

August 26, 2026

Micah Lewis, R.L.A. *via email*
Township Manager
Newtown Township
100 Municipal Drive
Newtown, PA 18940

RE: 661 Penn Street Preliminary Land Development Plan – Review #2
TMP 29-010-119-001 & 29-010-037
Twp. Permit #NT260004
Newtown Township
RVE File #PA090875P033

Dear Micah:

Remington & Vernick Engineers (RVE), on behalf of Newtown Township, has reviewed the following submission materials in connection with the application referenced above:

- Newtown Township Application for Conditional Use Approval for 661 Penn Street.
- Anticipated Waiver List for 661 Penn Street, LLC, dated July 28, 2026, prepared by Gilmore & Associates, Inc. of New Britain, PA.
- Appendix C SWM Site Plan Checklist for 661 Penn Street Development, dated January 23, 2026, Gilmore & Associates, Inc. of New Britain, PA.
- Preliminary Land Development Plan Set (33 sheets), dated January 21, 2026, last revised July 27, 2026 prepared by Gilmore & Associates, Inc. of New Britain, PA.
- Truck Turning Plans (2 sheets), dated January 21, 2026, last revised July 27, 2026, prepared by Gilmore & Associates, Inc. of New Britain, PA.
- Post Construction Stormwater Management Narrative, dated January 21, 2026, last revised July 27, 2026 as prepared by Gilmore & Associates, Inc. of New Britain, PA.
- Deed of Record for Parcel No. 29-010-037 (Instrument # 2022072383), dated 12/13/2022, as prepared by Bucks County Recorder of Deeds.
- Deed of Record for Parcel No. 29-10-119-1, dated 12/3/2001
- Newtown Township Plan Submission Information Form
- Sewage Facilities Planning Module Mailer with Attachments for 661 Penn Street Redevelopment
- Parking Assessment, dated July 20, 2026, prepared by Traffic Planning and Design, Inc. of Doylestown, PA.
- Traffic Comment Response Letter, dated 3/4/2026, prepared by Traffic Planning and Design, Inc. of Doylestown, PA.
- Comment Response Letter, dated 7/28/2026, prepared by Gilmore & Associates, Inc. of New Britain, PA.
- Request to Include Future Development on Neshaminy Interceptor Connection Management Plan (NICMP) Form

I. GENERAL INFORMATION

Applicant/Owner: 661 Penn Street, LLC
209 Penns Trail
Newtown, PA 18940
215-968-0600
Attn: Jim Worthington

Plan Preparer: Gilmore & Associates, Inc.
65 E. Butler Avenue
New Britain, PA
267-337-6960
Attn: Ronald G. Monkres, P.E.

Attorney: Wisler Pearlstine, LLP
301 N. Sycamore Street
Newtown, PA 18940
215-579-5995
Attn: Edward F. Murphy, Esq.

Proposal: The Applicant is proposing to consolidate two (2) adjacent lots comprised of commercial / office uses. A portion of the existing office buildings will be demolished to construct a proposed 4-Story Apartment Building and two (2) 4-Story Parking garages. The project will maintain three (3) existing office buildings with new parking improvements. The project includes accessory parking, trail, stormwater management, access drive, sidewalks, landscaping and other site appurtenances.

II. COMMENTS

Upon review of this submission, RVE has the following comments. Any underlined comments must be addressed by the applicant prior to approval.

Zoning Comments

Zoned: O-LI Office-Light Industrial
R-2 High Density Residential
LI Light Industrial

Overlay: LI/O-LI Newtown Commons Overlay District (“Commons Overlay District”)

Proposed Use: J-1 Mixed Use Development (Use Permitted by Conditional Use)

1. On Sheet 3 – Record Plan – The Zoning Information data lists the requirements for the LI/O-LI Newtown Commons Overlay District. Include the requirements for the R-2 Zoning district as the property is split zoned. *Item satisfied.*

2. Provide dimensions of the distance between buildings. (§27-700-A.8.E.4.a) Dimensions have been provided. Revise the dimension between Building 1A and Building 2 to align with the building wall.
3. The applicant shall coordinate with the Township if any additional Streetscape improvements are required along Penn Street or Newtown-Yardley Road. Improvements may include Street Lighting upgrades, benches, bike racks, and signage. (§27-700-A.8.E.5.a) The applicant has indicated they will comply during discussions with the Planning Commission and Board of Supervisors.
4. A large portion of the designated Public Space is occupied by the proposed stormwater basin. The applicant shall coordinate the use of the public spaces with the Township to incorporate appropriate features listed in §27-700-A.8.E.6. The applicant indicates that there are no restrictions for the basin being included in the public space and that they have increased the open space since the prior submission. The applicant shall coordinate with the Township to ensure appropriate features listed in §27-700-A.8.E.6 are provided.
5. Provide information on the trash storage locations and pick-up for all buildings and uses within the site. Trash truck circulation shall be included as well. (§27-700-A.8.E.7.b) *A note has been provided indicating that trash and recycling stations are to be located within the building and accessed via the Garage 1. Item satisfied.*
6. Designate areas on the plan for snow storage. (§27-700-A.8.E.7.e) *Item satisfied.*
7. A minimum 25 foot buffer is required along residential lot lines. Currently the proposed apartment building is within 21 feet of the residentially zoned property to the west. (§27-700-A.8.E.8.a) *Item satisfied.*
8. A minimum setback 1.5 times the height of the building is required along residential lot lines. Currently the proposed apartment building is within 21 feet of the residentially zoned property to the west. A 50 foot high building would require a 75 foot setback. (§27-700-A.8.E.8.b) *Item satisfied.*
9. The Parking Calculation for Town Center Apartments is calculated based on two (2) spaces per unit. This would imply that all the units are Two-Bedroom. Confirm if this is correct. (§27803.J.J-1.4.b) (§27-700-A.8.E.9.a) *The applicant states the apartment building is a mixture of one and two bedroom apartments. Parking calculations revised accordingly. Item satisfied.*
10. Parking is located between the front of the apartment building and Penn Street. Parking shall be located in the side or rear yards of buildings and not in the front yard or in front of the buildings. (§27-700-A.8.E.9.b) *Item satisfied.*
11. The applicant shall coordinate with the Township if a cross access easement shall be provided for vehicular circulation shall be provided with either of the properties to the east. It appears that the proposed drive aisles line up with the existing adjacent drive aisles. (§27-700-A.8.E.9.c) The applicant indicates they will comply.

12. Confirm if the parking garage connected to the Apartment Building will be gated and only accessible to residents. (§27-700-A.8.E.9.d) *Applicant has confirmed Parking Garage 1 will be restricted to residents of the apartment building. Item satisfied.*
13. Additional pedestrian crossings shall be provided across the central drive aisle for pedestrian circulation. Provide a crosswalk between the drop off loop of Building 1A and Building 4. Provide a crosswalk between Building 2 and Building 3. Include textured paving in the crosswalk detail. (§27-700-A.8.E.9.f) *Crosswalks provided. The applicant shall consider providing a crosswalk closer to Building 2 and 3 for shared parking access.*
14. 75% of the required parking spaces in the LI and O-LI Districts may be 9' x 18' and shall be double-striped. The remaining 25% of parking spaces shall be 10' x 20'. Provide a calculation showing compliance with this section. (§27-700-A.8.E.9.f) *Item satisfied.*
15. There are a total of 1,072 parking stalls are provided in the Parking calculation including 20 handicapped parking spaces shown on the plan. 21 ADA parking stalls are required. Confirm if there are handicapped parking spaces proposed within the garages. Handicapped stalls shall be 12.5' wide by 20' long. (§27-1001.B.3) *ADA parking stalls within Garage 1 do not meet the dimensional requirements of the ordinance.*
16. At the southwest corner of the property, one of the end parking spaces shall be striped and signed for dead-end parking turn around in the event the lot is full. (§27-1001.B.6) *Parking lot has been removed. Item satisfied.*
17. No off-street parking spaces shall be located less than 20 feet from any public street right-of-way line and 10 feet from any property line. The parking area at the Southwest corner of the property is 17.8 feet from the ROW. (§27-1001.F.6.a) *Parking lot has been removed. Item satisfied.*
18. Parking areas shall be permitted within required yards in OR Office Research, LI Light Industrial, O-LI Office-Light Industrial Districts. (§27-1000.E.1) *Comment acknowledged.*
19. Except in the TC Town Commercial District, parking areas of a 20-vehicle width shall be separated from one another by planting strips not less than 10 feet in width. (§27-1001.F.6.c) *Comment acknowledged.*
20. No loading berth for vehicles of more than two-ton capacity shall be located less than 100 feet from any residence district. No permitted or required loading berth shall be located within 50 feet of any property line. The fire lane on the north side of Building 1A appears to be utilized for loading based on the truck circulation plan and is within 50 feet of the R-2 zoned property to the west. (§27-1002.B) (§22-515) *The applicant indicates that no loading berths are necessary as part of the plan. Confirm if the Amazon/FedEx/UPS delivery drop zone next to the apartment building will be utilized for resident move-in operations.*
21. *Loading Berths shall be provided for each of the office buildings in accordance with (§27-1002.I) (§22-515). The applicant indicates that the 3 existing buildings have not needed a loading berth in over 20 years, however, loading berths shall be provided.*

22. Provide screening for all existing and proposed mechanical and electrical equipment. There are transformers and mechanical equipment around the existing office buildings. (§27-1003.C.3) *Item satisfied.*
23. Provide site capacity calculations on the Record Plan. (§27-902) *Item satisfied.*
24. Provide clear sight triangles at the driveway intersections with Penn Street and Newtown-Yardley Road. (§27-1000.G) *Item satisfied.*
25. Delivery Truck circulation is crossing the double yellow line in Penn Street. (§27-1001.C.2.d) *Item satisfied.*

Subdivision and Land Development Comments

26. The applicant shall submit copies of the deeds of the properties to be consolidated. (§22-402.2.B) *Item satisfied.*
27. Provide dimensions of the cartway widths in Penn Street and Newtown-Yardley Road. (§22-402.3.B) *Item satisfied.*
28. Provide the locations of existing features (i.e. streets, structures, utilities, etc.) within 400 feet of any part of the land to be subdivided or developed (§22-402.3.B). The applicant has requested a waiver from this requirement. The plans shall include the property owner information across Newtown-Yardley Road. *Adjacent property information provided. The applicant requests a waiver from this requirement.*
29. Provide the locations of the existing office building utility laterals. Specifically, the water service and sanitary sewer from Buildings 2 and 3 are missing. (§22-402.3.E) *The applicant indicates that the sanitary laterals drain to the main in Newtown-Yardley Road and there is no proposed disturbance within their vicinities. Confirm if the existing water laterals connect toward Newtown-Yardley Road and will not be impacted by construction.*
30. There appears to be steep slopes across the property that are not called out on the plans (§22-402.3.H). *The applicant states that the on-site steep slopes are man-made and not natural resources subject to the protection requirements of the ordinance. Add a hatch to the steep slope areas on the plan and denote them as man-made.*
31. Confirm if there is any Ultimate Right-of-way associated with Penn Street (§22-402.4.A). *The applicant indicates that the previously dedicated right-of-way (30' half width) exceeds the minimum required for a local street. Item satisfied.*
32. The applicant shall submit the plans to the Fire Chief for review of the truck circulation, fire lanes, and proposed hydrant locations. (§22-402.4.A.(7)) *The applicant states that the plans have been reviewed by the Fire Chief. Provide a copy of the review/approval letter.*
33. Existing retention basin 1 drains through the adjacent lot. Confirm if there is a drainage easement with this property (§22-402.4.K). *The applicant states that the adjacent property contains a generic utility easement for all utilities including storm. Item satisfied.*

34. Provide tree dripline locations for trees to be saved. The tree protection zone shall be included on the plan. (§22-402.4.M.(5)) *The applicant has indicated that this information is not provided, but these trees will be protected to the greatest extent possible. The applicant shall request a waiver from this requirement if it cannot be met.*
35. Confirm if the Proposed Public Space is to be dedicated to the Township. (§22-402.4.N) *The applicant states that the public space is to be held privately by the LLC.*
36. The proposed water line extends past the main and into Penn Street. Clarify if this line is intended to tie into the existing main. (§22-402.4.O.(2)) *Item satisfied.*
37. The Record Plan shall include the impressed seal of the land surveyor currently registered and licensed in Pennsylvania who prepared the plan and the impressed seal of the Township. (§22-406.1.A) *Item satisfied.*
38. The Record Plan shall include the impressed seal of a notary public or other qualified officer acknowledging owner's statement of intent. (§22-406.1.C) *Item satisfied.*
39. The Record Plan shall include a statement to the effect that the applicant is the owner of the land proposed to be developed and that the subdivision or land development shown on the final plan is made with his or their free consent and that it is desired to record the same. (§22-406.2.A) *Item satisfied.*
40. The Record Plan shall include the signatures of the owner of the land, if the owner of the land is a corporation, the signatures of the president and secretary of the corporation shall appear. (§22-406.3.A) *Item satisfied.*
41. The applicant shall confirm that there are no Class I or Class II Historic Resources within 500 feet of the proposed project. The project is adjacent to Newtown Cemetery. (§22-408.1.A) *The applicant states that the adjacent cemetery is not defined as a historic resource in the ordinance or comprehensive plan.*
42. Where a subdivision abuts or contains an existing or proposed major thoroughfare, collector, or primary street the Board of Supervisors may require dedication of additional right-of-way to provide the minimum right-of-way specified hereinafter for that existing or proposed street and to provide marginal access streets and rear service alleys. (§ 22-504.7) *The applicant states that both existing right-of-ways satisfy the ordinance requirements. It appears there is an existing ultimate right-of-way delineated along Newtown-Yardley Road that was not formally dedicated to the Township. The applicant shall coordinate with the Township.*
43. If additional traffic problems are created, both sides of the major thoroughfare, collector or primary streets are to be improved as a responsibility of the subdivider himself, or by means of sufficient funds escrowed for use by the Township to execute such improvement. (§22-504.8) *The applicant refers to the recommendations made by the traffic engineer.*
44. Provide Sight Distance triangles at the exits onto Penn Street and Newtown-Yardley Road. (§22-507.7) *Item satisfied.*

45. Provide a dimension from the exit driveway on Penn Street with the opposite driveway to the west. (§22-508.2) *Item satisfied.*
46. Dimension the width of the Entrance and Exit driveways off of Penn Street and Newtown-Yardley Road. (§22-508.2) *Item satisfied.*
47. Based on the Grading Plan, it appears that the existing driveway off of Newtown-Yardley Road is to remain with the addition of new sidewalk connectors. However, the driveway profile on sheet 18 shows a proposed grade line into the intersection with Newtown-Yardley Road. Clarify if the driveway is to remain. Confirm that the exit driveway complies with §22-508.3. *Item satisfied.*
48. Dimension the width of the proposed fire lanes. (§22-511.1) *Item satisfied.*
49. The applicant shall submit the plans to the Fire Marshal for review of the fire lanes. No fire lanes are proposed along Buildings 2 and 3. *The applicant states that the fire department has reviewed the plans and a fire lane has been added behind the proposed apartment building. No additional fire lanes were required around Buildings 2 and 3. Provide Fire Department Review Letter.*
50. Pedestrian crosswalks and refuge islands shall be provided at intervals not exceeding 200 feet along the length of each parking area (§22-514.4). The applicant has requested a waiver from this requirement. *Additional crosswalks have been provided and this waiver has been removed. Item satisfied.*
51. Dimension the minimum landscape island widths. The minimum width of islands shall be 10 feet (§22-514.5). *Item satisfied.*
52. Provide dimensions between the parking areas and the nearest building wall. The parking area shall not be closer than 20 feet (§22-514.9). The applicant has requested a waiver from this requirement.
53. Provide additional stop controls in the surface parking lots for the office buildings for safe circulation. (§22-514.12) The applicant states that stop bars have been provided, but it is not desired to provide, however, the applicant shall provide stop bars.
54. Provide a stop bar and sign for vehicles exiting the Apartment building garage. (§22-514.12) *Item satisfied.*
55. Verify that the exit driveway onto Penn Street provides sufficient stacking space for the proposed traffic for the development. (§22-514.13) *Item satisfied.*
56. Provide curbing along the remaining frontage of Newtown-Yardley Road (§22-515) *Item satisfied.*
57. The plans proposed the use of Belgian Block curbing. The curbing within the Right-of-Way shall be concrete curb. (§22-515) Clarify the seam callout on the plans.

58. Sidewalks shall be provided along Newtown-Yardley Road (§22-517). The existing path shall be replaced and reconstructed with new concrete sidewalk. The applicant states that the asphalt path continues beyond the property frontage and is in good condition. They would like to discuss maintaining the existing asphalt path with the Planning Commission. This shall be reviewed with the Township.
59. Provide a seven (7) foot wide grass strip between the proposed sidewalk on Penn Street and the curb (§22-517.4). *Item satisfied.*
60. Additional sidewalks shall be provided for access from Parking Garage 2 and the office buildings. (§ 22-517.5) *Item satisfied.*
61. Provide 20 foot easements for storm drainage and 30 foot easements for sanitary sewers (§ 22-520.1). *A blanket easement is being offered to the Township. Item satisfied.*
62. Newtown Cemetery stormwater runoff drains through the subject property. This drainage is being changed from surface flow to piped drainage as part of the development. A drainage easement shall be provided. The existing 100 foot wide utility easements on-site are called out to be vacated. Please clarify. (§22-520.2) *The applicant has provided a sub-surface detention basin to intercept the off-site runoff and convey the drainage to Penn Street. Item satisfied.*
63. Existing retention basin 1 drains through the adjacent lot to the south. Confirm if there is a drainage easement with this property. (§22-520.6) *The applicant indicates that a title search of the subject property did not identify a specific drainage easement. The applicant notes that the discharge from the existing basin is being reduced in the proposed conditions compared to the current conditions. Item satisfied.*
64. Provide a water will serve letter from the Water Authority (§22-523). Applicant states that the water will serve letter is pending.
65. 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 (§22-525.1). The project requires sanitary sewer planning and will require addition to the Neshaminy Interceptor Connection Management Plan (NICMP). We understand this coordination is ongoing. The applicant indicates that the planning module paperwork was submitted in January.
66. All other utility lines including, but not limited to, electric, gas, street light supply, cable TV, and telephone shall be placed underground. (§22-527) *Item satisfied.*
67. Provide screening for all existing and proposed mechanical and electrical equipment. There are transformers and mechanical equipment around the existing office buildings. (§22-529.1.H) *Item satisfied.*
68. Parking areas of a twenty-vehicle width shall be separated from one another by planting strips not less than 10 feet in width (§22-529.4.D). *Item satisfied.*
69. Provide a calculation for multi-family development landscaping per §22-529.5. Based on the landscape calculations, the applicant has requested a fee in lieu from this requirement.

70. Provide a buffer yard compliance between the Proposed Apartment Building with the cemetery to the west and the office buildings to the east. (§22-531.1) *Item satisfied.*

Stormwater Comments

71. Provide an access easement around all stormwater management facilities is required that would provide ingress to and egress from a public right-of-way (§26-222.1.B.(3)(h)). *Blanket stormwater easement is being offered. Item satisfied.*
72. On the PCSM Plan, provide the following signature block for the design Engineer: "I, (Design Engineer), on this date (date of signature), hereby certify that the SWM Site Plan meets all design standards and criteria of the Newtown Township Stormwater Management Ordinance." (§26-222.1.B.(3)(n)) *Item satisfied.*
73. On the PCSM Plan, provide a statement, signed by the applicant or site owner, acknowledging that any revision to the approved SWM site plan must be approved by the Township and that a revised E&S plan may be required to be submitted to the Conservation District. The statement should also include a note acknowledging that the stormwater BMPs are fixtures that cannot be altered or removed unless approved by the Township. (§26-222.1.B.(3)(o)) *Item satisfied.*
74. An NPDES permit is required since the project is disturbing over one (1) acre. (§26-223.1.B) The applicant states that an NPDES permit application is under review by BCCD.
75. The minimum diameter of all storm drainage pipes shall be 15 inches. There are proposed storm pipes that are less than 15 inches. The applicant has requested a partial waiver from this requirement. (§26-231.25.B) (§22-521.3.B)
76. PCSM Narrative – DEP Spreadsheet – For BMP 2, 5.25 in/hr was used for the infiltration rate. Provide a calculation showing how the field rates were converted to design rates. On page 9, V.e., it is stated that the infiltration rates for Basin 2 was determined by averaging the infiltration rates from testing and applying a safety factor of 2. (§26-235.1.C.(5)(d)) *The infiltration tests performed across the site are inconsistent. Three (3) of the tests produced a rate of 0.00 in/hr, one test produced 0.50 in/hr, and one test produced 10.5 in/hr. BMP 2 includes an underdrain. Item satisfied.*
77. In the PCSM Narrative, it states that there is no change to Drainage Area 3 (POA 2), but the project is proposing sidewalk in this area that will change the post-development rates from the pre-development rates. Also clarify on the driveway profile if the driveway off of Newtown-Yardley Road is existing to remain or to be reconstructed. (§26-236.1) *Item satisfied.*
78. The TC Calculation for Bypass E in the Predevelopment condition shall be revised to reflect the overland conditions. The runoff from this area is flowing onto the adjacent property. (§26-237.4) *Item satisfied.*
79. Provide a minimum grade of 2% for proper drainage at the bottom of Basin 2. The applicant has requested a waiver from this requirement. (§26-222.1.C.(11)(m)) (§22-521.5.I)

80. PCSM Narrative – Page 28 – Inlet DA 20 lists no impervious coverage. There are asphalt driveways in the cemetery that should be included in the calculation. *Item satisfied.*
81. Confirm if tailwater conditions were modeled in the storm sewer capacity calculations. *Item satisfied.*
82. PCSM Narrative – Page 131 – The flow rates for lines 5, 18, and 45 exceed the pipe capacity. *Item satisfied.*
83. PCSM Narrative – Page 2 – Revise the certification to state Newtown Township Stormwater Management Ordinance. *Item satisfied.*
84. Provide an aerator for the existing wet pond (Basin 1). (§ 26-238.2) *Item satisfied.*

General Comments

85. Provide ADA curb ramps at all sidewalk crossings. *The applicant states that detailed design of the ADA ramps will be furnished during the final plan submission. Item satisfied.*
86. Provide dimensions of the radii at the Penn Street entrance driveway. *Item satisfied.*
87. The minimum drive aisle width is 25 feet. In parking garage 1, the width is dimensioned as 24 feet. Provide dimensions of the parking stalls and aisles in parking garage 2. *Item satisfied.*
88. Show Street centerlines and dimensions to the right-of-way line along the project frontages. *Item satisfied.*
89. Provide clarification of the loading and delivery operations for the proposed Apartment Building. It appears that there are front and rear drop off loops, but they are not circulated on the Truck Turning Templates. *Item satisfied.*
90. The distribution of parking stalls across the site is not in alignment with the required demand. For instance, Building 2 requires 116 parking spaces, but the adjacent parking lot only supplies 57 parking spaces. Clarify the shared use and limitations of the parking stalls across the site. Confirm if all the office buildings will have access to Parking Garage 2. If so, appropriate pedestrian accessibility shall be provided from the office buildings to the garage. *The applicant refers to the Parking Assessment prepared by TPD Inc.*
91. Consider routing the storm sewer around Building 1A instead of underneath of it. *Pipe eliminated from design. Item satisfied.*
92. Install ADA ramps / DWS at the existing driveway off of Newtown-Yardley Road. *The applicant states that detailed design of the ADA ramps will be furnished during the final plan submission. Item satisfied.*
93. Plan Sheets 2, 3, and 4 are 24"x36" in size while the rest of the plan set is 30"x42". Please revise to have one plan sheet size throughout the plan set. *The applicant states that the recording plans are set at 24"x36" so the Bucks County Recorder of Deeds will accept the plans. Item satisfied.*

94. Confirm ADA accessible paths from the proposed ADA parking stalls to the buildings. Specifically, for Buildings 2, 3, and 4 including ADA curb ramps.
95. Provide additional striping and pavement markings to clarify the traffic circulation entering and exiting around the proposed medians off of Penn Street.

III. WAIVERS REQUESTED

The Applicant has requested the following waivers:

1. §22-402.3.B,C – to allow the aerial photograph plan in lieu of the field survey showing existing features within 400 feet of the property.
2. ~~§22-514.4 – from providing pedestrian crosswalks and refuge islands at intervals not exceeding 200 feet along the length of each parking area.~~
3. §22-514.9 – to allow the parking area to be closer than 20 feet to the outside wall of the nearest building.
4. §22-521.3.B – from providing the minimum diameter of all storm drainage pipe of 15 inches.
5. §22-521.5.I – from providing a collecting swale to drain basins for use in recreation.
6. §22-530 – Existing street trees may be counted toward street tree requirements per section 529.2.A, only by waiver request.

RVE's recommendation for approval is contingent upon the applicant satisfactorily addressing each underlined comment and submitting revised plans and other materials. In conjunction with any resubmission, the applicant must provide a response letter using the same numbering system and explaining how each underlined comment has been satisfactorily addressed.

Should you have any questions, please feel free to contact our office at (267) 394-4500.

Sincerely,

REMINGTON & VERNICK ENGINEERS

By



Leanna M. Colubriale, P.E., CFM, Senior Associate
Township Engineer

LMC/ehd

cc: Jim Worthington, 661 Penn Street, LLC, Owner & Applicant
Ronald G. Monkres II, P.E., Gilmore & Associates, Inc., Plan Preparer (via email)
Edward F. Murphy, Esq., Wisler Pearlstine LLP, Attorney (via email)
Katherine McGovern, Newtown Township, Assistant Township Manager (via email)
Kristie Kaznicki, Newtown Township, Administrative Assistant (via email)
Michael T. Italia, BCO, CZO, Zoning Officer (via email)
David J. Sander, Esq., Kilkenny Law LLC, Township Solicitor (via email)
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