

Post Office Box 1186
301 North Sycamore Street
Newtown, Pennsylvania 18940
215.579.5995 ♦ Fax 215.579.7909
www.wislerpearlstine.com

Edward F. Murphy, Esquire
emurphy@wispearl.com

January 18, 2023

VIA HAND DELIVERY AND EMAIL

Mr. William Wheeler
Borough Manager/Zoning Officer
Hulmeville Borough
321 Main Street
Hulmeville, PA 19047
zoning@hulmeville-pa.gov

RE: Conditional Use Application of Superior Holdings LLC to the Hulmeville Borough Council

Dear Bill:

As you know, this office represents the above referenced Applicant. In that regard, I am pleased to enclose herein fourteen (14) copies of the Conditional Use Application of my client to the Hulmeville Borough Council along with its accompanying attachments and plans. Also enclosed is a check, made payable to Hulmeville Borough, in the amount of \$2,800.00, which I understand represents the applicable \$300.00 filing fee, and \$2,500.00 escrow fee, respectively, for an Application of this type.

I hope you will find the Application and its attachments complete upon your review of same. I appreciate your prompt distribution of the Application and the scheduling of this matter before the Borough's

{02801628 }

ATTORNEYS AT LAW

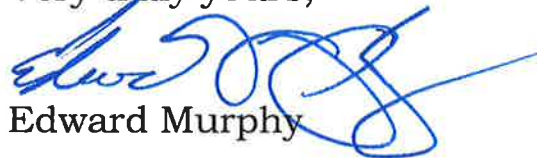
Blue Bell Office:

Blue Bell Executive Campus ♦ 460 Norristown Road, Suite 110 ♦ Blue Bell, Pennsylvania 19422-2323 ♦ 610.825.8400 ♦ Fax 610.828.4887

Wisler Pearlstine, LLP

Planning Commission and Council. Thank you for your continuing courtesies throughout.

Very truly yours,



Edward Murphy



HULMEVILLE BOROUGH

INCORPORATED 1872

321 Main Street • Hulmeville, PA 19047 • 215-757-6531

CONDITIONAL USE APPLICATION

(Please print or type)

Property information:

Property address: 150/152 Trenton Avenue, Hulmeville, PA

Tax parcel number: 16-002-014, 16-001-086, Zoning district: R-3 Residential
16-004-001, 16-003-204

Use requested: B4 Traditional Neighborhood Development Use

Owner information:

Name: Superior Holdings LLC

Mailing address: 3189 Capistrano Lane, Naples, FL 34114

Telephone number:

Email address: ev15@aol.com

Applicant information:

Name: Superior Holdings LLC

Mailing address: 3189 Capistrano Lane, Naples, FL 34114

Telephone number:

Email address: ev15@aol.com

Applicant type: Owner Architect Engineer Attorney
 Owner's representative Other

In addition to the above information, provide attachment(s) which shall contain sufficient information and details to inform the Borough Council of the matters that are at issue. This should include, as applicable, the following or any additional information the applicant feels supports their request.

1. A description of the subject property including the present use of the property.
2. A plot plan showing the proposed project.
3. The proposed use, improvements, or additions to the property.
4. The suitability of the property for the proposed use.
5. The basis upon which the applicant believes the conditional use should be granted, with specific reference to any applicable section of the Borough Zoning Ordinance.
6. Any relief from the Borough Zoning Ordinances and/or Subdivision and Land Development Ordinance which may be required for the project and if any action has been initiated to obtain that relief.

OUTLINE OF PROPOSED CONDITIONAL USE

1. Applicant is the owner of those four (4) certain tracts of ground located at 150/152 Trenton Avenue in Hulmeville Borough, Bucks County, Pennsylvania, which properties are more particularly identified as Bucks County Tax Map Parcel Nos. 16-002-014, 16-001-086, 16-004-001, and 16-003-204 (hereinafter collectively, the "Property"). See Deeds dated December 30, 2019, November 25, 2020, and April 14, 2021, attached hereto as Exhibit "A", and incorporated herein by reference.

2. The Property maintains approximately 45.33 +/- acres, and is located entirely within the R-3 Residential Zoning District.

3. TMP Nos. 16-003-204 and 16-004-001 have historically been maintained for agricultural uses and been known as the Black Farm.

4. TMP No. 16-001-086 is the former site of a wood pallet manufacturing facility, and TMP 16-002-014 maintains a single-family residence.

5. Due to its size and location entirely within the R-3 Residential Zoning District, the Property can be developed as a B4 Traditional Neighborhood Development Use (hereinafter "TND Use") by Conditional Use pursuant to Sections 27-502.2.B and 27-406.2.D of the Hulmeville Borough Zoning Ordinance.

6. Accordingly, Applicant proposes development of the Property for a TND Use consisting of thirty-three (33) apartment units, forty-nine (49) townhouse units, and thirty-nine (39) single-

family dwelling units, all in conformance with Hulmeville Borough Zoning Ordinance, as more particularly depicted in the Plans attached hereto as Exhibit "B" and incorporated herein by reference.

7. The TND Use proposal additionally provides for the permanent preservation of more than 85% of the Property's natural resources and wildlife habitat, and includes the installation of walking trails for residents to enjoy wide swaths of that preserved open space.

8. The TND Use proposal is designed in accordance with the Four Boroughs Regional Comprehensive Plan, is consistent with the spirit and intent of the R-3 Residential Zoning District, and is in the best interests of the Borough, its residents, and the public welfare.

9. The proposal would not be a detriment to adjacent properties, is suitable for its intended location, and would be maintained so as to be in harmony with the existing surrounding neighborhood.

10. As stated hereinabove, the TND Use proposal would be in conformance with the Hulmeville Borough Zoning Ordinance and would not unduly increase traffic and vehicle congestion.

EXHIBIT A
Deeds dated December 30, 2019,
November 25, 2020, and
April 14, 2021

CERTIFIED PROPERTY IDENTIFICATION NUMBERS		
16-003-204-	-	HULMEVILLE BOR
16-004-001-	-	HULMEVILLE BOR
CERTIFIED 01/03/2020 BY TF		

Prepared by:

Trident Land Transfer Company LP
431 West Lancaster Avenue
Devon, PA 19333
Phone: (610)889-7660

Return To:

ATTN: Post-Closing Department
Trident Land Transfer Company LP
Parcel No.: 16-003-204 and 16-004-001

File No.: 19PA10173

DEED

Tracy L. Cassel-Brophy, Esquire, Executrix of the Estate of Harriet Black, deceased and Fred A. Black and Ann Louise Miller, Individually and as Specific devisees

to

Superior Holdings LLC, A Pennsylvania Limited Liability Company

PREMISES:

150 Trenton Road
Borough of Hulmeville
County of Bucks
Pennsylvania

Parcel No.: 16-003-204 and 16-004-001

The address of the above named Grantee(s) is:

179 Matthew Circle
Richboro, PA 18954
*1050 Bonchese Lane #1603
Naples, FL 34114*

Certified by: _____

Erin N. Fungo

DEED

THIS INDENTURE made this 30th day of December, 2019.

Between TRACY L. CASSEL-BROPHY, ESQUIRE, EXECUTRIX OF THE ESTATE OF HARRIET BLACK, DECEASED AND FRED A. BLACK AND ANN LOUISE MILLER, INDIVIDUALLY AND AS SPECIFIC DEVISEES, (hereinafter called the Grantors) and

SUPERIOR HOLDINGS LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY, (hereinafter called the Grantees)

Witnesseth That the said Grantors for and in consideration of the sum () 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, their heirs and assigns .

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

TOGETHER with all and singular the improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of 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 above described with the improvements, 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 do by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns that the said Grantors all and singular the Hereditaments and premises herein above described and granted, or mentioned and intended so to be with the Appurtenances unto the said Grantees, their heirs and assigns, against the said Grantors and against all and every Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by from, or under them or any of them, shall and will WARRANT and forever DEFEND.

CERTIFIED PROPERTY IDENTIFICATION NUMBERS
16-002-014- - HULMEVILLE BOR
CERTIFIED 12/07/2020 BY DW

Prepared by:

Trident Land Transfer Company LP
431 West Lancaster Avenue
Devon, PA 19333
Phone: (610)889-7660

Return To:

ATTN: Recording and Policy Department
Trident Land Transfer Company LP
Parcel No.: 16-002-014

File No.: 20PA10930

DEED

Douglas A. Harris

to

Superior Holdings LLC, a Pennsylvania Limited Liability Company

PREMISES:

152 Trenton Road
Borough of Hulmeville
County of Bucks
Pennsylvania
Parcel No.: 16-002-014

The address of the above named Grantee(s) is:

*1050 Borghese Lane Unit 1603
Naples, FL 34114*

Certified by: _____

TELL

DEED

THIS INDENTURE made this 25 day of NOV, 2020.

Between DOUGLAS A. HARRIS, (hereinafter called the Grantors) and

SUPERIOR HOLDINGS LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY,
(hereinafter called the Grantees)

Witnesseth That the said Grantors for and in consideration of the sum of _____ 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, their heirs and assigns .

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

TOGETHER with all and singular the Improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of 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 above described with the improvements, 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 do by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns that the said Grantors all and singular the Hereditaments and premises herein above described and granted, or mentioned and intended so to be with the Appurtenances unto the said Grantees, their heirs and assigns, against the said Grantors and against all and every Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by from, or under them or any of them, shall and will WARRANT and forever DEFEND.

CERTIFIED PROPERTY IDENTIFICATION NUMBERS		
16-001-086-	-	HULMEVILLE BOR
CERTIFIED 04/19/2021 BY DW		

Prepared by:

Trident Land Transfer Company LP
431 West Lancaster Avenue
Devon, PA 19333
Phone: (610)889-7660

Return To:

ATTN: Recording and Policy Department
Trident Land Transfer Company LP
Parcel No.: 16-001-086

File No.: 21PA01711

DEED

Langhorne Wood Products, Inc.

to

Superior Holdings, LLC, a Pennsylvania Limited Liability Company

PREMISES:

150 Trenton Road
Borough of Hulmeville
County of Bucks
Pennsylvania
Parcel No.: 16-001-086

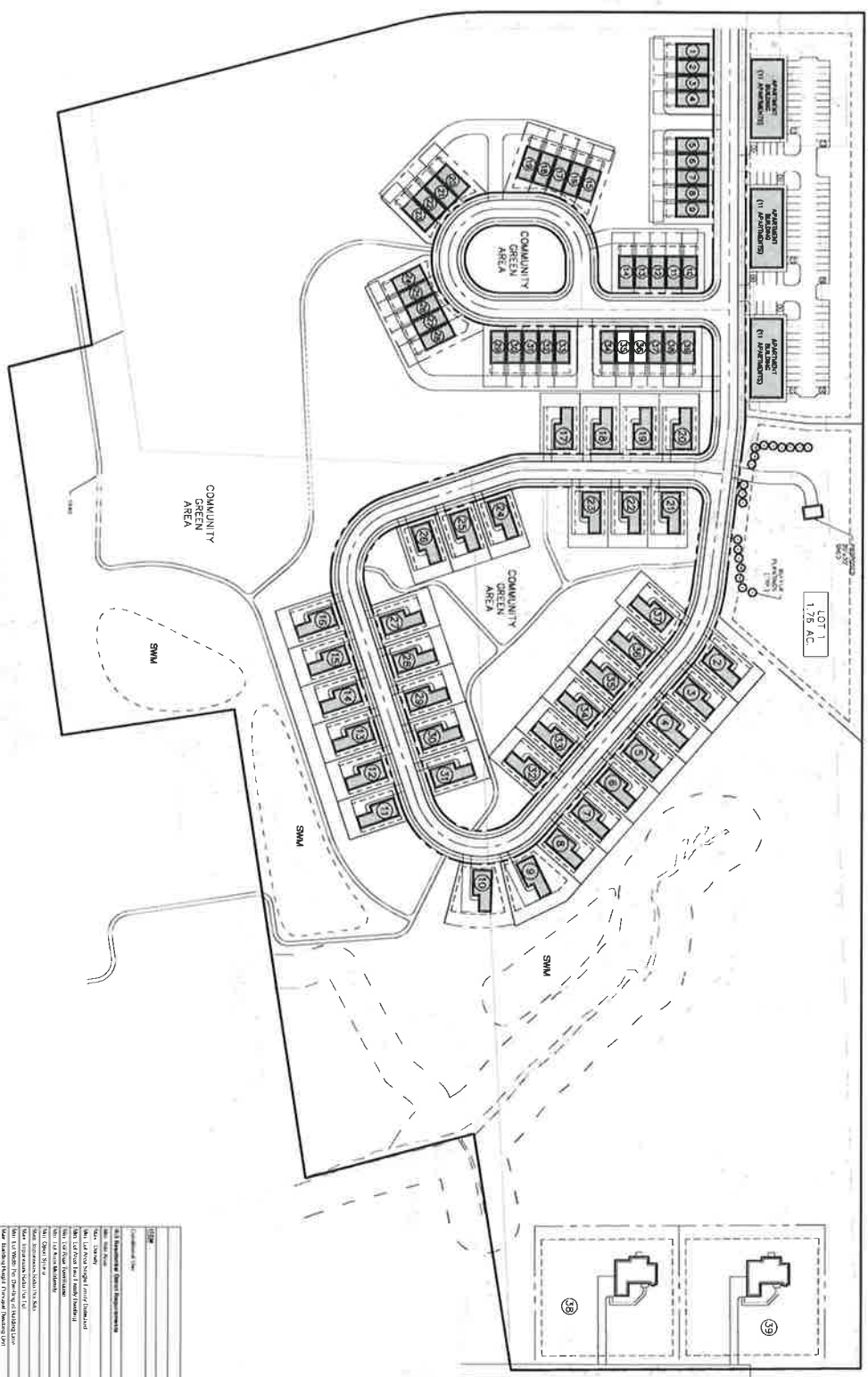
The address of the above named Grantee(s) is:
1050 Borghese Lane, Unit 1603
Naples, FL 34114

Certified by: _____



EXHIBIT B
TND Use Plan

[Full Sized Plans Attached Separately]



1. THE PLAN SHALL BE REVIEWED BY THE ZONING BOARD AND THE BOARD OF SUPERVISORS.
2. THE ZONING BOARD SHALL REVIEW THE PLAN AND THE BOARD OF SUPERVISORS SHALL REVIEW THE PLAN.
3. THE ZONING BOARD SHALL REVIEW THE PLAN AND THE BOARD OF SUPERVISORS SHALL REVIEW THE PLAN.
4. THE ZONING BOARD SHALL REVIEW THE PLAN AND THE BOARD OF SUPERVISORS SHALL REVIEW THE PLAN.
5. THE ZONING BOARD SHALL REVIEW THE PLAN AND THE BOARD OF SUPERVISORS SHALL REVIEW THE PLAN.

Item	Quantity	Unit	Notes
1. 1/2" Thick Rebar	117	ft	
2. 1/2" Thick Rebar	117	ft	
3. 1/2" Thick Rebar	117	ft	
4. 1/2" Thick Rebar	117	ft	
5. 1/2" Thick Rebar	117	ft	

Item	Quantity	Unit	Notes
1. 1/2" Thick Rebar	117	ft	
2. 1/2" Thick Rebar	117	ft	
3. 1/2" Thick Rebar	117	ft	
4. 1/2" Thick Rebar	117	ft	
5. 1/2" Thick Rebar	117	ft	

Item	Quantity	Unit	Notes
1. 1/2" Thick Rebar	117	ft	
2. 1/2" Thick Rebar	117	ft	
3. 1/2" Thick Rebar	117	ft	
4. 1/2" Thick Rebar	117	ft	
5. 1/2" Thick Rebar	117	ft	



SUPERIOR HOLDINGS LLC
 TP# 16-003-204 & 16-004-001
 HULMEVILLE BOROUGH, BUCKS COUNTY, PA

ZONING PLAN

ROBERT T. CUNNINGHAM, P.E.
 PA PE076424

Date	Description



Holmes Cunningham LLC
 409 E. Butler Ave., Unit 5
 Doylestown, PA 18901
 (215) 586-3330
 www.hcengineering.net

Pay No. 1559
 Date 12/19/2022
 Scale 1"=80'
 Drawing No. C1.0
 Sheet 2 of 2