



NEWTOWN TOWNSHIP, BUCKS COUNTY, PA 18940

Subdivision and Land Development **Plan Submission & Scheduling Procedures**

Submission

I. Please fill out the attached application(s)/form(s) and submit the appropriate fee(s) noted with the pertinent application(s)/form(s) along with plans and attachments. Submission items must also be submitted in pdf format.

Sanitary Sewer Requirements for Subdivision and Land Development Applications

For Preliminary Subdivision/Land Development Applications – A completed Planning Module must be submitted with the application package

For Preliminary as Final and Final Subdivision/Land Development Applications – A completed Planning Module must be submitted with the application package. Prior to the signing of the Record Plan(s) by the Planning Commission and Board of Supervisors, the Planning Module must be approved by the Township.

II. Once the application and plans have been reviewed and accepted by the Zoning Officer, the plans and attachments will be forwarded to the consultants (i.e. Township Engineer, Township Planner, Township Traffic Engineer and Township Fire Department) for review. **Please note that it is the applicant's responsibility to send applications and plans with appropriate fees to the Bucks County Planning Commission and Bucks County Conservation District.**

Scheduling (Planning Commission)

I. Once all of the required reviews have been received and the project will then be scheduled before the Planning Commission as long as the following criteria have been met:

- a) Property notifications have been sent to all property owners within 500ft. of the project and our office has received proof of this requirement (copies of certified mail receipts, etc.)
- b) Submission of a Sewage Planning Module as noted above
- c) If the project's escrow has fallen below 50% of the original amount, the applicant will be required to replenish the escrow to the full amount prior to being scheduled for any meetings.
- d) The applicant's engineer must submit response letters to our office addressing all consultant reviews by noon (12PM) on the Friday preceding the Planning Commission meeting date this matter is to be scheduled.

Scheduling (Board of Supervisors)

I. After the project has received a formal recommendation from the Planning Commission, the applicant MUST contact our office and request a date for a hearing before the Board of Supervisors ([see request form on page 2](#)). The applicant will then receive notification from the Township when the project is to be scheduled to be heard by the Board. **Please note that the project will not be automatically scheduled for any Township Board of Supervisors' meeting(s) based on a recommendation by the Planning Commission. Please do not schedule your design team and/or attorney(s) prior to receiving confirmation of the meeting date(s) from the Newtown Township staff.**



NEWTOWN TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

APPLICATION FOR APPROVAL OF
FINAL PLAN FOR MAJOR SUBDIVISION (RESIDENTIAL)

- 1 APPLICATION W/ PLAN SUBMISSION INFORMATION FORM & PROFESSIONAL SERVICES AGMT.
- 3 COPIES OF REPORTS & ATTACHMENTS (I.E. STORMWATER, TRAFFIC STUDY, ETC.)
- 15 FULL PLAN SETS (FOLDED ONLY - ROLLED PLANS NOT ACCEPTED)
- PLAN SUBMISSION ITEMS (REPORTS, SUPPLEMENTAL MATERIALS & PLANS) MUST BE SUBMITTED IN PDF FORMAT

Application is hereby made by the signers of this Application for Approval of Final Plans for a Subdivision. There are attached hereto, 15 copies of such plans, plus copies for the Pennsylvania Department of Transportation, or the sewage and water engineers of neighboring municipalities, if applicable.

<u>DC at Lafayette LLC</u>	<u>201 S. State Street, Suite 1C,</u>	<u>215-208-0228</u>
Owner, of record, of land	<u>Newtown, PA 18940</u>	Phone
	Address	

<u>DC at Lafayette LLC</u>	<u>201 S. State Street, Suite 1C,</u>	<u>215-208-0228</u>
Applicant's Name for Subdivision Approval	<u>Newtown, PA 18940</u>	Phone
	Address	

Applicant is (check one): <u>X</u> Owner	<u>Agent</u>	<u>Proposed Purchaser</u>
<u>Matthew McHugh (Klehr Harrison Harvey</u>	<u>1835 Market Street, Suite 1400,</u>	<u>215-569-1662</u>
<u>Branzburg LLP)</u>	<u>Philadelphia, PA 19103</u>	Phone
Attorney, if any	Address	

<u>Dynamic Engineering Consultants, PC</u>	<u>826 Newtown Yardley Rd, Suite</u>	<u>267-685-0276</u>
Registered Engineer of Surveyor who prepared plans.	<u>201, Newtown, PA 18940</u>	Phone
	Address	

(Note: No plan will be accepted unless prepared by a Registered Engineer or Surveyor)

The Subdivision is to be called Proposed Single Family Detached Residential Development
and will be located at: Penn St, Parcel No. 29-010-032 & 29-010-032-002
and comprises a (whole or partial) tract of 4.95 acres. This original tract is covered by deed or deeds recorded in Book # 2605, Page # 886.

The encumbrances is to be called on this property are as follows: Amount \$ _____, held by

_____ Name	_____ Address
---------------	------------------

Recorded in Book # _____ Page # _____ or Instrument # _____.

Additional encumbrances contemplated on this will be _____

It is contemplated to divide this tract into 4 lots of approximately 1 acres each; on which there will be built houses with an average sales price of \$ TBD. The project will be done in 1 total sections and this application is for sections # 1, _____, and _____; with 4 (number of) lots. There will be approximately 220 lineal feet of new streets built in this section with the following names:

New street names: Lafayette (Extension), _____, _____,

The following existing streets will have to be widened: N/A, _____

The Deed restrictions, especially those to be established, in excess of Township Zoning Requirements, will be:

The improvements contemplated, will include the following: **Cost Estimate to be provided prior to final approval**

		Units	Est. Cost
Streets			
Widening of existing streets			
Curbs, if any			
Sidewalks, if any			
Park Land, if any			
Street lighting, if any			
Storm Drainage			
Water supply and fire hydrants			
Sewage Disposal			
Monuments			
Shade trees			
Etc.			
	TOTAL EST. COST		

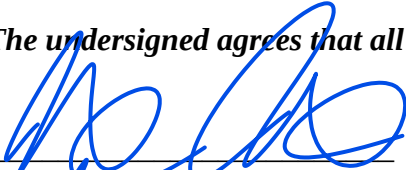
Other special features:

It is proposed to use _____ TBD _____ and _____ and _____ as contractors or sub-contractors for the Improvement Construction.

Recreational areas, parks, play areas, additional rights-of-way, etc. as may or may not be dedicated for public use are as follows:

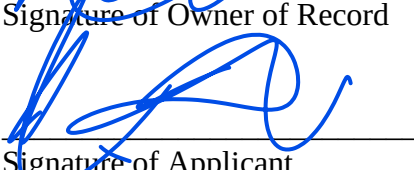
It is desired to start work by _____ TBD _____ and to have it completed in _____ TBD _____ months.

The undersigned agrees that all information provided on this form is true and correct.


Signature of Owner of Record

Nicholas DeLuca
Name of Owner of Record (*Please Print*)

8/31/26
Date


Signature of Applicant

Nicholas DeLuca
Name of Applicant (*Please Print*)

8/31/26
Date

Fees received from applicant (*Filing fees are non-refundable*):

\$ 1,565.00 Filing fee

\$ 7,000.00 Escrow*

\$ 8,565.00 TOTAL

FEES FOR
FINAL PLANS (MAJOR SUBDIVISIONS)

<u>Final Plans</u>	<u>FEE</u>	<u>ESCROW*</u>
3 to 5 lots/units	\$1,565.00	\$ 5,625.00
6 to 10 lots/units	\$2,500.00	\$ 8,125.00
11 to 15 lots/units	\$4,065.00	\$10,315.00
16 to 20 lots/units	\$5,625.00	\$12,190.00
21 to 50 lots/units	\$7,190.00	\$15,625.00
51 or more lots/units	\$8,750.00	\$19,375.00

Revised Final Plans

3 to 5 lots/units	\$1,565.00	\$ 5,625.00
6 to 10 lots/units	\$2,500.00	\$ 7,190.00
11 to 15 lots/units	\$3,125.00	\$ 8,750.00
16 to 20 lots/units	\$4,065.00	\$10,315.00
21 to 50 lots/units	\$5,625.00	\$12,190.00
51 or more lots/units	\$8,125.00	\$15,625.00

*Applicants shall execute a Professional Services Agreement with the Township to establish a professional services escrow account for expenses incurred by the Township for professional consultants as permitted by the Pennsylvania Municipalities Planning Code. Fees for professional consultants shall be charged to the applicant at the same hourly rate as the consultants charge the Township.

The professional services escrow account must be replenished within fifteen (15) days from receipt of written notice by the Township when it is depleted to fifty (50%) of the original amount and further costs are expected to be incurred by the Township. A 12% administration fee will be added to all invoices.

Any unused escrow account balance will be refunded to the applicant upon written request within twelve (12) months of the final hearing. Escrow funds not returned to the applicant within the twelve (12) month period following project completion shall be forfeited to the Township.

Newtown Township

Plan Submission Information Form

Title of Plan Submitted: Proposed Single Family Detached Residential Development

A. Plan Type:

- | | |
|---|---|
| ☐ Minor Subdivision | ☐ Revised Final Plan Submission |
| ☐ Preliminary Major Subdivision | ☐ Preliminary Land Development |
| ☐ Final Major Subdivision | ☐ Final Land Development |
| ☒ Preliminary/Final Major Subd. | ☒ Preliminary as Final Land Development |
| ☐ Tentative PRD Submission | |
| ☐ Final PRD Submission | ☐ Sketch Plan Submission |

B. Plan Information:

Plan Dated: 9/8/2026 Architect: TBD

Plan Proposes: Brief narrative of the proposed activity. Commercial applications include building square footage; Residential applications include number of lots and amount of dwelling unit types:

The proposed project consists of a 4 lot subdivision and single family detached residential dwellings.

Additional improvements will include lighting, landscaping, grading, walkways, driveways, utilities, stormwater management and associated items.

C. Identification:

Applicant Responsible for Submission: DC at Lafayette LLC

Address 201 S. State Street, Suite 1C, Newtown, PA 18940

Phone 267-566-3490 FAX _____ Email james@delucadesignbuild.com

Owner of Record: Same as Applicant

Address _____

Phone _____ FAX _____ Email _____

Equitable Land Owner: N/A

Address _____

Phone _____ FAX _____ Email _____

Architect: TBD

Address _____

Phone _____ FAX _____ Email _____

Engineer: Dynamic Engineering Consultants, PC

Address 826 Newtown Yardley Rd, Suite 201, Newtown, PA 18940

Phone 267-685-0276 FAX _____ Email jgeonnotti@dynamiccec.com

Attorney: Matthew McHugh (Klehr Harrison Harvey Branzburg LLP)

Address 1835 Market Street, Suite 1400, Philadelphia, PA 19103

Phone 215-569-1662 FAX _____ Email mmchugh@klehr.com