDR: BLOOMING GLEN RD OWNER: ENGELHART, CHRISTOPHER E & SANDRA OWNADDR1: **OWNADDR2:** OWNCITY: OWNST: OWNZIP: ZONE: LANDUSE: DEED_AREA: PARCEL NUM: 15-019-017 PADDR: 1278 ROUTE 113 OWNER: FITTING JOAN L OWNADDR1: 1278 ROUTE 113 OWNADDR2: OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: VC LANDUSE: 1010 DEED_AREA: 0.17700000 AC PARCEL NUM: 15-019-067 PADDR: 1309 ROUTE 113 **OWNER: MARLEY JONATHAN** OWNADDR1: 1309 ROUTE 113 OWNADDR2: **OWNCITY: PERKASIE** OWNST: PA OWNZIP: 18944

ZONE: VC LANDUSE: 1001 DEED AREA: 0.3100000 AC PARCEL_NUM: 15-019-065 PADDR: 1305 ROUTE 113 **OWNER: PRIETO PHILLIP** OWNADDR1: 1305 ROUTE 113 OWNADDR2: **OWNCITY: PERKASIE** OWNST: PA OWNZIP: 18944 ZONE: VC LANDUSE: 1001 DEED AREA: 0.13800000 AC PARCEL_NUM: 15-019-036 PADDR: 1269 ROUTE 113 **OWNER: FREDERICK DENNIS R & JANET E** OWNADDR1: BOX 35 OWNADDR2: OWNCITY: BLOOMING GLEN PA OWNST: PA OWNZIP: 18911 ZONE: VC LANDUSE: 1001 DEED AREA: 0.4300000 AC PARCEL_NUM: 15-019-040 PADDR: 1279 ROUTE 113 OWNER: GARLAN JOSEPH OWNADDR1: 537 VILLAGE ROAD OWNADDR2: **OWNCITY: WEST PITTSTON** OWNST: PA OWNZIP: 18963 ZONE: VC LANDUSE: 1001 DEED AREA: 0.3860000 AC PARCEL_NUM: 15-019-062 PADDR: 807 BLOOMING GLEN ROAD OWNER: WALTER CATHERINE A OWNADDR1: 807 BLOOMING GLEN ROAD PO BOX 156 OWNADDR2: **OWNCITY: PERKASIE** OWNST: PA OWNZIP: 18944 ZONE: VC LANDUSE: 1024

DEED_AREA: 0.1300000 AC PARCEL NUM: 15-019-047-001 PADDR: 810 BLOOMING GLEN ROAD OWNER: GEHMAN LEIGHSCOTT OWNADDR1: 938 BLOOMING GLEN ROAD PO BOX 3 OWNADDR2: OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: VC LANDUSE: 1001 DEED AREA: 0.1000000 AC PARCEL NUM: 15-019-042 PADDR: 1283 ROUTE 113 OWNER: GARLAN INVEST OWNADDR1: P.O. BOX 27 OWNADDR2: OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: VC LANDUSE: 1011 DEED_AREA: 0.65200000 AC PARCEL NUM: 15-019-059-001 PADDR: 815 BLOOMING GLEN ROAD OWNER: LEWIS KEVIN J & JENNIFER Z OWNADDR1: P.O. BOX 146 OWNADDR2: OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: VC LANDUSE: 1001 DEED_AREA: 0.3400000 AC PARCEL NUM: 15-019-046 PADDR: 808 BLOOMING GLEN ROAD **OWNER: ENGELHART CHRISTOPHER E & SANDRA** OWNADDR1: BOX 14 OWNADDR2: OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: VC LANDUSE: 1001 DEED_AREA: 1.3600000 AC

PARCEL_NUM: 15-019-038 PADDR: 1275 ROUTE 113 OWNER: MYERS JAMES D & BARBARA A OWNADDR1: BOX 133 OWNADDR2: OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: VC LANDUSE: 1010 DEED_AREA: 0.18700000 AC PARCEL NUM: 15-019-064 PADDR: 1303 ROUTE 113 OWNER: MYERS CHARLES R. OWNADDR1: 1303 ROUTE 113 OWNADDR2: OWNCITY: PERKASIE OWNST: PA OWNZIP: 18944 ZONE: VC LANDUSE: 1001 DEED_AREA: 0.16500000 AC PARCEL NUM: 15-019-026 PADDR: 1300 ROUTE 113 OWNER: TEEPLE JASON X. OWNADDR1: 1300 ROUTE 113 OWNADDR2: **OWNCITY: PERKASIE** OWNST: PA OWNZIP: 18944 ZONE: VC LANDUSE: 1001 DEED_AREA: 0.6600000 AC PARCEL NUM: 15-019-043 PADDR: 804 BLOOMING GLEN ROAD OWNER: THOMPSON ROSE M OWNADDR1: BOX 204 OWNADDR2: OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: VC LANDUSE: 1001 DEED AREA: 0.48500000 AC PARCEL_NUM: 15-019-015 PADDR: 1274 ROUTE 113

OWNER: HOFMANN LAURYN ANN & THOMAS & KURT BETTY OWNADDR1: 1274 ROUTE 113 OWNADDR2: **OWNCITY: PERKAISE** OWNST: PA OWNZIP: 18944 ZONE: VC LANDUSE: 1001 DEED AREA: 0.18300000 AC PARCEL NUM: 15-019-019 PADDR: 1282 ROUTE 113 OWNER: BLOOMING GLEN RESTORATIONS LLC OWNADDR1: 732 EAST CREAMERY ROAD OWNADDR2: **OWNCITY: PERKASIE** OWNST: PA OWNZIP: 18944 ZONE: VC LANDUSE: 1011 DEED AREA: 0.37400000 AC PARCEL_NUM: 15-019-066 PADDR: 1307 ROUTE 113 OWNER: WEISSMAN JONATHAN M OWNADDR1: 1307 ROUTE 113 OWNADDR2: **OWNCITY: PERKASIE** OWNST: PA **OWNZIP: 18944** ZONE: VC LANDUSE: 1001 DEED_AREA: 0.19800000 AC PARCEL_NUM: 15-019-049 PADDR: 816 BLOOMING GLEN ROAD OWNER: OWEN DYLAN & VICTORIA LYNNE OWNADDR1: 816 BLOOMING GLEN ROAD OWNADDR2: **OWNCITY: PERKASIE** OWNST: PA OWNZIP: 18944 ZONE: VC LANDUSE: 1001 DEED AREA: 0.2500000 AC PARCEL NUM: 15-019-047-002 PADDR: 1004 MIRIAM DRIVE OWNER: DETWEILER DAVID J & AMY L OWNADDR1: BOX 25

OWNADDR2: OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: VC LANDUSE: 1002 DEED_AREA: 0.75200000 AC PARCEL_NUM: 15-019-045 PADDR: 806 BLOOMING GLEN ROAD OWNER: BAUER JOSPEH OWNADDR1: 806 BLOOMING GLEN ROAD OWNADDR2: **OWNCITY: PERKASIE** OWNST: PA OWNZIP: 18944 ZONE: VC LANDUSE: 1001 DEED_AREA: 0.19300000 AC PARCEL NUM: 15-019-031 PADDR: 1310 ROUTE 113 OWNER: DEKKER JOHN PAUL D. & MARCIA CORDAS OWNADDR1: 1310 ROUTE 113 OWNADDR2: **OWNCITY: PERKASIE** OWNST: PA **OWNZIP: 18944** ZONE: VC LANDUSE: 1001 DEED_AREA: 0.42000000 AC PARCEL NUM: 15-019-030 PADDR: 1306 ROUTE 113 OWNER: CRESSMAN ROBERT SCOTT & IRONS ALLEGRA ANNE OWNADDR1: BOX 34 OWNADDR2: OWNCITY: BLOOMIMG GLEN OWNST: PA OWNZIP: 18911 ZONE: VC LANDUSE: 1001 DEED_AREA: 0.32000000 AC PARCEL NUM: 15-019-012 PADDR: 1268 ROUTE 113 OWNER: LANDIS EARL S & CHERYL L OWNADDR1: BOX 224 OWNADDR2: OWNCITY: BLOOMING GLEN

OWNST: PA OWNZIP: 18911 ZONE: VC LANDUSE: 1001 DEED AREA: 0.34500000 AC PARCEL NUM: 15-019-023 PADDR: 725 BLOOMING GLEN ROAD OWNER: DETWEILER RAYMOND W. TRUST & GARRY LONGACRE & RICHARD OWNADDR1: 727 DEEP RUN ROAD OWNADDR2: **OWNCITY: PERKASIE** OWNST: PA OWNZIP: 18944 ZONE: VC LANDUSE: 1001 DEED_AREA: 0.9000000 AC PARCEL NUM: 15-019-068 PADDR: 1311 ROUTE 113 OWNER: SCHROKERANDREW G& KUBIANTHERESA M OWNADDR1: BOX 116 OWNADDR2: OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: VC LANDUSE: 1001 DEED_AREA: 0.8500000 AC PARCEL NUM: 15-019-057 PADDR: 819 BLOOMING GLEN ROAD **OWNER: SYCAMORE EQUITIES** OWNADDR1: 45 CREEKVIEW DRIVE OWNADDR2: **OWNCITY: PERKASIE** OWNST: PA OWNZIP: 18944 ZONE: VC LANDUSE: 4000 DEED AREA: 0.7800000 AC PARCEL NUM: 15-019-035 PADDR: 1265 ROUTE 113 **OWNER: STOUDT ADAM & ELISE** OWNADDR1: 1265 ROUTE 113 OWNADDR2: **OWNCITY: PERKASIE** OWNST: PA OWNZIP: 18944

ZONE: VC LANDUSE: 1001 DEED AREA: 0.5060000 AC PARCEL_NUM: 15-019-027 PADDR: 1302 ROUTE 113 OWNER: RYAN ROBERT J & PATRICIA D OWNADDR1: 1302 ROUTE 113 OWNADDR2: OWNCITY: PERKASIE OWNST: PA OWNZIP: 18944 ZONE: VC LANDUSE: 1001 DEED AREA: 1.53000000 AC PARCEL_NUM: 15-019-013 PADDR: 1270 ROUTE 113 OWNER: KAHN SUSAN K OWNADDR1: 1270 ROUTE 113 OWNADDR2: OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: VC LANDUSE: 1001 DEED AREA: 0.2900000 AC PARCEL NUM: 15-017-044-002 PADDR: 720 BLOOMING GLEN ROAD OWNER: PENNRIDGE FULL GOSPEL TABERNACLE OWNADDR1: P.O.BOX 361 OWNADDR2: OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: CR-2 LANDUSE: 5105 DEED AREA: 8.77000000 AC PARCEL_NUM: 15-019-028 PADDR: 1304 ROUTE 113 OWNER: MOESER KRISTIN & RONALD T. TYSON OWNADDR1: P.O.BOX 372 OWNADDR2: OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: VC LANDUSE: 1031

DEED AREA: 0.5100000 AC PARCEL NUM: 15-019-011 PADDR: 1266 ROUTE 113 OWNER: OCONNER EVAN GARRETT & AMANDA NICOLE TABAKA OWNADDR1: 1266 ROUTE 113 OWNADDR2: OWNCITY: PERKASIE OWNST: PA OWNZIP: 18944 ZONE: VC LANDUSE: 1001 DEED AREA: 0.42800000 AC PARCEL NUM: 15-019-020 PADDR: 726 BLOOMING GLEN ROAD OWNER: EBERHARD JOAN OWNADDR1: 726 BLOOMING GLEN ROAD BOX 130 OWNADDR2: OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: VC LANDUSE: 1001 DEED_AREA: 0.5100000 AC PARCEL NUM: 15-019-063 PADDR: 1301 ROUTE 113 OWNER: YATES JOSEPH P & NANCY LEE OWNADDR1: BOX 393 OWNADDR2: OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: VC LANDUSE: 1001 DEED AREA: 0.4300000 AC PARCEL NUM: 15-019-058 PADDR: 817 BLOOMING GLEN ROAD OWNER: NICOLO HERBERT W & BONITA C OWNADDR1: BOX 215 OWNADDR2: OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: VC LANDUSE: 1001 DEED_AREA: 0.33600000 AC

PARCEL_NUM: 15-017-058-002 PADDR: 1316 ROUTE 113 OWNER: ROBERTS CAROLE M. & RENEE & LEE MEMMO OWNADDR1: 1316 ROUTE 113 OWNADDR2: P.O.BOX 55 OWNCITY: BLOOMING GLEN OWNST: PA OWNZIP: 18911 ZONE: LANDUSE: 1056 DEED_AREA: 10.34000000 AC

shape	PARCEL NUM	PADDR	OWNER	OWNADDR1	OWNADDR2	OWNCITY	OWNST	OWNZIP	ZONE	LANDUSE
40	15-019-069	113	RICHARD L &	BOX 37		GLEN	PA	18911	VC	1001
46	15-019-034	STREET	DONNA	AVENUE		GELN	PA	18911	VC	1001
54	15-019-039	113	& KIMBERLY	PO BOX 62		GLEN	PA	18911	VC	1001
62	15-019-041	113	ĹP	PO BOX 27	10. 11 de	GLEN	PA	18911	VC	4116
160	15-019-014	113	CHRISTOPHER	113		PERKASIE	PA	18944	VC	1001
163	15-019-050	GLEN ROAD	R TONYA N.	P.O. BOX 8		GLEN	PA	18911	AND ANY AND AN ANY AN ANALY AND AN	1011
249	15-019-061	GLEN ROAD	DEBORAH B	BLOOMING		GLEN	PA	18911	ALL ALL A DATE OF ALL ALL ALL ALL ALL ALL ALL ALL ALL AL	1024
347	15-019-063-001	GLEN ROAD	PROPERTY	GLEN ROAD	1 M M J J	PERKASIE	PA	18944	VC	1001
447	15-019-047	GLEN ROAD	T FRANCIS E.	GLEN ROAD		PERKASIE	PA	18944	VC	1001
512	15-017-049	113	R HENRY L &	113	P.O. BOX 59	GLEN	PA	18911	NAL THE COMMENCES IN THE REPORT OF THE PERSON AND T	1056
753	15-019-018	113	MICHAEL P.	113		PERKASIE	PA	18944	VC	1010
807	15-019-016	113	WILLIAM E &	STREET	P.O. BOS 336	GLEN	PA	18911	VC	1001
902	15-019-024	GLEN ROAD	D & REGINA B	BOX 223		GLEN	PA	18911	VC	1001
1208	15-019-025	GLEN ROAD	BARRY W &	BOX 214		GLEN	PA	18911	VC	1001
1291	15-019-060	GLEN ROAD	BRENT R.	P.O. BOX 395	10000 PD 8 4 1	GLEN	PA	18911	VC	1024
1440	15-019-059	GLEN ROAD	ALEXANDRA J.	GLEN ROAD		PERKASIE	PA	18944	VC	1001
2100	15-019-048	GLEN ROAD	RICHARD W &	BOX 46		GLEN	PA	18911	VC	1001
2194	15-019-037	113	TIMOTHY J	HILL ROAD		EDDY	PA	18972	VC	1001
2217	15-019-044	GLEN RD	CHRISTOPHER							
2608	15-019-017	113	L	113		GLEN	PA	18911	VC	1010
2757	15-019-067	113	JONATHAN	113		PERKASIE	PA	18944	VC	1001
2984	15-019-065	113	PHILLIP	113		PERKASIE	PA	18944	VC	1001
3010	15-019-036	113	DENNIS R &	BOX 35	in second	GLEN PA	PA	18911	VC	1001
3253	15-019-040	113	JOSEPH	ROAD	Levenous	PITTSTON	PA	18963	VC	1001
3633	15-019-062	GLEN ROAD	CATHERINE A	GLEN ROAD		PERKASIE	PA	18944	VC	1024
3640	15-019-047-001	GLEN ROAD	LEIGHSCOTT	GLEN ROAD		GLEN	PA	18911	VC	1001
3729	15-019-042	113	INVEST	P.O. BOX 27		GLEN	PA	18911	VC	1011
3840	15-019-059-001	GLEN ROAD	& JENNIFER Z	P.O. BOX 146	A.1111.1111	GLEN	PA	18911	VC	1001
3891	15-019-046	GLEN ROAD	CHRISTOPHER	BOX 14		GLEN	PA	18911	VC	1001
3930	15-019-038	113	D & BARBARA	BOX 133		GLEN	PA	18911	VC	1010
4137	15-019-064	113	CHARLES R.	113		PERKASIE	PA	18944	VC	1001
4203	15-019-026	113	JASON X.	113		PERKASIE	PA	18944	VC	1001
4256	15-019-043	GLEN ROAD	ROSE M	BOX 204		GLEN	PA	18911	VC	1001
4274	15-019-015	113	LAURYN ANN &	113		PERKAISE	PA	18944	VC	1001
4392	15-019-019	113	GLEN	CREAMERY		PERKASIE	PA	18944	VC	1011
4621	15-019-066	113	JONATHAN M	113		PERKASIE	PA	18944	VC	1001
4758	15-019-049	GLEN ROAD	& VICTORIA	GLEN ROAD		PERKASIE	PA	18944	VC	1001
4931	15-019-047-002	DRIVE	DAVID J & AMY	BOX 25		GLEN	PA	18911	VC	1002
5082	15-019-045	GLEN ROAD	JOSPEH	GLEN ROAD		PERKASIE	PA	18944	VC	1001
5498	15-019-031	113	PAUL D. &	113		PERKASIE	PA	18944	VC	1001
5653	15-019-030	113	ROBERT	BOX 34		GLEN	PA	18911	VC	1001
5772	15-019-012	113	S & CHERYL L	BOX 224	R / / # 19/14 - 1	GLEN	PA	18911	VC	1001
5862	15-019-023	GLEN ROAD	RAYMOND W.	ROAD		PERKASIE	PA	18944	VC	1001
5906	15-019-068	113	DREW G&	BOX 116		GLEN	PA	18911	VC	1001
5971	15-019-057	GLEN ROAD	EQUITIES	CREEKVIEW		PERKASIE	PA	18944	VC	4000
5991	15-019-035	113	& ELISE	113		PERKASIE	PA	18944	VC	1001
6076	15-019-027	113	J & PATRICIA D		and the second sec	PERKASIE	PA	18944	VC	1001
6110	15-019-013	113	K	113		GLEN	PA	18911	VC	1001

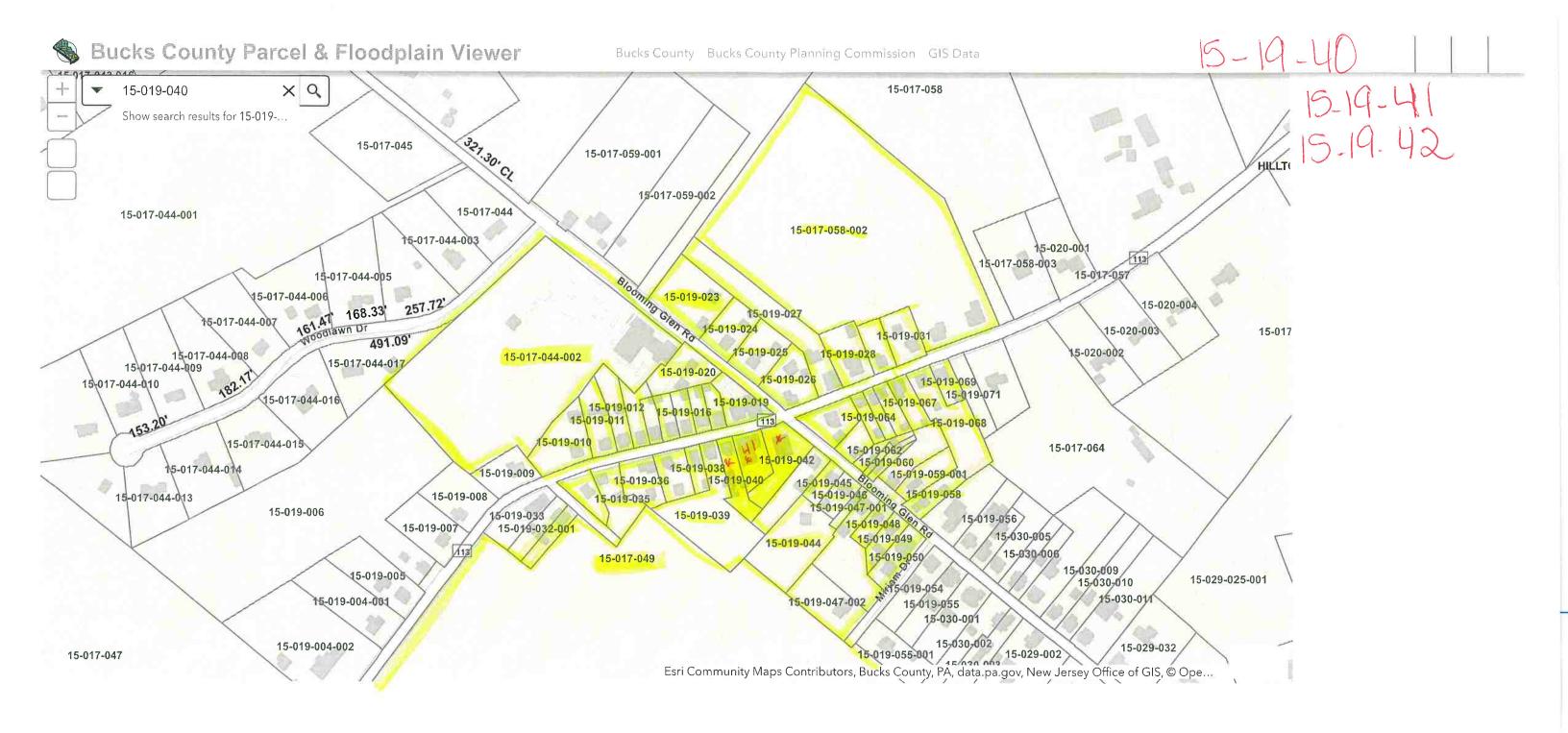
15-19-42

	DEED_AREA
	0.20500000 AC
	0.38400000 AC
	1.45000000 AC
	0.38500000 AC
	0.1700000 AC
_	0.43000000 AC
_	0.12000000 AC
	0.17000000 AC
manushis	0.62000000 AC
	AC
	0.17700000 AC
	0.17700000 AC
	0.52000000 AC
	0.52000000 AC
	0.12000000 AC
	0.53000000 AC
a cran	0.20100000 AC
	0.35000000 AC
	0.0000000 AC
	0.17700000 AC
	0.31000000 AC
	0.13800000 AC
	0.43000000 AC
	0.38600000 AC
	0.13000000 AC
	0.10000000 AC
-	0.65200000 AC
	0.34000000 AC
	1.36000000 AC
	0.18700000 AC
_	0.16500000 AC
	0.6600000 AC
_	0.48500000 AC
_	0.18300000 AC
_	0.37400000 AC
	0.19800000 AC
-	0.25000000 AC
	0.75200000 AC
	0.19300000 AC
	0.42000000 AC
*****	0.32000000 AC
_	0.34500000 AC
	0.90000000 AC
	0.85000000 AC
	0.78000000 AC
	0.50600000 AC
	1.53000000 AC
	0.29000000 AC

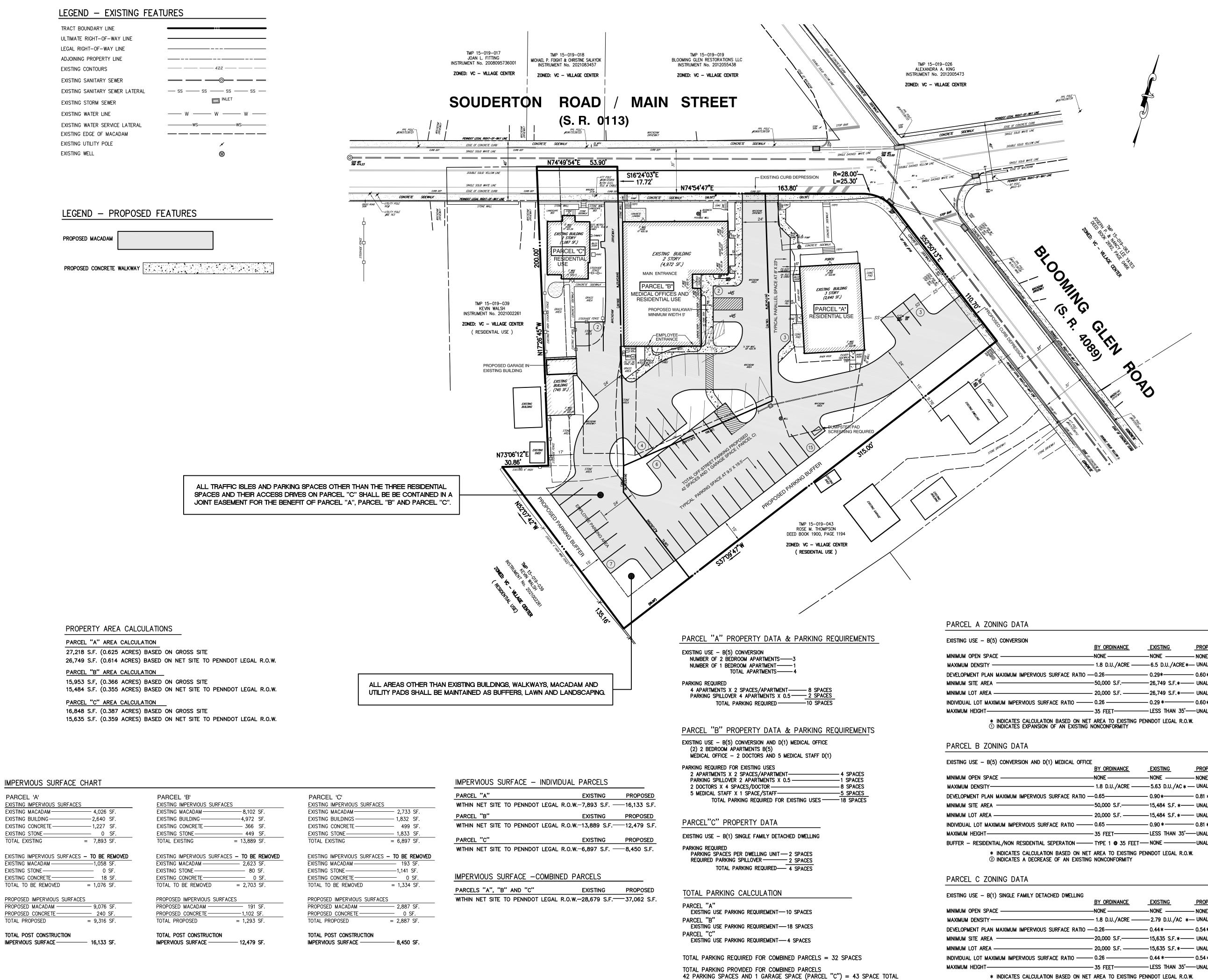
6222	15-017-044-002	GLEN ROAD	FULL GOSPEL	P.O.BOX 361		GLEN	PA	18911	CR-2	5105	8.77000000 AC
6357	15-019-028	113	KRISTIN &	P.O.BOX 372	4 m f - 2 d Mel (/ fund - proprint - propri	GLEN	PA	18911	VC	1031	0.51000000 AC
6358	15-019-011	113	EVAN	113	99999 9999 9999 9999 9999 9999 9999 9999	PERKASIE	PA	18944	VC	1001	0.42800000 AC
6477	15-019-020	GLEN ROAD	JOAN	GLEN ROAD		GLEN	PA	18911	VC	1001	0.51000000 AC
6530	15-019-063	113	JOSEPH P &	BOX 393		GLEN	PA	18911	VC	1001	0.43000000 AC
6611	15-019-058	GLEN ROAD	HERBERT W &	BOX 215	, , , , , , , , , , , , , , , , , , ,	GLEN	PA	18911	VC	1001	0.33600000 AC
6645	15-017-058-002	113	CAROLE M. &	113	P.O.BOX 55	GLEN	PA	18911		1056	AC

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300ft

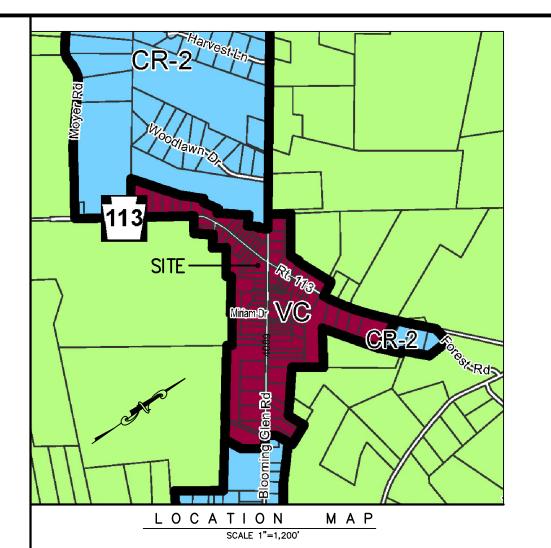


IMPERVIOUS SURFACE _____ 16,133 SF.

	BY ORDINANCE	EXISTING	PROPOSED
		-NONE	- NONE
	— 1.8 D.U./ACRE ———	-6.5 D.U./ACRE*-	- UNALTERED
SURFACE RATIO -	-0.26	- 0.29*	0.60*①
	—50,000 S.F.———	-26,749 S.F.*	UNALTERED
	– 20,000 S.F. ———	-26,749 S.F.*	UNALTERED
RFACE RATIO ——	- 0.26	- 0.29 *	· 0.60*①
	- 35 FEET	-LESS THAN 35'—	-UNALTERED
ION BASED ON NET	AREA TO EXISTING PEN		

D(1) MEDICAL OFFICE	I		
()	BY ORDINANCE	EXISTING	PROPOSED
	-NONE	-NONE	NONE
	- 1.8 D.U./ACRE	-5.63 D.U./AC*-	- UNALTERED
s surface ratio —	-0.65	- 0.90*	0.81 *2
	-50,000 S.F	-15,484 S.F. *	UNALTERED
	- 20,000 S.F. ———	-15,484 S.F. *	UNALTERED
RFACE RATIO ——	- 0.65	- 0.90 *	0.81 *②
	- 35 FEET	-LESS THAN 35'—	-UNALTERED
SEPERATION	- Type 1 @ 35 Feet-	- NONE	-UNALTERED
TION BASED ON NET	AREA TO EXISTING PEN	INDOT LEGAL R.O.W.	

B(1) SINGLE FAMILY DETACHED DWELLING	BY ORDINANCE	EXISTING	PROPOSED
SPACE		NONE	- NONE
ΤΥ	— 1.8 D.U./ACRE ——	—2.79 D.U./AC *-	- UNALTERED
LAN MAXIMUM IMPERVIOUS SURFACE RATIO -	-0.26	- 0.44*	- 0.54*①
REA	-20,000 S.F.	-15,635 S.F.*	- UNALTERED
REA	– 20,000 S.F. ———	-15,635 S.F.*	- UNALTERED
MAXIMUM IMPERVIOUS SURFACE RATIO	- 0.26	- 0.44 *	- 0.54 * ①
Τ	- 35 FEET	-LESS THAN 35'—	-UNALTERED
* INDICATES CALCULATION BASED ON NET $\textcircled{1}$ INDICATES EXPANSION OF AN EXISTING		NNDOT LEGAL R.O.W	



GENERAL NOTES

- PROPERTY BOUNDARY SURVEYED AND COMPUTED BY URWILER & WALTER, INC. IN JULY 2022. PROPERTY LINE BEARINGS HAVE BEEN ROTATED TO STATE PLANE COORDINATES.
- 2. TOTAL TRACT AREA: 1.378 ACRES (GROSS)
- 3. TOPOGRAPHY SURVEY PERFORMED BY URWILER & WALTER, INC. IN JULY 2022. BENCHMARK:
- ELEVATION: 415.69 DESCRIPTION: SANITARY SEWER MANHOLE RIM
- LOCATION: INTERSECTION OF SOUDERTON ROAD (S.R. 0113) AND BLOOMING GLEN ROAD (S.R. 4089) DATUM: NAVD 88 VERTICAL DATUM
- PENNDOT LEGAL RIGHT-OF-WAY FOR SOUDERTON ROAD (S.R. 0113) TAKEN FROM COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF HIGHWAYS FORM 989 RIGHT-OF-WAY RECORD - WIDTH OF RIGHT-OF-WAY FORTY FEET (40').
- PENNDOT LEGAL RIGHT-OF-WAY FOR BLOOMING GLEN ROAD (S.R. 4089) TAKEN FROM COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF HIGHWAYS FORM 989 RIGHT-OF-WAY RECORD - WIDTH OF RIGHT-OF-WAY THIRTY THREE FEET (33').
- 7. PARCELS "A", "B" AND "C" SERVICED BY EXISTING PUBLIC SANITARY SEWER

OWNERS OF RECORD

PARCEL "A" GARLAN INVEST LP PO BOX 27 BLOOMING GLEN, PA 18911

TAX PARCEL No. 15-019-042 INSTRUMENT No. 2015016908

SITE ADDRESS: 1283 ROUTE 113

PARCEL "B" GARLAN PROPERTIES LP PO BOX 27 BLOOMING GLEN, PA 18911

TAX PARCEL No. 15-019-041 DEED BOOK 6493, PAGE 0350

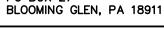
INSTRUMENT No. 20100613080001 SITE ADDRESS: 1281 ROUTE 113

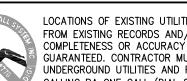
PARCEL "C" JOSEPH R. & MARGARET E. GARLAN 537 VILLAGE ROAD W PITTSTON, PA 18643

TAX PARCEL No. 15-019-040 INSTRUMENT No. 2013073737

SITE ADDRESS: 1279 ROUTE 113

APPLICANT GARLAN PROPERTIES LP PO BOX 27





LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM EXISTING RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH CANNOT BE GUARANTEED. CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE START OF WORK BY CALLING PA ONE CALL (DIAL 811) THREE DAYS PRIOR TO EXCAVATION. REFERENCE NUMBER: 20221671152 - SOUDERTON ROAD (ROUTE 113) 20221671166 - BLOOMING GLEN RÒAD

> REVISIONS DESCRIPTION

SKETCH - PARKING LOT RECONFIGURATION TAX PARCELS 15-019-040, 15-019-041 & 15-019-042

PREPARED FOR

DATE

GARLAN PROPERTIES, LP. SITUATE IN

HILLTOWN TOWNSHIP BUCKS COUNTY, PENNSYLVANIA

MARCH 20, 2023 PROJECT No. 22030 FILE: 22030-SUBMITTAL SKETCH(30)

SCALE: 1"=30'

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SHEET No. 1 OF 1

URWILER & WALTER, INC. CIVIL ENGINEERS & SURVEYORS P.O. BOX 269 3126 MAIN STREET SUMNEYTOWN, PA. 18084 PHONE 215-234-4562 FAX 215-234-0889 www.urwilerwalter.com SOLICITOR'S REPORT



HILLTOWN TOWNSHIP 13 West Creamery Road P.O. Box 260 Hilltown, PA 18927 (215) 453-6000 Fax: (215) 453-1024 www.hilltown.org

MEMORANDUM

February 16, 2024

То:	Board of Supervisors
From:	Caitlin M. Mest, EIT, BCO, CFM, CZO
RE:	204 Pasquale Way – Variance
Applicant:	Joe Cuciniello
Affected Property:	204 Pasquale Way - TMP # 15-022-179-007
Zoning District(s):	RR – Rural Residential
Requested Action:	Applicant is requesting a variance to exceed the maximum allowed impervious area with installation of a pool and accessory structure to create a condition of 20% impervious area and a rear yard setback of 41.5 ft.
Summary:	Applicant requests to install a pool and accessory structure, accessory to the existing single family dwelling. The proposed work will create a condition of 20% impervious area; whereas, a maximum 15% impervious area is allowed. Also, the proposed work will create a 41.5 ft rear yard setback; whereas, a minimum 75 ft rear yard setback is required.
Requested Variance:	<i>ZO Table 160 Attachment 3.</i> Table of Performance Standards – Bulk and Area. <i>ZO § 160-23.B(1).</i> Single-family detached.

File

cc:



HILLTOWN TOWNSHIP

13 West Creamery Road P.O. Box 260 Hilltown, PA 18927 (215) 453-6000 Fax: (215) 453-1024 www.hilltown.org

February 8, 2024

Kelly L. Eberle 6th & Chestnut Street P.O. Box 215 Perkasie, PA 18944

Re: ZHB 2024-001

Joe Cuciniello

Dear Kelly,

Enclosed please find, (4) copies of the application, 1 copy of the map, and listing of every property owner within 500 ft. in Hilltown Township.

If you have any questions, please contact the Township as soon as possible.

Sincerely,

Lisa Faust

Administrative Assistant 215-453-6000 Ext: 209

CC: File



HILLTOWN TOWNSHIP 13 West Creamery Road P.O. Box 260 Hilltown, PA 18927

Hilltown, PA 18927 (215) 453-6000 Fax: (215) 453-1024 www.hilltown.org



APPEAL TO ZONING HEARING BOARD HILLTOWN TOWNSHIP

<u>Please note:</u> It is <u>required</u> that all applicants make an application for a Subdivision/Land Development and/or apply for a <u>Zoning Permit</u> and receive a <u>review</u> from the Township prior to submitting an application to the Zoning Hearing Board.

TOWNS	HIP USE:
1	Appeal #: 2024-001
Ι	Date Files: 2-8-24
I	Receipted By: 44

Initials

PLEASE COMPLETE ALL SECTIONS OF THEAPPLICATION

PLEASAE ATTACH ALL REQUESTED DOCUMENTATION. FAILURE TO COMPLETE ALL SECTIONS OR ATTACH ALL REQUESTED DOCUMENTATION MAY RESULT IN A DENIAL OF YOUR APPLICATION. YOUR INTIALS BELOW INDICATE THAT YOU HAVE A COMPLETE UNDERSTANDING OF THE SAME.

THE TOWNSHIP WILL NOT ACCEPT APPICATIONS UNLESS INTIALED BELO	W.
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Date: __1/25/2024_____

- 1. Applicant:
 - a. Name: Joe Cuciniello

b. Mailing Address: 204 Pasquale Way Hatfield Pa 19440

c. Phone Number: 610-730-8830 Email: joseph.cuciniello@gmail.com

d. State whether the Applicant is: (Check one or more if applicable)

Owner of Legal Title Owner of Equitable Title Tenant with the Permission of Legal Title

2. Applicant's Attorney: (if any)

a. Attorney's and Firm Name:

b. Mailing Address:

- c. Phone Number: _____ Fax No.: _____
- d. Email Address:

HILLTOWN TOWNSHIP ZONING AND BUILDING DEPARTMENT

3. Property Information:

- a. Present Zoning Use Classification:
- b. Tax Parcel Number: 15-022-179-007)
- c. Location: (with reference to nearby intersections or prominent features):

204 Pasquale Way Hatfield Pa 19440

4. Present Use: _____Residential

5. Proposed Use:(if different)

- 6. Classification of Appeal: *(Check one or more if applicable)*
 - <u>x</u> A. Request for a Variance (Zoning Ordinance §160-104.A)
 - _____B. Request for Special Exception (Zoning Ordinance §160-104.B)
 - ____ C. Interpretation of Law
 - D. Appeal from action of the Zoning Officer (Attach all related correspondence)
 - ____ E. Other (Please specify)

7. Cite Zoning Ordinance sections applicable to, and summarize, relief request:

(use separate paper if necessary)

We are asking for zoning relief for impervious coverage and rear yard setback. Our engineer has designed a seepage pit to accommodate the new additional square footage being added. In addition, we would like to have a shade and storage structure by the pool and we are trying to avoid the hillside along with a septic line from our sand mound to the septic tanks that we can not dig near so we had to move the pool further back which has caused our shade / storage structure to go outside the 75ft rear yard setback.

- 8. Have any previous appeals been filed regarding this property: _____Yes ____Yes ____Y
 - a. If yes, please explain:
 - b. Prior Appeal Number:

I (We) hereby certify that the above information is true and correct to the best of my (our) knowledge, information or belief.

Name:	Date: 25 Jan 2024
Name:	Date:

HILLTOWN TOWNSHIP ZONING AND BUILDING DEPARTMENT

The following need to accompany this application:

- 1. Six (6) copies of the application
- 2. Six (6) copies of the deed (MUST BE ATTACHED TO APPLICATION)
- 3. Six (6) copies of the plans (MUST BE ATTACHED TO APPLICATION)
 - a. <u>Commercial Properties</u>: plan(s) must be prepared by a professional engineer or surveyor.
 - b. <u>Residential Applications</u>: The Board will accept any plans which are complete and accurate. If the plan(s) are not prepared by a professional engineer or surveyor, the person who prepared the plan must be ready to state under oath, that the plan(s) are complete and accurate. The plan(s) must contain all the information relevant to the Appeal, including but not limited to the following:
 - The related to a street
 - The dimensions and area of the lot
 - The dimensions and location of existing buildings or improvements
 - The dimensions and locations of proposed uses
 - Building(s) or improvements
- 4. Six (6) copies of any and all information you feel explains or is supportive of your application
- 5. Six (6) copies of Zoning Permit Review Letter Denial
- 6. One (1) electronic version (flash drive) of all documents stated 1-5 above including, but not limited to: application, deed, plans, denial letter and any other supportive documentation.

7.	The required filing fee.	(listed below).	, is not returnable once the Appeal is accepted.
<i>'</i> •		(11000000000000000000000000000000000000	

Application to Zoning Hearing Board	FEE
A. Residential Use	\$950.00
B. Residential Development (3 or More Lots)	\$1,500.00
C. Non-Residential Use	\$2,000.00
D. Multiple Hearing-Additional Testimony Only	50 % of Original Fee
E. Court Ordered Remand Hearing	50% of Original Fee
F. Legal Non-Profit Corporation	25% of Non-Residential Use Fee

RECEIPT DATE 2-56936 No. RECEIVED FROM 7 A \$9 0 RO 59 01 Ì N ۵ ()Û)ØJ DOLLARS C OFOR HEALT C 0 \sim 🔘 CASH 15-22-ACCOUNT Оснеск FROM O MONEY ORDER O CREDIT CARD PAYMENT $\langle \hat{g} \rangle$ ١ BAL. DUE BY 3-11

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HILLTOWN TOWNSHIP

13 West Creamery Road P.O. Box 260 Hilltown, PA 18927 (215) 453-6000 Fax: (215) 453-1024 www.hilltown.org

December 12, 2023

Dave Reaser PO Box 840 Montgomeryville, PA 18936

RE: 204 Pasquale Way - Pool

Dear Mr. Reaser,

This letter is to notify you that your permit application for 204 Pasquale Way (TMP 15-022-179-007) in the RR zoning district has been denied at this time. The permit application has been denied due to the following reason(s).

- (Table 160 Attachment 3, Hilltown Township Zoning Ordinance) The addition of the pool and accessory structre on the property creates a condition of 20 % impervious area ratio; whereas, the maximum allowed impervious area ratio allowed is 15% for a B1 use (Single-Family Detached.)
- (§ 160-23.B(1), Hilltown Township Zoning Ordinance) A minimum rear yard setback of the accessory structure, greater than 250 sqft, is 75 ft; whereas, the proposed setback is 41.5 ft.

You may modify the application to comply with the zoning ordinance or you may appeal the decision to the Hilltown Township Zoning Hearing Board (ZHB.)

Please note that once any additional information is received and reviewed, additional comments may be forthcoming during the plan review process.

If you should have any questions at this time, please feel free to contact me.

Sincerely,

in the hast

Caitlin M. Mest, EIT, BCO, CFM, CZO Hilltown Township Zoning Officer BuildingandZoning@hilltown.org

BUCKS COUNTY RECORDER OF DEEDS

55 East Court Street Doylestown, Pennsylvania 18901 (215) 348-6209

Instrument Number - 2022045477 Recorded On 7/21/2022 At 8:25:55 AM * Instrument Type - DEED Invoice Number - 1287295 User - KLJ * Grantor - TROILO, LAWRENCE A * Grantee - GOIDAS, PAMELA A * Customer - SIMPLIFILE LC E-RECORDING * FEES \$11,000.00 STATE TRANSFER TAX RECORDING FEES \$81.75 PENNRIDGE SCHOOL \$5,500.00 DISTRICT REALTY TAX \$5,500.00 HILLTOWN TOWNSHIP \$22,081.75 TOTAL PAID

* Total Pages - 5

Bucks County UPI Certification On July 20, 2022 By TF

This is a certification page

DO NOT DETACH

This page is now part of this legal document.

RETURN DOCUMENT TO: CLOSING EDGE, LLC 1126 HORSHAM RD STE 100 AMBLER, PA 19002-1178

I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office of Bucks County, Pennsylvania.



Janiel J. McPhillips

Daniel J. McPhillips Recorder of Deeds

* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.



CERTIFIED PROPERTY IDENTIFICATION NUMBERS 15-022-179--007 HILLTOWN TWP CERTIFIED 07/20/2022 BY TF

Prepared by and Return to:

Closing Edge, LLC 1126 Horsham Road Ambler, PA 19002

File No. CE-22-2595

Parcel No 15-022-179-007

This Indenture, made the 12 day of July, 2022

Between

Lawrence A. Troilo and Josephine Troilo

(hereinafter called the Grantors), of the one part, and

Pamela A. Goidas and Joseph J. Cuciniello, WIFE AND HUSBAND (hereinafter called the Grantees), of the other part,

Ditnesseth, that the said Grantors for and in consideration of the sum of ONE MILLION ONE HUNDRED THOUSAND AND 00/100 (\$1,100,000.00) lawful money of the United States of America, unto them well and truly paid by the said Grantees, at or before the scaling and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantees as

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon crected, situate in the Township of Hilltown, in the County of Bucks and Commonwealth of Pennsylvania, bounded and described according to a "Plan of Subdivision prepared for Sal Lapio Inc.," made by Stout, Tacconelli and Associates, Inc., dated 2/4/1994 and last revised 10/26/1998 and recorded in the office for recording of deeds, in and for Bucks County, at Doylestown, Pennsylvania, in Plan Book Number 297 page 93 as follows, to wit:

BEGINNING at a point on the Southwesterly side of Pasquale Way, (50.00 feet wide) at the Easterly corner of Lot Number 9 on said Plan; thence extending from said beginning point along the Southwesterly side of Pasquale Way, South 50 degrees 27 minutes 55 seconds East 188.00 feet to a point; thence extending along Lot Number 7 on said on said plan, South 39 degrees 32 minutes 05 seconds West 270.00 feet to a point; thence extending along the Rear of Lot Number 5 on said plan, North 50 degrees 27 minutes 55 seconds West 147.91 feet to a point; thence extending along the Rear line of Lot Number 4 on said plan, North 35 degrees 23 minutes 40 seconds West 41.52 feet to a point; thence extending along Lot Number 9 on said plan, North 39 degrees 32 minutes 05 seconds East 259.25 feet to the point of beginning.

BEING Lot Number 8 on said plan.

Being the same premises which Salvatore Lapio and Maria Lapio, husband and wife by

Being the same premises which Salvatore Lapio and Maria Lapio, husband and wife by Deed dated April 17, 2000 and recorded NA in Bucks County in Record Book 2044 Page 518 conveyed unto Sal Lapio, Inc., (a Pennsylvania Corporation), in fee.

Being the same premises which Sal Lapio, Inc., (a Pennsylvania Corporation) by Deed dated April 20, 2001 and recorded May 3, 2001 in Bucks County in Record Book 2285 Page 987 conveyed unto Lawrence A. Troilo and Josephine Deck, as joint tenants with right of survivorship, in fee.

Being the same premises which Lawrence A. Troilo and Josephine Troilo, formerly Josephine Deck, husband and wife by Deed dated November 25, 2002 and recorded December 4, 2002 in Bucks County in Record Book 2999 Page 2343 conveyed unto Lawrence A. Troilo and Josephine Troilo, husband and wife, in fee.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said grantors, as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

And the said Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that they, the said Grantors, and their heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against them, the said Grantors, and their heirs, and their heirs, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantors but not otherwise.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

Sealed and Delivered IN THE PRESENCE OF US:

Lawrence A, Troilo de Josephine Troilo

2

COMMONWEALTH OF PENNSYLVANIA

On this, the <u>1</u> day of <u>Julic</u>, 2022, before me <u>Julich</u> <u>A</u> <u>ELSem</u>, the undersigned officer, personally appeared Lawrence A. Troilo and Josephine Troilo, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seals.

TI QA \mathbb{T} Signature

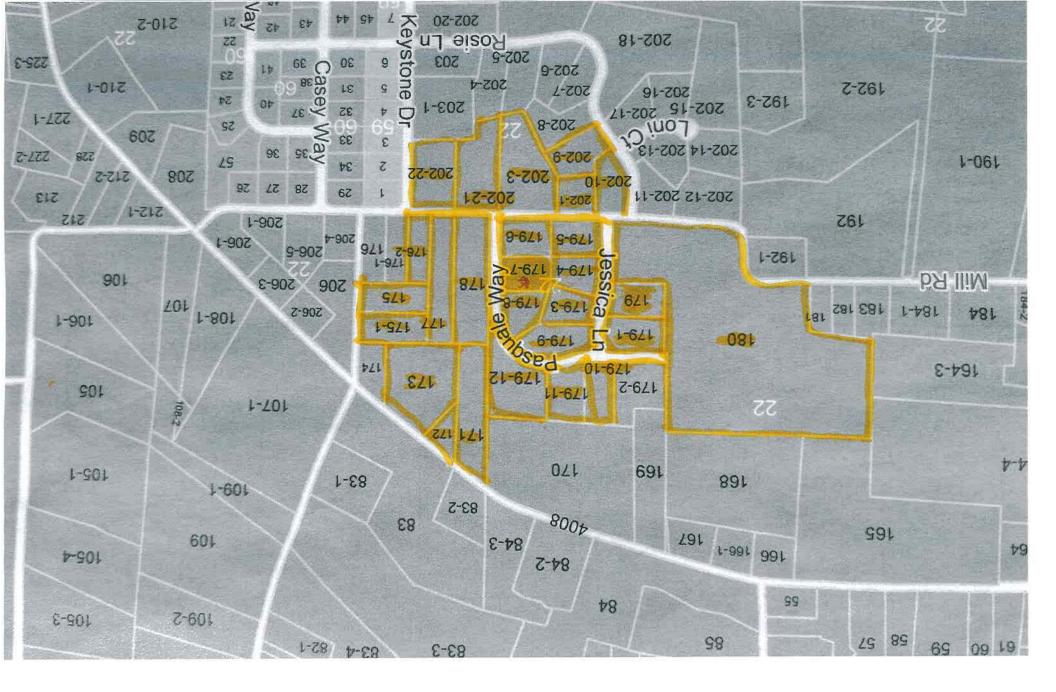
Commonwealth of Pennsylvania - Notary Seal' JUDITH A. ESENHOWER, Notary Public Montgomery County My Commission Expires July 5, 2024 Commission Number 1045166

The precise residence and the complete post office address of the above-named Grantee is: 204 Pasquale Way Hatfield, PA 19440

Charles Hulfn On behalf of the Granice

3

Deed Parcel No 15-022-179-007 Lawrence A. Troilo and Josephine Troilo то Pamela A. Goldas and Joseph J. Cuciniello Closing Edge, LLC 1126 Horsham Road Ambler, PA 19002



Total Records Selected: 26

PARCEL_NUM: 15-022-202-010

PADDR: 430 MILL ROAD OWNER: GALLO JOSEPH M & CARRIE A OWNADDR1: 430 MILL ROAD OWNADDR2: OWNCITY: HATFIELD OWNST: PA OWNZIP: 19440 ZONE: RR LANDUSE: 1003 DEED AREA: 1.31000000 AC

PARCEL_NUM: 15-022-202-009

PADDR: 441 ROSIE LANE OWNER: SANDERS JOHN & RACHEL OWNADDR1: 441 ROSIE LANE OWNADDR2: OWNCITY: HATFIELD OWNST: PA OWNZIP: 19440 ZONE: RR LANDUSE: 1010 DEED AREA: 1.15000000 AC

PARCEL_NUM: 15-022-202-001

PADDR: 502 MILL ROAD OWNER: FREEMAN MARC OWNADDR1: 502 MILL ROAD OWNADDR2: OWNCITY: HATFIELD OWNST: PA OWNZIP: 19440 ZONE: RR LANDUSE: 1010 DEED_AREA: 1.14000000 AC

PARCEL NUM: 15-022-202-003

PADDR: 524 MILL ROAD OWNER: SUCHESKI BRIAN & JEANETTE OWNADDR1: 524 MILL ROAD OWNADDR2: OWNCITY: HATFIELD OWNST: PA OWNZIP: 19440 ZONE: RR LANDUSE: 1010 DEED_AREA: 2.73200000 AC



PARCEL_NUM: 15-022-202-021

PADDR: 530 MILL ROAD OWNER: CASEY STEVEN E & CATHERINE M OWNADDR1: 530 MILL ROAD OWNADDR2: OWNCITY: HATFIELD OWNST: PA OWNZIP: 19440 ZONE: RR LANDUSE: 1010 DEED AREA: 2.72900000 AC

PARCEL_NUM: 15-022-202-022

PADDR: 2110 Keystone Drive OWNER: CORRADO SANDRO & CHRISTINA OWNADDR1: 2110 KEYSTONE DRIVE OWNADDR2: OWNCITY: HATFIELD OWNST: PA OWNZIP: 19440 ZONE: RR LANDUSE: 1010 DEED_AREA: 2.13800000 AC

PARCEL_NUM: 15-022-178

PADDR: 521 MILL ROAD OWNER: Strasser Alex B. OWNADDR1: 521 MILL ROAD OWNADDR2: OWNCITY: HATFIELD OWNST: PA OWNZIP: 19440 ZONE: RR LANDUSE: 1001 DEED_AREA: 3.17000000 AC

PARCEL_NUM: 15-022-176.002

PADDR: 533 MILL ROAD OWNER: Deibler Jeremy D. & Jamie L. OWNADDR1: 533 MILL ROAD OWNADDR2: OWNCITY: HATFIELD OWNST: PA OWNZIP: 19440 ZONE: RR LANDUSE: 1002 DEED AREA: 1.07000000 AC

PARCEL_NUM: 15-022-177

PADDR: 529 MILL ROAD

OWNER: Clark Michael J. & Kyle Carol OWNADDR1: 529 MILL ROAD OWNADDR2: OWNCITY: HATFIELD OWNST: PA OWNZIP: 19440 ZONE: RR LANDUSE: 1002 DEED AREA: 2.0900000 AC

PARCEL_NUM: 15-022-175

PADDR: 2020 KEYSTONE DRIVE OWNER: Petrenko Michael & Oksana OWNADDR1: 110 Wheatscheaf Road OWNADDR2: OWNCITY: Warminster OWNST: PA OWNZIP: 18974 ZONE: RR LANDUSE: 1002 DEED_AREA: 1.40000000 AC

PARCEL_NUM: 15-022-171

PADDR: 530 CHURCH ROAD OWNER: SCHRAMM JOHN G & MILDRED W OWNADDR1: 530 CHURCH ROAD OWNADDR2: OWNCITY: HATFIELD OWNST: PA OWNZIP: 19440 ZONE: RR LANDUSE: 1005 DEED_AREA: 2.67000000 AC

PARCEL NUM: 15-022-175-001

PADDR: 2012 KEYSTONE DRIVE OWNER: FOOTE JAMES R & GINNA M OWNADDR1: 2012 KEYSTONE DRIVE OWNADDR2: OWNCITY: HATFIELD OWNST: PA OWNZIP: 19440 ZONE: RR LANDUSE: 1005 DEED AREA: 1.40000000 AC

PARCEL_NUM: 15-022-173

PADDR: 700 CHURCH ROAD OWNER: APPLE JON PAUL & SUSAN SCHRAMM OWNADDR1: 700 CHURCH ROAD OWNADDR2: OWNCITY: HATFIELD OWNST: PA OWNZIP: 19440 ZONE: RR LANDUSE: 1018 DEED_AREA: 4.08000000 AC

PARCEL NUM: 15-022-179

PADDR: 305 JESSICA LANE OWNER: MOSCARIELLO VICTOR M OWNADDR1: 305 JESSICA LANE OWNADDR2: OWNCITY: HATFIELD OWNST: PA OWNZIP: 19440 ZONE: RR LANDUSE: 1010 DEED_AREA: 1.15200000 AC

PARCEL_NUM: 15-022-179-001

PADDR: 307 JESSICA LANE OWNER: DAVID RICHARD A & LORNA F OWNADDR1: 5509 SHELBROOKE DRIVE OWNADDR2: OWNCITY: STROUDSBURG OWNST: PA OWNZIP: 18360 ZONE: RR LANDUSE: 1010 DEED_AREA: 1.37900000 AC

PARCEL_NUM: 15-022-179-005

PADDR: 300 JESSICA LANE OWNER: CROSSON LEONARD & DONNA OWNADDR1: 300 JESSICA LANE OWNADDR2: OWNCITY: HATFIELD OWNST: PA OWNZIP: 19440 ZONE: RR LANDUSE: 1010 DEED_AREA: 1.23900000 AC

PARCEL_NUM: 15-022-179-004

PADDR: 304 JESSICA LANE OWNER: EGAN DANIEL J & LOUISE OWNADDR1: 304 JESSICA LANE OWNADDR2: OWNCITY: HATFIELD OWNST: PA OWNZIP: 19440 ZONE: RR LANDUSE: 1001 DEED_AREA: 1.20500000 AC

PARCEL_NUM: 15-022-179-006

PADDR: 200 PASQUALE WAY OWNER: Jang Young & Liz OWNADDR1: 200 PASQUALE WAY OWNADDR2: OWNCITY: HATFIELD OWNST: PA OWNZIP: 19440 ZONE: RR LANDUSE: 1010 DEED_AREA: 1.28900000 AC

PARCEL_NUM: 15-022-179-003

PADDR: 306 JESSICA LANE OWNER: ReSawn Timber OWNADDR1: 306 JESSICA LANE OWNADDR2: OWNCITY: HATFIELD OWNST: PA OWNZIP: 19440 ZONE: RR LANDUSE: 1010 DEED_AREA: 1.23300000 AC

Heinel, Steven J+ Gwen R.

PARCEL NUM: 15-022-179-007

PADDR: 204 PASQUALE WAY OWNER: Goidas Pamela A. & Joseph J. Cuciniello OWNADDR1: 204 PASQUALE WAY OWNADDR2: OWNCITY: HATFIELD OWNST: PA OWNZIP: 19440 ZONE: RR LANDUSE: 1010 DEED_AREA: 1.16000000 AC

PARCEL_NUM: 15-022-179-010

PADDR: 215 PASQUALE WAY OWNER: LOOSE THOMAS M & TINA M OWNADDR1: 215 PASQUALE WAY OWNADDR2: OWNCITY: HATFIELD OWNST: PA OWNZIP: 19440 ZONE: RR LANDUSE: 1010 DEED AREA: 1.17400000 AC

PARCEL_NUM: 15-022-179-009

PADDR: 308 JESSICA LANE OWNER: SEILER JEFF F & MICHELLE M OWNADDR1: 308 JESSICA LANE OWNADDR2: OWNCITY: HATFIELD OWNST: PA OWNZIP: 19440 ZONE: RR LANDUSE: 1010 DEED_AREA: 1.54400000 AC

PARCEL NUM: 15-022-179-008

PADDR: 206 PASQUALE WAY OWNER: Esmond Edward & Kimberly OWNADDR1: 206 PASQUALE WAY OWNADDR2: OWNCITY: HATFIELD OWNST: PA OWNZIP: 19440 ZONE: RR LANDUSE: 1010 DEED_AREA: 1.19700000 AC

PARCEL_NUM: 15-022-179-011

PADDR: 213 PASQUALE WAY OWNER: VARILLO DOMINIC J JR & MARY K OWNADDR1: 213 PASQUALE WAY OWNADDR2: OWNCITY: HATFIELD OWNST: PA OWNZIP: 19440 ZONE: RR LANDUSE: 1010 DEED_AREA: 1.37500000 AC

PARCEL_NUM: 15-022-179-012

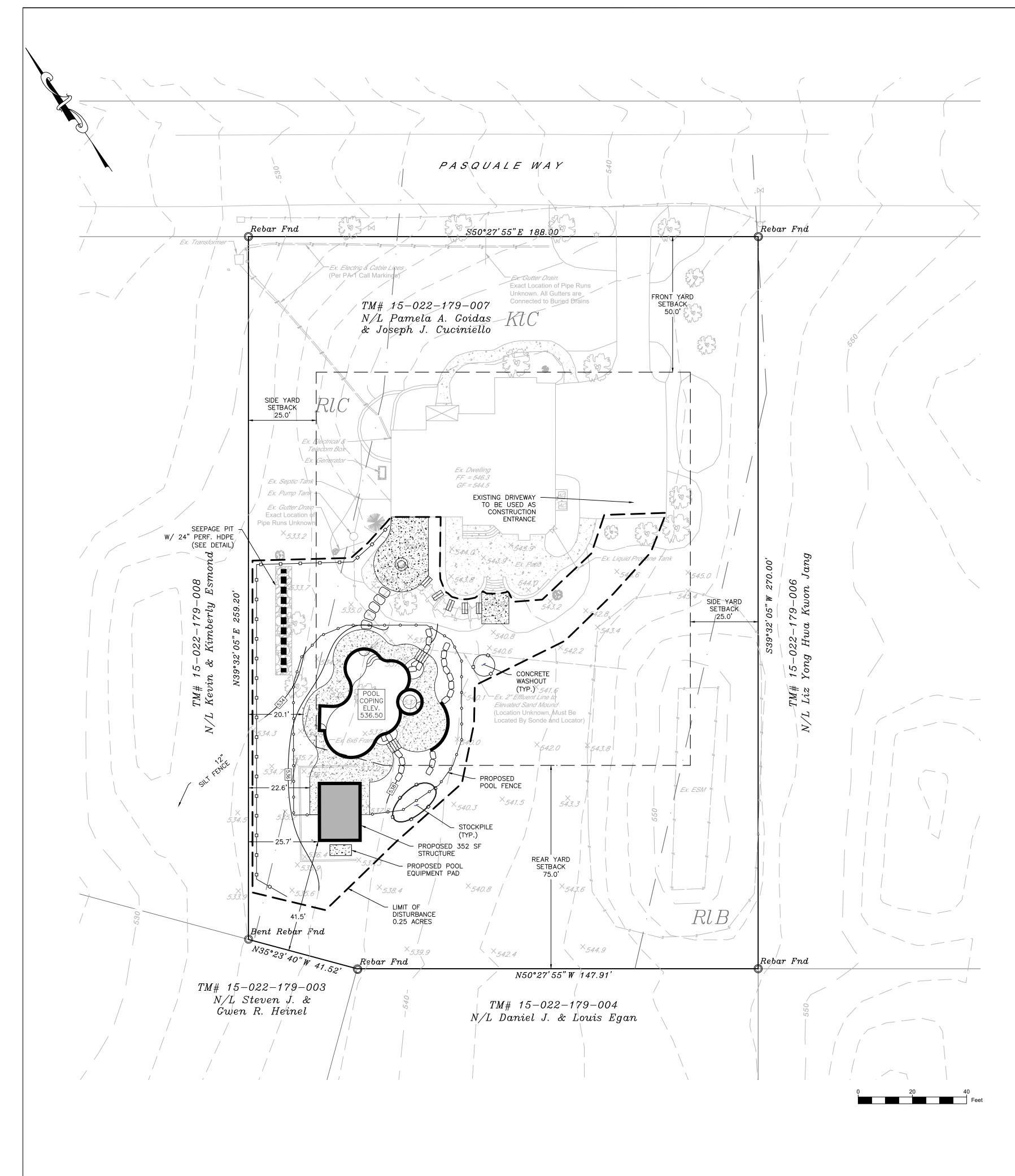
PADDR: 209 PASQUALE WAY OWNER: Hudson Valerie L. & Ronald J. OWNADDR1: 209 PASQUALE WAY OWNADDR2: OWNCITY: HATFIELD OWNST: PA OWNZIP: 19440 ZONE: RR LANDUSE: 1001 DEED_AREA: 2.63800000 AC

PARCEL_NUM: 15-022-180

PADDR: 337 MILL ROAD OWNER: Smith Carol J. & Frederick & Linda OWNADDR1: 309 Mill Road OWNADDR2: OWNCITY: HATFIELD OWNST: PA OWNZIP: 19440 ZONE: RR LANDUSE: 1056 DEED_AREA: 22.5900000 AC

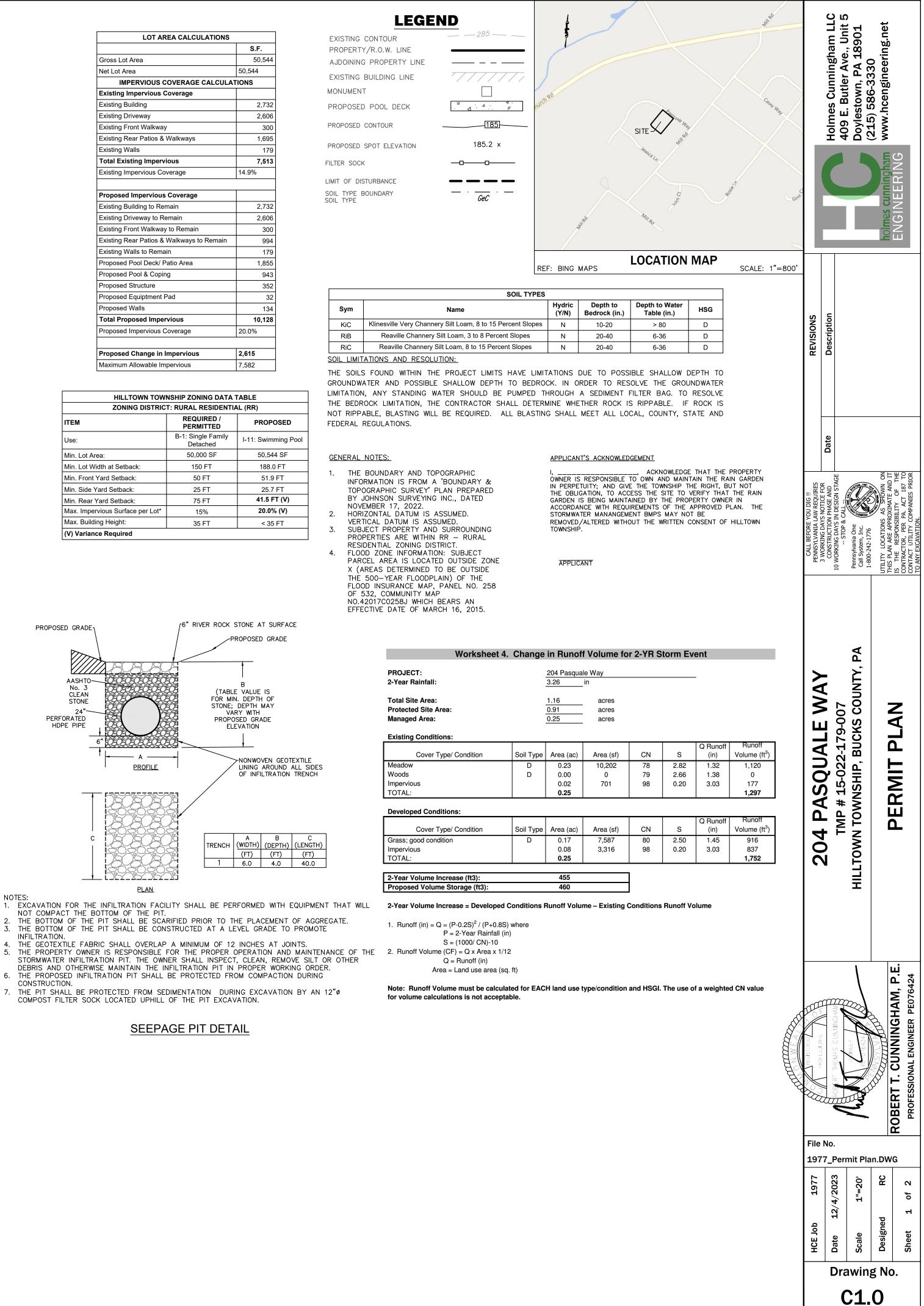
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126	12 N 1990 P. D. 1991 (No. 490). A sub-line science in the same difful speed. As reasonable on All Sectors Strees	CONTRACTOR AND	CARD AND A CONTRACTOR AND A TO AND A STREET AND ADDRESS AND ADDRESS AND ADDRESS ADDRESS ADDRESS ADDRESS ADDRESS	430 MILL ROAD		HATFIELD	PA	19440	IRR	1003	1.
218	15-022-202-009	LANE	JOHN &	LANE	1	HATFIELD	PA	19440	RR	1010	1.
225	a sure de la faire de la contrar de la co	502 MILL ROAD		502 MILL ROAD		HATFIELD	PA	19440	RR	1010	1.
236	15-022-202-003	524 MILL ROAD	BRIAN &	524 MILL ROAD		HATFIELD	PA	19440	RR	1010	2.
245	15-022-202-021	530 MILL ROAD	STEVEN E &	530 MILL ROAD		HATFIELD	PA	19440	RR	1010	2.
256	15-022-202-022	Drive	SANDRO &	KEYSTONE		HATFIELD	PA	19440	RR	1010	2.
271	15-022-178	521 MILL ROAD	Strasser Alex B.	521 MILL ROAD		HATFIELD	PA	19440	RR	1001	3
274	15-022-176.002	533 MILL ROAD	D. & Jamie L.	533 MILL ROAD	Not Anton war ar an an an Arthred an Strand an Strand a star an	HATFIELD	PA	19440	RR	1002	1
279	15-022-177	529 MILL ROAD	& Kyle Carol	529 MILL ROAD	an gelan an gelan an a	HATFIELD	PA	19440	RR	1002	2
292	15-022-175	KEYSTONE	Michael &	Wheatscheaf		Warminster	PA	18974	RR	1002	1.
301	15-022-171	ROAD	JOHN G &	ROAD	g de sken hen er wilde med Mer Weider Mikken op pen yf fersk ei op de Nit od Higge Den hegge degen felf fil en ynge fy	HATFIELD	PA	19440	RR	1005	2
305	15-022-175-001	KEYSTONE	R & GINNA M	KEYSTONE	0	HATFIELD	PA	19440	RR	1005	1.
312	15-022-173	ROAD	PAUL & SUSAN	ROAD	ana ina amin'ny fisiana amin'ny fisiana amin'ny fisiana amin'ny fisiana amin'ny fisiana amin'ny fisiana amin'ny	HATFIELD	PA	19440	RR	1018	4.
5271	15-022-179	LANE	VICTOR M	LANE	envellessel dieseiden aller die kanton eine verstensse eine einen die eine	HATFIELD	PA	19440	RR	1010	1.
5272	15-022-179-001	LANE	RICHARD A &	SHELBROOKE	,	G	PA	18360	RR	1010	1.
5679	15-022-179-005	LANE	LEONARD &	LANE	a na 2013 - Sa 2019 - an ann an 2019 - Stàr ann ann an Stàr Anna 2019 Anna 2019 Anna 2019 Anna ann an Anair Ann	HATFIELD	PA	19440	RR	1010	1.
5680	15-022-179-004	LANE	J & LOUISE	LANE	andersen. Dies in die ein die Bergen von die Antoine George III. Confederationen ein eine die	HATFIELD	PA	19440	RR	1001	1
5681	15-022-179-006	WAY	Liz	WAY	an faithe an the faith of the state of the	HATFIELD	PA	19440	RR	1010	1
5683	15-022-179-003	Lane	& Gwen	Lane	persentation de la constante de	HATFIELD	PA	19440	RR	1010	1.
5684	15-022-179-007	WAY	A. & Joseph J.	WAY	in the first maximum and optimization of the stage of some site of the source of the solution of the	HATFIELD	PA	19440	RR	1010	1.
5685	15-022-179-010	WAY	THOMAS M &	WAY	1	HATFIELD	PA	19440	RR	1010	1
5686	15-022-179-009	LANE	& MICHELLE M	LANE		HATFIELD	PA	19440	RR	1010	1
5687	15-022-179-008	WAY	& Kimberly	WAY	an ann an t-ann a faith an t-airth airth an t-airth ann an t-airth ann an t-airth ann an t-airth ann an t-airth	HATFIELD	PA	19440	RR	1010	1
5688	15-022-179-011	WAY	DOMINIC J JR	WAY	1. 10. (P ²) # 10.00(10) # 10	HATFIELD	PA	19440	RR	1010	1
5689	15-022-179-012	WAY	L. & Ronald J.	WAY		HATFIELD	PA	19440	RR	1001	2
6859	15-022-180	337 MILL ROAD	Frederick &	309 Mill Road	1994 - 1997 - 19	HATFIELD	PA	19440	RR	1056	A

E	DEED AREA
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	1.19700000 AC
**********	1.37500000 AC
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	S.F.
Gross Lot Area	50,54
Net Lot Area	50,544
IMPERVIOUS COVERAGE CALCULA	TIONS
Existing Impervious Coverage	
Existing Building	2,73
Existing Driveway	2,60
Existing Front Walkway	30
Existing Rear Patios & Walkways	1,69
Existing Walls	17
Total Existing Impervious	7,51
Existing Impervious Coverage	14.9%
Proposed Impervious Coverage	
Existing Building to Remain	2,73
Existing Driveway to Remain	2,60
Existing Front Walkway to Remain	30
Existing Rear Patios & Walkways to Remain	99
Existing Walls to Remain	17
Proposed Pool Deck/ Patio Area	1,85
Proposed Pool & Coping	94
Proposed Structure	35
Proposed Equiptment Pad	3
Proposed Walls	13
Total Proposed Impervious	10,12
Proposed Impervious Coverage	20.0%
	-
Proposed Change in Impervious	2,615
Maximum Allowable Impervious	7,582

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ITEM	REQUIRED / PERMITTED	PROPOSED
Use:	B-1: Single Family Detached	I-11: Swimming Pool
Min. Lot Area:	50,000 SF	50,544 SF
Min. Lot Width at Setback:	150 FT	188.0 FT
Min. Front Yard Setback:	50 FT	51.9 FT
Min. Side Yard Setback:	25 FT	25.7 FT
Min. Rear Yard Setback:	75 FT	41.5 FT (V)
Max. Impervious Surface per Lot*	15%	20.0% (V)
Max. Building Height:	35 FT	< 35 FT



THE BOTTOM OF THE PIT SHALL BE CONSTRUCTED AT A LEVEL GRADE TO PROMOTE INFILTRATION.

CONSTRUCTION.

NOTE: SITE DEVELOPMENT OPERATIONS SHOULD BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING GENERAL SEQUENCE OF OPERATIONS. THE CONTRACTOR MAY DEVIATE FROM THE STAGING OF PERMANENT SITE IMPROVEMENT TEMPORARY SEEDING : CONSTRUCTION ITEMS, WITH APPROVAL OF THE CONSERVATION DISTRICT INSPECTOR. DEVIATION FROM THE RELATIVE ORDER OF EROSION AND SEDIMENT CONTROL MEASURES SHOULD NOT OCCUR WITHOUT APPROVAL OF THE CONSERVATION DISTRICT INSPECTOR AND SITE ENGINEER.

- CONTACT THE BUCKS COUNTY CONSERVATION DISTRICT (215-345-7577), HILLTOWN TOWNSHIP AND HILLTOWN TWP. ENGINEER AT LEAST THREE (3) WORKING DAYS PRIOR TO SITE DISTURBANCE. EACH STAGE OF THE SEQUENCE OF CONSTRUCTION MUST BE COMPLETED PRIOR TO INITIATION OF THE NEXT
- STAGE OF THE SEQUENCE OF CONSTRUCTION. CONSTRUCTION MAY OVERLAP INTO A SUBSEQUENT PHASE AS LONG AS ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED IN THE PREVIOUS PHASE.
- TREE PROTECTION FENCE WHERE SHOWN ON THE PLAN. STRIP TOPSOIL AND STOCKPILE WHERE SHOWN ON PLAN. *TOPSOIL WITH ORGANIC MATERIAL SHALL BE 5. TEMPORARY SEEDING STEPS: SEPARATED AND FROM OTHER TOPSOIL FOR REUSE. ALL STRIPPED TOPSOIL STOCKPILES SHALL HAVE TEMPORARY SEEDING INSTALLED. ROUGH GRADE SITE, PARKING AND BUILDING PADS. INSTALL TEMPORARY EROSION CONTROL BLANKETS, ROCK FILTERS AND RIP RAP.
- INSTALL WATER AND SANITARY SEWER STARTING AT THE DOWNSTREAM ENDS AND WORKING UPSTREAM. ALL TRENCHES SHALL BE BACKFILLED AT THE END OF EACH DAY. MAKE OFFSITE UTILITY CONNECTIONS.
- INSTALL SUBBASE AND BASE COURSE FOR THE DRIVEWAY. CONSTRUCT BUILDINGS. AND OTHER SITE AMENITIES/ IMPROVEMENTS. AFTER FINAL GRADING IS COMPLETED. PROVIDE SOIL AMENDMENT/ RESTORATION IN ACCORDANCE WITH THE PCSM PLAN. APPLY PERMANENT SEEDING MIXTURE AND INSTALL ALL REQUIRED PLANTINGS, FENCING, AND LIGHTING.
- UPON COMPLETE STABILIZATION OF EACH BUILDING LOT, INSTALL REMAINING PERMANENT STORMWATER BMP'S PER THE INFILTRATION BMP/RAIN GARDEN CONSTRUCTION SEQUENCE. INSTALL WEARING COURSE AT THE DRIVEWAY AFTER THE BUILDING IS COMPLETED AND RAIN GARDEN IS
- INSTALLED. UPON COMPLETE STABILIZATION OF SITE, REMOVE EROSION CONTROL DEVICES. THE SITE SHALL BE CONSIDERED 1
- STABILIZED WHEN THE PERMANENT VEGETATION HAS PROVIDED A 70% GROUNDCOVER. 0. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION CONTROLS MUST BE MAINTAINED PROPERLY. 2. SEEDING SHALL BE DONE DURING PERIODS FROM APRIL 15TH TO OCTOBER PT, UNLESS OTHERWISE DIRECTED. IF SEEDING IS DONE AFTER MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENTATION CONTROLS AFTER EACH STORM EVENT OR ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN-OUT REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RENETTING, MUST BE PERFORMED IMMEDIATELY.
- WITHIN 90 DAYS AFTER CONSTRUCTION IS COMPLETED, INSTALL WEARING COURSE FOR THE ROAD. REPAIR ANY DAMAGED, SANITARY SEWER STRUCTURES, LANDSCAPING, DRIVEWAYS, AND/OR ANY OTHER AMENITIES FROM INSTALLATION OF WEARING COURSE.

CLEAN FILL NOTE:

THE SITE WILL NEED TO HAVE FILL IMPORTED FROM AN OFF SITE LOCATION, THE RESPONSIBILITY FOR PERFORMING ENVIRONMENTAL DUE DILIGENCE AND THE DETERMINATION OF CLEAN FILL WILL RESIDE WITH THE OPERATOR.

CLEAN FILL IS DEFINED AS: UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREDGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECOGNIZABLE AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. (THE TERM "USED ASPHALT" DOES NOT INCLUDE MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE.)

ENVIRONMENTAL DUE DILIGENCE: INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERT INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS. ANALYTICAL TESTING IS NOT A REQUIRED PART OF DUE DILIGENCE UNLESS VISUAL INSPECTION AND/OR REVIEW OF THE PAST LAND USE OF THE PROPERTY INDICATES THAT THE FILL MAY HAVE BEEN SUBJECTED TO A SPILL OR RELEASE OF REGULATED SUBSTANCE. IF THE FILL MAY HAVE BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE, IT MUST BE TESTED TO DETERMINE IF QUALIFIES AS CLEAN FILL. TESTING SHOULD BE PERFORMED IN ACCORDANCE WITH APPENDIX A OF THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL".

EROSION / SEDIMENT CONTROL PLAN STANDARD NOTES STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET; STOCKPILE SLOPES MUST NOT EXCEED 2L:1V.

THE OPERATOR/RESPONSIBLE PERSON (O/RP) ON SITE SHALL ASSURE THAT THE APPROVED EROSION AND

SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED. MMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION $^{4}\cdot$ AND/OR SEDIMENT POLLUTION, THE O/RP SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES (BMPS) TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.

THE O/RP SHALL ASSURE THAT AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED, APPROVED BY 5 THE BUCKS COUNTY CONSERVATION DISTRICT AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL SOIL AND/OR ROCK SPOIL AND BORROW AREAS REGARDLESS OF THEIR LOCATIONS.

ALL PUMPING OF SEDIMENT-LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP SUCH AS A PUMPED WATER FILTER BAG DISCHARGING OVER UNDISTURBED AREAS.

A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE ON THE PROJECT SITE AT ALL TIMES. EROSION AND SEDIMENT BMPS MUST BE CONSTRUCTED, STABILIZED AND FUNCTIONAL BEFORE SITE DISTURBANCE

BEGINS WITHIN THE TRIBUTARY AREAS OF THOSE BMPS AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMP CONTROLS MUST BE REMOVED. AREAS DISTURBED DURING THE REMOVAL OF THE BMPS MUST BE STABILIZED IMMEDIATELY.

T LEAST SEVEN (7) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITY. THE O/RP SHALL INVITE ALL CONTRACTORS INVOLVED IN THAT ACTIVITY, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL ÓFFICIALS, THE EROSION AND SEDIMENT CONTROL PLAN DESIGNER AND THE BUCKS COUNTY CONSERVATION DISTRICT TO A PRE-CONSTRUCTION MEETING. ALSO, AT LEAST THREE DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITY, ALL CONTRACTORS INVOLVED IN THAT ACTIVITY SHALL NOTIFY THE PENNSYLVANIA ONE-CALL SYSTEM INC. AT -800-242-1776 TO DETERMINE ANY UNDERGROUND UTILITIES LOCATIONS.

IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITY CEASES, THE O/RP SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITY. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT SPECIFIED RATES. DISTURBED AREAS THAT ARE NOT AT FINISHED GRADE AND WHICH WILL BE RE-DISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS.

DISTURBED AREAS THAT ARE AT FINISHED GRADE OR WHICH WILL NOT BE RE-DISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70%

(PERCENT) VEGETATIVE OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST CCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS. UPON THE INSTALLATION OF TEMPORARY SEDIMENT BASIN RISER(S), A QUALIFIED SITE REPRESENTATIVE SHALL

CONDUCT AN IMMEDIATE INSPECTION OF THE RISER(S), WHEREUPON THE BUCKS COUNTY CONSERVATION DISTRICT SHALL BE NOTIFIED IN WRITING THAT THE RISER IS SEALED (WATERTIGHT).

AT STREAM CROSSINGS, A 50-FOOT BUFFER SHALL BE MAINTAINED. ON BUFFERS, CLEARINGS, SOD DISTURBANCES AND EXCAVATIONS, EQUIPMENT TRAFFIC SHOULD BE MINIMIZED. ACTIVITY SUCH AS STACKING LOGS, BURNING CLEARED BRUSH, DISCHARGING RAINWATER FROM TRENCHES, WELDING PIPE SECTIONS, REFUELING AND MAINTAINING EQUIPMENT SHOULD BE AVOIDED WITHIN BUFFER ZONES.

UNTIL A SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPS MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION CONTROL BMPS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEANOUT, REPAIR, REPLACEMENT, RE-GRADING, RE-SEEDING, RE-MULCHING AND RE-NETTING MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENT CONTROL BMPS FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPS, OR MODIFICATIONS OF THOSE INSTALLED, WILL BE REQUIRED.

SEDIMENT REMOVED FROM BMPS SHALL BE DISPOSED OF ON-SITE IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED OR PLACED IN SOIL STOCKPILES AND STABILIZED.

ALL BUILDING MATERIAL AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED IN ACCORDANCE WITH DEP'S SOLID WASTE REGULATIONS (25 PA CODE 260.1 ET SEQ., 271.1 ET SEQ., AND 287.1 ET SEQ.), AND/OR ANY ADDITIONAL LOCAL, STATE OR FEDERAL REGULATIONS. NO BUILDING MATERIALS (USED OR UNUSED) OR WASTE MATERIALS SHALL BE BURNED, BURIED, DUMPED OR DISCHARGED AT THE SITE. LIMITING EXPOSED EXTENT AND DURATION OF DISTURBED AREASTHE INITIAL PHASE OF THE PROPOSED PROJECT CONSISTS OF ESTABLISHING THE SOIL EROSION CONTROL MEASURES IN A SEQUENCE APPROPRIATE TOWARD LIMITING SOIL EROSION. THE EXTENT OF DISTURBED LAND HAS BEEN LIMITED TO INCLUDE ONLY THOSE AREAS REQUIRED FOR THE DEVELOPMENT OF THE SUBJECT SITE. ALL SEDIMENT AND EROSION CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL DISTURBANCE ACTIVITY, OR ANY STAGE THEREOF, THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED. THE CONSTRUCTION SITE. WASHING OF THE ROADWAY WITH WATER WILL NOT BE PERMITTED. SEQUENCE OF CONSTRUCTION ACTIVITIES IS OUTLINED IN THE SEQUENCE OF CONSTRUCTION CONTAINED HEREIN AND ON THE DRAWINGS.

PROTECTION OF EXISTING DRAINAGE FEATURES AND VEGETATION

THE PROJECT PROPOSES TO MINIMIZE DISTURBANCE TO THE EXISTING VEGETATION AT THE SITE BY ONLY PROPOSING DISTURBANCE IN THE AREA WHERE NEEDED. THE SITE VEGETATION PROPOSED FOR DISTURBANCE IS MAINLY SCRUB VEGETATION AND VINES WHICH ARE CURRENTLY DETRIMENTAL TO THE LARGE TREES ON THE SOUTHERN PROPERTY LINE

MINIMIZE SOIL COMPACTION THE PROJECT DESIGN LIMITS THE BULK/ MASS EARTHWORK TO BE PERFORMED AS MUCH AS POSSIBLE. ADDITIONALLY, SOIL COMPACTION WILL NOT BE REQUIRED OTHER THAN IN PROPOSED IMPERVIOUS AREAS.

FEATURES AND MEASURES TO MINIMIZE STORMWATER RUNOFF TEMPORARY STABILIZATION: UPON COMPLETION OR TEMPORARY CESSATION OF THE EARTH DISTURBANCE ACTIVITY, OR ANY STAGE THEREOF, THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED. THE DISTURBED AREAS WILL ALSO BE MULCHED WITH UNROTTED STRAW OR SALT HAY. TEMPORARY STABILIZATION MEASURES ARE SPECIFIED ON SOIL EROSION AND SEDIMENT POLLUTION CONTROL DETAIL PLANS.

PERMANENT STABILIZATION: ALL SLOPES AND DISTURBED AREAS SHALL BE STABILIZED WITH PERMANENT SEEDING 8. AND LANDSCAPING AS SOON AS POSSIBLE AFTER THE FINAL EARTHMOVING AND CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED. AREAS THAT ARE PROPOSED TO HAVE SPECIFIC LINING SHALL BE STABILIZED WITH THE SPECIFIED LINING AS SOON AS THE EARTHMOVING AND CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED. TEMPORARY SOIL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL A UNIFORM EROSION RESISTANT 10. PLANT TREES AND SHRUBS ACCORDING TO THE INFILTRATION BASIN DETAILS AND NOTES. PERENNIAL VEGETATIVE COVER OF THE DISTURBED AREA IS ESTABLISHED. PERMANENT STABILIZATION MEASURES 11. ARE SPECIFIED ON THE EROSION AND SEDIMENT POLLUTION CONTROL DETAIL PLANS.

SOLIDS SEPARATION: PRIOR TO ANY SITE DISTURBANCE OR CONSTRUCTION ACTIVITIES, A GRAVEL BUFFER WILL BE INSTALLED AT THE EXISTING DRIVEWAYS TO SERVE AS A CONSTRUCTION ENTRANCE. IN ADDITION, FILTER FABRIC FENCING WILL BE INSTALLED AROUND THE PROJECT AREA, DOWNGRADIENT FROM ANY DISTURBANCE, TO PREVENT 13. CONTINUOUS MOISTURE FOR 4-6 WEEKS MUST BE INSURED TO ALLOW PROPER GERMINATION, IF RAIN DOES NOT OCCUR SEDIMENT FROM LEAVING THE SITE. FILTER FABRIC SILT FENCING WILL BE CONSTRUCTED AND WILL REMAIN OPERATIONAL UNTIL PERMANENT CONTROL MEASURES ARE IN PLACE.

SEEDING NOTES:

- TEMPORARY SEEDING SHALL BE DONE IN AREAS WHERE NO ACTIVITY WORK WILL BE PERFORMED. ANY DISTURBED AREA ON WHICH ACTIVITY HAS CEASED MUST BE SEEDED AND MULCHED IMMEDIATELY.
- NON-GERMINATING PERIODS, MUST BE LIMED, FERTILIZED, SEEDED, AND MULCHED IMMEDIATELY FOLLOWING THE END OF THE NON-GERMINATING PERIODS
- DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN ONE (1) YEAR MAY BE SEEDED AND MULCHED WITH A QUICK GROWING TEMPORARY SEED MIXTURE.
- INSTALL CONSTRUCTION ENTRANCE AT SITE ACCESS, CONSTRUCTION STAGING AREAS SILT FENCE, SILT SOCK & 4. DISTURBED AREAS WHICH ARE AT EITHER FINISHED GRADE OR WILL NOT BE DISTURBED AGAIN WITHIN ONE (1) YEAR MUST BE SEEDED WITH A PERMANENT SEED MIXTURE AND MULCHED.
 - APPLY AGRICULTURAL LIMESTONE AT A RATE OF ONE (1) TON PER ACRE. (5 POUNDS PER, 1000 SQUARE FEET) Α. APPLY FERTILIZER AT THE RATE OF 50-50-50 PER ACRE. WORK THE LIMESTONE AND FERTILIZER INTO THE SOIL. UTILIZING THE FOLLOWING SEEDING TYPES, RATES AND TIME SCHEDULE

TEMPORARY SEEDING SEASON RATE MARCH 1 TO JUNE 15 1 LB./1000 SF ANNUAL RYEGRASS MAY 15 TO SEPT 15 1 LB./1000 SF SUDAN GRASS

SEPT 15 TO OCT 15 168 LB./AC WINTER RYE APPLY HAY OR STRAW MULCH (IN ACCORDANCE WITH SECTION NO. 4) AT A RATE OF THREE (3) TONS PER ACRE. ALL SEED SHALL BE LABELED, DATED AND QUALITY CONSISTENT WITH SECTION NO. 2

PERMANENT SEEDING:

- DISTURBED AREAS WHICH ARE EITHER AT FINISHED GRADE OR WILL NOT BE DISTURBED AGAIN WITHIN ONE (1) YEAR MUST BE SEEDED WITH A PERMANENT SEED MIXTURE AND MULCHED.
- OCTOBER 1", DORMANT SEED MUST BE USED AND DISTURBED AREAS MUST BE MULCHED. DISTURBED FINAL GRADED AREAS AND DRAINAGE SWALES WILL BE PERMANENTLY SEEDED AS FOLLOWS:
- MINIMUM OF 4" OF TOPSOIL SHALL BE SPREAD OVER ALL AREAS TO BE SEEDED. TOPSOIL SHALL BE FREE OF STONES, STICKS, WASTE MATERIAL AND SIMILAR DEBRIS. FROZEN GROUND SHALL NOT BE SPREAD AS TOPSOIL AND TOPSOIL SHALL NOT BE SPREAD OVER FROZEN GROUND
- B. RECOMMENDED BELOW (OR AS SUGGESTED BY THE SOIL TEST RESULTS (ONE (1) TEST PER 25 ACRES)). THE LIMESTONE AND FERTILIZER SHALL BE WORKED INTO THE SOIL TO DEPTHS OF 3 TO 4 INCHES. D. GRASS SHALL NOT BE PLANTED AFTER HEAVY RAIN OR WATERING
- ALL SEED USED SHALL BE LABELED IN ACCORDANCE WITH THE U.S. DEPARTMENT OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT IN EFFECT AT THE TIME OF PURCHASE. INERT MATTER SHALL NOT EXCEED 15% AND BLUE TAG CERTIFIED SEED SHALL BE SUPPLIED WHEREVER POSSIBLE.
- BROADCASTING, DRILLING OR HYDRO SEEDING. COVER SEEDS WITH 1/2" OF SOIL WITH SUITABLE EQUIPMENT. APPLY HAY OR STRAW MULCH (IN ACCORDANCE WITH SECTION NO. 4) AT A RATE OF THREE (3) TONS PER ACRE.
- PERMANENT SEEDING FOR NORMAL MOWED LAWN AREAS: SEASON RATE TYPE MARCH 1 TO JUNE 1 & AUG 15 TO OCT 1 2 LBS./1000 SF KY31 TALL FESCUE AND RED TOP 12% OCT 1 TO MARCH 1 & JUNE 1 TO AUG 1 2 LBS./1000 SF RED TOP*
- ((*) USE DORMANT SEED, UNIFORMLY APPLIED, WORKING INTO A DEPTH OF 1/4 INCH. THE USE OF MULCH IS REQUIRED. THE USE OF NETTING OR EROSION CONTROL MATS MAY BE REQUIRED.) PERMANENT SEEDING FOR SPECIAL AREAS
- (SWALES, POND EMBANKMENTS, LEVEES, DIVERSION CHANNELS, ETC): RATE TYPE SEASON MARCH 1 TO JUNE 1 & AUG 15 TO OCT 1 2 LBS./1000 SF KY31 TALL FESCUE 80% AND RYEGRÁSS 20%
- NOTE : SEEDING PERIODS AND SPECIFICATIONS MAY VARY DUE TO SITE CONDITIONS AND VARIANCES FROM THE TIME THIS REPORT IS WRITTEN AND APPROVED. IT MAY BE NECESSARY TO ADAPT SEED SPECIFICATION, VARIETIES, AND QUALITIES. FOR SPECIAL CONDITIONS CONSULT "GUIDELINE FOR RECLAMATION OF SEVERELY DISTURBED AREAS". PENNSYLVANIA STATE UNIVERSITY.
- FERTILIZER : A SOIL ANALYSIS IS RECOMMENDED BUT IN LIEU OF AN ANALYSIS APPLY AGRICULTURAL LIMESTONE AT A RATE OF FOUR (4) TONS/ACRE AND 10-20-20 FERTILIZED AT A RATE OF 50 LBS. PER 1000 SF. THESE MATERIALS WILL BE UNIFORMLY APPLIED AND WORKED INTO THE TOPSOIL TO A DEPTH OF 3 TO 4 INCHES. IMMEDIATELY BEFORE SEEDING, A 1 0- 1 0- 10 FERTILIZER WILL BE WORKED INTO THE SURFACE AT A RATE OF 10 LBS. PER 1000 SF.
- HYDRO SEEDING: LIME AND SEED SHALL BE AS SPECIFIED ABOVE, AND FERTILIZER SHALL BE APPLIED AT A RATE OF 40-80. CROWN VETCH SHALL BE INOCULATED AT FOUR TIMES THE MANUFACTURER'S RATE. SHOULD FERTILIZER BE APPLIED WITH THE INOCULANT, THE MIXTURE SHALL NOT REMAIN IN A SLURRY FOR MORE THAN ONE HOUR. WOOD CELLULOSE FIBER, APPLIED AT A RATE OF 35 LBS. PER 1000 SF, MAY BE APPLIED AS PART OF THE SLURRY IN LIEU OF MULCHING. SYNTHETIC MULCH BINDER, SUCH AS CURASOL, DCA-70, TERRE-TACK OR AN APPROVED EQUAL SHALL BE USED PER THE MANUFACTURER'S INSTRUCTIONS TO ANCHOR THE MULCH.
- MULCHING: MULCHING SHALL BE APPLIED AS FOLLOWS STRAW - SHALL BE ALL DRIED AND FREE FROM UNDESIRABLE SEEDS AND COURSE MATERIAL, APPLY AT A RATE OF 115 TO 150 LBS. PER 1000 SF OR 3 TONS PER ACRE. MULCHED AREAS SHALL BE CHECKED PERIODICALLY AND IMMEDIATELY AFTER STORMS AND WIND. DAMAGED OR MISSING MULCH SHALL BE REPLACED. A TACKIFIER APPLIED AFTER STRAW IS RECOMMENDED. TACKIFIER MAY BE ASPHALT OR POLYMER SPRAY. APPLY AT A RATE RECOMMENDED BY THE MANUFACTURER WITH SUITABLE EQUIPMENT. IN LIEU OF MANUFACTURERS RECOMMENDATIONS APPLY AT A RATE OF .04 TO .06 GALLONS PER SQUARE YARD. NETTING / EROSION CONTROL BLANKETS - THE USE AND INSTALLATION OF EROSION CONTROL BLANKETS OR NETTING SHALL BE IN
- ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION AND SHALL BE SELECTED FOR THE PROPER APPLICATION AND CONDITIONS.
- CONSTRUCTION REQUIREMENTS
- A. LIMIT ADVANCE CLEARING AND GRUBBING OPERATIONS TO A DISTANCE EQUAL TO TWO TIMES THE LENGTH OF PIPE INSTALLATION THAT CAN BE COMPLETED IN ONE DAY
- WORK CREWS AND EQUIPMENT FOR TRENCHING, PLACEMENT OF PIPE, PLUG CONSTRUCTION AND BACKFILLING WILL BE SELF CONTAINED AND SEPARATE FROM CLEARING AND GRUBBING AND SITE RESTORATION AND STABILIZATION OPERATIONS.
- LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF PIPE PLACEMENT, PLUG INSTALLATION AND BACKFILLING THAT CAN BE COMPLETED THE SAME DAY.
- WATER WHICH ACCUMULATES IN THE OPEN TRENCH WILL BE COMPLETELY REMOVED BY PUMPING AS REQUIRED, TO A FACILITY FOR REMOVAL OF SEDIMENTS IN ACCORDANCE WITH PADEP GUIDELINES
- APPROPRIATE TEMPORARY EROSION AND SEDIMENT POLLUTION CONTROL MEASURES/FACILITIES WILL BE INSTALLED. SEEDING AND MULCHING OF ALL DISTURBED AREAS WILL BE DONE AT THE END OF EACH WEEK.
- PERMANENT FEATURES ARE INSTALLED IN THESE CASES, ALL OF THE REQUIREMENTS LISTED UNDER ITEM 1 WILL REMAIN IN EFFECT WITH THE FOLLOWING EXCEPTIONS:
- OPEN TRENCH MUST BE COMPLETED BY THE SEVENTH WORKING DAY.
- B. IF DAILY BACKFILLING IS DELAYED, THE DISTURBED AREA WILL BE GRADED TO FINAL CONTOURS, APPROPRIATE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES/FACILITIES WILL BE INSTALLED, AND THE AREAS SEEDED AND MULCHED WITHIN THE NEXT TWO CALENDAR DAYS TEMPORARY BMP MAINTENANCI

THE CONTRACTOR WILL BE RESPONSIBLE FOR THE PROPER CONSTRUCTION STABILIZATION, AND MAINTENANCE OF ALL TEMPORARY FROSION AND SEDIMENTATION CONTROL MEASURES AND RELATED ITEMS INCLUDED WITHIN THIS PLAN. THE CONTRACTOR WILL ALSO BE RESPONSIBLE FOR THE PROPER CONSTRUCTION AND STABILIZATION OF PERMANENT CONTROL MEASURES AND RELATED ITEMS INCLUDED WITHIN THIS PLAN. DURING CONSTRUCTION THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING INSPECTIONS OF THE BMPS AFTER EACH RUNOFF EVENT AS WELL AS ON A WEEKLY BASIS. THE CONTRACTOR SHALL KEEP A LOG OF ALL INPECTIONS AND MAINTENANCE PERFORMED ON THE BMPS

THE OWNER WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PERMANENT CONTROL MEASURES. SOIL SEDIMENT REMOVED FROM ANY TEMPORARY CONTROL MEASURE DURING REGULAR MAINTENANCE WILL BE INCORPORATED BACK INTO THE EARTHWORK AS FILL ON THE SITE. SOIL SEDIMENT MATERIAL SHALL BE DISTRIBUTED ON-SITE WITHOUT CHANGING DRAINAGE PATTERNS DURING A SPECIFIC CONSTRUCTION STAGE.

SILT FENCE AND ROCK FILTERS WILL BE INSPECTED ONCE A WEEK OR AFTER EVERY STORM EVENT, WHICHEVER COMES FIRST. ANY NECESSARY REPAIRS WILL BE MADE IMMEDIATELY. ACCUMULATED SEDIMENTS WILL BE REMOVED AS REQUIRED TO KEEP THE FENCE FUNCTIONAL. DEPOSITS WILL BE REMOVED WHERE ACCUMULATIONS REACH 1/2 THE ABOVE GROUND HEIGHT OF THE FENCE/ FILTER. UNDERCUTTING OR EROSION OF THE TOE ANCHOR OF THE SILT FENCE WILL BE REPLACED IMMEDIATELY WITH ROCK FILTER OUTLETS. ANY MANUFACTURER'S RECOMMENDATIONS WILL BE ADHERED TO FOR REPLACING SILT FENCE DUE TO WEATHERING.

THE CONSTRUCTION ENTRANCE WILL BE INSPECTED AT THE END OF EACH WORK DAY. THE THICKNESS WILL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSION BY ADDING ROCK. A STOCKPILE OF ROCK MATERIAL WILL BE MAINTAINED ON THE SITE FOR THIS PURPOSE. PERMANENT PROTECTION IS ESTABLISHED. UPON COMPLETION OR TEMPORARY CESSATION OF THE EARTH AT THE END OF EACH CONSTRUCTION DAY, ANY SEDIMENT DEPOSITED ON PUBLIC ROADWAYS, WILL BE REMOVED AND RETURNED TO THE

> INFILTRATION BMP/ RAIN GARDEN CONSTRUCTION SEQUENCE 1. IF ANY UNFAVORABLE CONDITIONS ARE ENCOUNTERED DURING THE INSTALLATION OF THE INFILTRATION BASIN (I.E. GROUNDWATER

- AND/OR BEDROCK PINNACLES OF CARBONATE BEDROCK, ETC.), THE OWNER/ENGINEER SHOULD BE NOTIFIED IMMEDIATELY SINCE THE PROPOSED INFILTRATION BASIN MAY NEED TO BE RELOCATED TO A MORE SUITABLE LOCATION ON THE PROPERTY. INSTALL TEMPORARY SEDIMENT CONTROL BMPS AS SHOWN ON THE PLANS. EXISTING SUB-GRADE IN BIOINFILTRATION AREAS SHALL NOT BE COMPACTED OR SUBJECTED TO EXCESSIVE CONSTRUCTION
- EQUIPMENT TRAFFIC INITIAL EXCAVATION CAN BE PERFORMED DURING ROUGH SITE GRADING BUT SHALL NOT BE CARRIED TO WITHIN ONE FEET OF THE FINAL BOTTOM ELEVATION. FINAL EXCAVATION SHOULD NOT TAKE PLACE UNTIL ALL DISTURBED AREAS IN THE DRAINAGE AREA HAVE BEEN STABILIZED. INFILTRATION BMP BED AREAS MAY BE USED AS TEMPORARY SEDIMENT FACILITIES PROVIDED THAT THE PROPOSED FINISH ELEVATION OF THE BED IS 12 INCHES LOWER THAN THE BOTTOM ELEVATION OF THE SEDIMENT TRAP. IF SEDIMENT FACILITIES ARE LOCATED WITHIN 12 INCHES OF BMP ELEVATION, CONTRACTOR SHALL EXCAVATE MATERIAL TO A DEPTH 6 INCHES BELOW FINAL GRADE AND REPLACE WILL 12 INCHES OF CLEAN, LIGHTLY COMPACTED SOIL PRIOR TO PLACING PLANTING
- WHERE EROSION OF SUB-GRADE HAS CAUSED ACCUMULATION OF FINE MATERIALS AND/OR SURFACE PONDING IN THE GRADED BOTTOM, THIS MATERIAL SHALL BE REMOVED WITH LIGHT EQUIPMENT AND THE UNDERLYING SOILS SCARIFIED TO A MINIMUM DEPTH OF 6 INCHES WITH A YORK RAKE OR EQUIVALENT BY LIGHT TRACTOR.
- DAMAGED BY EROSION. PONDING OR TRAFFIC. UPON COMPLETION OF THE SUBGRADE WORK, THE ENGINEER SHALL BE NOTIFIED AND SHALL INSPECT AT THE ENGINEER'S DISCRETION BEFORE PROCEEDING WITH INSTALLATION.
- PLANTING SOIL SHALL BE PLACED IMMEDIATELY AFTER APPROVAL OF SUBGRADE. ANY ACCUMULATION OF DEBRIS OR SEDIMENT THAT TAKES PLACE AFTER APPROVAL OF SUBGRADE SHALL BE REMOVED PRIOR TO INSTALLATION OF PLANTING SOIL AT NO EXTRA COST TO THE OWNER. INSTALL PLANTING SOIL IN 18 INCH MAXIMUM LIFTS AND LIGHTLY COMPACT (TAMP WITH BACKHOE OR BY HAND). KEEP EQUIPMENT
- MOVING TO A MINIMUM. DO NOT OVER COMPACT. INSTALL PLANTING SOIL TO GRADES SHOWN ON PLANS. . PROTECT THE INFILTRATION BASIN FROM SEDIMENT AT ALL TIMES. HAYBALES, DIVERSION BERMS AND/OR OTHER APPROPRIATE MEASURES SHALL BE USED AT THE TOE OF THE SLOPES THAT ARE ADJACENT TO THE RAIN GARDENS TO PREVENT SEDIMENT FROM WASHING INTO THESE AREAS DURING SITE DEVELOPMENT.
- CONTROL DEVICES REMOVED CONTRACTOR SHALL PROVIDE SUPPLEMENTAL IRRIGATION TO NEWLY SEEDED AREAS PER INSTRUCTIONS INCLUDED IN SEEDING SPECIFICATION

DURING NON-GERMINATING PERIODS, ONLY MULCH MUST BE APPLIED AT THE RECOMMENDED RATES. AREAS MULCHED DURING THE

A SOIL ANALYSIS IS RECOMMENDED, HOWEVER, IN LIEU OF AN ANALYSIS APPLY AGRICULTURAL LIMESTONE AND FERTILIZER AT RATES

SMOOTH AND FIRM SEED BED WITH CULTIPACKER OR SIMILAR EQUIPMENT PRIOR TO SEEDING. APPLY SEED UNIFORMLY BY

ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING, THE DISTURBED AREA WILL BE GRADED TO FINAL CONTOURS AND

2. EXCEPTIONS - IN CERTAIN CASES TRENCHES CANNOT BE BACKFILLED UNTIL THE PIPE IS HYDROSTATICALLY TESTED, OR ANCHORS AND OTHER

A. DAILY BACKFILLING OF THE TRENCH MAY BE DELAYED FOR SIX DAYS. ALL PRESSURE TESTING AND THE COMPLETE BACKFILLING OF THE

BRING SUBGRADE OF BIOINFILTRATION AREA TO LINE, GRADE AND ELEVATIONS INDICATED. FILL AND LIGHTLY REGRADE ANY AREAS

WHEN SITE IS FULLY VEGETATED AND THE SOIL MANTLE IS STABILIZED THE PLAN DESIGNER SHALL BE NOTIFIED AND SHALL INSPECT THE RAIN GARDEN DRAINAGE AREA AT THE ENGINEER'S DISCRETION BEFORE THE AREA IS BROUGHT ONLINE AND SEDIMENT

BMP SEEDING

INFILTRATION BMP/RAIN GARDENS SEED IN ERNST SEED MIX (ERNMX-180); RAIN GARDEN AREA MIX SEEDING RATE IS 20 LBS. PER ACRE WITH 30 LBS. PER ACRE GRAIN RYE (COVER CROP) BASIN FLOOR & RAIN GARDEN AREAS = 24,510 SF $(24510/43560) \times 20 = 11.20 \text{ LBS. ERNMX}-180$ (24510/43560) X 30 = 16.80 LBS. GRAIN RYE

ERNMX—180 RAIN GARDEN AREA MIX 26% River Oats, PA/VA Ecotype blend (Chasmanthium latifolium (Uniola latifolia), PA/VA Ecotype blend) 17% Virginia Wildrye, PA Ecotype (Elymus virginicus, PA Ecotype) 15% Fowl Bluegrass (Poa palustris)

10% Fox Sedge, PA Ecotype (Carex vulpinoidea, PA Ecotype)

6% Purple Coneflower (Echinacea purpurea) 4% Blackeyed Susan, Coastal Plain NC Ecotype (Rudbeckia hirta, Coastal Plain NC Ecotype)

3% Zigzag Aster, PA Ecotype (Aster prenanthoides (Symphyotrichum p.), PA Ecotype) 3% Blue False Indigo, Southern WV Ecotype (Baptisia australis, Southern WV Ecotype)

3% Ohio Spiderwort, PA Ecotype (Tradescantia ohiensis, PA Ecotype) 2% Lanceleaf Coreopsis, Coastal Plain NC Ecotype (Coreopsis lanceolata, Coastal Plain NC Ecotype)

2% Wild Bergamot, PA Ecotype (Monarda fistulosa, PA Ecotype)

2% Wild Senna, VA & WV Ecotype (Senna hebecarpa (Cassia h.), VA & WV Ecotype) 2% Autumn Bentgrass, PA Ecotype (Agrostis perennans, PA Ecotype)

2% Marsh (Dense) Blazing Star (Spiked Gayfeather), PA Ecotype (Liatris spicata, PA Ecotype) 1% Early Goldenrod, PA Ecotype (Solidago juncea, PA Ecotype)

1% Oxeye Sunflower, PA Ecotype (Heliopsis helianthoides, PA Ecotype) 1% Swamp Milkweed, PA Ecotype (Asclepias incarnata, PA Ecotype)

RAIN GARDEN SIDE SLOPES SEED IN ERNST SEED MIX (ERNMX-181): NATIVE STEEP SLOPE MIX W/ ANNUAL RYEGRASS

EEDING RATE IS 60 LBS. PER ACRE SIDE SLOPE AREAS = 25,270 SF $(25270/43560) \times 60 = 34.80 \text{ LBS. ERNMX}-181$

ERNMX-181 NATIVE STEEP SLOPE MIX W/ ANNUAL RYEGRASS

20% Annual Ryegrass (Lolium multiflorum (L. perenne var. italicum)) 18% Virginia Wildrye, PA Ecotype (Elymus virginicus, PA Ecotype)

15% Purpletop (Tridens flavus) 12% Creeping Red Fescue (Festuca rubra)

12% Indiangrass, 'Prairie View'-IN Ecotype (Sorghastrum nutans, 'Prairie View'-IN Ecotype) 5% Big Bluestem, 'Southlow'—MI Ecotype (Andropogon gerardii, 'Southlow'—MI Ecotype)

4% Autumn Bentgrass, Albany Pine Bush-NY Ecotype (Agrostis perennans, Albany Pine Bush-NY Ecotype)

4% Ticklegrass (Rough Bentgrass), PA Ecotype (Agrostis scabra, PA Ecotype) 2% Partridge Pea, PA Ecotype (Chamaecrista fasciculata (Cassia f.), PA Ecotype)

2% Purple Coneflower (Echinacea purpurea) 2% Blackeyed Susan (Rudbeckia hirta)

1% Marsh (Dense) Blazing Star (Spiked Gayfeather), PA Ecotype (Liatris spicata, PA Ecotype) 1% Oxeye Sunflower, PA Ecotype (Heliopsis helianthoides, PA Ecotype) 1% Lanceleaf Coreopsis, Coastal Plain NC Ecotype (Coreopsis lanceolata, Coastal Plain NC Ecotype)

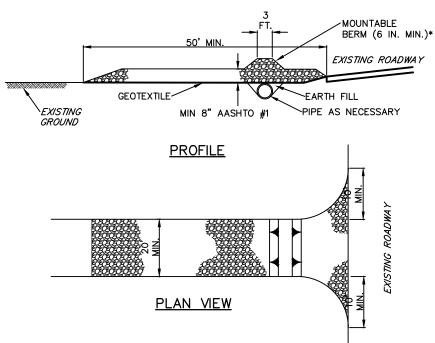
1% Wild Bergamot (Monarda fistulosa) INFILTRATION BMP/ RAIN GARDEN LANDSCAPE MAINTENANCE

THIS BASIN IS DESIGNED TO BECOME NATURALIZED OVER TIME AND WILL REQUIRE LESS MAINTENANCE AS TIME GOES ON

MOWING - ESTABLISH AND MAINTAIN A NO-MOW ZONE THAT ENCOMPASSES THE BASIN FLOOR AND SIDE SLOPES. MOW THE NO-MOW ZONE 1X/YEAR TO A MINIMUM HEIGHT OF 6". (ANNUALLY IN LATE APRIL/ EARLY MAY). RAKE MOWN MATERIAL AND COMPOST OR DISPOSE OF OFF SITE.

NSPECTIONS - INSPECT BASIN AND NO-MOW ZONES FOR INVASIVE SPECIES SUCH AS PURPLE LOOSESTRIFE, PHRAGMITES, HONEYSUCKLE, ETC. (ANNUALLY IN JULY). IF INVASIVE SPECIES ARE FOUND REMOVE PER RECOMMENDED STANDARDS FOR SPECIFIC SPECIES FOLLOWING GUIDELINES BY PA DCNR (DEPT OF CONSERVATION & NATURAL RESOURCES).

CLEANING - REMOVE TRASH AND DEBRIS (JANUARY & APRIL)



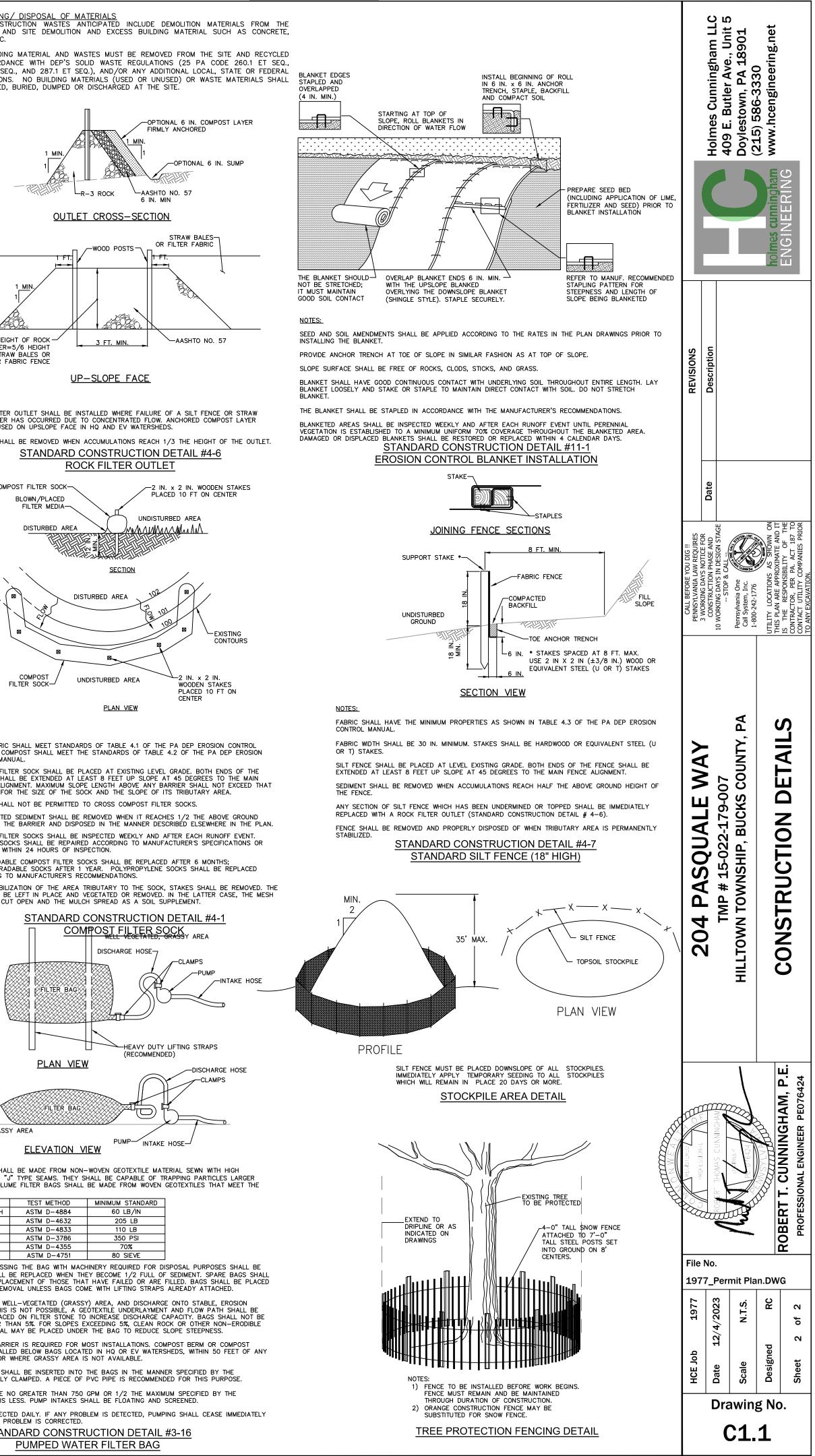
* MOUNTABLE BERM USED TO PROVIDE PROPER COVER FOR PIPE

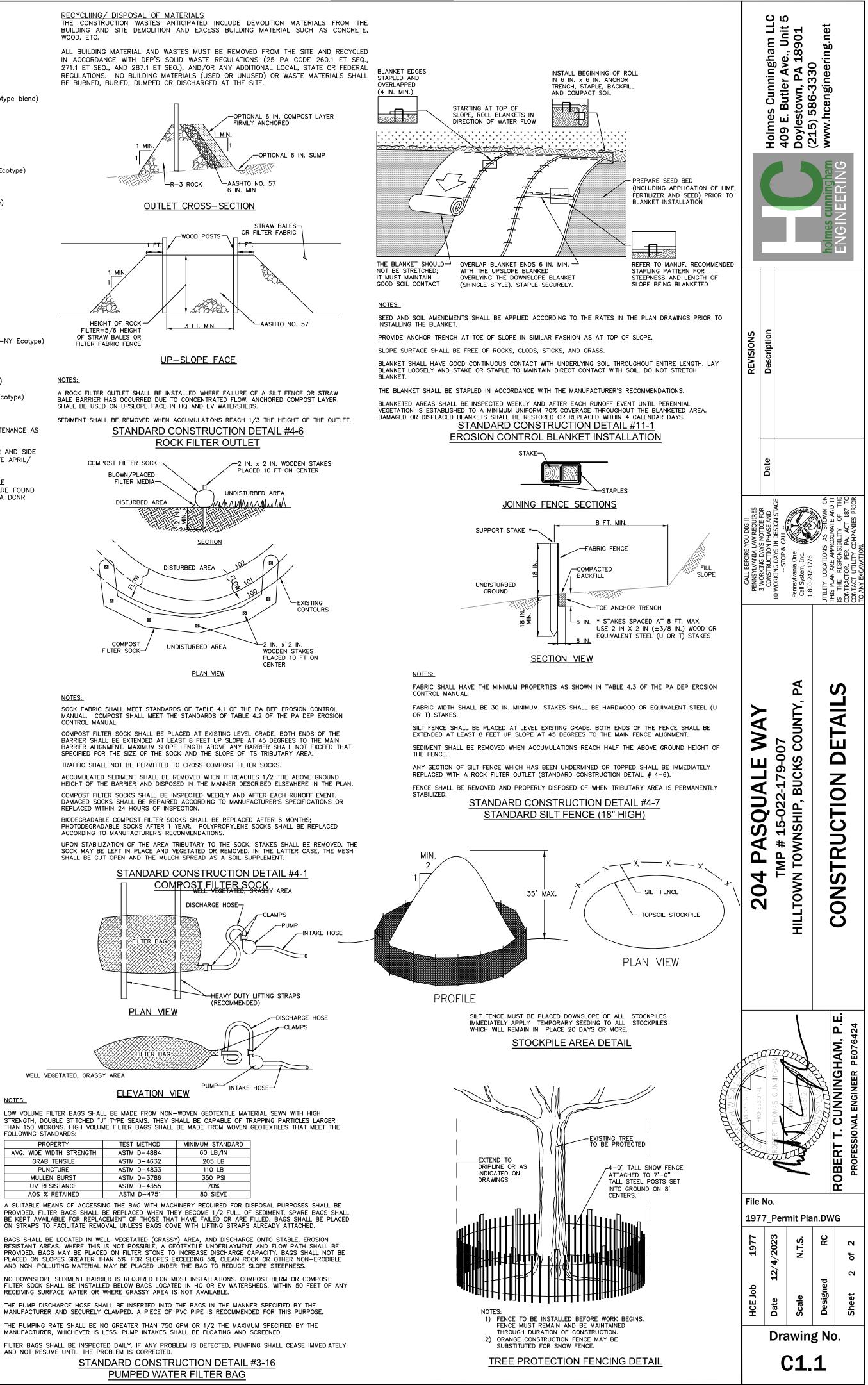
REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE. RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.

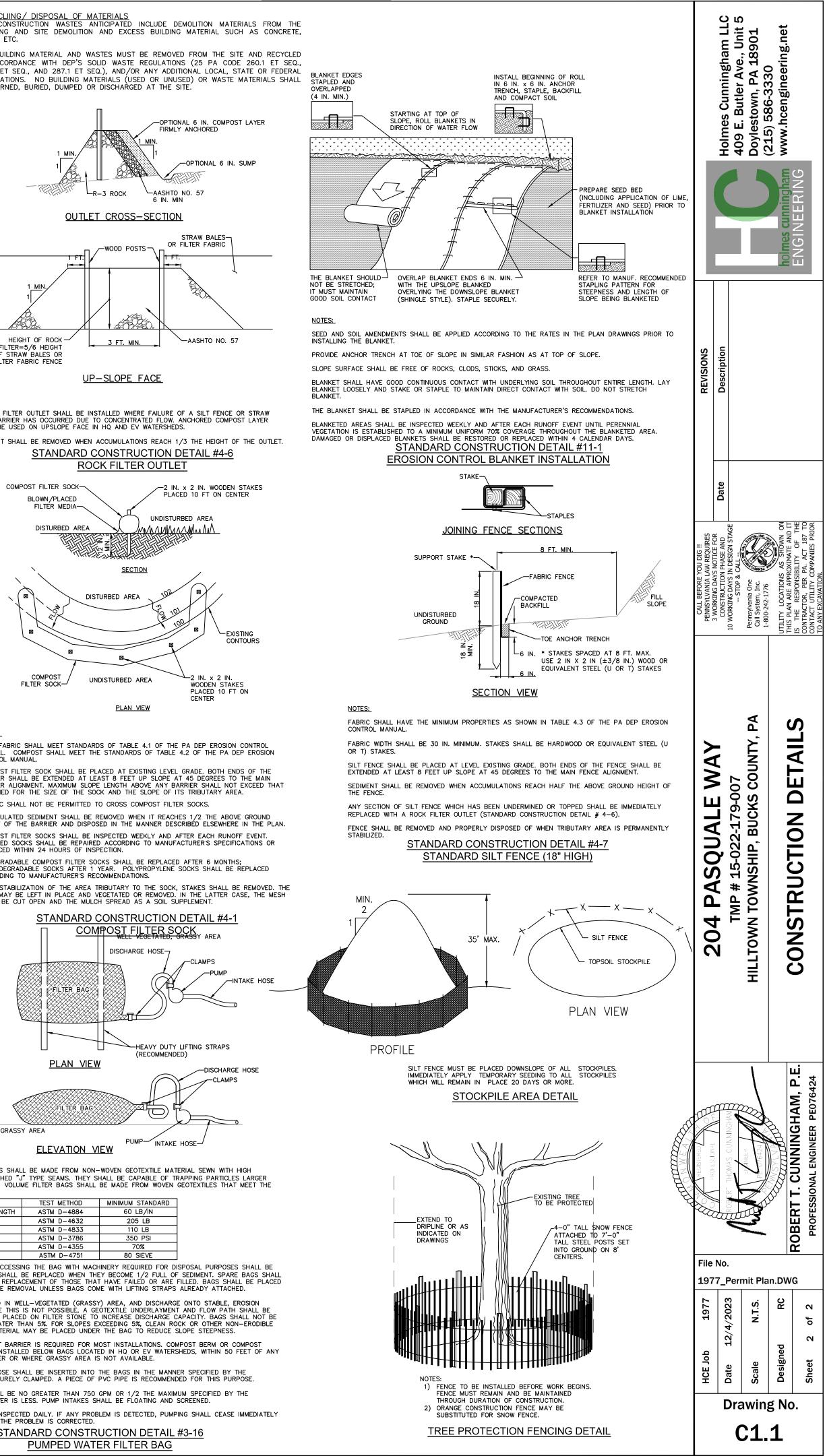
MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.

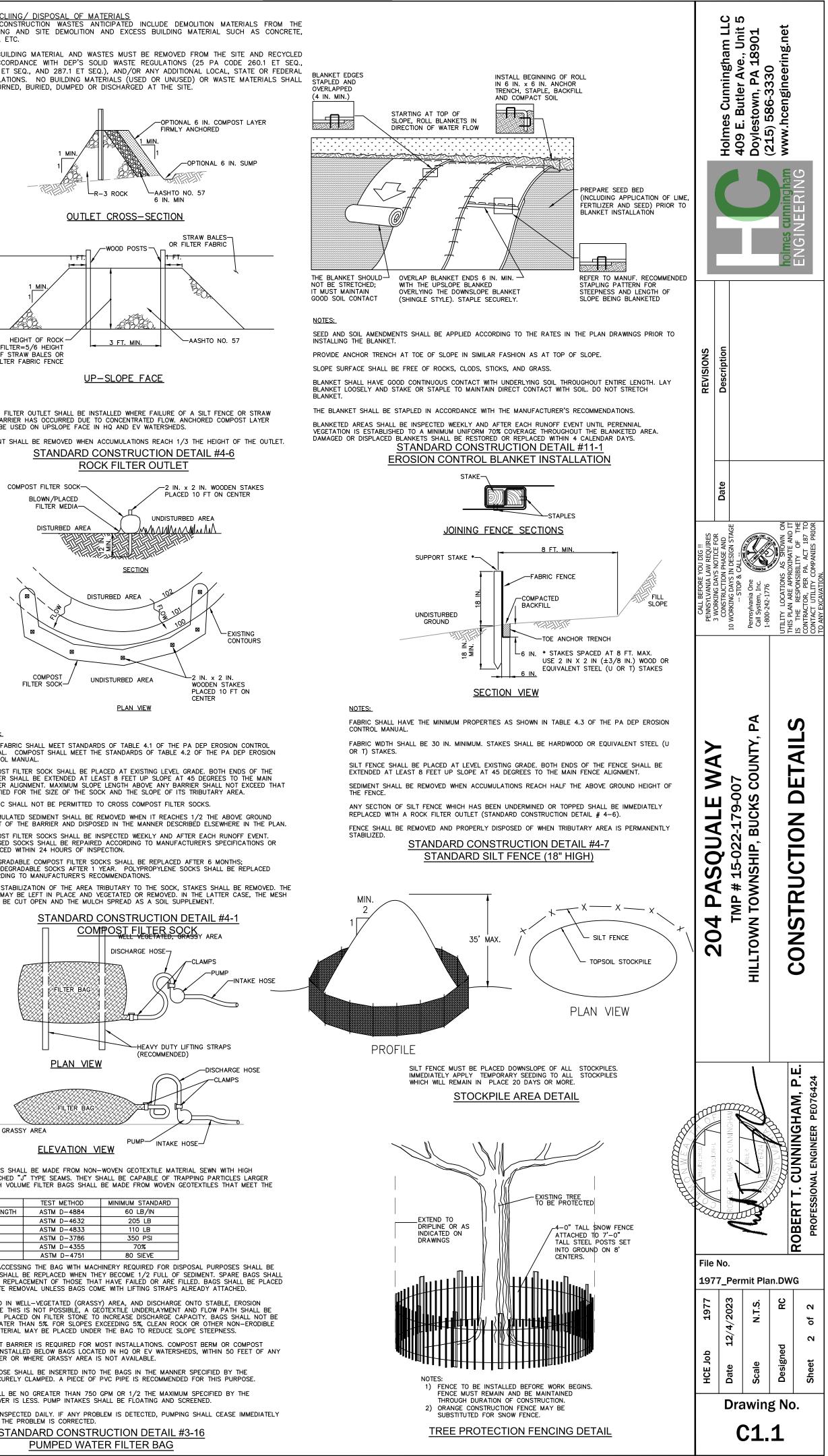
AINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE E. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT RE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE E 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

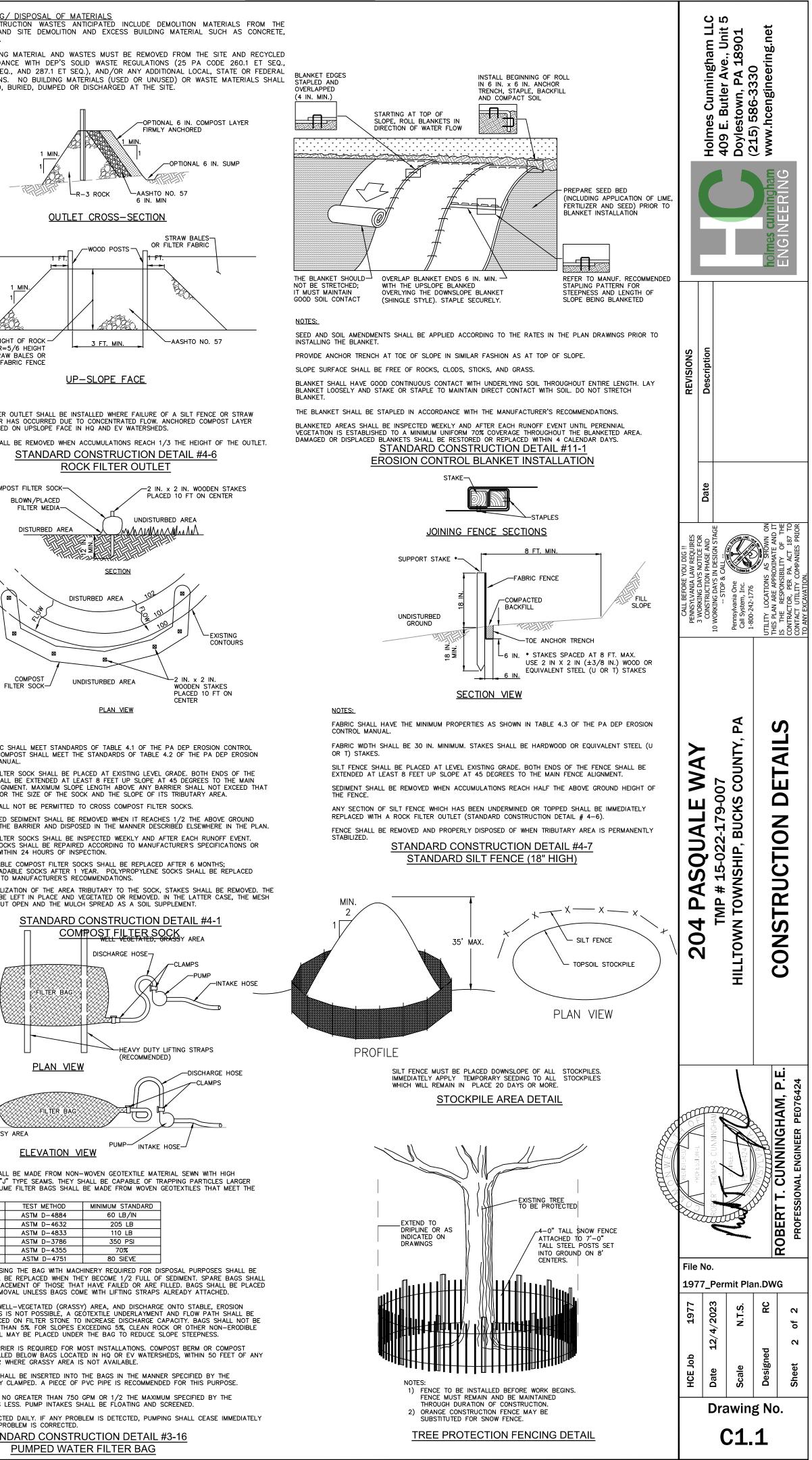
> STANDARD CONSTRUCTION DETAIL #3-1 ROCK CONSTRUCTION ENTRANCE











NOTES:

PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. WIDE WIDTH STRENGTH	ASTM D-4884	60 LB/IN
GRAB TENSILE	ASTM D-4632	205 LB
PUNCTURE	ASTM D-4833	110 LB
MULLEN BURST	ASTM D-3786	350 PSI
UV RESISTANCE	ASTM D-4355	70%
AOS % RETAINED	ASTM D-4751	80 SIEVE
A SUITABLE MEANS OF ACCESS	NG THE BAG WITH MACH	

RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED. AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.



HILLTOWN TOWNSHIP 13 West Creamery Road P.O. Box 260 Hilltown, PA 18927 (215) 453-6000 Fax: (215) 453-1024 www.hilltown.org

MEMORANDUM

February 16, 2024

То:	Board of Supervisors
From:	Caitlin M. Mest, EIT, BCO, CFM, CZO
RE:	2408 Diamond St – Variance
Applicant:	RB Ashley Customs, LLC c/o Anne Lorah
Affected Property:	2408 Diamond St - TMP # 15-022-140
Zoning District(s):	RR – Rural Residential
Requested Action:	Applicant is requesting a variance to for a front yard setback of 27 ft for a proposed new single-family detached building.
Summary:	Applicant proposes to erect a new detached building used as a single-family dwelling (use B1.) The proposed construction will have a front yard setback of 27 ft; whereas 50 ft front yard setback is required.
Requested Variance:	ZO § 160-23.B(1). Single-family detached.



HILLTOWN TOWNSHIP 13 West Creamery Road P.O. Box 260 Hilltown, PA 18927 (215) 453-6000 Fax: (215) 453-1024 www.hilltown.org

February 12, 2024

Kelly L. Eberle 6th & Chestnut Street P.O. Box 215 Perkasie, PA 18944

Re: ZHB 2024-002

RB Ashley Customs, LLC

Dear Kelly,

Enclosed please find, (4) copies of the application, 1 copy of the map, and listing of every property owner within 500 ft. in Hilltown Township.

If you have any questions, please contact the Township as soon as possible.

Sincerely,

Lisa Faust

Administrative Assistant 215-453-6000 Ext: 209

CC: File



HILLTOWN TOWNSHI 13 West Creamery Road P.O. Box 260 Hilltown, PA 18927 (215) 453-6000 Fax: (215) 453-102 www.hilltown.org

APPEAL TO ZONING HEARING BOARD HILLTOWN TOWNSHIP

Please note: It is required that all applicants make an application for a Subdivision/Land Development and/or apply for a Zoning Permit and receive a review from the Township prior to submitting an application to the Zoning Hearing Board.



Initials

FEB 12 2024

PLEASE COMPLETE ALL SECTIONS OF THEAPPLICATION

PLEASAE ATTACH ALL REQUESTED DOCUMENTATION, FAILURE TO COMPLETE ALL SECTIONS OR ATTACH ALL REQUESTED DOCUMENTATION MAY RESULT IN A DENIAL OF YOUR APPLICATION. YOUR INTIALS BELOW INDICATE THAT YOU HAVE A COMPLETE UNDERSTANDING OF THE SAME.

THE TOWNSHIP WILL NOT ACCEPT APPICATIONS UNLESS INTIALED BELOW.

Date: 2/6/2024

1. Applicant:

a. Name: RB Ashley Customs, LLC

b. Mailing Address: 1011 Ridge Road, Pottstown, PA 19465

Phone Number: 610-422-1000 Email: ALorah@rotelle.com C.

d. State whether the Applicant is: (Check one or more if applicable)

Owner of Legal Title V Owner of Equitable Title

Tenant with the Permission of Legal Title

2. Applicant's Attorney: (if any)

a. Attorney's and Firm Name:

b. Mailing Address:

c. Phone Number: _____ Fax No.: _____

Email Address: d.

Page 1 of 3



Revised: 08-22-2023

HILLTOWN TOWNSHIP ZONING AND BUILDING DEPARTMENT

3. Property Information	Property Information	on:
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- a. Present Zoning Use Classification: Rural Residential District
- b. Tax Parcel Number: 15-022-140
- c. Location: (with reference to nearby intersections or prominent features):

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2408 Diamond Street, Sellersville PA 18960
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4. Present Use: Vacant

- 5. Proposed Use:(if different) Single Family detached dwelling
- 6. Classification of Appeal: (Check one or more if applicable)
 - ▲ A. Request for a Variance (Zoning Ordinance §160-104.A)
 - B. Request for Special Exception (Zoning Ordinance §160-104.B)
 - ____ C. Interpretation of Law
 - _____D. Appeal from action of the Zoning Officer (Attach all related correspondence)
 - ____ E. Other (Please specify)
- 7. Cite Zoning Ordinance sections applicable to, and summarize, relief request:

(use separate paper if necessary)

Section 160-23.B(1) - Required minimum front yard setback is 50 ft, proposed setback is 27 feet.

Section 160-26.A - Required maximum impervious surface ratio is 0.15, proposed ratio is 0.181.

Setback from Ultimate Right-of-Way excessively reduces useable building envelope and coverage allowance.

- 8. Have any previous appeals been filed regarding this property: Yes \bigvee No
 - a. If yes, please explain:
 - b. Prior Appeal Number:

I (We) hereby certify that the above information is true and correct to the best of my (our) knowledge, information or belief.

Name:	$-\frac{2}{2}$	Date: 217/24
Name:		Date:

HILLTOWN TOWNSHIP ZONING AND BUILDING DEPARTMENT

The following need to accompany this application:

- 1. Six (6) copies of the application
- 2. Six (6) copies of the deed (MUST BE ATTACHED TO APPLICATION)
- 3. Six (6) copies of the plans (MUST BE ATTACHED TO APPLICATION)
 - a. <u>Commercial Properties</u>: plan(s) must be prepared by a professional engineer or surveyor.
 - b. <u>Residential Applications</u>: The Board will accept any plans which are complete and accurate. If the plan(s) are not prepared by a professional engineer or surveyor, the person who prepared the plan must be ready to state under oath, that the plan(s) are complete and accurate. The plan(s) must contain all the information relevant to the Appeal, including but not limited to the following:
 - The related to a street
 - The dimensions and area of the lot
 - The dimensions and location of existing buildings or improvements
 - The dimensions and locations of proposed uses
 - Building(s) or improvements
- 4. Six (6) copies of any and all information you feel explains or is supportive of your application
- 5. Six (6) copies of Zoning Permit Review Letter Denial
- 6. One (1) electronic version (flash drive) of all documents stated 1-5 above including, but not limited to: application, deed, plans, denial letter and any other supportive documentation.

7.	The required filing fee	, (listed below), is not returnable	once the Appeal is accepted.

Application to Zoning Hearing Board	FEE
A. Residential Use	\$950.00
B. Residential Development (3 or More Lots)	\$1,500.00
C. Non-Residential Use	\$2,000.00
D. Multiple Hearing-Additional Testimony Only	50 % of Original Fee
E. Court Ordered Remand Hearing	50% of Original Fee
F. Legal Non-Profit Corporation	25% of Non-Residential Use Fee

RECEIPT DATE 2-9-24 No. 569368
RECEIVED FROM ROLLE DU. \$95000
1011 Redgered, Pottotoren DOLLARS
SFOR HB-2408 DIAmond St
ACCOUNT OCASH 15-22-140
PAYMENT 4030 MONEY
BAL DUE OCARDIT BY THURSDAY

. .

. . .



HILLTOWN TOWNSHIP

13 West Creamery Road P.O. Box 260 Hilltown, PA 18927 (215) 453-6000 Fax: (215) 453-1024 www.hilltown.org

January 25, 2024

Anne Lorah Rotelle Development Co 1011 Ridge Rd Pottstown, PA 19465

RE: 2408 Diamond St - New Single Family Dwelling

Dear Ms. Lorah,

This letter is to notify you that your permit application for 2408 Diamond St (TMP 15-022-140) in the RR zoning district has been denied at this time. The permit application has been denied due to the following reason(s).

• (§ 160-23.B(1), Hilltown Township Zoning Ordinance) A minimum front yard setback required is 50 ft; whereas, the proposed setback is 27 ft.

You may modify the application to comply with the zoning ordinance or you may appeal the decision to the Hilltown Township Zoning Hearing Board (ZHB.)

Please note that once any additional information is received and reviewed, additional comments may be forthcoming during the plan review process.

If you should have any questions at this time, please feel free to contact me.

Sincerely,

in the Kent

Caitlin M. Mest, EIT, BCO, CFM, CZO Hilltown Township Zoning Officer BuildingandZoning@hilltown.org

BUCKS COUNTY RECORDER OF DEEDS

55 East Court Street Doylestown, Pennsylvania 18901 (215) 348-6209

Instrument Number - 2021080139 Recorded On 8/30/2021 At 1:20:22 PM

* Total Pages - 7

- * Instrument Type DEED RERECORD Invoice Number - 1212833 User - KLJ
- * Grantor FANNIE MAE
- * Grantee SZTUKOWSKI, EDWARD
- * Customer SIMPLIFILE LC E-RECORDING
- * <u>FEES</u> RECORDING FEES \$92.75 TOTAL PAID \$92.75

Bucks County UPI Certification On August 27, 2021 By TF

This is a certification page

DO NOT DETACH

This page is now part

 Of this legal document.

 RETURN DOCUMENT TO:

 CROWN TITLE CORPORATION

 1 SANFORD AVENUE

BALTIMORE, MD 21228

I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office of Bucks County, Pennsylvania.



polin M. Robinson

Robin M. Robinson Recorder of Deeds

* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.



Inst. # 2021080139 - Page 2 of 7 Inst. # 2021045059 - Page 1 of 6

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TO BE RE-RECORDED TO CORRECT DATE

BUCKS COUNTY RECORDER OF DEEDS 55 East Court Street Doylestown, Pennsylvania 18901 (215) 348-5209

TATA A A A A A A A A A A A A A A A A A	0:43:24 AM	* Total Pages - 6
* Instrument Type - DEED		U U
Invoice Number - 1181381	User - KLJ	
* Grantor - FANNIE MAE		CERTIFIED PROPERTY IDENTIFICATION NUMBERS
* Grantee - SZTUKOWSKI, E	DWARD	15-022-140 HILLTOWN TWP
* Customer - SIMPLIFILE LC		CERTIFIED 08/27/2021 BY TF
*FEES		N
STATE TRANSFER TAX RECORDING FEES PENNRIDGE SCHOOL	\$810.00 \$86.75 \$405.00	
DISTRICT REALTY TAX	-	Bucks County UPI Certification
HILLTOWN TOWNSHIP	\$405.00	On May 12, 2021 By TF
TOTAL PAID	\$1,706.75	
		This is a certification page
NOTICE		DO NOT DETACH This page is now part of this legal document.



portin M. Robinson

Robin M. Robinson **Recorder of Deeds**

* - Information denoted by an asterisk may change during the vertification process and may not be reflected on this page.



Inst. # 2021080139 - Page 3 of 7 Inst. # 2021045059 - Page 2 of 6

CERTIFIED PROPERTY IDENTIFICATION NUMBERS 15-022-140-+ HILLTOWN TWP CERTIFIED 05/12/2021 BY TF

Prepared by and Return to:

Crown Title Corporation 1 Sanford Avenue Baltimore, MD 21228 410-719-0200

File No. 106907-20HFM

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UPI#15-022-140

DELIVERED TO GRANTEE 4/30/2021 27th ANS any of APPRIL

This Indenture, made the 2021.

Between

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FANNIE MAE AKA FEDERAL NATIONAL MORTGAGE ASSOCIATION whose address is P.O. Box 650043, Dallas, TX 75265-0043, by its Attorney- in-Fact Crown Title Corporation pursuant to Power of Attorney recorded among the Bucks County Land Records in Instrument #2020006684.

(hereinafter called the Grantor), of the one part, and

EDWARD SZTUKOWSKI AND PATRICIA SZTUKOWSKI,

(heremafter called the Grantees), of the other part,

.....

Witnesseth, that the said Granton for and in consideration of the sum of Eighty-One Thousand And 00/100 Dollars (\$81,000.00) lawful money of the United States of America, unto it well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee, Edward Sztukowski and Patricia Sztukowski as tenants by the entireties, their assigns, and unto the survivor of them, the survivor's personal representatives, heirs and assigns

ALL THAT CERTAIN messuage and tract of land together with the dwelling and buildings now thereon erected, Situate in HILLTOWN TOWNSHIP, Bucks County, Pennsylvania, described according to a Plan dated October 25, 1944, as prepared by Herbett H. Metz, Surveyor, as follows, to wit:

BEGINNING at an iron pin on the West side of Sellersville Road (Thirty-three feet wide) and its intersection with a Lane (Sixteen and one-half feet wide) thence along the Easterly side of said land and land now or late of Leidy S. Scholl, North forty-eight degrees fortynine minutes West two hundred forty-seven and five tenths feet to an iron pin a corner; thence along land now or late of Joseph Rosenberger North forty-degrees five minutes East two hundred sixty and forty-two one-hundredths feet to a spike in the middle of the aforesaid Sellersville Road; thence along the middle of the aforesaid Sellersville Road South four degrees thirty-seven minutes East three hundred fifty-one and Seventy hundredths feet to a spike in the middle of the aforesaid Sellersville Road; thence South thirty-nine degrees fifty-five minutes West the distance of fifteen and seventeen hundredths feet to the place of beginning.

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(ADDRESS REFERENCE IS FOR INFORMATIONAL PURPOSES ONLY) The improvements thereon being known as 2408 Diamond Street, Sellersville, PA 18960.

BEING all and the same lot of ground which by Deed dated March 3, 2017, and recorded March 3, 2017 among the Land Records of Bucks County, Pennsylvania, as Instrument No. 2017013261, was granted and conveyed by Edward J. Donnelly, Sheriff of the County of Bucks, in the State of Pennsylvania unto Federal National Mortgage Association.

Tax Account No. 15-022-140

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Conjether with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of it, the said grantor, as well at law as in equity, of, in any to the same.

Uo have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantees, then heits and assigns to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

And the said Grantor, for itself, its successors and assigns, does, by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that it, the said Grantor, and its successors and assigns, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appintenances, unto the said Grantees, their heirs and assigns, against it, the said Grantor, and its successors and assigns, will WARRANT SPECIALLY and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

In Witness Whereof, the undersigned has set his/her hand and seal, for and on behalf of the said grantor Fannie Mae also known as Federal National Mortgage Association, by its Attorney-In-Fact, Crown Title Corporation, its Successors and Assigns, under its authority.

NOTICE—THIS DOCUMENT MAY NOT / DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE / HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGES MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

[This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P. L. 984, as amended, and is not intended as notice of unrecorded instruments, if any.]

Sealed and Delivered IN THE PRESENCE OF US:

> FANNIE MAE AKA FEDERAL NATIONAL MORTGAGE ASSOCIATION By its Attorney-in-Fact Crown Title Corporation

By: Rachel Sonntag, Vice President

Witness: Name: Margaret Salazar

State of Maryland County of Baltimore:

This record was acknowledged before me on <u>Apple 27,200</u> by <u>Rachel Sonntag</u> as Vice President of Crown Title Corporation, who represents that she is authorized to act on behalf of Fannic Mae aka Federal National Mortgage Association, its Attorney in Fact. Power of Attorney recorded among the Bucks County Land Records in Instrument #2020006684.

Notary/Public My commission expires S. 06. 06.06:00

DOTICE THE UNDERSIGNED, AS EVIDENCED BY THE SIGNATURES TO THIS NOTICE

AND THE ACCEPTANCE AND RECORDING OF THIS DEED, ARE FULLY COGNIZANT OF THE FACT THAT THE UNDERSIGNED MAY NOT BE OBTAINING THE RIGHT OF PROTECTION AGAINST SUBSIDENCE, AS TO THE PROPERTY HEREIN CONVEYED, RESULTING FROM COAL MINING OPERATIONS AND THAT THE PURCHASED PROPERTY, HEREIN CONVEYED, MAY BE PROTECTED FROM DAMAGE DUE TO MINE SUBSIDENCE BY A PRIVATE CONTRACT WITH THE OWNERS OF THE ECONOMIC INTEREST IN THE COAL.

THIS NOTICE IS INSERTED HEREIN TO COMPLY WITH THE BITUMINOUS MINE SUBSIDENCE AND LAND CONSERVATION ACT OF 1966, AS AMENDED 1980, OCT. 10, P.L. 874, NO. 156 § 1.

Sealed and Belivered IN THE PRESENCE OF US:

{SEAL} Patricia Sztukowski State of Pennsylvania City/County of Auck This record was acknowledged before me on April 20, 22 2(___ by Edward Sztukowski and Patricia Sztukowski ary Public My commission expires

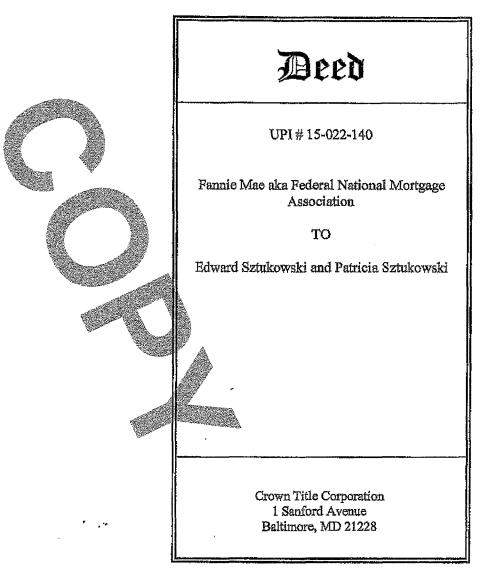
The precise residence and the complete post office address of the above-named Grantees is:

2408 Diamond Street Sellersville, PA 18969

n behalf of the Grantees

File No. 106907-20HFM Record and return to: Crown Title Corporation 1 Sanford Avenue Baltimore, MD 21228

Commonwealth of Pennsylvania - Notary Seal ALICIA N JONES - NOTARY PUBLIC **Bucks County** My Commission Expires Jul 8, 2024 **Commission Number 1375405**



Total Records Selected: 17

PARCEL_NUM: 15-022-142 PADDR: 2426 DIAMOND STREET OWNER: HETRICK, TRAVIS P. & LAURA LYN OWNADDR1: 2426 DIAMOND STREET OWNADDR2: OWNCITY: SELLERSVILLE OWNST: PA OWNZIP: 18960 ZONE: RR LANDUSE: 1002 DEED_AREA: 4.48000000 AC

PARCEL_NUM: 15-022-138

PADDR: 326 RICKERT ROAD OWNER: PRICE, JAMIE & HEIDI WERTZ OWNADDR1: 326 RICKERT ROAD OWNADDR2: OWNCITY: SELLERSVILLE OWNST: PA OWNZIP: 18960 ZONE: RR LANDUSE: 1002 DEED_AREA: 3.16000000 AC

PARCEL_NUM: 15-022-139-001

PADDR: 2326 DIAMOND STREET OWNER: LUDLOW, WILLIAM R & DAWN A OWNADDR1: 2326 DIAMOND STREET OWNADDR2: OWNCITY: SELLERSVILLE OWNST: PA OWNZIP: 18960 ZONE: RR LANDUSE: 1018 DEED_AREA: 2.0600000 AC

PARCEL_NUM: 15-022-148

PADDR: 2401 DIAMOND STREET OWNER: HARDY, WILLIAM N OWNADDR1: 576 GROFFS MILL ROAD OWNADDR2: OWNCITY: HARLEYSVILLE OWNST: PA OWNZIP: 19438 ZONE: RR LANDUSE: 2204 DEED_AREA: 16.22000000 AC PARCEL_NUM: 15-022-137

PADDR: 318 RICKERT ROAD OWNER: GEHMAN, GERALD & J ELAINE OWNADDR1: 318 RICKERT ROAD OWNADDR2: OWNCITY: SELLERSVILLE OWNST: PA OWNZIP: 18960 ZONE: RR LANDUSE: 1002 DEED_AREA: 3.19000000 AC

PARCEL_NUM: 15-022-154

PADDR: 2417 DIAMOND STREET OWNER: AZZOPARDI, JOHN P & NANCY BARIN OWNADDR1: 2417 DIAMOND STREET OWNADDR2: OWNCITY: SELLERSVILLE OWNST: PA OWNZIP: 18960 ZONE: RR LANDUSE: 1005 DEED AREA: 4.12000000 AC

PARCEL_NUM: 15-022-151-006

PADDR: 2433 DIAMOND STREET OWNER: ROSSER, JENNIFER L OWNADDR1: 2433 DIAMOND STREET OWNADDR2: OWNCITY: SELLERSVILLE OWNST: PA OWNZIP: 18960 ZONE: RR LANDUSE: 1001 DEED_AREA: 1.44000000 AC

PARCEL_NUM: 15-022-136

PADDR: 306 RICKERT ROAD OWNER: ROGY, JAMES G. III OWNADDR1: 306 RICKERT ROAD OWNADDR2: OWNCITY: TELFORD OWNST: PA OWNZIP: 18969 ZONE: RR LANDUSE: 1001 DEED_AREA: 3.12000000 AC

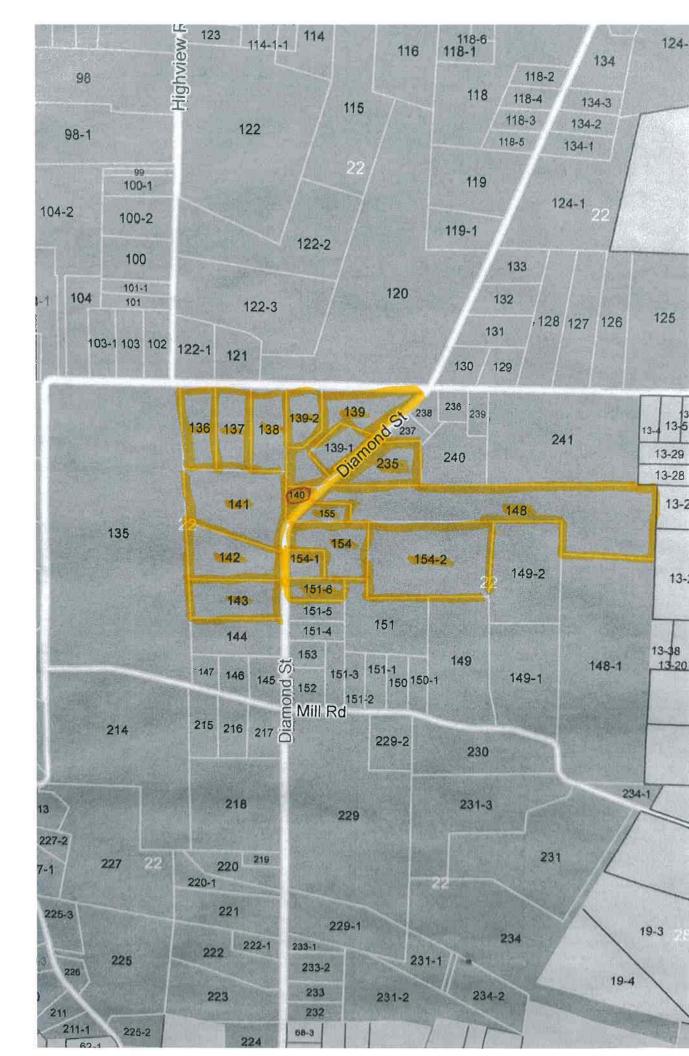
PARCEL_NUM: 15-022-141 PADDR: 2416 DIAMOND STREET

OWNER: PUZINAS, DARIUS J & RUTH OWNADDR1: 2416 DIAMOND STREET OWNADDR2: OWNCITY: SELLERSVILLE OWNST: PA OWNZIP: 18960 ZONE: RR LANDUSE: 1050 DEED AREA: 6.98000000 AC PARCEL NUM: 15-022-155 PADDR: 2409 DIAMOND STREET OWNER: KONIK, STANISLAW & MALGORZATA OWNADDR1: 2409 DIAMOND STREET OWNADDR2: **OWNCITY: SELLERSVILLE** OWNST: PA OWNZIP: 18960 ZONE: RR LANDUSE: 1002 DEED AREA: 1.00000000 AC PARCEL NUM: 15-022-140 PADDR: 2408 DIAMOND STREET OWNER: SZTUKOWSKI, EDWARD & PATRICIA C/O ROTELLE DEVELOPMENT CO. OWNADDR1: 1011 RIDGE ROAD OWNADDR2: OWNCITY: POTTSTOWN OWNST: PA OWNZIP: 19465 ZONE: RR LANDUSE: 2101 DEED_AREA: 0.71000000 AC PARCEL_NUM: 15-022-154-001 PADDR: 2425 DIAMOND STREET OWNER: LOEFFLER, ERIC R. OWNADDR1: 2425 DIAMOND STREET OWNADDR2: **OWNCITY: SELLERSVILLE** OWNST: PA OWNZIP: 18960 ZONE: RR LANDUSE: 1018 DEED AREA: 1.4500000 AC PARCEL NUM: 15-022-143 PADDR: 2502 DIAMOND STREET OWNER: WEBSTER, RAYMOND K. & PATRICA S.

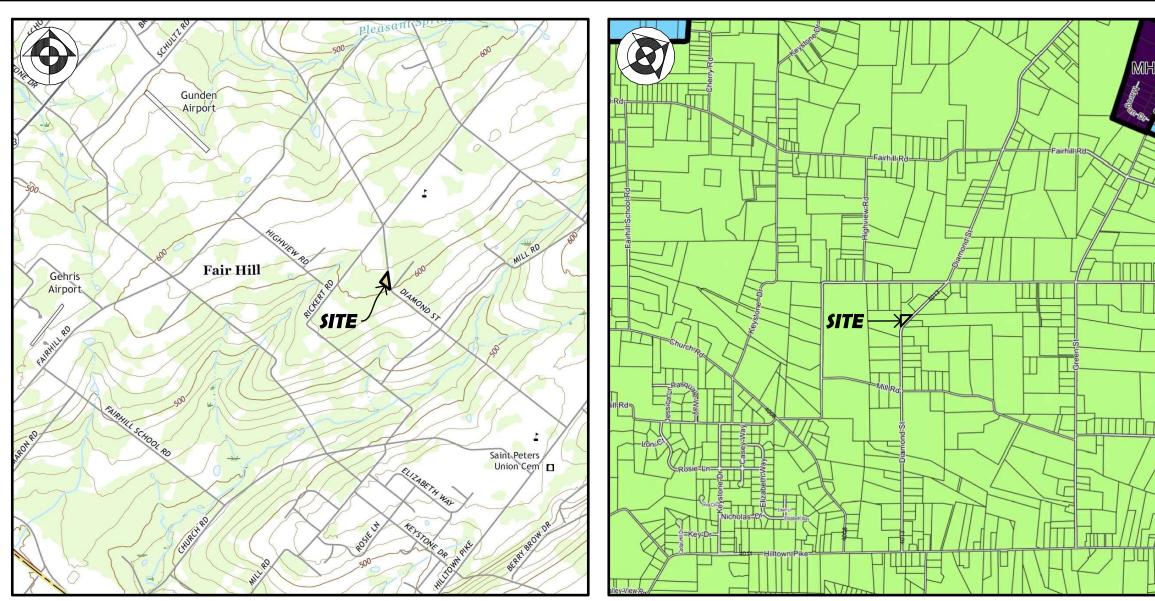
OWNADDR1: 2502 DIAMOND STREET

OWNADDR2: OWNCITY: SELLERSVILLE OWNST: PA OWNZIP: 18960 ZONE: RR LANDUSE: 1002 DEED_AREA: 4.04000000 AC PARCEL NUM: 15-022-154-002 PADDR: 2419 DIAMOND STREET OWNER: MILLS, JUDITH C. NEST EGG TRUST & JUDITH C. MILLS TRUST OWNADDR1: 2419 DIAMOND STREET OWNADDR2: **OWNCITY: SELLERSVILLE** OWNST: PA OWNZIP: 18960 ZONE: RR LANDUSE: 1051 DEED AREA: 10.31000000 AC PARCEL NUM: 15-022-139-002 PADDR: 340 RICKERT ROAD OWNER: FOGLIA, GLENN & Rachel A, OWNADDR1: 340 RICKERT ROAD OWNADDR2: **OWNCITY: SELLERSVILLE** OWNST: PA OWNZIP: 18960 ZONE: RR LANDUSE: 1002 DEED_AREA: 2.17000000 AC PARCEL NUM: 15-022-235 PADDR: 2325 DIAMOND STREET OWNER: HARDY, DAVID N & FLORENCE L OWNADDR1: 2325 DIAMOND STREET OWNADDR2: **OWNCITY: SELLERSVILLE** OWNST: PA OWNZIP: 18960 ZONE: RR LANDUSE: 1002 DEED AREA: 3.1600000 AC PARCEL NUM: 15-022-139 PADDR: 2306 DIAMOND STREET OWNER: HARDY, DAVID & FLORENCE L OWNADDR1: 2325 DIAMOND STREET OWNADDR2: **OWNCITY: SELLERSVILLE**

OWNST: PA OWNZIP: 18960 ZONE: RR LANDUSE: 2133 DEED_AREA: 5.55000000 AC



shape	PARCEL_NUM	PADDR	OWNER	OWNADDR1	OWNADDR2	OWNCITY	OWNST	OWNZIP	ZONE	LANDUSE	DEED_AREA
137	15-022-142	STREET	TRAVIS P. &	STREET		SELLERSVILLE F	A	18960	RR	1002	4.48000000 AC
322	15-022-138	ROAD	& HEIDI	ROAD	• • • • • • • • • • • • • • • • • • •	SELLERSVILLE F	A	18960	RR	1002	3.16000000 AC
404	15-022-139-001	STREET	WILLIAM R &	STREET		SELLERSVILLE F	A	18960	RR	1018	2.06000000 AC
849	15-022-148	STREET	WILLIAM N	MILL ROAD	94 - Al-4 - Al-Ogri S. Helder 42 - Al Birl Strand Collins and Collins for Figs Service and Provide Arteria	HARLEYSVILLE F	A	19438	RR	2204	AC
975	15-022-137	ROAD	GERALD & J	ROAD	a da nikanda 1997 yan da kutatika jina kutatika na kutatika kutatika kutatika kutatika kutatika kutatika kutati	SELLERSVILLE F	A	18960	RR	1002	3.19000000 AC
1339	15-022-154	STREET	JOHN P &	STREET		SELLERSVILLE F	A	18960	RR	1005	4.12000000 AC
1495	15-022-151-006	STREET	JENNIFER L	STREET	HE 23.2 H. J. H.	SELLERSVILLE F	A	18960	RR	1001	1.44000000 AC
2274	15-022-136	ROAD	G. III	ROAD		TELFORD F	Ά	18969	RR	1001	3.12000000 AC
2414	15-022-141	STREET	DARIUS J &	STREET	y no na sana ana ana ana ana ana ana ana ana	SELLERSVILLE F	A	18960	RR	1050	6.98000000 AC
2887	15-022-155	STREET	STANISLAW &	STREET	ann an an an an an an an an ann an ann an a	SELLERSVILLE F	A	18960	RR	1002	1.00000000 AC
3678	15-022-140	STREET	EDWARD &	ROAD		POTTSTOWN F	Ά	19465	RR	2101	0.71000000 AC
3744	15-022-154-001	STREET	ERIC R.	STREET		SELLERSVILLE F	'A	18960	RR	1018	1.45000000 AC
3992	15-022-143	STREET	RAYMOND K. &	STREET	ntarization contrative metato da la subsectaria - supervaria da la distribución de la distribución de la distri Internación de la distribución de la	SELLERSVILLE F	ΡA	18960	RR	1002	4.04000000 AC
5094	15-022-154-002	STREET	C. NEST EGG	STREET	energynys yn Gronden og sin hennen an en weren ar e	SELLERSVILLE	ΡA	18960	RR	1051	AC
5528	15-022-139-002	ROAD	GLENN &	ROAD	n in eine state werden eine state bestate in son der stellte eine stellte eine stellte eine stellte son stellte	SELLERSVILLE F	ΡA	18960	RR	1002	2.17000000 AC
6022	15-022-235	STREET	N & FLORENCE	STREET	an en 1949 seneral se seneral se	SELLERSVILLE F	ΡA	18960	RR	1002	3.16000000 AC
6134	15-022-139	STREET	& FLORENCE L	STREET		SELLERSVILLE F	Ϋ́Α	18960	RR	2133	5.55000000 AC



LOCATION MAP 1" = 2,000'

MAINTENANCE OF EROSION CONTROL FACILITIES:

- A COPY OF THE APPROVED E&SC PLAN MUST BE AVAILABLE AT THE THE ROCK CONSTRUCTION ENTRANCE, SILT FENCE, COMPOST SOCK / BERM, WASTE AND IS RECOGNIZABLE AS SUCH. THE TERM DOES NOT INCLUDE MUST BE MAINTAINED PROPERLY. PLEASE SEE STANDARD DETAILS OF SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION
- ALL PREVENTIVE MAINTENANCE SHOULD BE PERFORMED IMMEDIATELY TO PREVENT AND ELIMINATE MAINTENANCE PROBLEMS.
- MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT DEPARTMENT'S POLICY "MANAGEMENT OF FILL" CONTROL BMPS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. AND/OR OTHER MEANS TO PREVENT WATER FROM COLLECTING,
- CONCENTRATING, AND CREATING AN E&S PROBLEM, MUST BE MAINTAINED. THE DEPARTMENT (DEP) OR COUNTY CONSERVATION DISTRICT MAY REQUIRE LIABILITY NOTE: ADDITIONAL BMPS (BEST MANAGEMENT PRACTICES) WHEN NECESSARY, TO FAILURE TO CORRECTLY INSTALL EROSION AND SEDIMENT POLLUTION CONTROL ENSURE THE MAINTENANCE AND PROTECTION OF WATER QUALITY AND EXISTING AND DESIGNATED USES (PA CODE 25 §102.4(C)).

OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED, OR PLACED IN TOPSOIL STOCKPILES.

IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION. THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE LOCAL CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF DEP.

UNTIL THE SITE ACHIEVES FINAL STABILIZATION, THE OPERATOR SHALL ASSURE THAT THE BMPS ARE IMPLEMENTED, OPERATED, AND MAINTAINED PROPERLY AND COMPLETELY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL BMP FACILITIES. THE OPERATOR WILL MAINTAIN AND MAKE AVAILABLE TO LEBANON COUNTY CONSERVATION DISTRICT COMPLETE, WRITTEN INSPECTION LOGS OF ALL THOSE INSPECTIONS. ALL MAINTENANCE WORK, INCLUDING CLEANING, REPAIR, REPLACEMENT, REGRADING, AND RESTABILIZATION SHALL BE PERFORMED IMMEDIATELY

UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPS MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL BMPS AFTER EACH RUNOFF EVENT AND ON WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING, AND RENETTING, MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENT CONTROL BMPS FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPS, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.

SILT FENCE OR COMPOST FILTER SOCK - SILT FENCE OR COMPOST FILTER SOCK TO BE CLEANED ONCE SEDIMENT LEVEL REACHES 1/2 THE FENCE HEIGHT

ROCK CONSTRUCTION ENTRANCE - WILL BE RECONSTRUCTED WHEN CLOGGED WITH SEDIMENTS. MATERIALS MUST BE WASHED COMPLETELY FREE OF ALL FOREIGN MATERIALS OR NEW ROCK USED TO REBUILD THE FILTER.

ROCK FILTER - ROCK FILTER BERM AND ROCK FILTER OUTLET TO BE CLEANED OR RECONSTRUCTED ONCE SEDIMENT LEVEL REACHES 1/2 THE BERM HEIGHT.

BMPs IMPLEMENTED

- SILT FENCE AND/OR COMPOST FILTER SOCK IS/ARE USED ON THE PERIMETER AREAS WHERE SUFFICIENT TO FILTER SEDIMENTATION FROM DISTURBED AREAS PRIOR TO LEAVING THE SITE.
- ROCK CONSTRUCTION ENTRANCE(S) ARE USED TO CLEAN
- CONSTRUCTION VEHICLE TIRES PRIOR TO EXITING THE CONSTRUCTION SITE
- CONSTRUCTION AND GRADING AREAS ARE LIMITED TO THOSE AREAS NECESSARY FOR PROJECT EXECUTION.
- CONSTRUCTION ACTIVITIES ARE SEQUENCED IN ORDER MINIMIZE POTENTIAL EROSION POLLUTION EVENTS.
- WHENEVER CONCRETE IS POURED ON-SITE, UTILIZE CONCRETE WASHOUT FOR WASHING TRUCK AND CHUTES.

(RCE)

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ESC PLAN LEGEND

______ LIMIT OF DISTURBANCE _____ EXISTING GROUND CONTOUR LINE — PROPOSED FINISH GRADE CONTOUR PROPOSED DRAINAGE AREA TO BMP SOIL BOUNDARY LINE COMPOST FILTER SOCK

ROCK CONSTRUCTION ENTRANCE

- CONCRETE WASHOUT
- RIP-RAP APRON
- CHANNEL LINER
- INFILTRATION TEST
- INLET PROTECTION

DEFINITION OF CLEAN FILL

ZONING MAP 1" = 2,000'

- NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREDGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK OR CONCRETE PROJECT SITE AT ALL TIMES. UNTIL THE SITE IS PERMANENTLY STABILIZED, FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS EACH BMP FOR REQUIRED MAINTENANCE. FINAL STABILIZATION - AN AREA OTHERWISE AUTHORIZED. (THE TERM "USED ASPHALT" DOES NOT INCLUDE MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESS FOR RE-USE).

CLEAN FILL IS DEFINED AS: UNCONTAMINATED. NON-WATER SOLUBLE.

CLEAN FILL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE: FILL MATERIALS AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE STILL QUALIFIES AS CLEAN FILL PROVIDED THE TESTING REVEALS THAT THE FILL MATERIAL CONTAINS CONCENTRATIONS OF REGULATED SUBSTANCES THAT ARE BELOW THE RESIDENTIAL LIMITS IN TABLES FP-1A AND FP-1B FOUND IN THE

THE PARKING AREA, IF NOT PERMANENTLY STABILIZED WITH ASPHALT OR ANY PERSON PLACING CLEAN FILL THAT HAS BEEN AFFECTED BY A SPILL OR SIMILAR HARD SURFACE, WILL REQUIRE CONSTANT ROUTINE MAINTENANCE RELEASE OF A REGULATED SUBSTANCE MUST USE FORM FP-001 TO CERTIFY THE TO PREVENT EROSION AND SEDIMENT (E&S) POLLUTION TO THE WATERS OF ORIGIN OF THE FILL MATERIAL AND THE RESULTS OF THE ANALYTICAL TESTING TO THIS COMMONWEALTH. WATER BARS, BROAD BASED DIPS, GRADE BREAKS QUALIFY THE MATERIAL AS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE OWNER OF THE PROPERTY RECEIVING THE FILL. A COPY OF FORM FP-001 CAN BE FOUND AT THE END OF THESE INSTRUCTIONS.

BMPS. FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF EROSION AND SEDIMENT POLLUTION CONTROL BMPS MAY SEDIMENT REMOVED FROM BMPS SHALL BE DISPOSED OF IN LANDSCAPED AREAS RESULT IN ADMINISTRATIVE, CIVIL, AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA CLEAN STREAMS LAW. THE CLEAN STREAMS LAW PROVIDES FOR UP TO \$10,000 PER DAY IN CIVIL PENALTIES, UP TO \$10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO \$25,000 IN MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION.

RECYCLING AND DISPOSAL METHODS:

ALL BUILDING MATERIALS AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1, AND 287.1 ET. SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.

POTENTIAL THERMAL IMPACTS ANALYSIS:

POTENTIAL THERMAL IMPACTS EXIST THROUGH THE INTRODUCTION OF NEW IMPERVIOUS ROOF AND DRIVEWAY AREA. POTENTIAL THERMAL IMPACTS OF STORMWATER RUNOFF FROM THE PROJECT SITE ARE MITIGATED THROUGH THE USE OF INFILTRATION FACILITIES AND REVEGETATION OF DISTURBED AREAS. THE "FIRST FLUSH" OF STORMWATER IS TREATED THROUGH INFILTRATION PRACTICES AND REMOVES POTENTIAL THERMAL IMPACTS FROM STORMWATER RUNOFF. PERMANENT VEGETATION AND OTHER LANDSCAPING AREAS WILL BE INTRODUCED TO THE SITE TO PROMOTE MITIGATION OF THERMAL IMPACTS OF EXISTING AND/OR PROPOSED LAND USES DURING CONSTRUCTION POTENTIAL THERMAL IMPACTS ARE MITIGATED THROUGH THE UTILIZATION OR BEST EROSION CONTROL MANAGEMENT PRACTICES INCLUDING SEQUENCING OF ACTIVITIES TO MINIMIZE POTENTIAL EROSION, STABILIZATION AND REVEGETATION OF DISTURBED AREAS, AND FILTERING OF RUNOFF THROUGH SEDIMENT REMOVAL FACILITIES SUCH AS FILTER FABRIC FENCE.

ANTICIPATED CONSTRUCTION WASTES:

CONSTRUCTION WASTES ANTICIPATED ARE RELATED TO RESIDENTIAL BUILDING CONSTRUCTION. (SEE RECYCLING & DISPOSAL METHODS NOTE)

GEOLOGIC CONDITIONS:

THERE ARE NO KNOWN SPECIAL GEOLOGICAL CONDITIONS WITH THE POTENTIAL TO CAUSE POLLUTION.

PAST, PRESENT, & PROPOSED LAND USES:

THE LAND USE FOR THE PAST 50 YEARS IS A VACANT WOODED LOT. THE CURRENT LAND USE IS A VACANT WOODED LOT. THE PROPOSED USE OF THE SITE IS A SINGLE-FAMILY RESIDENCE.

INSPECTION & MAINTENANCE SCHEDULE:

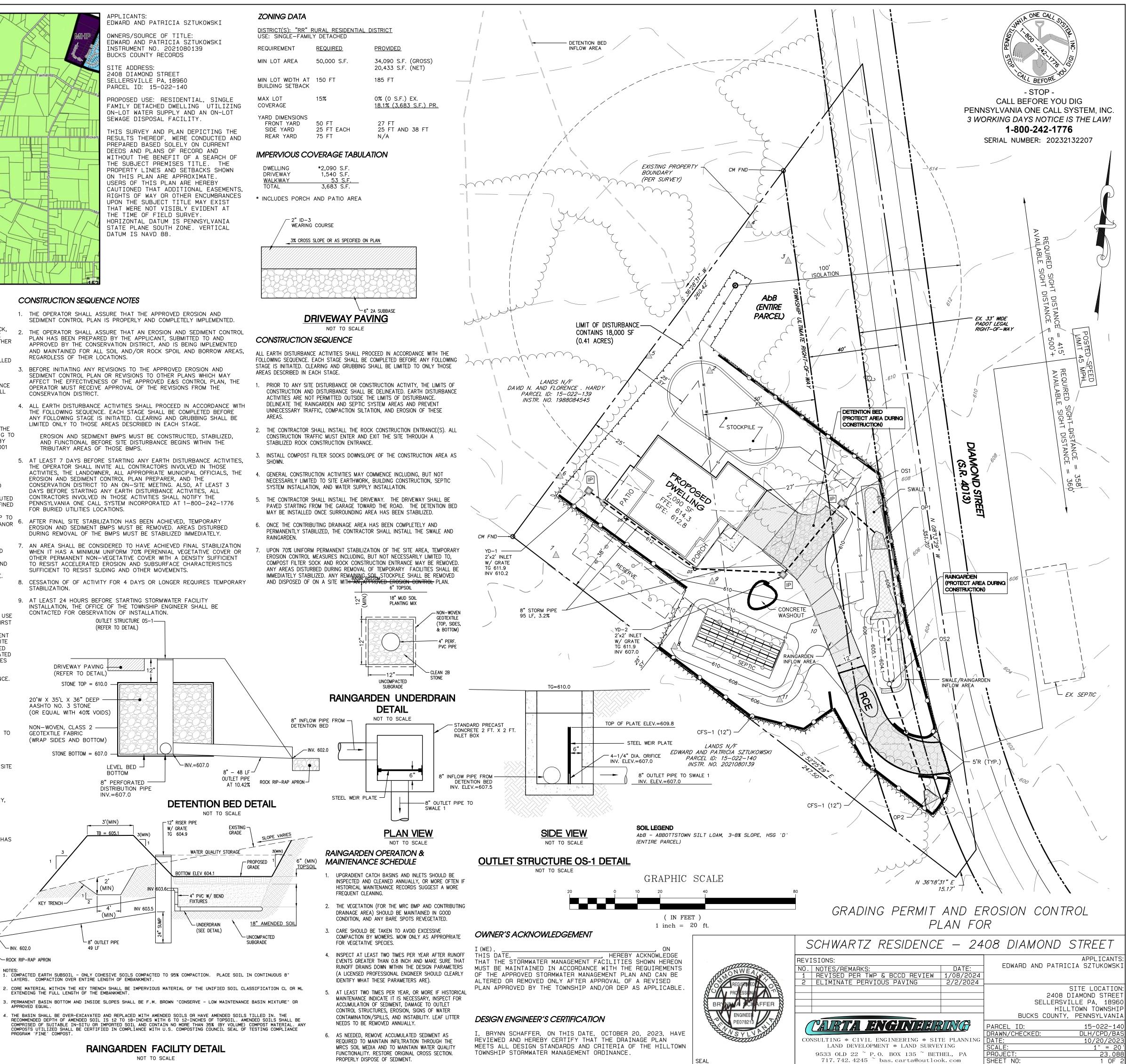
E&S BMPs WILL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH STORMWATER EVENT TO MAINTAIN, REPAIR, AND REPLACE BMPs AS NECESSARY, AND PROVIDE FOR THE COMPLETION OF WRITTEN REPORT DOCUMENTING EACH INSPECTION AND ALL BMP REPAIR OR REPLACEMENT AND MAINTENANCE ACTIVITIES.

RECEIVING WATERS:

THIS SITE IS TRIBUTARY TO UNT TO WEST BRANCH NESHAMINY CREEK WHICH HAS A CHAPTER 93 DESIGNATION OF WARM WATER FISHES (WWF).

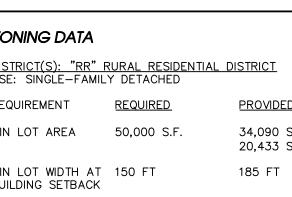
PLAN NOTES:

- SITE PROPERTY LINE AND TOPOGRAPHIC INFORMATION IS BASED ON A SURVEY PERFORMED BY CARTA ENGINEERING, COMPLETED MAY 2023. THIS PROPERTY WAS SURVEYED AND THIS PLAN WAS PREPARED USING DEEDS AND PLANS OF RECORD WITHOUT THE BENEFIT OF A TITLE SEARCH. THIS SURVEY IN NO WAY GUARANTEES, WARRANTS OR IMPLIES THAT THE PROPERTY IS NOT AFFECTED BY RIGHTS-OF-WAY, EASEMENTS, RESTRICTIONS, ETC. WHICH MAY BE DISCOVERED BY A COMPLETE "TITLE SEARCH".
- HORIZONTAL SURVEY DATUM IS PA STATE PLANE SOUTH ZONE. VERTICAL DATUM IS NAVD88.
- DURING SITE CONSTRUCTION, ALL INFILTRATION PRACTICE COMPONENTS SHALL BE PROTECTED FROM COMPACTION DUE TO HEAVY EQUIPMENT OPERATION OR STORAGE OF FILL OR CONSTRUCTION MATERIAL INFILTRATION AREAS SHALL ALSO BE PROTECTED FROM SEDIMENTATION. AREAS THAT ARE ACCIDENTALLY COMPACTED OR GRADED SHALL BE REMEDIATED TO RESTORE SOIL COMPOSITION AND POROSITY. ADEQUATE
- DOCUMENTATION TO THIS EFFECT SHALL BE SUBMITTED TO THE MUNICIPAL ENGINEER FOR REVIEW. THE ESTIMATED SCHEDULE FOR PROJECT COMPLETION IS ONE-HUNDRED AND EIGHTY (180) DAYS FROM COMMENCEMENT OF CONSTRUCTION
- ACTIVITIES THIS PLAN PROPOSES APPROXIMATELY 3,854 SQUARE FEET OF NEW IMPERVIOUS SURFACE. THE STORMWATER MANAGEMENT PLAN HAS BEEN DETERMINED TO ACCOMMODATE A MINIMUM OF 4,200 SQUARE FEET OF
- NEW IMPERVIOUS SURFACES TO ALLOW FOR CONSTRUCTION ADJUSTMENTS AND/OR FUTURE ADDITIONS OF IMPERVIOUS COVER. RUNOFF FROM ADDITIONAL IMPERVIOUS COVER (IF CONSTRUCTED) SHALL BE DIRECTED TO THE STORMWATER MANAGEMENT FACILITY.

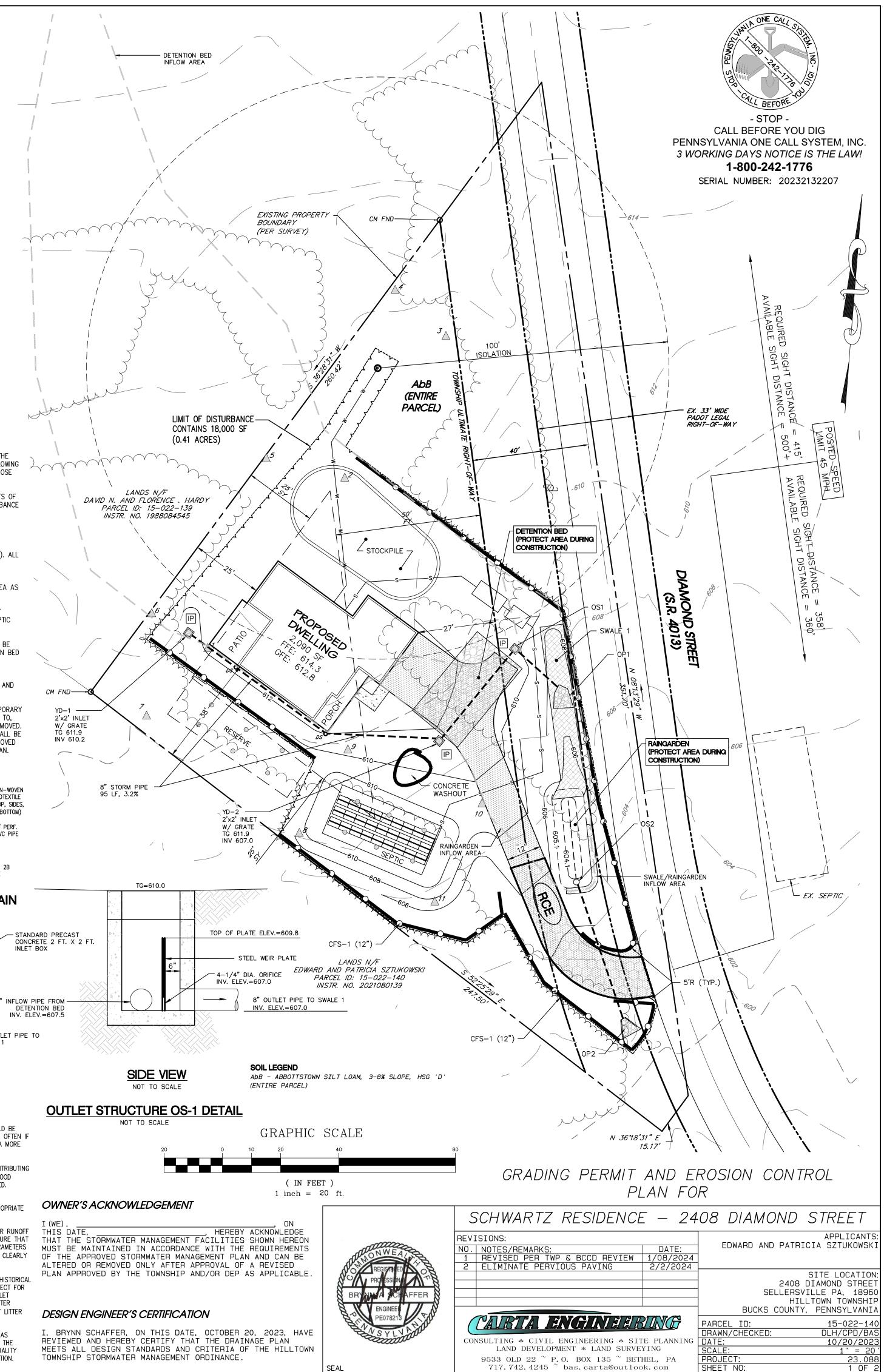


-ROCK RIP-RAP APRON

- APPROVED EQUAL



DWELLING	*2,090 S.F.		
DRIVEWAY	1,540 S.F.		
<u>WALKWAY</u> TOTAL	<u> </u>		



PERMANENT SEEDING

- PERMANENT SEEDING SHALL OCCUR IMMEDIATELY AFTER THE FINE GRADING IS COMPLETED AND BETWEEN THE PERIODS: MARCH 1 TO JUNE 1 OR AUGUST 1 TO OCTOBER 1, WITH THE PERMANENT SEEDING MIXTURE LISTED. (SEE CHART)
- REMOVE AND LEGALLY DISPOSE OF ALL DEBRIS INCLUDING LARGE STONES, OVER 6" IN ANY DIMENSION
- APPLY LIMESTONE AND PERMANENT SEED AT THE RATES LISTED. (SEE CHART) MULCH WITH HAY, STRAW OR WOOD-CELLULOSE FIBER WITHIN 48 HOURS AFTER SEEDING AND AT
- THE RATES LISTED. (SEE CHART) PERMANENT STABILIZATION: MINIMUM 70 PERCENT UNIFORM VEGETATIVE COVER.

TEMPORARY SEEDING

- 1. THE FOLLOWING SURFACES OF THE SITE SHALL BE TEMPORARILY SEEDED AND MULCHED: A. THE SURFACE OF ALL STOCKPILES.
- B. THE SURFACE OF EXPOSED ROUGH GRADED EARTH AREAS THAT WILL BE EXPOSED WITHOUT CONSTRUCTION ACTIVITY THEREON FOR A PERIOD IN EXCESS OF 20 DAYS . FINE GRADED AREAS WHICH WILL NOT RECEIVE PERMANENT SEEDING WITHIN 20 DAYS, D. THE SURFACE OF ALL TEMPORARY SWALES AND EARTH BERMS REQUIRED FOR STORMWATER SILTATION CONTROL.
- 2. SEEDING SHALL OCCUR IMMEDIATELY AFTER ESTABLISHMENT OF THE AREAS TO BE SEEDED.
- SEEDING SHALL BE WITH THE TEMPORARY SEED MIXTURE INDICATED. (SEE CHART) REMOVE AND LEGALLY DISPOSE OF ALL DEBRIS, INCLUDING LARGE STONES OVER 6 INCHES IN ANY DIMENSION.
- APPLY LIMESTONE AND TEMPORARY SEED AT THE RATES LISTED. (SEE CHART) MULCH WITH HAY, STRAW OR WOOD-CELLULOSE FIBER WITHIN 48 HOURS AFTER SEEDING AND AT THE RATES LISTED. (SEE CHART)
- . SHOULD SEEDING OCCUR BETWEEN OCTOBER 1 AND MARCH 1, USE AN ACCEPTABLE MATTING (SUCH AS JUTE MATTING) IN ADDITION TO MULCH TO PROTECT AGAINST EROSION AND SEDIMENTATION RUNOFF IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE
- PROJECT. THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS. DURING NON-GERMINATING MONTHS, MULCH OR PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN 1 YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.

STABILIZATION

- MULCH WITH MULCH CONTROL NETTING OR EROSION CONTROL BLANKETS MUST BE INSTALLED ON
- ALL SLOPES OF 3:1 OR STEEPER. STRAW MULCH SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN.
- NOTE: THE FOLLOWING SEEDING SPECIFICATIONS ARE GENERAL GUIDELINES ONLY AND ARE INTENDED FOR THE STABILIZATION OF DISTURBED AREAS. ALL CONTRACTORS, LOT OWNERS SHOULD CONDUCT A SOIL TEST PRIOR TO STABILIZATION TO DETERMINE THE EXACT NUTRIENT REQUIREMENTS OF THE SOIL PRIOR TO STABILIZATION EFFORTS. TEMPORARY SEEDING AND MULCHING ALL DISTURBED AREAS WHERE CONSTRUCTION ACTIVITY HAS CEASED TEMPORARILY SHALL BE STABILIZED AS FOLLOWS:

DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE OR WHICH WILL BE REDISTURBED WITHIN 1 YEAR SHALL BE SEEDED WITH ANNUAL RYE GRASS AT A RATE OF 64 LBS. PER ACRE AFTER WORKING LIME AND FERTILIZER INTO THE SOIL (DOES NOT APPLY TO NON-GERMINATING SEASONS). DISTURBED AREAS THAT ARE AT FINISHED GRADE OR WILL NOT BE REDISTURBED WITHIN ONE YEAR SHALL BE PERMANENTLY SEEDED IN ACCORDANCE WITH THE PERMANENT SEEDING SPECIFICATIONS. ALL SEED SHALL BE LABELED, DATED AND OF QUALITY CONSISTENT WITH ITEM 6 OF THE PERMANENT SEEDING SPECIFICATIONS.

APPLY HAY OR STRAW MULCH IN ACCORDANCE WITH MULCHING SPECIFICATIONS. DURING NON GERMINATING PERIODS, APPLY MULCH ONLY. OCTOBER 15TH TILL APRIL 15TH.

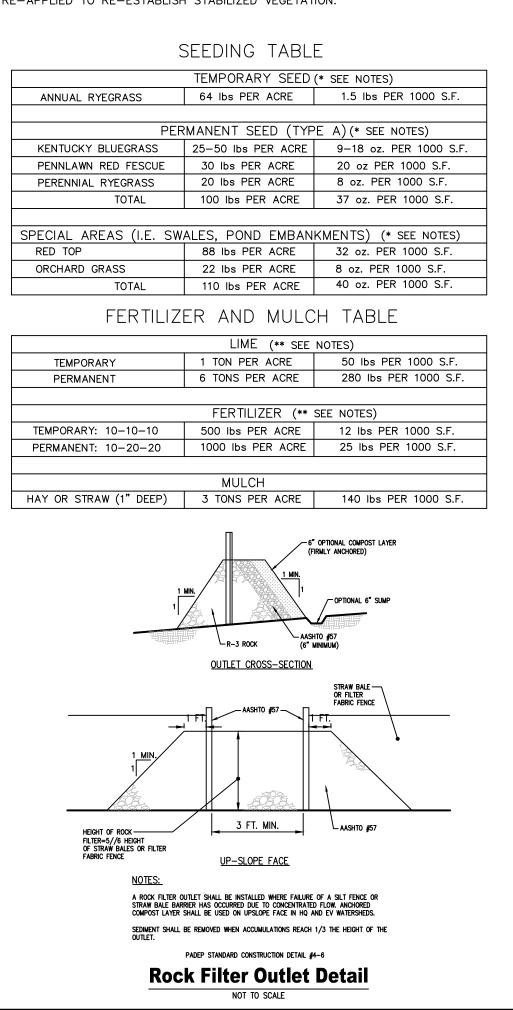
WHEN THE FINISHED GRADE SURFACE IS TO BE STABILIZED BY SEEDING, THE FOLLOWING PROCEDURE SHALL BE USED:

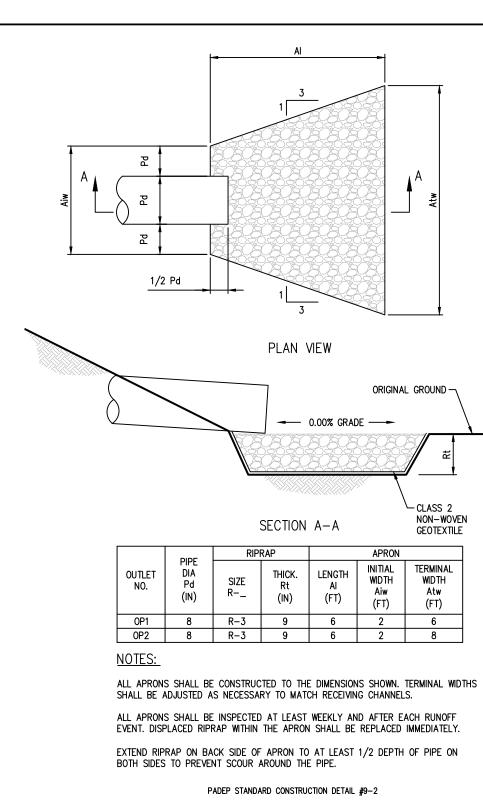
- . A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE SPREAD OVER AREAS TO BE SEEDED. TOPSOIL SHALL BE FREE OF STONES, STICKS, WASTE MATERIAL AND SIMILAR DEBRIS. FROZEN GROUND SHALL NOT BE SPREAD AS TOPSOIL AND TOPSOIL SHALL NOT BE SPREAD OVER FROZEN GROUND. TOPSOIL SHALL BE SPREAD ONLY WHEN PREPARED TO FOLLOW UP WITH FERTILIZATION AND SEEDING
- AFTER SPREADING AND RAKING THE TOPSOIL, THE FOLLOWING SHALL BE SPREAD AND WORKED INTO THE SOIL TO AGRICULTURAL GRADE LIMESTONE AT A RATE OF 6 TONS PER ACRE OR RATE DETERMINED FROM SOIL TESTING FERTILIZER, 10-10-20 AT A RATE OF 1,000 LBS. PER ACRE. SEEDING SHALL BE DONE DURING THE PERIODS OF APRIL 15TH TO OCTOBER 1ST UNLESS
- OTHERWISE DIRECTED. GRASS SEED SHALL NOT BE PLANTED AFTER A HEAVY RAIN OR WATERING
- ALL SEED SHALL BE LABELED IN ACCORDANCE WITH THE US DEPT. OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT IN EFFECT AT TIME OF PURCHASE. INERT MATTER SHALL NOT EXCEED 15% AND BLUE TAG CERTIFIED SEED SHALL BE PROVIDED WHEREVER POSSIBLE. SMOOTH AND FIRM SEED BED WITH A CULTIPACKER OR SIMILAR EQUIPMENT PRIOR TO SEEDING. APPLY SEED UNIFORMLY BY BROADCASTING, DRILLING OR HYDROSEEDING. COVER SEEDS WITH 1/4"
- OF SOIL WITH SUITABLE . APPLY MULCH PER SPECIFICATIONS.

DURING NON-GERMINATING PERIODS (OCTOBER 15TH THRU APRIL 15TH) APPLY HAY OR STRAW MULCH IN ACCORDANCE WITH MULCHING SPECIFICATIONS.

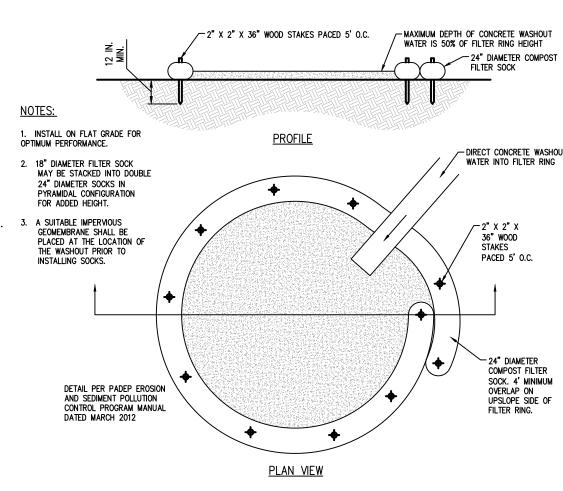
REVEGETATED AREAS SHALL BE INSPECTED ON A WEEKLY BASIS FOR THE FIRST FEW MONTHS T ENSURE ESTABLISHMENT OF VEGETATION. THEREAFTER, REVEGETATED AREAS SHOULD BE INSPECTED BIANNUALLY FOR EROSION OR NEED FOR REPLACEMENT.

UPON DISCOVERY OF BARE OR ERODED AREAS, PERMANENT SEEDING SPECIFICATIONS SHALL BE RE-APPLIED TO RE-ESTABLISH STABILIZED VEGETATION.

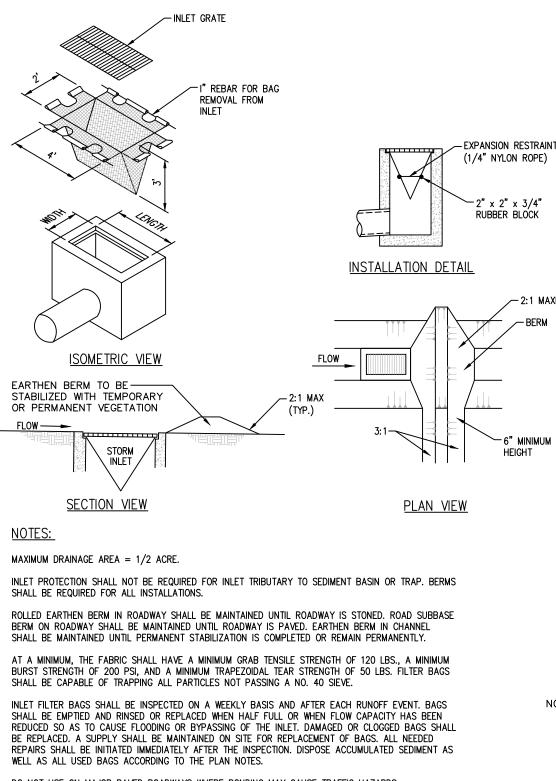






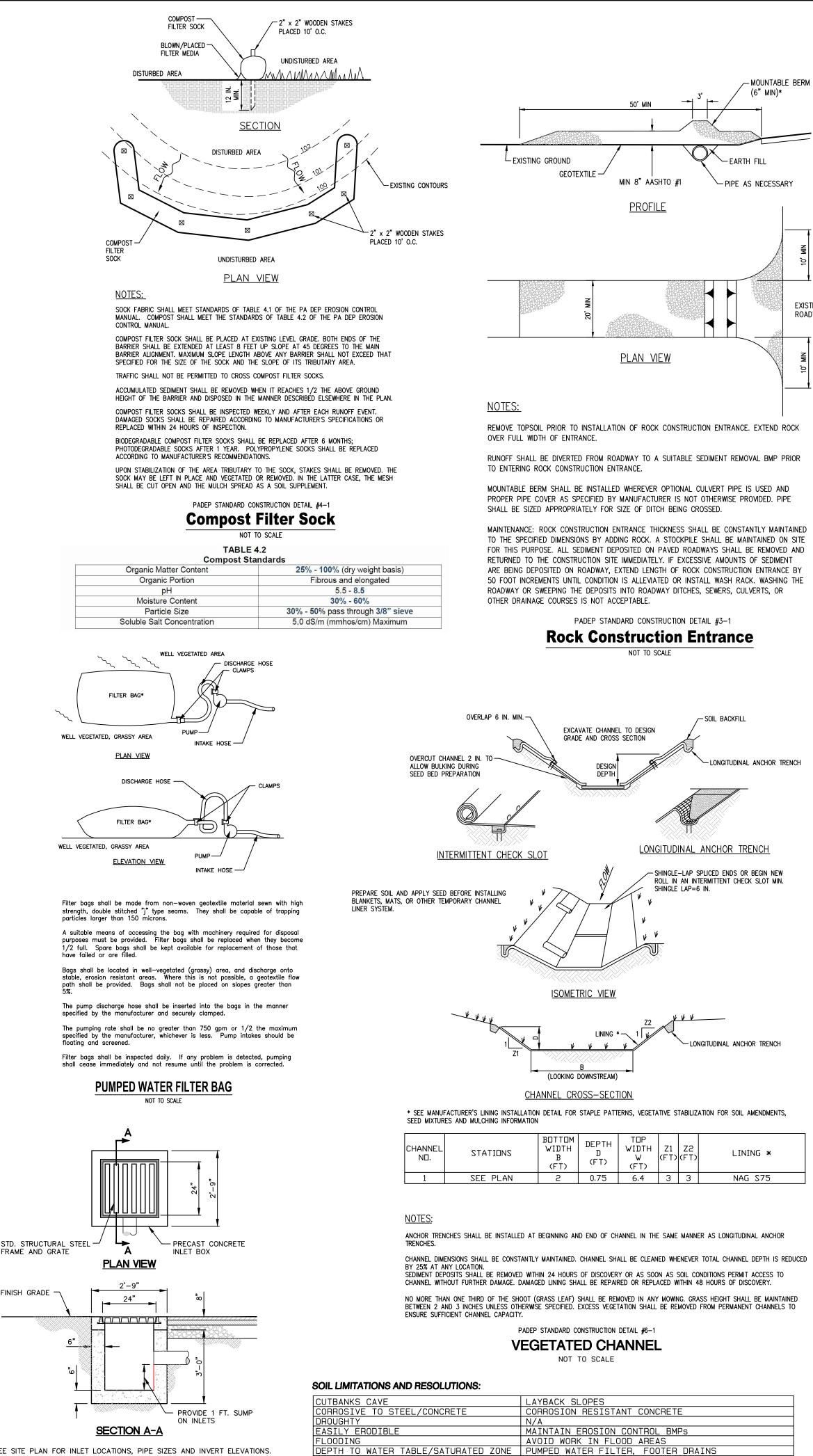


Typical Compost Sock Washout Installation NOT TO SCAL



-2:1 MAXIMU

DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS. PADEP STANDARD CONSTRUCTION DETAIL #4-16



1. SEE SITE PLAN FOR INLET LOCATIONS, PIPE SIZES AND INVERT ELEVATIONS 2. CAST HOLES IN INLET BOXES AS REQUIRED TO MEET PLAN PIPING DESIGN.

3. PLACE INLET BOXES ON THOROUGHLY COMPACTED EARTH SUBGRADE.

4. USE PRECAST CATCH BASIN BY MONARCH PRODUCTS, INC., OR APPROVED EQUAL.

STANDARD PRECAST CONCRETE 2' x 2' STORM INLET BOX WITH GRATE TOP NOT TO SCALE

HYDRIC/HYDRIC INCLUSIONS LOW STRENGTH/LANDSLIDE PRONE AVOIDANCE LAYBACK SLOPES/ DESIGN FOR CONDITIONS DRAINAGE DITCH, PUMPED WATER FILTER BAG _OW PERCOLATION TRENCH PLU POOR SOURCE OF TOPSOIL AVOID REUSE AS TOPSOIL OR AMEND AS NECESSARY AVOID HEUSE AS FORSOTE ON AMEND AS NECESSANT CONSTRUCT BELOW FROST DEPTHS/ POSITIVE SUBGRADE AVOID USE OF CLAY SOILS IN BUILDING AREAS SINKHOLE MITIGATION TECHNIQUES PROVIDE POSITIVE DRAINAGE IRINK/SWE OTENTIAL SINKHOL PONDING WETNESS UTILIZE GOOD WEATHER/ TEMPORARY DRAIN TILE

STANDARD EROSION & SEDIMENT CONTROL PLAN NOTES

- 1. ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN. A COPY OF THE APPROVED DRAWINGS (STAMPED, SIGNED AND DATED BY THE REVIEWING AGENCY) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THEREVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
- ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY DEP PRIOR TO TMPLEMENTATION
- AREAS TO BE FILLED SHOULD BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
- 4. CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE EROSION AND SEDIMENT POLLUTION CONTROL BMPS SPECIFIED BY THE CONSTRUCTION SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS EROSION AND SEDIMENT CONTROL PLAN.
- 5. AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
- TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION (S) SHOWN ON THE PLAN MAPS (S) IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET. STOCKPILE SLOPES MUST BE 2H:1V OR FLATTER.
- ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN EROSION AND SEDIMENT CONTROL PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR DEP FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL.FORM FP-001 MUST 8. BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING
- 9. ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OVER UNDISTURBED VEGETATED AREAS. VEHICLES AND EQUIPMENT MAY NEITHER ENTER DIRECTLY NOR EXIT DIRECTLY FROM THE SITE ONTO THE ROAD.
- 10. A LOG SHOWING DATES THAT EROSION CONTROL BMPS WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.
- 11. SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEPT INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER
- 12. ALL SEDIMENT REMOVED FROM BMPS SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.
- 13. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES (6 TO 12 INCHES ON COMPACTED SOILS) PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL
- 14. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
- 15. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS
- 16. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
- 17. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
- 18. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
- 19. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
- 20. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDED AREAS WITHIN 50 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN.
- 21. PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS.
- 22. EROSION AND SEDIMENT POLLUTION CONTROL BMPS MUST REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE LOCAL CONSERVATION DISTRICT OR DEP
- 23. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE EROSION AND SEDIMENT POLLUTION CONTROL BMPS.
- 24. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPS MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPS. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMPS MUST BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS SHOULD BE DONE ONLY DURING THE GERMINATING SEASON.
- 25. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT TO SCHEDULE A FINAL INSPECTION.
- 26. CONCRETE WASHWATER SHALL BE HANDLED IN A MANNER DESCRIBED ON PLAN DRAWINGS. IN NO CASE SHALL IT BE ALLOWED TO ENTER ANY SURFACE WATERS OR GROUNDWATER SYSTEMS.
- 27. ALL EXCAVATION FOR UTILITY LINE INSTALLATION SHALL BE LIMITED TO THE AMOUNT THAT CAN BE EXCAVATED, INSTALLED. BACKFILLED AND STABILIZED WITHIN ONE WORKING DAY. ALL EXCAVATED MATERIAL SHALL BE DEPOSITED ON THE UPSLOPE STDE OF THE TRENCH
- 28. SEDIMENT REMOVED FROM EROSION CONTROL BMPs SHALL BE SPREAD OUT ON-SITE AND STABILIZED OR DEPOSITED IN THE STOCKPILE AREA.

<u>MULCH</u>

EXISTING

ROADWAY

1. GENERAL: All areas which are seeded with the temporary or permanent seeding or hydroseeding will receive mulch. Grass hay and cereal straw are preferred mulches. On steep slopes, hay rather than straw mulch is recommended but typical hay mulch may introduce undesirable weeds; therefore, for steep slopes use clean mulch if weeds might be a problem.

2. WINTER MULCH: If the fall or winter seeding time periods were missed and disturbance occurs apply mulch and the anchoring system as stated below until the spring seeding mixture can be applied.

3. MULCH APPLICATION: Apply mulch to produce a loose layer of 0.75 to 1.0 inch deep, generally a minimum of three (3) tons of mulch per acre. As a guideline, a thickness of five (5) to six (6) overlapping straw or hay stems is acceptable for mulching. Straw or hay should not be chopped or finely broken during application.

STABILIZATION NOTES:

Upon completion of an earth disturbance activity or any stage or phase of an activity, the operator shall immediately stabilize the disturbed areas to protect from accelerated erosion. During non-germinating periods, mulch must be applied at the specified rates. Disturbed areas which are not at finished grade and which will be redisturbed within 1 year may be stabilized in accordance with temporary seeding specifications. Disturbed areas which are either at finished grade or will not be redisturbed within 1 year must be stabilized in accordance with permanent seeding specifications.

Hay or straw mulch must be applied at rates of at least 3.0 tons per acre.

Until the site has achieved final stabilization the owner and/or contractor shall properly implement, operate and maintain all the best management practices. Maintenance shall include inspections of all erosion and sedimentation control after each runoff event and on a weekly basis. All preventative and remedial maintenance work, including clean out, repair, replacement, regrading, reseeding, remulching, and renetting, must be performed immediately.

An area shall be considered to have achieved final stabilization when it has a minimum of 70% uniform perennial vegetative cover or other permanent non-vegetative cover with a density sufficient to resist accelerated surface erosion and subsurface characteristics sufficient to resist sliding or other movements.

Mulch with mulch control netting or erosion control blankets must be installed on all slopes greater than 3:1.

GRADING PERMIT AND EROSION CONTROL PLAN FOR

SCHWARTZ RESIDENCE – 2408 DIAMOND STRE						
	REVISIONS:	APPLICANTS: EDWARD AND PATRICIA SZTUKOWSKI				
ONWEALS	NO. NOTES/REMARKS:	DATE:	LUWARU ANU PAIR.	ICIA SZIUKUWSKI		
DECISIONER	1 REVISED PER TWP & BCCD REVIEW 2 ELIMINATE PERVIOUS PAVING	1/08/2024				
PROFESSION			0.400	SITE LOCATION:		
				DIAMOND STREET VILLE PA, 18960		
BRING A PCHAFFER			HIL	LTOWN TOWNSHIP		
ENGINEER ENGINEER			BUCKS COUNTY	Y, PENNSYLVANIA		
PEO/6213	CARTA ENGINEER	<u>IING</u>	PARCEL ID:	15-022-140		
SYLV			DRAWN/CHECKED:	DLH/CPD/BAS		
	CONSULTING * CIVIL ENGINEERING * SIT		DATE:	10/20/2023		
	LAND DEVELOPMENT * LAND SURVE	SCALE:	1" = 20'			
	9533 OLD 22 \sim P.O. BOX 135 \sim BET		PROJECT:	23.088		
SEAL	717.742.4245 \sim bas.carta@outloc	ok.com	SHEET NO:	2 OF 2		

PLANNING REPORT WYNN ASSOCIATES, INC.

MUNICIPAL ENGINEERING SERVICES

(215) 536·7336 • FAX (215) 536·5361 211 West Broad Street • Quakertown • PA • 18951

February 20, 2024

Caleb Torrice, Chairperson (via email) Jim Groff, Vice Chairperson (via email) Joe Metzinger, Supervisor (via email) Hilltown Township Board of Supervisors 13 W. Creamery Road, PO Box 260 Hilltown, PA 18927

Subject: February 26, 2024 Board of Supervisors Meeting Planning/Engineering Agenda Items File No. 03-000

Dear Supervisors,

The following items are included under the **Planning portion** of your agenda:

- 1. <u>County Central Mini-Storage Land Development</u> At their meeting held on February 19, 2024, the Planning Commission recommended final approval of the plan to develop a mini-storage (E20) use on the site, conditional upon completion of items contained within engineering review correspondence dated February 8, 2024 (copy enclosed), with the following items noted:
 - With respect to Comment #2 of engineering review dated February 8, 2024, the applicant offers a capital contribution in lieu of street improvements (cartway widening/curb/sidewalk) and planting of reforestation trees in the amount of \$61,090.83, with the planting of 28 reforestation trees on an adjacent parcel also owned by the applicant; or alternately, offers a capital contribution of \$68,090.83 in lieu of street improvements and planting of reforestation trees, with no planting of reforestation trees on the adjoining parcel. Township should determine whether to accept the capital contribution with, or without, planting 28 reforestation trees on the adjoining parcel. The Planning Commission recommends that the Township not require the planting of 28 trees on the adjoining parcel, and instead, accept the additional capital contribution offered by the applicant.
 - With respect to Comment #6 of engineering review dated February 8, 2024, the applicant's design consultant advises that he has been unable to obtain a review of the plan by the servicing fire company (Souderton Station 74) despite several attempts to contact the fire company.
 - All other comments contained in engineering review correspondence dated February 8, 2024 from this office are "will comply" as stated by the applicant's design consultant.
- <u>Carson Helicopters Land Development</u> At their meeting held on January 16, 2024, the Planning Commission recommended preliminary and final approval of the plan to construct an accessory storage building on the site, conditional upon completion of items contained within engineering review correspondence dated January 5, 2024 (copy enclosed), with the following items noted:
 - An updated waiver request letter, dated November 24, 2023, last revised January 16, 2024 (copy enclosed) was received, which memorializes the formal request of waivers outlined in Comment #2 (A-C) of engineering review dated January 5, 2024, as well as the request to waive street improvements as outlined in Comment #3, and maximum slope requirements outlined in Comment 8.G. The Planning Commission recommended approval of all waivers contained in the updated waiver request letter, subject to the applicant proposing revegetative netting for the steeper sloped area as recommended by the engineering review correspondence.
 - All other comments contained in engineering review correspondence dated January 5, 2024 are "will comply" as stated by the applicant's consultants.

- Action on the land development plan should be taken in consideration of the Board's decision on whether to grant Conditional Use approval to the applicant's request to expand the non-conforming use of the site. If Conditional Use approval is granted, then a condition of land development approval should state that the land development plan must comply with all conditions of Conditional Use approval.
- Review timeframe provided by the Municipalities Planning Code will expire on March 16, 2024, unless a written extension of the review timeframe is offered by the applicant.

If you have any questions, please do not hesitate to contact me.

Very truly yours,

Timoty A. Falmer

Timothy Fulmer, P.E. Township Engineer

TAF

Enclosure

cc: Lorraine Leslie, Township Manager (via email) Lisa Faust, Township Administrative Assistant (via email) Marianne Egan, Township Finance Director (via email) Theresa Spehar, Township Administrative Assistant (via email) Jack Wuerstle, Esq. (via email) WYNN ASSOCIATES, INC.

MUNICIPAL ENGINEERING SERVICES

(215) 536·7336 • FAX (215) 536·5361 211 West Broad Street • Quakertown • PA • 18951

February 8, 2024

David Christ, Jr., Chairman (via email) Planning Commission Hilltown Township P.O. Box 260 13 W. Creamery Road Hilltown, PA 18927

Subject: County Central Mini Storage Land Development Final Plan 707 S. County Line Road TMP #15-4-21 File No. 01-674

Dear Planning Commission Members,

The following comments and/or recommendations are made with respect to the subject final land development plan, sheets 1 thru 19, dated June 2, 2023, last revised January 15, 2024, prepared by Lenape Valley Engineering, which was received by the Township on January 25, 2024; and conditions of preliminary plan approval granted by the Township on August 28, 2023:

- 1. Site layout shown on the final plan is substantially the same as that shown on the preliminary plan, noting that the existing driveway north of the dwelling is now shown to be removed (as directed by PennDot), and stormwater facility design is revised nearest to County Line Road to eliminate connection to existing storm sewer facilities along County Line Road (also directed by PennDot).
- 2. In consideration of waivers of Sections 140-28.P, 140-29.D, 140-35, and 140-36 (street improvements), and Section 140-37.G (replacement trees), the applicant offers a capital contribution in lieu of required improvements, based on a cost estimate dated January 18, 2024 prepared by Lenape Valley Engineering. Two offers are proposed: \$61,090.83, which assumes the planting of 28 reforestation trees on an offsite parcel also owned by the applicant; or \$68,090.83, which does not include installing the 28 reforestation trees offsite. Township should determine the appropriate fee-in-lieu of street improvements and reforestation trees, which must be deposited by the applicant with the Township, prior to plan recordation.
- 3. Proposed driveway access must receive approval from PennDot via issuance of a Highway Occupancy Permit, prior to plan recordation. (SLDO Section 140-28.B)
- 4. A "Post Construction Stormwater Management Report", dated May 31, 2023, last revised January 18, 2024, prepared by Lenape Valley Engineering, was submitted to document compliance with peak rate and volume control requirements of the Neshaminy Creek Watershed. A series of raingardens is proposed, which is designed to manage increased runoff from the proposed impervious surfaces associated with the project.

Proposed stormwater management facilities are the responsibility of the property owner to maintain in perpetuity. A Stormwater Facilities Maintenance and Monitoring Agreement, prepared by the Township Solicitor, must be executed between the applicant and Township to ensure that the stormwater facilities are maintained in accordance with the approved plan; and gives the Township the right, but not the obligation, to inspect the site to verify the condition of the stormwater facilities. (SMO Section 134-42)

Additional comments relative to stormwater management facilities are included in the engineering/drafting detail portion of this review.

- 5. Written verification of approval for design of proposed erosion and sediment control measures to be implemented during construction activity must be received from Bucks County Conservation District. As earth disturbance exceeds one acre, verification of receipt of an NPDES Permit must be received from PADEP, prior to plan recordation. (SLDO Section 140-40)
- 6. General Note 3 on sheet 1 states that the existing uses are serviced by public water and public sewer facilities provided by Telford Borough Authority (TBA). The mini-storage building is not proposed to have water or sewer services. Confirmation must be received from TBA that verifies that the site has sufficient water and sewer capacity to serve the existing uses (dwelling and commercial/industrial crafts building). Plan must also be reviewed by the servicing fire company (Souderton Station 74) relative to site access and firefighting concerns. (SLDO Sections 140-41 and 140-42)
- 7. Ultimate right of way area of County Line Road within the frontage of the site is offered for dedication to the Township by General Note 6 on sheet 1, and will be accepted by the Township as an easement. A legal description for the right of way area was submitted with the final plan for review. Legal description must be signed and sealed by the responsible professional surveyor. Easement documents prepared by the Township Solicitor must be executed by the property owner prior to plan recordation. (SLDO Section 140-29.B(1))
- 8. Right of way monumentation must be installed and certified in writing by the responsible professional land surveyor, prior to plan recordation. (SLDO Section 140-44)
- 9. Development/Financial Security Agreement must be executed between the applicant and Township to guarantee completion of required improvements, including, but not limited to, erosion and sediment control measures, stormwater management facilities, landscaping, driveway access, street improvements, lighting, and associated improvements. An Opinion of Cost, was submitted with the final plan, which will be reviewed by this office under separate cover. (SLDO Section 140-55)
- 10. The following engineering/drafting details must be satisfactorily addressed:
 - A. General Note 8 on sheet 1 must be revised to identify the correct number of sheets in the plan set (19).
 - B. Existing Features/Demolition Plan must be revised to clarify the removal of the existing paved driveway north of the existing dwelling, for consistency with other plan sheets.
 - C. Pond Report for the MRC basin contains outlet structure information that varies from that shown on the Rain Garden Detail BMP #6 on sheet 9. Specifically, the outlet pipe length (24 feet vs. 28 feet) and primary orifice dimension (13.50 inches wide vs. 10" wide) must be revised for consistency.
 - D. Pipe entering the side of Inlet A2, as labeled in profile view on sheets 10 and 19, must be identified as originating from FES A2b instead of A1.
 - E. Dimension of the distance between the centerline of County Line Road and the legal right of way, as labeled on the "Typical Road Widening" detail on sheet 14, must be clarified, as plan information indicates the dimension should be 20 feet instead of 30 feet.
 - F. "Inlet Report" (second last page of the Stormwater Report) appears to reflect a prior storm sewer design, and must be removed in favor of the "Inlet Report" (last page of the Stormwater Report).

RECOMMENDATION:

Plan should not be approved until the above items are resolved in a manner satisfactory to the Township.

Hilltown Township Planning Commission (via email) Subject: County Central Mini Storage Land Development Final Plan February 8, 2024 Page 3

If you have any questions, do not hesitate to contact me.

Very Truly Yours, Timoty a. Falmy

Timothy Fulmer, P.E. Township Engineer

TAF

cc: Jon Apple, Vice Chairperson, Planning Commission (via email) Eric Nogami, Secretary, Planning Commission (via email) Robert Sichelstiel, Planning Commission (via email) Dave Bartholomew, Jr., Planning Commission (via email) Caleb Torrice, Chairperson, Board of Supervisors (via email) James Groff, Vice Chairperson, Board of Supervisors (via email) Joe Metzinger, Supervisor, Board of Supervisors (via email) Lorraine Leslie, Township Manager (via email) Marianne Egan, Township Finance Director (via email) Lisa Faust, Township Administrative Assistant (via email) Theresa Spehar, Township Administrative Assistant (via email) Jack Wuerstle, Esq. (via email) County Central, LLC (via email) WYNN ASSOCIATES, INC.

MUNICIPAL ENGINEERING SERVICES

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January 5, 2024

David Christ, Jr., Chairman (via email) Planning Commission Hilltown Township P.O. Box 260 13 W. Creamery Road Hilltown, PA 18927

Subject: Carson Helicopters, Inc. (Phase IV) Land Development 952 Blooming Glen Road TMPs #15-28-173 & 174 File No. 01-165

Dear Planning Commission Members,

The following comments and/or recommendations are made with respect to the subject preliminary land development plan, sheets 1 thru 9, dated November 24, 2023, prepared by Irick, Eberhardt & Mientus, Inc., which was received by the Township on November 27, 2023:

SUBMISSION:

Two parcels totalling 51.6 acres (net) contain an existing Manufacturing (H1) and Warehousing (G7) use along the west side of Blooming Glen Road within the RR Zoning District. Applicant proposes to construct a 150 feet by 250 feet warehouse building within TMP #15-28-173 to supplement the existing use of the site. Access to the site is provided via an existing driveway along Blooming Glen Road. TMP #15-28-173 (23.4225 acres, net) contains an existing single family detached dwelling, office building, paint shop, driveway access, parking, and stormwater management facilities. TMP #15-28-174 (28.1727 acres, net) contains two manufacturing/warehouse buildings and associated parking/access driveways. Site also contains a licensed heliport/private airstrip. TMP #15-28-174 was subject of a prior minor subdivision (approved in 2022), which created a separate lot containing an existing single family detached dwelling. Site is served by on-lot wells and on-lot sewage disposal facilities.

DISCUSSION:

- 1. Manufacturing/warehousing uses are existing non-conforming uses in the RR Zoning District. Non-residential uses predate zoning, and have been expanded over the years by approval of the Zoning Hearing Board. Pursuant to Section 160-62.B of the Zoning Ordinance (as amended by Ordinance 2023-002), certain non-conforming institutional and industrial uses may be expanded by Conditional Use, subject to additional criteria contained in Ordinance 2023-002. A Conditional Use Application was filed with the Township on December 11, 2023, which will be reviewed by this office under separate cover. Conditional Use approval must be received prior to, or concurrent with, land development approval.
- 2. Correspondence dated November 24, 2023 (copy enclosed) was submitted by Irick, Eberhardt & Mientus, Inc. on behalf of the applicant, which requests waivers of the following Ordinance sections:
 - A. SLDO Section 140-17.B(1), incorrectly identified as Section 140-16.B(1) in the waiver request, which requires that the plan be drawn at a scale of not more than 50 feet to the inch. Waiver is requested to permit the plan to be drawn at a scale of 1"=80', to permit the entire site area to be shown on a standard sized plan sheet. Noting that site improvement details are provided on plans drawn at a scale of 1"=40', and information is generally legible, this office has no objection to the applicant's request.

- B. SLDO Section 140-38.C(2)(d), which requires a minimum storm sewer pipe diameter of 18 inches. Waiver is requested to permit certain storm sewer pipes (conveying runoff between a trench drain and an existing storm sewer system) to have a diameter of 10 inches or 12 inches. As storm sewer is privately owned and maintained by the property owner, this office has no objection to the applicant's request.
- C. SMO Section 134-20.C, which contains requirements relative to emergency spillway design for a stormwater basin. Waiver is requested to permit a reduction in the freeboard dimension from 1 foot to 0.50 feet, in order to reduce the embankment height and minimize the impact of the basin. As the basin is privately owned and maintained by the property owner, this office has no objection to the applicant's request.
- 3. Street improvements, including drainage improvements, cartway widening, curb and sidewalk, should be proposed along Blooming Glen Road within the frontage of the site as required by Sections 140-28.P, 140-29.D(1), 140-35, and 140-36 of the Land Development Ordinance, unless waivers are requested in writing and are approved by the Township. Blooming Glen Road is a state highway in good condition, and no curb or sidewalk exists in the vicinity of the site.
- 4. A PCSM Narrative, dated November 24, 2023, prepared by Irick, Eberhardt & Mientus, Inc., was submitted, which analyses management of stormwater runoff associated with the proposed impervious area expansion proposed as part of the current project. Site is located within the East Branch Perkiomen Creek Watershed, which requires compliance with peak rate and volume control requirements of the Township Stormwater Management Ordinance. Proposed building results in the removal of an existing water quality basin BMP, which will be replaced by a new stormwater basin designed to mitigate the increased runoff from the developed portion of the site. The following issues pertaining to stormwater management should be addressed:
 - A. Proposed stormwater management facilities are the responsibility of the property owner to maintain in perpetuity. A Stormwater Facilities Maintenance and Monitoring Agreement, prepared by the Township Solicitor, should be executed between the applicant and Township to ensure that the stormwater facilities are maintained in accordance with the approved plan; and gives the Township the right, but not the obligation, to inspect the site to verify the condition of the stormwater facilities. (SMO Section 134-42)
 - B. Additional comments relative to stormwater management facilities are included in the engineering/drafting detail portion of this review.
- 5. Written verification of approval for design of erosion and sediment control measures to be implemented during construction activity should be received from Bucks County Conservation District (BCCD). As limits of earth disturbance will be in excess of 1 acre, an NPDES permit should be obtained by the applicant from PADEP, prior to plan recordation. (SLDO Section 140-40)
- 6. Plan notes that project does not involve an increase in employees, and no increase in water usage (that would require increased sewage disposal facilities) is expected. Plan should clarify whether the new warehouse building will include plumbing fixtures that will require water and/or sewage facilities. If so, confirmation should be received from Bucks County Department of Health that existing on-lot sewage disposal facilities are adequate to serve the proposed building. Plan should also be submitted for review by the servicing fire company (Dublin Station 23) relative to site access and firefighting concerns. (SLDO Section 140-41)

- Development/Financial Security Agreement should be executed between the applicant and Township to guarantee completion of required improvements, including, but not limited to, erosion and sediment control measures, stormwater management facilities, landscaping, and associated improvements. An Opinion of Cost, prepared by a licensed professional engineer, should be submitted to the Township for review. (SLDO Section 140-55)
- 8. The following engineering/drafting details should be satisfactorily addressed:
 - A. Upon issuance of a review memorandum by Bucks County Planning Commission, the BCPC review memorandum number should be completed within the County Planning Commission certification on the record plan.
 - B. Existing Features Plan (by shading/legend) should clarify the location of various areas of steep slopes for comparison with information contained in the Resource Protection Table on sheet 2.
 - C. Landscaping table on sheet 3 should include information on the minimum caliper/height of landscaping materials at the time of installation, which should be consistent with requirements contained in Appendix K of the Land Development Ordinance.
 - D. Trench Drain Profile on sheet 3 should also include existing grade profile. Additionally, a profile for the proposed basin outlet pipe (from outlet structure to endwall) should be included on the plan for review.
 - E. Conflicting information between the plan and PCSM report (Pond Report in Appendix A) should be clarified, including the length/slope of the basin outlet pipe and elevation/width of the emergency spillway.
 - F. PCSM report should include a calculation for volume control as specified in Section 134-18 of the Stormwater Management Ordinance, which may be satisfied by considering the volume of soil amendments within the basin area, as well as any non-structural BMP credits applicable to the project.
 - G. Maximum slope of the proposed embankment around the perimeter of the building area should be 4:1 for vertical drops in excess of 5 feet. (SLDO Section 140-39.B) Additionally, consideration should be given to stabilizing the embankment with revegetative netting, to resist erosion until vegetation has fully germinated.
 - H. Five existing parking spaces in the area of the proposed building will remain upon completion of building construction, which are located in a manner to potentially obstruct one of the overhead doors of the new warehouse. It is questioned whether parking spaces could be relocated elsewhere to avoid conflict with building access.

RECOMMENDATION:

Plan should not be approved unless the above items are resolved in a manner satisfactory to the Township.

If you have any questions, do not hesitate to contact me.

Very Truly Yours,

Timoty a. Falmer

Timothy Fulmer, P.E. Township Engineer

Hilltown Township Planning Commission (via email) Subject: Carson Helicopters, Inc. (Phase IV) Land Development January 5, 2024 Page 4

cc: Jon Apple, Vice Chairperson, Planning Commission (via email) Eric Nogami, Secretary, Planning Commission (via email) Robert Sichelstiel, Planning Commission (via email) Dave Bartholomew, Jr., Planning Commission (via email) Caleb Torrice, Chairperson, Board of Supervisors (via email) James Groff, Vice Chairperson, Board of Supervisors (via email) Joe Metzinger, Supervisor, Board of Supervisors (via email) Lorraine Leslie, Township Manager (via email) Marianne Egan, Township Finance Director (via email) Lisa Faust, Township Administrative Assistant (via email) Theresa Spehar, Township Administrative Assistant (via email) Jack Wuerstle, Esq. (via email) Frank Carson (via email) Irick, Eberhardt & Mientus, Inc. (via email) Steve Harris, Esq. (via email)



LAND USE CONSULTANTS

Rev.: January 16, 2024 Rev.: January 15, 2024 November 24, 2023

Ms. Lorraine Leslie Hilltown Township Manager 13 West Creamery Road P.O. Box 260 Hilltown, PA 18927

RE: 21-103 Carson Helicopters Inc. Phase IV-Warehouse Building 'B' TMP 15-28-174 952 Blooming Glen Road

Dear Lorraine,

On behalf of my client, we are hereby requesting the following waivers in support of the Phase IV Land Development for Carson Helicopters, Inc:

- A. SALDO Section 140-17.B(1), which requires the plan to be drawn at a scale of 1"=50' or 1"=100'. Land Development Plan is drawn at a scale of 1"=80', to permit the entire site area to be shown on a standard sized plan sheet. Information is legible at the 1"=80' scale. Site improvement details are provided on 1"=40' plans.
- B. SALDO Section 134-20.C, Requires any stormwater management facility designed to store runoff and requiring a berm or earthen embankment required or regulated by this chapter shall be designed to provide an emergency spillway to handle flow up to and including the 100-year post-development conditions. The height of embankment must be set as to provide a minimum of 1.0 foot of freeboard above the maximum pool elevation computed when the facility functions for the 100-year post-development inflow. A freeboard of 0.50' is proposed to reduce embankment height and minimize impact of basin.
- C. SALDO Section 140-38.C.(2)(d) which requires a minimum pipe size of 18 inches. Due to grading conditions at the proposed building B, a trench drain will be used with 10 or 12" conveyance pipes.
- D. SALDO Sections 140-28.P, 140-29.D(1), 140-35, and 140-36, which require cartway reconstruction/overlay, drainage improvements, cartway widening, curb, and sidewalk along existing roads within the frontage of the site. Blooming Glen road is a state highway, and no development activity is being proposed that would have adverse impact on the condition of the road, street improvements do not appear necessary.

- E. SALDO Sections 140-39.B, which requires maximum embankment 4:1 slope for vertical drops in excess of 5 feet. 3:1 slopes are provided around the perimeter embankment of the proposed ware-house to reduce fill material requirement and extent. The embankment area will be stabilized with netting and privately maintained by Carson Helicopter, Inc.
- F. SALDO Section 140-11 C.(1)(a) Requires Final Plan submission after preliminary plan approval. Waiver request to process this application as concurrent preliminary/final Plan. Project is limited in scope with no increase in employees, parking or traffic.

If you have any questions or require additional information, please contact me.

Sincerely yours, *Irick, Eberhardt & Mientus, Inc.*

Estelle T.Eberhardt

Estelle T. Eberhardt, P.E.

C: Frank Carson Steve Harris

21-103 twp-waivers-Phase IV

UNFINISHED BUSINESS

a. Discussion on Broadcasting of Meetings

b. Discussion on Department Liaisons

c. Discussion of Park & Rec. Committee