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MEMORANDUM

To: Newtown Township Board of Supervisors
Newtown Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: April 2, 2026

Subject: BCPC #13171
Sketch Plan of Subdivision for Lafayette One, LLC
TMPs #29-10-32 and 29-10-32-2
Applicant: Lafayette One, LLC
Owner: Law School Admission Council, Inc.
Plan Dated: February 27, 2026
Date Received: March 4, 2026

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: Subdivide a 4.95-acre site into four single-family detached lots ranging from 30,000 to 49,025 square feet, one 21,544-square-foot lot for open space, and one 25,243-square-foot lot for a proposed stormwater basin. An extension of Lafayette Street, proposed as a cul-de-sac, will provide access to the residential lots. Public water and sewer facilities are intended to serve the development.

Location: Along the southern side of Penn Street, between South Elm Avenue and Pheasant Run. Lafayette Street dead-ends at the site's western border.

Zoning: The R-2 High Density Residential District permits Use B-1 Single-family detached dwellings served by public water and sewer on lots of at least 30,000 square feet with a minimum lot width of 75 feet. A minimum open space ratio of 10 percent is required, and a maximum impervious surface ratio of 13 percent is permitted.

Present Use: Vacant



COMMENTS

1. Existing trees

- a. **Limit of disturbance**—We note that several areas of woodlands and vegetation adjacent to bordering residential properties, and to an office building, are within the limit of disturbance and are shown to be removed. We recommend that woodland and vegetated areas along the site's lot lines be retained. In particular, the identified wooded areas along the property boundary between Lot 1 and adjacent TMP #29-10-32-1, and along the rear property boundary of Lot 4, should be left undisturbed to help minimize impacts to neighboring residents. We also recommend the narrow area identified as woodlands along the rear property boundary of Lot 2 be undisturbed to help shield the office building on the adjacent site.
 - b. **Tree removal**—Section 903.B.6.c. of the zoning ordinance states that no tree larger than 10 inches measured at a point 4 feet above grade shall be removed unless a zoning permit is obtained. Sheet 2 identifies trees meeting this size requirement that are proposed to be removed.
 - c. **Tree protection**—Tree protection fencing must be shown on future plan submissions to help preserve the existing trees that are to remain on the lots. Tree protection should be provided according to the standards of Section 22-529.2.C. of the subdivision and land development ordinance (SALDO) and Sections 274.1. and 903.B.6.a. and b. of the zoning ordinance.
2. **Cul-de-sac**—Section 22-509.1. of the SALDO prohibits permanent culs-de-sac from exceeding 800 feet in length. Future plans should indicate compliance with this requirement.
 3. **Park and recreation land**—Sections 22-1203 and 22-1206 of the SALDO require dedication of land suitable for park or recreation use or a fee in lieu. Future plans should indicate how this requirement will be met.
 4. **Open space and stormwater lots**—Future plans should indicate the intended ownership and who will be responsible for maintenance of the proposed basin area and open space lots.
 5. **Drainage easement**—The sketch identifies a proposed drainage easement along the rear property lines of Lots 3 and 4, bordering residential lots to the south and west. While detailed stormwater plans will be provided in later plan submissions, we recommend that assurances be provided that adjacent residential properties will not be negatively impacted.
 6. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed subdivision. We recommend that the planning module be submitted at the preliminary plan stage to coordinate the subdivision review with the planning module review.

This review will be included in the Bucks County Planning Commission board materials for the May 6, 2026, 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.

LMW:emh
26-0062

cc: Nathan Torok, Lafayette One, LLC (via email)
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