

September 8, 2026
Via Hand Delivery &
Tonic File Transfer

Newtown Township Municipal Office
100 Municipal Drive
Newtown, PA 18940

Attn: Kristie Kaznicki
Municipal Services Secretary

**RE: Proposed Single Family Detached
Residential Development
Penn Street
Parcel No. 29-010-032 &
29-010-032-002
Newtown Township
Bucks County, PA
DEC# 4569 25-05441**

Dear Ms. Kaznicki,

Below please find an itemized response to address the following review letters:

- Sketch Plan Review, prepared by Leanna M. Colubriale, P.E. of Remington & Vernick Engineers, dated March 30, 2026
- Sketch Plan Review, prepared by Michele A. Fountain, PE of ARRO Consulting, Inc., dated April 14, 2026

Sketch Plan Review, prepared by Leanna M. Colubriale, P.E. of Remington & Vernick Engineers, dated March 30, 2026

Zoning Comments

Zone R2 – High Density Residential District

Proposed Use: Single-Family Detached Dwellings (Permitted Use)

1. *A screen buffer shall be provided between the proposed residential development and the light industrial district to the east (§X-1003.B.1).*

Response: Acknowledged. The type and applicability of the districts screening buffer will be further discussed at future Township meetings.

Subdivision and Land Development Comments

2. *Access will need to be provided to the Proposed Basin Lot. (§22-503.4)*

Response: Access to the proposed basin lot has been provided via the Proposed 20' Wide Drainage Easement on Lot 3.

3. *Proposed Lot 1 is irregular shaped. Consider reconfiguring the roadway layout to eliminate the elongated portion of Lot 1 extending into Lot 2. (§22-504.3)*

Response: Acknowledged. Our office concurs Lot #1 is irregularly shaped, and the subdivided parcel has been designed to meet the minimum requirements set forth within the Zoning Jointure for irregularly shaped lots (JMZO §1000.C.2.e: Required lot width at building setback line no less than frontage required at street line).

4. *The applicant shall coordinate with the Township if additional right-of-way dedication is required along Penn Street. (§22-504.7)*

Response: The Penn Street frontage meets the ultimate right-of-way requirement per the SALDO.

5. *Local Streets shall provide a minimum 50' right-of-way and 30 foot cartway. Existing streets may be extended with a cartway width not less than 22 feet. The applicant shall coordinate with the Township. The plan shows a 22 foot cartway width. Future plans shall depict the existing Lafayette Street cartway through the intersection with Sterling Street. (§22-504.17.B) (§22-504.18)*

Response: Please refer to the Lafayette Street Plan & Profile (Sheet 11) which has been provided to show the intended improvements and extension to Lafayette Street from Sterling Street through the proposed development.

6. *Minimum centerline radii for local streets is 150 feet. 100 foot radii is proposed. (§22-505.2.A)*

Response: Acknowledged. The applicant will request a waiver from this requirement.

7. *Cul-de-sacs shall have a minimum radius to the outer pavement edge or curb line of 50 feet and the minimum right-of-way radius of 62 feet. The plan depicts a curb/edge of pavement radius of 40 feet and a right-of-way radius of 50 feet. (§22-509.1)*

Response: Acknowledged. The applicant will request a waiver from this requirement.

8. *Drainage of culs-de-sac shall preferably be towards the open end (§22-509.4).*

Response: Drainage is being designed to mimic existing conditions towards the end of the bulb and ultimately conveyed to the southwest.

9. *An island with curbing and a minimum radius of 18 feet may be required at the Board of Supervisors' discretion in the center of the cul-de-sac and shall, if required, be planted in accordance with the Zoning Ordinance (§22-509.6).*

Response: This will be discussed further at future public meetings.

10. *For all or portions of certain single-family residential subdivisions, appropriate conduit with pull wires shall be installed underground even though standards and lighting fixtures may not be constructed immediately. (§22-513.1)*

Response: Acknowledged. Overhead lines are extended down Lafayette Street to the property line. All on-lot electric is proposed to be underground. Please refer to the Utility Plan (Sheet 9).

11. *Street lighting shall be provided (§ 22-513.4).*

Response: Please refer to the Lighting Plan (Sheet 14)

12. *The addition of curbing along the proposed street shall be discussed with the Township. Curbing is not proposed along the north side of the street. This is consistent with the existing Lafayette Street. (§22-516.2)*

Response: This will be discussed further at future public meetings. The proposed roadway + sidewalk extension design mimics the design of the existing Lafayette Street + sidewalk. A waiver will be requested if necessary.

13. *The addition of sidewalks along the proposed street shall be discussed with the Township. Sidewalk is not proposed along the north side of the street. This is consistent with the existing Lafayette Street. (§22-517.1)*

Response: This will be discussed further at future public meetings. The proposed roadway + sidewalk extension design mimics the design of the existing Lafayette Street + sidewalk. A waiver will be requested if necessary.

14. *Side lot lines shall be substantially at right angles or radial to street lines. The lot lines between Lots 3 & 4 and Lots 1 & 2 are not at right angles. (§ 22-519.4)*

Response: Acknowledged. The applicant will request a waiver from this requirement.

15. *The project shall be required to comply with all applicable items within §22-521 (Storm Water Management), §22-522 (Erosion and Sediment Control), and §26 (Storm Water Management Ordinance).*

Response: Will comply.

16. *The project is greater than one (1) acre of disturbance and will require a NPDES permit from the PADEP.*

Response: Will comply.

17. *The applicant shall propose a water connection to the public water system. A will serve letter from the water authority will be required. (§22-523.2)*

Response: Please refer to the Utility Plan (Sheet 9) which shows the proposed water design. The necessary will serve letter will be obtained from Newtown Artesian Water.

18. *Fire hydrants shall be provided and reviewed by the Fire Chief. Hydrants shall be installed at a maximum spacing so that properties to be built upon shall be within 780 feet of a hydrant. (§22-523.4)*

Response: Plans will be submitted to the Fire Chief for review during the Land Development Design Phase. A proposed fire hydrant is included within the plan set.

19. *Connection to the public sanitary sewer service will be required. A Sewage Facilities Planning Module Mailer will need to be completed and approved by PADEP. (§22-525). This project will require addition to the Neshaminy Interceptor Connection Management Plan (NICMP), which has been requested.*

Response: Please refer to the Utility Plan (Sheet 9) which shows the proposed sanitary sewer design. The ACT 537 Mailer is currently being reviewed by Newtown Township ahead of ultimate submission to DEP. The applicant has already requested to be placed on the NICMP.

20. *All other utility lines including, but not limited to, electric, gas, streetlight supply, cable TV, and telephone shall be placed underground. (§22-527)*

Response: Acknowledged. Overhead lines are extended down Lafayette Street to the property line. All electric beyond this point (and all other utilities) is proposed to be underground. Please refer to the Utility Plan (Sheet 9).

21. *Monuments and iron pins shall be provided at property corners missing markers. (§22-528)*

Response: Monuments have been included in all necessary locations on the Site Plan (Sheet 6).

22. *The project will be subject to the applicable landscaping requirements in §22-529.*

Response: Please refer to the Landscape Plan (Sheet 12).

23. *Street Trees shall be required per §22-530.*

Response: Please refer to the Landscape Plan (Sheet 12).

24. *Buffer yards shall be provided where applicable according to §22-531.*

Response: Acknowledged. The type and applicability of the districts screening buffer will be further discussed at future Township meetings.

25. *Open Space shall be provided in accordance with §22-533.*

Response: Open Space has been provided to satisfy the requirements of the ordinance. Please refer to the Zoning Data Table on the General Notes (Sheet 3) and the Site Plan (Sheet 6).

26. *Streets that are extensions of existing streets shall bear the names of the existing streets (§22-536.3).*

Response: The proposed extension will bear the name Lafayette Street.

27. *Stormwater Management provisions will be required in accordance with §26.*

Response: Acknowledged.

28. *A majority of the existing property drains toward the southwest corner or the rear portion of proposed Lot 4. If a joint stormwater basin is proposed, it is recommended to consider locating it in this area in order to match the existing drainage patterns. (§ 22-503.7)*

Response: The site will be graded in a manner that will allow drainage to mimic the existing drainage patterns. There are two proposed basins incorporated into the stormwater design. This includes a Managed Release Concept (MRC) Basin within the Proposed 'Basin Lot' within the southeast corner of the property and an Infiltration Basin in the southwestern corner of the site. Please refer to the Drainage Plan (Sheet 8).

29. *Based on the existing topography, the proposed stormwater basin area will need to discharge through the adjacent residential properties to the south. The applicant will need to ensure adequate provisions are designed to protect these properties from concentrated discharge created from this development. Consider dispersing the stormwater management across the site. A drainage easement will be required. (§ 22-520.6)*

Response: Acknowledged. The necessary easement will be obtained from the neighbors to tie into an existing inlet on their property. The easement is shown proposed on the Site Plan (Sheet 6).

30. *Vehicle circulations shall be shown for the street and cul-de-sac including fire truck and trash truck (§ 22-535.4).*

Response: Please refer to the Vehicle Circulation Plans (Sheets 20-22).

General Comments

31. *A concrete driveway apron will need to be installed for the adjacent property (TMP 29-014-046) as part of the curb and sidewalk improvements*

Response: A driveway apron has been included for the adjacent property in question. Please refer to the Site Plan (Sheet 6).

32. *Label Sterling Street on the plans.*

Response: Sterling Street has been labeled on the Site Plan (Sheet 6).

33. *Confirm if the proposed street will be Public or Private.*

Response: The proposed extension of Lafayette Street will be a public street

34. *The ADA curb ramps at the intersection of Lafayette Street and Sterling Street shall be upgraded.*

Response: ADA ramps are being proposed at the corner of Lafayette and Sterling Streets to tie into existing grade. Please refer to the 'Grading Inset' on the Grading Plan (Sheet 7).

Sketch Plan Review, prepared by Michele A. Fountain, PE of ARRO Consulting, Inc., dated April 14, 2026

I. ZONING ORDINANCE

1. *The proposed B-1 use, single-family detached dwelling, for Lots 1 through 4 is permitted by-right in the R-2 High Density Residential Zoning District where all dwellings are to be provided with two off-street parking spaces. (405.A.1.c & 803.B.B-1)*

Response: The proposed driveways will provide two off-street parking spaces per dwelling.

2. *This proposal will require the consolidation and subdivision of the two existing parcels. Future submissions must include a separate subdivision plan indicating that the existing property line between the two existing parcels will be extinguished, with four new dwelling lots, a stormwater lot, and open space lot proposed.*

Response: A Major Subdivision Plan will be provided in a future submission.

3. *We note that Lots 1 and 3 are proposed to be exactly 30,000 square feet, the required minimum lot area for single-family detached dwellings with public water and sanitary sewer service. However, Lot 1 is of an irregular shape and Lot 3 includes two, 20-foot- wide storm drainage easements. Lot areas must exclude permanent drainage easements. (201)*

Response: All lots are designed to be 30,000 SF even with easement areas taken out. Please refer to the Zoning Data Table on the General Notes (Sheet 3) and Site Plan (Sheet 6).

4. *General Note No. 8 on Sheet 1 provides a zoning data table. Footnote 1 of this table states that requirements are based off of the proposed dwellings having public sanitary sewer and water service. Future submissions must show the locations of all services. The current plan shows a water main in Lafayette Street. (405.B)*

Response: Please refer to the Utility Plan (Sheet 9) for the proposed location of the water and sanitary services.

5. *The maximum allowable impervious surface area per lot is 13%. We note that Lots 1 and 3 appear to propose maximizing the allowable coverage. Future plans must tabulate the*

proposed impervious surface of each lot. A note on the Record Plan may be required indicating that additional impervious coverage may not be allowed on certain lots. (405.B)

Response: Acknowledged. The Zoning Data Table on the General Notes (Sheet 3) identifies the proposed impervious surface of each lot individually. A note will be added, if deemed necessary during the Land Development phase.

6. *The minimum allowable distance between buildings is 60 ft. The side yard setbacks of Lots 3 and 4, as shown, would result in a distance between buildings of 50 ft. The setbacks must be revised on all lots, including Lot 1, to ensure that the minimum distance is provided.*

Response: The distance between side yard setbacks of Lots 3 and 4 is 50 feet, however, as proposed, the buildings will be placed in such a way that exceeds the 60 foot separation between buildings. Please refer to the Site Plan (Sheet 6).

7. *A 0.49-acre open space parcel is proposed to have frontage on Penn Street only. The applicant should discuss with the Township if this parcel will be offered for dedication or owned and maintained by a homeowners association. Future plans must clearly show all proposed improvements and note that this parcel will be restricted from future subdivision or development. (405.B and 1005)*

Response: Acknowledged. The applicant will coordinate any dedication of this parcel with the Township. There are no improvements proposed on this parcel. The current intent is to have the roadway, open space and basin parcel under ownership of an HOA.

II. SUBDIVISION AND LAND DEVELOPMENT

The following comments are based upon the provisions of the Newtown Township Subdivision and Land Development Ordinance (SLDO):

1. *The applicant proposes a cul-de-sac turnaround which will be an extension beyond the existing "stub" configuration of Lafayette Street. The applicant must discuss with the Township and indicate on future plans if the right-of-way will be private or offered for dedication to the Township. Further, extensions of existing streets are permitted to provide less than the required width so long as a 22-foot cartway width is maintained. The Township Engineer must determine if the 22-foot width proposed is satisfactory for this subdivision, in lieu of 30 feet typically required for local streets. We note that a 50-foot right-of-way width is proposed. (504.17.B)*

Response: Acknowledged. This will be discussed further at future meetings with the Township.

2. *Local roads must have a minimum 150-foot radius at horizontal curves. The proposed extension of Lafayette Street uses a 100-foot radius to provide access to the four new dwellings. (505.2.A)*

Response: Acknowledged. The applicant will request a waiver from this requirement.

3. *Cul-de-sac streets must have a radius of 50 feet. The proposed cul-de-sac appears to have a 40-foot radius. (509.1)*

Response: Acknowledged. The applicant will request a waiver from this requirement.

4. *An island with curbing and a minimum radius of 18 feet may be required at the Board of Supervisors' discretion in the center of the cul-de-sac and shall, if required, be planted in accordance with the Zoning Ordinance. (509.6)*

Response: This will be discussed further at future meetings with the Township.

5. *Lot 1 is of irregular shape due to the extension of its frontage to the east along the cul-de-sac bulb. We interpret this portion of the lot to be a remnant of land. We note that this lot is at the exact minimum area required by the zoning ordinance. Remnants of land shall not be created with a subdivision. (504.4 and 519.6)*

Response: Acknowledged. Our office concurs Lot #1 is irregularly shaped, and the subdivided parcel has been designed to meet the minimum requirements set forth within the Zoning Jointure for irregularly shaped lots (JMZO §1000.C.2.e: Required lot width at building setback line no less than frontage required at street line). Additionally, as previously discussed with your office, our office disagrees the area in question to be considered a 'remnant' piece of land. SALDO §22-503.4 states: "All portions of a tract being subdivided or developed shall be taken up in lots, streets, public lands or other proposed uses so that remnants and landlocked areas shall not be created." The area in question within Lot #1 is being taken up into the lot, provides street frontage, and therefore by definition results in an irregularly shaped parcel (not remnant), which is permissible under the above referenced JMZO subsection.

6. *Lot lines shall be at right angles or radial to street lines. The common lot line of Lots 3 and 4 and the eastern lot line of Lot 1 at the irregular portion of the lot are not radial or at right angles to the street line. (519.4)*

Response: Acknowledged. The applicant will request a waiver from this requirement.

7. *Future plans must tabulate the lot areas exclusive of existing and proposed easement areas. (519.1)*

Response: Lot areas are shown within the Zoning Data Table on the General Notes (Sheet 3) exclusive of existing and proposed easement areas.

8. *We note that sidewalk is proposed to be extended off-site to the intersection with Sterling Street (T-391). As part of this improvement, the existing curb ramps at this intersection should be upgraded to be fully ADA compliant. These improvements may impact a privately planted landscaping bed.*

Response: ADA ramps are being proposed at the corner of Lafayette and Sterling Streets to tie into existing grade. Please refer to the 'Grading Inset' on the Grading Plan (Sheet 7). A temporary construction easement may be required should the Township require these improvements as requested.

9. *We recommend sidewalk be continued to the eastern edge of the driveway paving for Lot 1 so that all proposed lots have direct access to the sidewalk network without crossing the paved roadway. (517)*

Response: Acknowledged. The applicant will request a waiver from this requirement.

10. *The proposed concrete sidewalk will be four feet in width. Due to this width, ADA compliant passing zones must be provided at intervals of 200 feet or less. (517.4)*

Response: Proposed and existing driveways are less than 200 FT apart along the proposed sidewalk path and will serve as the necessary passing zones.

11. *The use of all adjacent parcels must be noted. A landscape buffer is not shown between the rear of Lot 2 and adjacent parcel T.M.P. 29-010-033. It is our understanding this is an off-street parking lot serving an office use which is located in the Light Industrial (LI) Zoning District. The applicant should also consider buffering the proposed cul-de-sac bulb from TMP 29-010-032-001 and the tract from all rear yards from the properties on Grant Street. (529.1.A, 531 & JMZO 1003.B.1)*

Response: Acknowledged. The type and applicability of the districts screening buffer will be further discussed at future Township meetings.

12. *The limits of the tree protection zone must be clarified on future submissions, if not coincident with the limit of disturbance shown on Sheet 2. We note that numerous mature trees will be subject to removal, including 48-inch and 51-inch diameter trees in the driveway area of Lot 2 and stormwater area, respectively. (529.2.C)*

Response: The Limit of Disturbance shown specifically on the ERSAM Plan has been tailored to show that the minimum amount of trees on-site are being preserved to the satisfaction of the Township. Throughout the balance of the plan set this area is clearly marked to be surrounded by Tree Protection Fencing and is not included within the 'demolition hatch' on the Demolition Plan.

13. *Detention basin plantings will be required for the proposed stormwater management facility and must be detailed on future submissions. (529.3)*

Response: Basins are proposed to be seeded in accordance with the requirements. Please refer to the Landscape Plan (Sheet 12).

14. *Street trees will be required along the proposed cul-de-sac roadway. Tree placement should consider the locations of proposed underground utilities, sidewalks, and driveway paving. (530)*

Response: Street Trees are proposed on the Landscape Plan (Sheet 12).

III. GENERAL ENGINEERING CONSIDERATIONS

The following items are general engineering considerations pertaining to the project that were noted by our office during the course of review of the Preliminary Plan submission:

1. *A legend must be provided on Sheet 1 for the various line types.*

Response: Acknowledged. Please refer to the legends provided on the various sheets of the set.

2. *The applicant should determine if there are any deed restrictions or covenants that may otherwise preclude development of the tract as depicted on the submitted Sketch Plan.*

Response: Acknowledged.

3. *A Sewage Facilities Planning Module is required for the four additional EDUs to be generated by the proposed dwellings. Approval from the Newtown Bucks County Joint Municipal Authority is required.*

Response: The ACT 537 Mailer is currently being reviewed by Newtown Township ahead of ultimate submission to DEP. The applicant has already requested to be placed on the NICMP.

4. *Extensions of utility service must be coordinated and authorized by authorities and agencies having jurisdiction.*

Response: Acknowledged.

5. *The applicant must clarify if the stormwater management parcel will be owned and maintained by a homeowners association.*

Response: The proposed stormwater management parcel will be owned and maintained by HOA.

6. *A depressed curb or similar means of access should be provided to the stormwater management parcel.*

Response: A depressed curb has been proposed at the 20' Wide Drainage Easement to provide access to the basin. Please refer to the Site Plan (Sheet 6).

7. *We recommend a painted stop bar and stop sign be added at Lafayette Street at the westbound approach to the intersection with Sterling Street.*

Response: Acknowledged.

8. *Note 14 on Sheet 1 must be revised to remove the last sentence. Any portion of a building that has a roof is part of the building coverage and a setback is to be measured from it. The notes at Lot 1 and Lot 3 will be required to be changed if a roofed porch is proposed. (20201: building coverage)*

Response: Note 14 on the General Notes (Sheet 3) has been revised to remove the last sentence.

We kindly request the enclosed information be reviewed at your earliest convenience.

Should you have any questions, comments or require additional information, please do not hesitate to contact our office.

Sincerely,

Dynamic Engineering Consultants, PC



Justin A. Geonnotti, PE



Matthew T. Mazzella, PE