

**LOWER SOUTHAMPTON TOWNSHIP**

**RESOLUTION NO. 2024-**

**A RESOLUTION OF LOWER SOUTHAMPTON TOWNSHIP,  
BUCKS COUNTY, PENNSYLVANIA  
PERTAINING TO 235 ANDREWS ROAD  
TAX MAP PARCEL NO. 21-023-017-016  
RELATING TO APPLICATION OF SEVASTIAN BIRLADEANU  
FOR PRELIMINARY/FINAL LAND DEVELOPMENT**

**WHEREAS**, Applicant is Sevastian Birladeanu of 9753 Verree Road, Philadelphia, PA 19115;

**WHEREAS**, application is for 235 Andrews Road; Tax Map Parcel No. 21-023-017-016 (Property);

**WHEREAS**, an application for Preliminary/Final Land Development was submitted on March 30, 2022;

**WHEREAS**, an application was prepared by Wilkinson & Associates, Inc. and consists of ten (10) sheets dated March 18, 2022, last revised May 31, 2024. Also submitted for review were an Erosion and Sediment Control Plan set consisting of two (2) sheets dated March 18, 2022, last revised May 31, 2024; a Post Construction Stormwater Management Plan Narrative dated August 21, 2023, last revised May 31, 2024; a Post Construction Stormwater Management Plan set consisting of three sheets dated March 18, 2022, last revised May 31, 2024; and Stormwater Drainage Area Plans consisting of three sheets dated March 18, 2022, last revised May 31, 2024 date;

**WHEREAS**, the Property is zoned I - Industrial;

**WHEREAS**, currently the Property is approximately 1.36 acres (gross) in size and is located on the eastern side of Andrews Road and is also Lot 16 of the Scottsville Industrial Park. The existing lot is a stormwater management basin that controls stormwater from the Scottsville Industrial Park;

**WHEREAS**, Applicant proposes to fill in the existing basin to allow the construction of a 6,588-s.f. warehouse building with 17 parking spaces and three loading areas; existing surface basin will be reconfigured into a large underground storm tank infiltration facility to control stormwater runoff; the new building will be connected to public water and sewer, and access to the site will be from Andrews Road.

**WHEREAS**, the Board of Supervisors of Lower Southampton Township is prepared to grant Preliminary/Final Land Development, subject to certain conditions;

**NOW, THEREFORE**, be it resolved, and it is hereby resolved by the Board of Supervisors of Lower Southampton Township, that the Board of Supervisors hereby grants Preliminary/Final Land Development subject to the following conditions:

**A. ZONING ORDINANCE**

1. The proposed warehouse use (Wholesale Business and Storage – Use 57) is permitted by right in the I – Industrial Zoning District. (27-1001.2)

**B. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (SALDO)**

1. Andrews Road does not have any existing streetlights. (22-807)

2. The Township requires or does not require the owner to install, or cause to be installed at owner's expense, metal pole streetlights serviced by underground conduit. No streetlights are proposed.

3. An eight foot solid fence will be installed along Tax Map Parcel No. 21-023-008, New Jersey Avenue and Tax Map Parcel No. 21-023-007-007.

4. Waivers from the Lower Southampton Subdivision and Land Development Ordinance Sections have been requested and granted as listed on the Record Plan (Sheet 3) of the subdivision plan set:

a. Section 22-404.3.F requiring the location, character of existing buildings, species, and size of stand-alone trees three inches in diameter or greater, the outline of all wood areas, quarries, marshy areas, areas subject to inundation, other data which may serve to affect the street, or building layout.

b. Section 22-512.2 requiring all parking lots and bay permitting parking other than parallel shall be physically separated from the street and confined by curbing. No such curbing is required.

c. Section 22-522.2.D requiring the plans to include an inventory of all trees indicating size, species, and location for all trees greater than three inches in caliper.

d. Section 522.5.A requiring buffers for any subdivision or land Development since, as recommended, the buffer areas have been revised to provide additional landscaping.

e. Section 22-522.5.C requiring buffer areas to be designed per specific requirements for tree type and quantities since, as recommended, the buffer areas have been revised to provide additional landscaping.

f. Section 22-522.8 requiring any tree three inches in caliper or greater removed in conjunction with a subdivision or land development shall be replaced on site. Should sufficient area not exist on site, the applicant may install trees elsewhere in the Township, as directed by the Director of Parks and Recreation, or provide a fee-in-lieu of replacement trees to the Township general fund. The fee for each tree shall be determined at market rate for installation, guarantees, etc. The vegetation within basin is considered mostly invasive vegetation

by the Township Engineer. If the basin was maintained properly, vegetation should not be present. No fee-in-lieu will be required.

g. Section 22-601.2 requiring the following standards for disturbance of steep slopes:

1. Eight to 15% slopes. No more than 40% of such areas shall be developed and/or regraded or stripped of vegetation.
2. Fifteen to 25% slopes. No more than 30% of such areas shall be developed and/or regraded or stripped of vegetation.
3. Twenty-five percent or more slopes. No more than 15% of such areas shall be developed and/or regraded or stripped of vegetation.

All steep slopes are manmade and associated with the existing stormwater detention facility.

h. Section 22-601.3 requiring that no more than 30% of such forests may be cleared or developed and the remaining 70% shall be maintained as permanent open space since there was no forest.

i. Section 22-809 requiring sidewalks to be constructed on one side of frontage streets and both sides of all other streets within the subdivision or land development unless, in the opinion of the Board of Supervisors, with the advice of the Planning Commission, they are unnecessary for public safety and convenience. No fee-in-lieu will be required. Installation of sidewalks is deferred but Lower Southampton Township can require in future. A note will be added to the record plan.

j. Section 22-810 requiring that along the existing street on which land development starts, curbs shall be constructed and the existing paved cartway be widened to the curb. No fee-in-lieu will be required. Installation of sidewalks is deferred but Lower Southampton Township can require in future. A note will be added to the record plan.

## **C. SANITARY SEWER**

1. The project proposes the generation of 140 gpd of sewage flow. A service agreement with the Township and establishment of a tapping fee and escrow account will be required prior to plan recording.

2. The proposed sanitary sewer lateral information shown on Sheet 5 does not agree with the information shown on the profile on Sheet 8. The discrepancies should be corrected.

**D. GRADING, STORMWATER MANAGEMENT/STORM DRAINAGE, AND EROSION AND SEDIMENTATION CONTROL**

1. The applicant is advised that an amended NPDES Permit and Erosion and Sedimentation Control Plan Adequacy Letter will be required. (17-401)

2. A Stormwater Management Agreement will be required. The agreement shall be reviewed by the Township Solicitor prior to recording. The agreement must include a reference to a blanket easement to allow the Township to enter the property to inspect Stormwater Management BMPs. (17-704)

3. The 100-year routed outflow must be used at all inlets that discharge to the basin in the storm sewer calculations.

4. The engineer must confirm the pre-development on-site basin volume, as well as a summary of how the volume of the subsurface infiltration bed was determined.

5. A revised Post Construction Stormwater Narrative has been submitted to the Township and the following is required:

- a. The designer should verify the size of the existing storm pipe discharging into the existing basin. It appears that there are two 36" RCP pipes coming into the existing inlet and only one 36" RCP pipe discharging into the existing basin.

Additional information should be provided on the I6 – Basin profile that shows the existing pipe length and slope that is to remain. Only a 30-in. HDPE pipe is proposed from inlet I-6. The pipe inverts shown on the profile do not agree with the inverts shown on the storm sewer summary report page of the narrative.

- b. I-5 is shown as a yard drain. A detail of the yard drain should be added to the plans.
- c. Additional information should be provided on the MH1 – Basin profile that shows the existing pipe length and slope that is to remain.
- d. A detail should be provided for the connection of the existing 12-in. RCP at approximate invert 212.55.
- e. The plans should note the existing basin outlet pipe size and verify the condition of the existing storm manhole that is labeled as "buried".
- f. Additional details should be added to the plans detailing pipe and inlet connections to the proposed storm trap.

6. The allowable maximum grade over the storm trap is shown as 219.50; however, the grading plan shows contours as high as 224.

## **E. GENERAL ENGINEERING COMMENTS**

1. Approval from the Bucks County Water and Sewer Authority is required. Executed water service agreements must be submitted to the Township.

The Applicant has provided a 'will serve' letter from the BCWSA.

2. The entrance curb return radii should be labeled; a detail has been provided for a driveway concrete apron with depressed curb. The designer should determine if a concrete apron is to be utilized.

3. The plan scales on Sheets 3-5 should be verified.

4. For clarity, the steep slopes should not be shown on the grading and utilities plan.

## **F. GENERAL PROVISIONS**

1. Prior to construction, the Applicant shall submit to the Township evidence of all required permits and approvals necessary to complete construction, including but not limited to, the following:

- Pennsylvania Department of Transportation (PennDOT) – Highway Occupancy Permit (HOP) for the proposed street entrance, utilities connections and all frontage improvements;
- Bucks County Conservation District – Erosion & Sedimentation (E&S) Control Plan Approval;
- Pennsylvania Department of Environmental Protection – Nonpoint Discharge Elimination System (NPDES) Permit;
- Pennsylvania Department of Environmental Protection – Act 537 Sanitary Sewer Planning Modules;
- Review by the Fire Marshal;
- Review by the Township Traffic Engineer

2. Material specifications and standards of construction shall be in accordance with Township requirements, except as otherwise provided for herein or by the terms of any future variances, waivers or resolutions related to this project.

3. Compliance with all regulations, rules, resolutions and ordinances of the Township are a condition, except as otherwise provided for herein or by the terms of any future variances, waivers or resolutions related to this project.

4. All application fees and all administrative, legal and engineering expenses owed to the Township for plan review shall be paid in full by the owner prior to release of signed mylar record plans.

**5. The Applicant shall provide paper copies of the complete final record and two (2) signed and notarized mylars, no larger than 24" x 36" of the record plans to the**

**Township. The record plan mylar shall be reviewed and approved by the Township Engineer and signed by the Township Engineer and the Board of Supervisors prior to its return to the owner for recording purposes. The Applicant shall be required to provide to the County an additional paper copy along with the fully executed record plan for recording.**

6. Following release and recording of the record mylar plan, the Applicant shall notify the Township Manager and the Township Solicitor in writing of the plan book, page number and date of recording by the Bucks county Recorder of Deeds Office.

7. The owner shall comply in all respects with the rules, regulations and requirements of all governmental agencies and/or bodies having jurisdiction with respect to this plan application and shall assume all costs, expenses and responsibility in connection therewith, without any liability whatsoever on the part of the Township.

8. Applicant will execute all necessary agreements, such as Development Agreement, Security Agreement and Stormwater Agreement and post all required security.

9. The Board of Supervisors hereby authorizes the Board of Supervisors and/or, the proper officers of the Township to execute and sign agreements and all necessary documents which have been prepared and approved by the appropriate Township professionals and to perform such other or further acts as required for the project to proceed.

**F. APPROVAL**

Approval of Preliminary/Final Land Development is hereby granted subject to the above conditions.

**ADOPTED** and approved this 14th of August 2024.

BOARD OF SUPERVISORS  
LOWER SOUTHAMPTON TOWNSHIP

Attest:

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Joseph Galdo, Township Manager

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