

**BOROUGH OF BRISTOL
COUNTY OF BUCKS**

RESOLUTION 15 OF 2024

**A RESOLUTION OF THE BOROUGH COUNCIL IN AND FOR
THE BOROUGH OF BRISTOL, BUCKS COUNTY,
PENNSYLVANIA, APPROVING THE LOT LINE CHANGE
RELATED TO 2210 AND 2250 E. FARRAGUT AVENUE**

WHEREAS, William & Carlotta Monach (hereinafter referred to as “Applicant”), submitted a proposal for a Lot Line Change related to 2210 and 2250 E. Farragut Avenue related to Tax Parcel Nos. 04-027-026 and 04-027-027; and

WHEREAS, the Application for the Lot Line Change would result in the lot area of Tax Parcel No. 04-027-026 increasing to 29,250 square feet and Tax Parcel No. 04-027-027 decreasing to 27,000 square feet; and

WHEREAS, the Plans were prepared by Cavanaugh’s Surveying Services, consisting of one (1) sheet dated July 13, 2023, and last revised January 11, 2024; and

WHEREAS, the Bristol Borough Planning Commission, at its meeting held on February 26, 2024, recommended a conditional approval of the Lot Line Change; and

WHEREAS, the Bristol Borough Council finds it to be in the best interest of the Borough to grant the Lot Line change as requested, subject to compliance with all of the terms and conditions set forth in this Resolution.

NOW THEREFORE, the Borough Council of the Borough of Bristol hereby approves the Lot Line Change for the two (2) properties encompassing Tax Parcel Nos. 04-027-026 and 04-027-027, subject to compliance with the following conditions:

1. Compliance with the Gilmore & Associates, Inc., review letter dated February 14, 2024. This letter is attached hereto as Exhibit “A” and incorporated herein.

2. Compliance with the Bucks County Planning Commission review letter dated October 16, 2023, unless modified by the approval as set forth herein. This letter is attached hereto as Exhibit "B" and incorporated herein.
3. As part of the approval of this Resolution, Borough Council herein waives the following provisions of the Bristol Borough Subdivision and Land Development Ordinance:
 - a. §22-510.1. – From the requirement to provide the required sight distance and grade for the existing driveways. The driveways are proposed to remain and no improvements are proposed at this time;
 - b. §22-510.4.D. – From the requirement to provide a 15-foot setback for the western driveway opening. The driveways are proposed to remain and no improvements are proposed at this time;
 - c. §22-512.2. – From the requirement to provide a minimum 20-foot stall length for 60-degree parking spaces. The project does not propose any improvements and the parking spaces are to remain as existing;
 - d. §22-512.3. – From the requirement to provide curbing around the existing parking lot. The project does not propose any improvements and the parking spaces are to remain as existing;
 - e. §22-512.10. – From the requirement to provide a 15-foot setback from the right of way for all parking areas. The project does not propose any improvements and the parking spaces are to remain as existing;
 - f. §22-523.4. – From the requirement to provide 11 street trees along East Farragut Avenue. The project does not propose any improvements and the lot configuration does not allow open space for street trees to be installed;
 - g. §22-523.5.A. – From the requirement to provide buffers. The project does not propose any improvements and the lot configuration does not allow for any buffer areas;
 - h. §22-523.6. – From the requirement to provide parking area landscaping. The project does not propose any improvements and the lot configuration does not allow for any parking area landscaping to be installed;

- i. §22-807. – From the requirement to provide street lighting along East Farragut Avenue. The project does not propose any improvements and the lot configuration does not allow space for street lights to be installed.
- 4. Applicant shall obtain any and all additional permits and/or approvals as required for the Bucks County Conservation District; The Bristol Borough Fire Marshal; and/or any other local, state, county, and/or federal authority or agency requiring permit applications and approvals (“Additional Permits”). Copies of these permits and approvals shall be submitted to the Borough;
- 5. All Deeds of Conveyancing and Consolidation for the project shall be reviewed and approved by the Borough Solicitor and shall be filed contemporaneously with recording the Lot Line Plans.
- 6. Applicant shall pay all review and professional fees in connection with all prior reviews and the reviews in connection with this approval as required by the Borough Subdivision and Land Development Ordinance and its applicable rate structure.
- 7. The Applicant shall abide by all of the terms and conditions of the Approval, and shall demonstrate compliance with each and every condition, unless otherwise provided, prior to recording the Plans.

DULY RESOLVED this 3rd day of June, 2024 in Council Chambers.

ATTEST:

Ralph D. Gusepe
Council President

J. DeLoth
Borough Secretary

I accept the conditions of approval as noted in this Resolution.

William Monach, Sr.
William Monach, Sr.

Dated MAY 16, 2024

EXHIBIT "A"



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

February 14, 2024

Project No.: 23-09069

Mr. James Dillion, Manager
Bristol Borough
250 Pond Street
Bristol, PA 19007

Reference: 2210 E. Farragut Ave Lot Line Change
Preliminary/Final Lot Line Change – 2nd Review
T.M.P. # 04-027-026
Bristol Borough, Bucks County, PA

Dear Mr. Dillion:

Pursuant to your request, Gilmore and Associates, Inc. has reviewed the Lot Line Change Plan submitted by William & Carlotta Monach and offers the following for your consideration:

I. Submission

- A. Lot Line Change Plan, as prepared by Cavanaugh's Surveying Services, consisting of one (1) sheet, dated July 13, 2023, last revised December 6, 2023;
- B. Waiver Request Letter, dated January 11, 2024.

II. Project Description

The subject properties, T.M.P. #04-27-026 and T.M.P. #04-027-027, are located at 2210 and 2250 E Farragut Ave in the GC – General Commercial Zoning District. The properties contain existing commercial buildings.

The applicant proposes to adjust the lot line between T.M.P. #04-027-026 and T.M.P.#04-027-027. The proposed lot line change will result in the lot area of T.M.P. #04-027-026 increasing to 29,250 SF and T.M.P. #04-027-027 decreasing to 27,000 SF. There are no other improvements associated with this plan.

III. Waivers Requested

- A. The applicant has provided a Waiver Request Letter and is requesting the following waivers from the Bristol Borough Subdivision and Land Development Ordinance:
 1. §22-510.1. – A waiver is being requested from providing the required sight distance and grade for the existing driveways. The driveways are proposed to remain and no improvements are proposed at this time.
 2. §22-510.4.D. – A waiver is requested from the requirement to provide a 15-foot setback for the western driveway opening. The driveways are proposed to remain and no improvements are proposed at this time.

12 Terry Drive, Suite 205 | Newtown, PA 18940 | Phone: 215-369-3955 | Fax: 610-968-1829

3. §22-512.2. – A waiver is requested from the requirement to provide a minimum 20-foot stall length for 60-degree parking spaces. The project does not propose any improvements and the parking spaces are to remain as existing.
4. §22-512.3. – A waiver is requested from the requirement to provide curbing around the existing parking lot. The project does not propose any improvements and the parking spaces are to remain as existing.
5. §22-512.4. – A waiver is requested from the requirement to provide ADA parking spaces. The applicant proposes to provide one (1) ADA parking space on T.M.P. #04-027-026 and no ADA parking spaces on T.M.P. #04-027-027. **We do not recommend granting a waiver from this requirement. Federal ADA regulations should be followed.**
6. §22-512.10. – A waiver is requested from the requirement to provide a 15-foot setback from the right of way for all parking areas. The project does not propose any improvements and the parking spaces are to remain as existing.
7. §22-523.4. – A waiver is requested from the requirement to provide 11 street trees along East Farragut Avenue. The project does not propose any improvements and the lot configuration does not allow open space for street trees to be installed.
8. §22-523.5.A. – A waiver is being requested from the requirement to provide buffers. The project does not propose any improvements and the lot configuration does not allow for any buffer areas.
9. §22-523.6. – A waiver is requested from the requirement to provide parking area landscaping. The project does not propose any improvements and the lot configuration does not allow for any parking area landscaping to be installed.
10. §22-807. – A waiver is requested from the requirement to provide street lighting along East Farragut Avenue. The project does not propose any improvements and the lot configuration does not allow space for street lights to be installed.

IV. Review Comments

A. Zoning Ordinance Review

1. §27-701. – Table 27-7-A identifies the off-street parking requirements based on the Use of the property. It is noted that nine (9) parking spaces are currently part of T.M.P. #04-027-027 but will be relocated onto T.M.P. #04-027-026 as part of the lot line change. Parking calculations should be provided on the plan to demonstrate that adequate parking spaces are provided for both parcels and uses.

B. Subdivision and Land Development Ordinance Review

1. §22-407.C.(2) – Requires the location, names and widths of streets, the location of property lines and names of owners, the location of water courses, sanitary sewers, storm drains and similar features be provided on the Lot Line Change Plan. The location of sanitary sewers, storm drains, water service, etc. are not currently shown on the plan. The items required by this section should be identified on the plan or a waiver may be required.
2. §22-408.C.(6) – Requires the signatures of the Borough Council. The signature block for the Borough Council currently states "Board of Supervisors of the Borough of Bristol." The signature block should be revised accordingly for the Bristol Borough Council and not Board of Supervisors.

C. Additional Review Comments

1. All waivers requested and granted should be identified on the Plan.
2. Legal descriptions should be prepared for the proposed lots and provided to the Borough for review. The legal descriptions should be signed and sealed by a Professional Land Surveyor registered in the Commonwealth of Pennsylvania.
3. A property deed for each parcel should be provided. Also, a title search should be performed and the results submitted to the Borough.
4. Prior to signing of the plans, approvals/reviews/permits may be required from the following outside agencies:
 - a. Bucks County Planning Commission –
 - b. Bristol Borough Fire Marshal –

To expedite the review process, we recommend that future plan submissions be accompanied by a response letter noting how each of the above comments has been addressed as well as any other plan revisions. We also request electronic copies of all future plan submissions.

Please note that due to the amount of revisions that will be made to the plans, we reserve the right to make additional comments during future plan reviews.

If you have any questions regarding the above, please contact Jacob Rigg at 215-369-3955.

Sincerely,



Kurt M. Schroeder, P.E.
Borough Engineer
Gilmore & Associates, Inc.

KMS/jtt/jrr

cc: Sally Bellaspica, Zoning Officer – Bristol Borough
Jeffrey P. Garton Esq., Solicitor – Bristol Borough

EXHIBIT "B"



BCPC

Bucks County Planning Commission

The Almshouse Neshaminy Manor Center 1260 Almshouse Road
Doylestown, Pennsylvania 18901 215.345.3400 FAX 215.345.3886
E-mail: planningcommission@buckscounty.org

PLANNING COMMISSION:

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Evan J. Stone
Executive Director

MEMORANDUM

To: Bristol Borough Council
Bristol Borough Planning Commission

From: Staff of the Bucks County Planning Commission

Date: October 16, 2023

Subject: BCPC #12910
Preliminary Plan of Lot Line Change for 2210 East Farragut Avenue
TMPs #4-27-26 and 4-27-27
Applicant: William Monach
Owner: Thomas Young and Gail Young
Plan Dated: July 13, 2023
Date Received: September 22, 2023

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

GENERAL INFORMATION

Proposal: Convey 4,250 square feet from TMP #4-27-27 to TMP #4-27-26 to form lots of 27,000 square feet and 29,250 square feet. Commercial buildings are located on each lot. No construction is proposed. Public water and sewer serve the site.

Location: Along the southern side of East Farragut Avenue, approximately 700 feet west of its intersection with Green Lane.

Zoning: The GC General Commercial District permits retail, commercial and personal service uses on lots by right, having a minimum lot area of 5,000 square feet, minimum lot width of 45 feet and maximum impervious surface ratio of 70 percent.

Present Use: Commercial retail store

COMMENTS

We recognize that this submission is consistent with major ordinance requirements. We recommend that the plan be approved if it meets all ordinance requirements, as determined through the municipal engineer's review, and if the plan complies with the requirements of other applicable reviewing agencies.



This review will be included in the Bucks County Planning Commission board materials for the November 1, 2023, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

LYL:emh
23-0306

cc: William Monach (via email)
Patrick A. Cavanaugh, PLS, Cavanaugh's Surveying Services (via email)
Kurt M. Schroeder, PE, Gilmore & Associates, Borough Engineer (via email)
James Dillon, Borough Manager (via email)
Sally Bellaspica, Borough Zoning Officer and Planning Administrator (via email)