



MEMORANDUM

Date: February 8, 2023
To: Mr. William Wheeler, Borough Manager
From: Amanda Fuller, P.E. - Gilmore & Associates, Inc.
Reference: Superior Holdings, LLC – Conditional Use General Review Comments

Gilmore & Associates, Inc. has reviewed the above referenced Conditional Use Application for the above-referenced project. We offer the following comments, in addition to the Condition Use review letter, dated February 8, 2023, which was issued to Hulmeville Borough. The enclosed comments are provided for the benefit of the Borough, including Council and Planning Commission when considering the Conditional Use application. These comments are in no way comprehensive and the Applicant will be required to submit a full Land Development plan set to accompany a Land Development application.

A. Zoning Ordinance (Z.O.) Review

1. §27-406.2.D. – Outlines the regulations for a Traditional Neighborhood Development (Use B4). The plans should be prepared in accordance with this section.
2. §27-502.3.B. – Outlines the area and dimensional requirements for the R-3 Residential District. The minimum front yard setback for dwellings within the Traditional Neighborhood Development shall be 4 feet. Additionally, the front façade of any principal residence shall be no further than ten (10) feet from the area designated for the sidewalk. It appears that several dwellings are located greater than 10 feet from the proposed sidewalk area and should be revised.
3. §27-603. – Establishes the requirements for traffic visibility across corners. Clear sight triangles should be provided on the plan for the proposed roads and driveways.
4. §27-701.2.D. – States that any individual trees greater than 15 inches caliper may not be removed in a land development proposal without approval of the Borough Council. Any trees to be removed that are larger than 15 inches in caliper should be identified and discussed with Borough Council.
5. §27-701.2.E. – States that wetland areas should be left as open space. The plans show no disturbance to existing wetlands; however, a fifty (50) foot buffer is required around all wetland areas and no construction is permitted within that area. A wetland determination should be performed by the Army Corp of Engineers or by an independent party certified by the Army Corp of Engineers in accordance with the requirements of this section. The results of the wetland determination shall be submitted with sufficient detail to allow a thorough review by the Borough.
6. §27-704.1. – States that a Transportation Impact Study is required for the proposed subdivision since it includes more than fifteen (15) dwelling units. A Transportation Impact Study should be completed meeting the requirements of this section and per Appendix B.

7. §27-704.2 – States that a Water Resources Impact Study is required for the proposed subdivision since it includes more than fifteen (15) dwelling units. A Water Resources Impact Study should be completed meeting the requirements of this section and §27-1301.C.
8. §27-705.5 – States that where open space is designated on a subdivision plan, an open space easement should be granted to the Borough over such open space assuring the open space's protection from future subdivision, development, or use inconsistent with its preservation as open space in accordance with §27-707. The proposed open space areas should be laid out and identified per the requirements of §27-707.
9. §27-710 to 716 - The proposed subdivision shall conform to the requirements of the Nuisance Standards Sections (i.e. noise, lighting, smoke, fumes, vapors, gases, etc.). A note should be added to any future Record Plan stating the same.
10. §27-901.8 – States that any parking areas for three or more vehicles for Residential Uses should be maintained to the satisfaction of the Borough Engineer to be well drained, free of dust, erosion, weeds, trash, and other forms of debris. Any proposed off street residential parking areas to be included as part of the subdivision should be designed to meet this requirement and a note should be added to any future Record Plan stating the same.

B. Subdivision and Land Development Ordinance (SALDO) Review

The plans should be prepared following all requirements identified in the Hulmeville Borough Subdivision & Land Development Ordinance. Any requests for modifications (i.e. waiver requests) should be in writing and should accompany and be a part of the application for development. The request should state the full grounds and facts of unreasonableness or hardship on which the request is based, the provision or provisions of the Chapter involved, and the minimum modification necessary.

C. General Review Comments

1. The Applicant is proposing a total of one hundred and twenty-one (121) residential units as part of the proposed TND development. However, the parking table indicates 112 units are proposed as part of Phase 1 and 121 units are proposed as part of Phase 2. Based on the site plan it appears that only ten townhouse units are proposed as part of Phase 2. Additionally, it appears that Phase 2 is proposed on Lot 1 which contains a single-family detached dwelling unit. It is unclear if the existing single-family detached dwelling is proposed to be removed, in which case the total number of single-family detached dwellings would be thirty-eight not thirty-nine as indicated. The plans should be revised to clarify these inconsistencies.
2. The plans propose sidewalks along the interior roadways and trails within the site that appear to extend to adjacent properties. Additional information should be provided regarding where these pedestrian walkways connect to and what materials will be used for the trails. We also recommend sidewalks or a walking path be provided along the frontage of the site (along Trenton Road) to connect the proposed trail and internal sidewalks.
3. Consideration should be given to constructing a second ingress/egress driveway for the development.
4. The unimproved portion of Pennsylvania Avenue should be improved in accordance with the Hulmeville Borough road standards.
5. A portion of the site is located in Middletown Township. The Applicant should demonstrate compliance with all ordinances for Middletown Township, and should provide proof of applicable approvals from Middletown Township.
6. A title search should be performed and the results submitted to the Borough.

7. The plans should be prepared following all requirements identified in the Hulmeville Borough Subdivision & Land Development Ordinance and the Hulmeville Borough Neshaminy Creek Stormwater Management Ordinance for District "C". Any requests for modifications (i.e. waiver requests) should be in writing and should accompany and be a part of the application for development. The request should state the full grounds and facts of unreasonableness or hardship on which the request is based, the provision or provisions of the Chapter involved, and the minimum modification necessary.
8. Prior to approval of any Land Development plans, approvals/reviews/permits may be required from the following outside agencies:
 - a. Bucks County Planning Commission –
 - b. Bucks County Conservation District –
 - c. PADEP (NPDES Permit) –
 - d. PADEP (Sewage Planning Module Approval or Exemption) –
 - e. PennDOT (HOP) -
 - f. Hulmeville Municipal Authority (Water/Sewer) –
 - g. Hulmeville Borough Fire Marshal –

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

Sincerely,

A handwritten signature in black ink, appearing to read "Amanda Fuller". The signature is fluid and cursive, with the first name "Amanda" and last name "Fuller" clearly distinguishable.

Amanda C. Fuller, P.E., LEED AP BD+C
Borough Engineer
Gilmore & Associates, Inc.