

PERKASIE BOROUGH COUNCIL

Agenda for Council Committee Meeting of August 4, 2025

1. Meeting Convenes at 7:00 PM – Council Meeting Room
2. Invocation and Pledge of Allegiance – Mayor Hollenbach
3. Attendance
4. Recognition of Pennridge 12U Little League Team – Mayor Hollenbach
5. Public Forum
6. President's Remarks
7. Public Works Committee Meeting, Councilors: Steve Rose (Chair), Chuck Brooks, Robin Schilling, Dave Worthington
8. Public Utility Committee Meeting, Councilors: Dave Weaver (Chair), Scott Bomboy, Kelly Laustsen, Jim Ryder
 - A. Perkasio Wholesale Power Cost Monthly Report
 - B. Discuss Review of AMP Tallgrass Project
 - C. Installed Capacity Update
9. Planning and Zoning Committee Meeting, Councilors: Robin Schilling (Chair), Randy Faulkner, Dave Weaver, Dave Worthington
 - A. Consider Resolution #2025-37 – WP Perkasio, LLC – Starbucks Drive-Thru – Preliminary As Final Land Development Plan
 - B. Consider Resolution #2025-38 – Stormwater Agreement for Green Ridge Estates West
 - C. Update on Construction Progress – Constitution Square
10. Parks and Recreation Committee Meeting, Councilors: Dave Worthington (Chair), Scott Bomboy, Randy Faulkner, Robin Schilling
11. Personnel and Policy Committee Meeting, Councilors: Chuck Brooks (Chair), Kelly Laustsen, Steve Rose, Jim Ryder
 - A. Consider Hiring of First Class Lineman
12. Finance Committee Meeting, Councilors: Scott Bomboy (Chair), Chuck Brooks, Randy Faulkner, Jim Ryder, Robin Schilling
 - A. Consider Resolution #2025-39 – Constitution Square Escrow Release #6
 - B. Consider Resolution #2025-40 – 1017 N. Ridge Road – Final As-Built Escrow Release
13. Economic Development Committee Meeting, Councilors: Kelly Laustsen (Chair), Randy Faulkner, Steve Rose, Dave Weaver
14. Public Safety Committee Meeting, Councilors: Randy Faulkner (Chair), Chuck Brooks, Mayor Jeff Hollenbach, Kelly Laustsen, Jim Ryder
15. Historical Committee Meeting, Councilors: Scott Bomboy (Chair), Steve Rose, Dave Worthington
 - A. Consider Award of Bid 2025-05 – South Perkasio Covered Bridge – Timber Superstructure
 - B. Consider Award of Bid 2025-06 – South Perkasio Covered Bridge – Abutments
16. Youth Councilor Report
17. Other Business
18. Executive Session

- 19. Public Forum
- 20. Press Forum
- 21. Adjournment

Next Meeting: *Tuesday, September 2, 2025 – 7:00 PM*

Perkasie Borough Council agendas are available via e-mail in advance of the meetings. Please send any agenda requests to: admin@perkasieborough.org. The agendas and Perkasie Borough Council meeting packets are both available on the Borough's website at www.perkasieborough.org.



Scan the QR code to find Perkasie
Borough meeting dates, agendas,
packets and minutes.

Borough of Perkasio

Calendar Year 2025



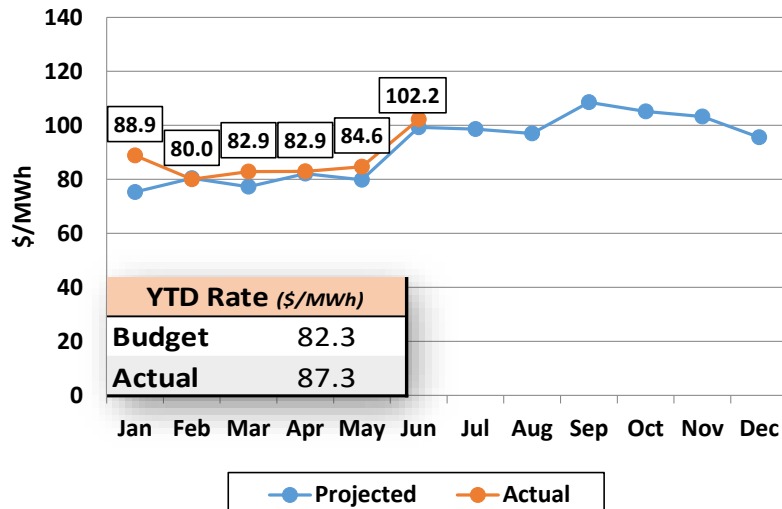
Wholesale Power Cost Summary
June 2025



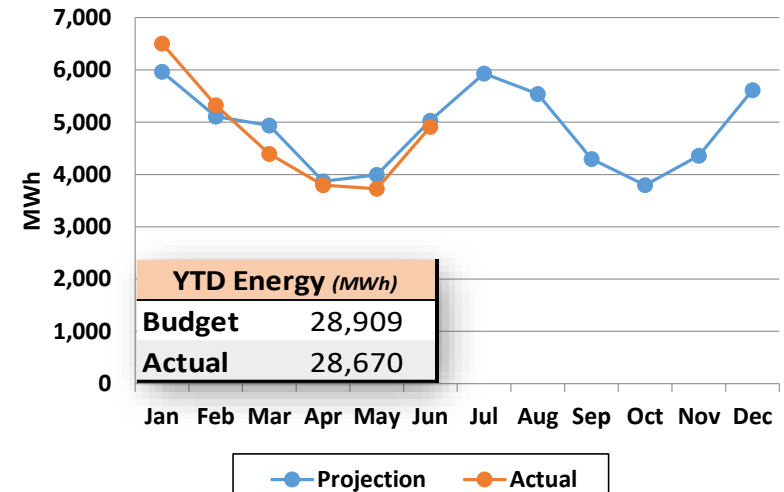


2025 Year to Date Wholesale Power Summary

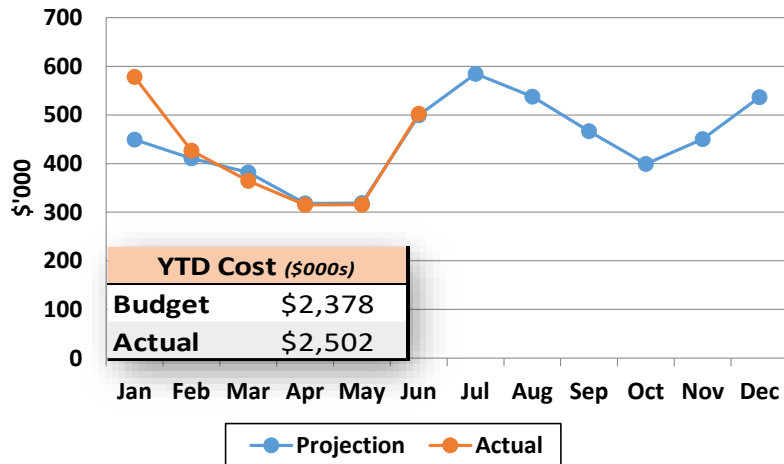
All-in Wholesale Power Rate



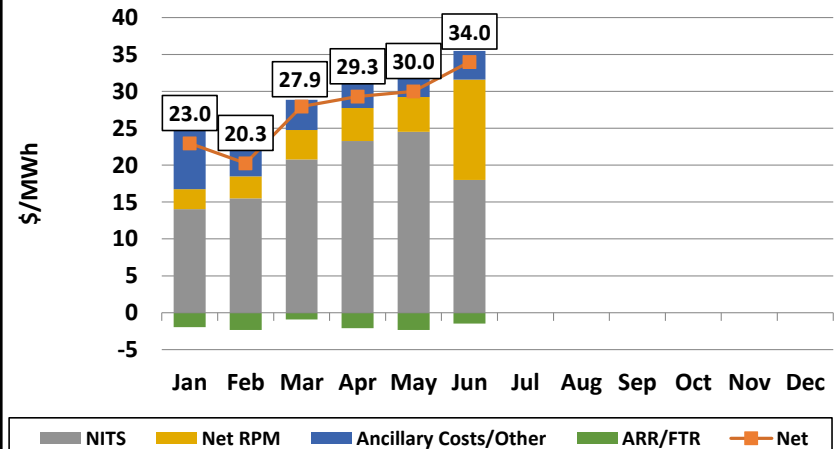
Total Energy Requirements



All-in Wholesale Power Cost



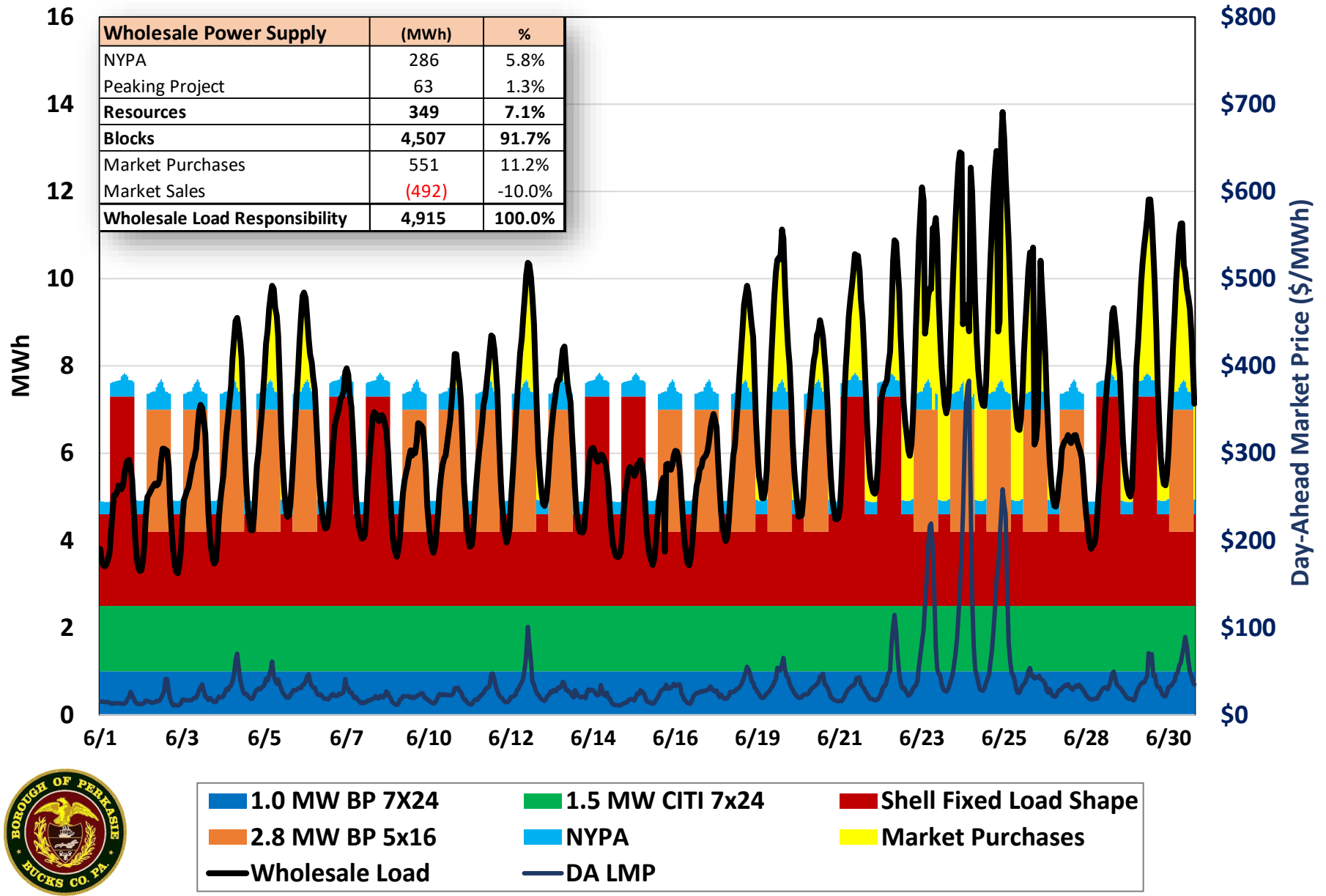
PJM Rates



1/ Excludes PJM Market Interaction Costs

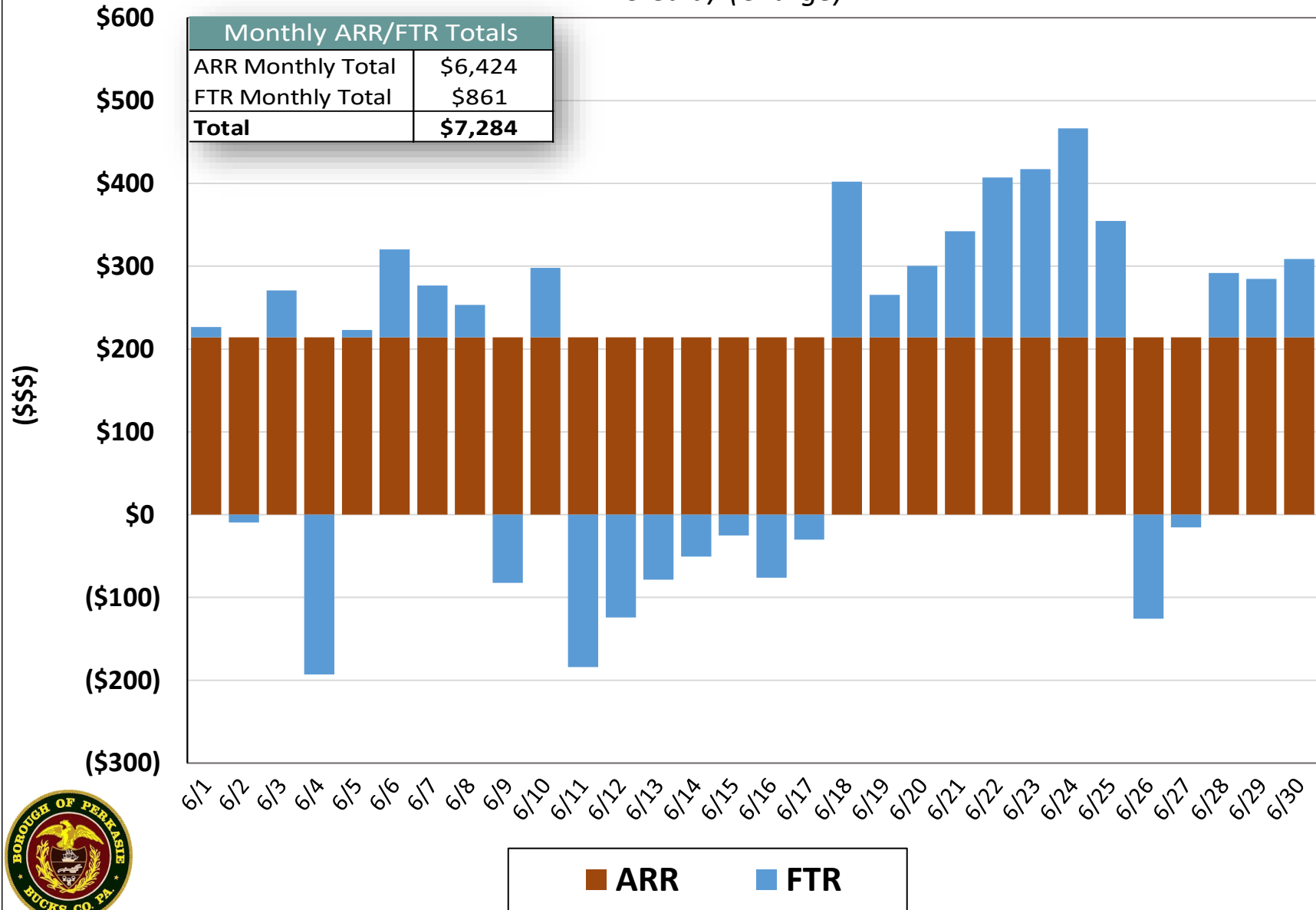
2/ Net RPM is capacity load costs less capacity generation credits

Hourly Perkasio Load Wholesale Power Supply



ARR/FTR Settlements

Credit / (Charge)



Borough of Perkasi



2025 Year to Date Summary

All-In Rate Summary

	Resource Cost ¹		Purchased Blocks ¹		Market Purchases ¹		Market Sales ¹		Total Energy Cost		PJM Cost ²		Miscellaneous Costs ³		All-In Rate ⁴		Delta
	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Actual	
	(\$/MWh)	(\$/MWh)	(\$/MWh)	(\$/MWh)	(\$/MWh)	(\$/MWh)	(\$/MWh)	(\$/MWh)	(\$/MWh)	(\$/MWh)	(\$/MWh)	(\$/MWh)	(\$/MWh)	(\$/MWh)	(\$/MWh)	(\$/MWh)	(\$/MWh)
Jan-25	\$170.61	\$162.54	\$47.74	\$51.66	\$67.22	\$112.54	\$41.30	\$26.13	\$54.65	\$64.44	\$19.14	\$22.96	\$1.53	\$1.46	\$75.33	\$88.86	13.53
Feb-25	\$193.15	\$156.21	\$47.52	\$50.35	\$64.65	\$63.15	\$31.79	\$26.77	\$56.78	\$58.36	\$22.07	\$20.26	\$1.56	\$1.43	\$80.40	\$80.05	(0.35)
Mar-25	\$178.21	\$129.58	\$44.70	\$44.72	\$50.09	\$51.60	\$29.86	\$31.17	\$52.99	\$53.32	\$22.75	\$27.94	\$1.56	\$1.62	\$77.30	\$82.88	5.59
Apr-25	\$184.00	\$181.78	\$41.47	\$40.70	\$43.37	\$50.30	\$26.72	\$27.25	\$51.99	\$51.97	\$28.54	\$29.29	\$1.61	\$1.69	\$82.14	\$82.95	0.81
May-25	\$181.38	\$166.93	\$39.83	\$40.59	\$48.02	\$43.97	\$24.55	\$25.38	\$50.55	\$52.54	\$27.73	\$30.01	\$1.60	\$2.10	\$79.88	\$84.65	4.76
Jun-25	\$286.74	\$309.02	\$44.57	\$46.67	\$54.90	\$36.08	\$27.32	\$20.54	\$62.56	\$66.70	\$35.13	\$34.00	\$1.57	\$1.52	\$99.25	\$102.23	2.97
Jul-25	\$282.61	-	\$49.16	-	\$98.36	-	\$32.25	-	\$66.99	-	\$30.08	-	\$1.54	-	\$98.61	-	
Aug-25	\$276.98	-	\$47.09	-	\$65.93	-	\$38.76	-	\$63.39	-	\$32.07	-	\$1.55	-	\$97.01	-	
Sep-25	\$353.16	-	\$46.41	-	\$56.72	-	\$32.17	-	\$66.13	-	\$40.82	-	\$1.59	-	\$108.55	-	
Oct-25	\$307.95	-	\$36.32	-	\$57.36	-	\$28.56	-	\$57.52	-	\$45.98	-	\$1.61	-	\$105.12	-	
Nov-25	\$318.90	-	\$42.78	-	\$56.50	-	\$29.73	-	\$61.41	-	\$40.27	-	\$1.58	-	\$103.26	-	
Dec-25	\$306.79	-	\$48.53	-	\$58.23	-	\$33.51	-	\$62.41	-	\$31.67	-	\$1.54	-	\$95.61	-	
YTD	\$211.89	\$195.06	\$44.73	\$46.43	\$56.08	\$68.06	\$31.48	\$26.33	\$55.20	\$58.80	\$25.50	\$26.87	\$0.02	\$1.60	\$82.27	\$87.27	\$5.00

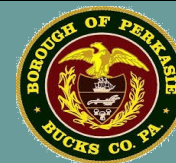
1/ Resource, Purchased Blocks and Market Purchase/Sales include applicable Congestion and Losses costs. Each of these categories are weighted by their applicable energy amounts.

2/ Includes NITS Charge, Net RPM Cost, Ancillary Services Cost and ARR/FTRs Credits, Other Transmission Charges, Admin Fees and Load Reconciliation

3/ Includes AMP Service Fees

4/ All-In Rate is based on Total Sales

Borough of Perkasi



2025 Year to Date Summary

Energy Supply Summary (MWh)

	NYPA			Market Purchases		Market Sales	
	Projected	Actual	Capacity Factor ¹	Projected	Actual	Projected	Actual
	(MWh)	(MWh)	(%)	(MWh)	(MWh)	(MWh)	(MWh)
Jan-25	276	343	82%	294	639	(243)	(139)
Feb-25	250	297	79%	435	541	(218)	(157)
Mar-25	277	339	81%	288	115	(163)	(591)
Apr-25	267	267	66%	210	207	(149)	(228)
May-25	277	317	76%	255	107	(100)	(260)
Jun-25	246	286	71%	472	551	(187)	(492)
Jul-25	247	-	0%	374	-	(419)	-
Aug-25	254	-	0%	275	-	(529)	-
Sep-25	240	-	0%	551	-	(373)	-
Oct-25	277	-	0%	192	-	(165)	-
Nov-25	268	-	0%	263	-	(284)	-
Dec-25	276	-	0%	331	-	(225)	-
YTD	1,593	1,848	76%	1,953	2,160	(1,061)	(1,867)

1/ The Capacity Factor is based on the actual generation.

Borough of Perkasio



2025 Year to Date Summary

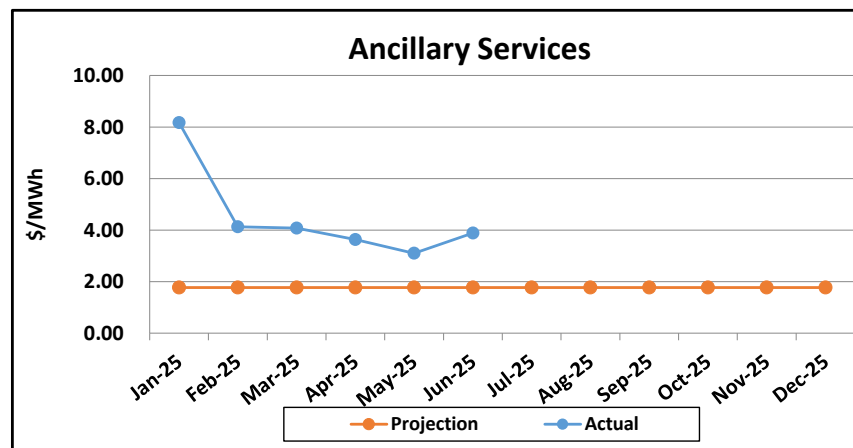
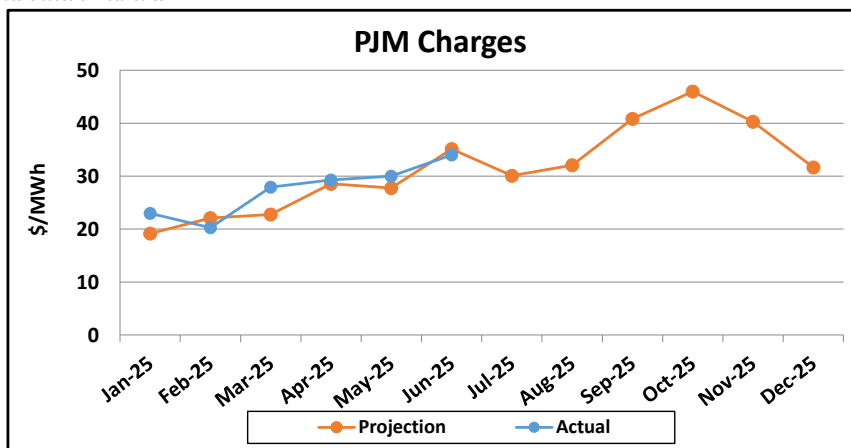
PJM Charge Summary (excl. PJM Market Interaction Costs)

	NITS		Net RPM ¹		ARR/FTR		Ancillary Services/Other ²		Total		Contribution to All-In Rate ³		Delta
	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Actual	
	(\$000)	(\$000)	(\$000)	(\$000)	(\$000)	(\$000)	(\$000)	(\$000)	(\$000)	(\$000)	(\$000)	(\$/MWh)	(\$/MWh)
Jan-25	87	91	17	18	-	(13)	11	53	114	149	\$19.14	\$22.96	\$3.81
Feb-25	87	82	17	16	-	(12)	9	22	113	108	\$22.07	\$20.26	(\$1.81)
Mar-25	87	91	17	18	-	(4)	9	18	112	123	\$22.75	\$27.94	\$5.19
Apr-25	87	88	17	17	-	(8)	7	14	111	111	\$28.54	\$29.29	\$0.75
May-25	87	91	17	18	-	(9)	7	12	111	112	\$27.73	\$30.01	\$2.27
Jun-25	87	89	81	67	-	(7)	9	19	177	167	\$35.13	\$34.00	(\$1.12)
Jul-25	87	-	81	-	-	-	10	-	178	-	\$30.08	-	-
Aug-25	87	-	81	-	-	-	10	-	178	-	\$32.07	-	-
Sep-25	87	-	81	-	-	-	8	-	175	-	\$40.82	-	-
Oct-25	87	-	81	-	-	-	7	-	175	-	\$45.98	-	-
Nov-25	87	-	81	-	-	-	8	-	176	-	\$40.27	-	-
Dec-25	87	-	81	-	-	-	10	-	178	-	\$31.67	-	-
YTD	523	533	163	153	0	(53)	51	137	737	770	25.50	26.87	1.37

1/ Net RPM is the RPM Cost less the Generator's RPM Credits.

2/ Ancillary services/Other also includes: Admin fees, Load Reconciliation and Other Transmission Charges

3/ The Rate is based on Total Sales



Borough of Perkasio



June 2025

	Projected			Actual			Delta		
	Billing Unit	Rate	Total Cost / (Credit)	Billing Unit	Rate	Total Cost / (Credit)	Billing Unit	Rate	Total Cost / (Credit)
	(MWh)/(MW)	(\$/MWh) / (\$/kW-mo)	(\$)	(MWh)/(MW)	(\$/MWh) / (\$/kW-mo)	(\$)	(MWh)/(MW)	(\$/MWh) / (\$/kW-mo)	(\$)
Invoice Summary¹									
1. AMP	5,032	\$60.00	\$301,943	4,915	\$66.23	\$325,525	(117.40)	\$6.23	\$23,583
(a) NYPA	246	\$30.29	\$7,440	286	\$13.77	\$3,935	40.26	(\$16.53)	(\$3,505)
(b) PA Peaking Project	80	\$1,074.02	\$85,922	62.7	-	\$103,765	(17.34)	-	\$17,844
(c) Purchased Blocks	4,502	\$44.57	\$200,686	4,507	\$46.67	\$210,356	4.80	\$2.10	\$9,670
(d) Miscellaneous Costs ²	5,032	\$1.57	\$7,895	4,915	\$1.52	\$7,469	(117.40)	(\$0.05)	(\$426)
2. PJM	5,032	\$39.25	\$197,531	4,915	\$35.99	\$176,906	(117.40)	(\$3.26)	(\$20,625)
(a) Market Purchases	472	\$54.90	\$25,894	551	\$36.08	\$19,890	79.62	(\$18.82)	(\$6,004)
(b) Market Sales	(187)	\$27.32	(\$5,121)	(492)	\$20.54	(\$10,107)	(304.75)	(\$6.79)	(\$4,986)
(c) Charges/(Credits) ³	5,032	\$35.13	\$176,759	4,915	\$34.00	\$167,123	(117.40)	(\$1.12)	(\$9,636)
3. Total Wholesale Power Costs⁴:	5,032	\$99.25	\$499,474	4,915	\$102.23	\$502,431	(117)	\$2.97	\$2,957
1/ Resource, Purchased Blocks and Market Purchase/Sales includes Congestion and Losses costs. 2/ Miscellaneous Costs incl. AMP Service Fees 3/ Includes Net RPM (RPM Charges and RPM Credits) for each Resource 4/ Based on Total Sales									

Borough of Perkasio



June 2025

	Projection			Actual			Delta		
	Billing Unit	Rate	Total Cost / (Credit)	Billing Unit	Rate	Total Cost / (Credit)	Billing Unit	Rate	Total Cost / (Credit)
	(MWh)/(MW)	(\$/MWh) / (\$/kW-mo)	(\$)	(MWh)/(MW)	(\$/MWh) / (\$/kW-mo)	(\$)	(MWh)/(MW)	(\$/MWh) / (\$/kW-mo)	(\$)
AMP									
Resources									
1. NYPA									
2. Fixed Charge	0.6	\$4.13	\$2,309	0.6	\$4.05	\$2,267	0	(0.08)	(\$42)
3. Energy Charge	246	\$19.58	\$4,809	286	\$5.55	\$1,586	40	(14.03)	(\$3,222)
4. Other Adjustments			\$0			\$0	0	0.00	\$0
5. Congestion & Losses	246	\$1.31	\$323	286	\$0.29	\$82	40	(1.03)	(\$241)
6. All in Cost	246	\$30.29	\$7,440	286	\$13.77	\$3,935	40	(16.53)	(\$3,505)
7. PA Peaking Project									
8. Fixed Charge	4.8	\$1.80	\$8,640	4.3	\$0.00	\$0	(0)	(1.80)	(\$8,640)
9. Energy Charge	80	\$100.00	\$8,000	62.7	\$315.52	\$19,770	(17)	215.52	\$11,770
10. Congestion & Losses	0	\$0.00	\$0	62.7	\$0.00	\$0	63	0.00	\$0
11. Other Adjustments	4.8	\$14.43	\$69,282	4.3	\$19.44	\$83,995	(0)	5.01	\$14,714
12. All in Cost (\$/kW-mo)	4.8	\$17.90	\$85,922	4.3	\$24.02	\$103,765	(0)	6.12	\$17,844
13. Total - Resources	326	\$286.74	\$93,362	349	\$309.02	\$107,700	23	22.28	\$14,339
Purchased Blocks									
14. BP 1.0 MW 7x24 (PPL)									
15. Energy Charge	720	\$34.71	\$24,991	720	\$34.71	\$24,991	0	0.00	\$0
16. Congestion & Losses	720	(\$1.48)	(\$1,065)	720	\$0.28	\$204	0	1.76	\$1,269
17. All in Cost	720	\$33.23	\$23,926	720	\$34.99	\$25,195	0	1.76	\$1,269
18. BP 2.8 MW 5x16 (PPL)									
19. Energy Charge	986	\$40.91	\$40,321	941	\$40.91	\$38,488	(45)	0.00	(\$1,833)
20. Congestion & Losses	986	(\$3.11)	(\$3,066)	941	(\$0.24)	(\$227)	(45)	2.87	\$2,839
21. All in Cost	986	\$37.80	\$37,254	941	\$40.67	\$38,261	(45)	2.87	\$1,006
22. Shell Fixed Load Shape 2x16 (PPL)									
23. Energy Charge	614	\$64.85	\$39,844	691	\$64.85	\$44,824	77	0.00	\$4,980
24. Congestion & Losses	614	\$0.08	\$51	691	\$0.31	\$213	77	0.22	\$161
25. All in Cost	614	\$64.93	\$39,895	691	\$65.16	\$45,037	77	0.22	\$5,142
26. Shell Fixed Load Shape 5x16 (PPL)									
27. Energy Charge	598	\$64.85	\$38,806	571	\$64.85	\$37,042	(27)	0.00	(\$1,764)
28. Congestion & Losses	598	(\$3.11)	(\$1,862)	571	(\$0.24)	(\$138)	(27)	2.87	\$1,724
29. All in Cost	598	\$61.74	\$36,944	571	\$64.61	\$36,904	(27)	2.87	(\$40)
30. Shell Fixed Load Shape 7x8 (PPL)									
31. Energy Charge	504	\$64.85	\$32,684	504	\$64.85	\$32,749	0	0.00	\$65
32. Congestion & Losses	504	\$0.08	\$42	504	\$1.00	\$505	0	0.92	\$463
33. All in Cost	504	\$64.93	\$32,727	504	\$65.98	\$33,255	0	1.05	\$528
34. CITI 1.5 MW 7x24 (PPL Resid)									
35. Energy Charge	1,080	\$29.20	\$31,536	1,080	\$29.20	\$31,536	0	0.00	\$0
36. Congestion & Losses	1,080	(\$1.48)	(\$1,597)	1,080	\$0.16	\$168	0	1.63	\$1,766
37. All in Cost	1,080	\$27.72	\$29,939	1,080	\$29.36	\$31,704	0	1.63	\$1,766
38. Total - Purchased Blocks	4,502	\$44.57	\$200,686	4,507	\$46.67	\$210,356	5	2.10	\$9,670

Borough of Perkasio



June 2025

Projection			Actual			Delta			
Billing Unit	Rate	Total Cost / (Credit)	Billing Unit	Rate	Total Cost / (Credit)	Billing Unit	Rate	Total Cost / (Credit)	
(MWh)/(MW)	(\$/MWh) / (\$/kW-mo)	(\$)	(MWh)/(MW)	(\$/MWh) / (\$/kW-mo)	(\$)	(MWh)/(MW)	(\$/MWh) / (\$/kW-mo)	(\$)	
Miscellaneous Costs									
39.	AMP Fees	5,032	\$1.57	\$7,895	4,915	\$1.52	\$7,469	(117)	(0.05) (\$426)
40.	Adjustment for Pool Power			\$0			\$0	0	0.00 \$0
41.	Total - Miscellaneous Costs	5,032	\$1.57	\$7,895	4,915	\$1.52	\$7,469	(117)	(0.05) (\$426)
42.	Total - AMP			\$301,943			\$325,525	0	0.00 \$23,583
PJM Charges									
43.	Market Interaction								
44.	Net Market Purchases	472	\$54.90	\$25,894	551	\$36.08	\$19,890	80	(\$18.82) (\$6,004)
45.	Day-Ahead Purchases				715	\$84.53	\$60,470	715	\$84.53 \$60,470
46.	Balancing Purchases				47	\$55.89	\$2,616	47	\$55.89 \$2,616
47.	Net Market Sales	(187)	\$27.32	(\$5,121)	(492)	\$20.54	(\$10,107)	(305)	(\$6.79) (\$4,986)
48.	Day-Ahead Sales				(428)	\$20.04	(\$8,573)	(428)	\$20.04 (\$8,573)
49.	Balancing Sales				(275)	\$162.48	(\$44,731)	(275)	\$162.48 (\$44,731)
50.	NITS	14	\$6.07	\$87,125	10	\$8.94	\$88,513	(4)	\$2.87 \$1,387
51.	Other Transmission Charges	14	\$0.00	\$0	10	\$0.85	\$8,422	(4)	\$0.85 \$8,422
52.	RPM Capacity								
53.	RPM Charge	16	\$5.50	\$85,316	9	\$8.11	\$71,659	(6)	\$2.62 (\$13,657)
54.	RPM Credit			(\$4,589)			(\$4,859)		(\$269)
55.	Net RPM			\$80,726			\$66,800		(\$13,926)
56.	Ancillary	5,032	\$1.77	\$8,907	4,915	\$1.73	\$8,512	(117)	(\$0.04) (\$395)
57.	ARR/FTR Credits	5,032	\$0.00	\$0	4,915	(\$1.48)	(\$7,284)	(117)	(\$1.48) (\$7,284)
58.	Administration Charges	5,032	\$0.00	\$0	4,915	\$0.44	\$2,160	(117)	\$0.44 \$2,160
59.	True-Up Load Reconciliation			\$0			\$0		\$0
60.	Total PJM Charges	5,032	\$39.25	\$197,531	4,915	\$35.99	\$176,906	(117)	(\$3.26) (\$20,625)

Admin

From: Admin
Sent: Friday, July 25, 2025 2:09 PM
To: Admin
Subject: Perkasio - Tallgrass PPA Recommendation
Attachments: Perkasio - Tallgrass Waste Heat PPA.pdf

From: Sydney Sprague <sydney.sprague@gdsassociates.com>
Date: July 17, 2025 at 8:32:33 AM EDT
To: Andrea Coaxum <manager@perkasioborough.org>, Howie Stone <electric@perkasioborough.org>, Finance <finance@perkasioborough.org>
Cc: Garrett Cole <Garrett.Cole@gdsassociates.com>
Subject: Perkasio - Tallgrass PPA Recommendation

Andrea, Howie, and Rebecca,

GDS has reviewed the AMP Tallgrass Waste heat to Power PPA opportunity, and do not recommend the project as an addition to Perkasio's power supply portfolio. We have provided a summary of the basis of this recommendation below, with supporting detail illustrated within the attached slides. Please let us know if you have any questions upon review.

1. PPA Rate vs. All-in Market Alternative:

1. This PPA includes energy, capacity, and environmental attributes/RECs. In evaluating the estimated cost of a similar market based product, we expect a premium of nearly \$10/MWh, over the course of the term. Due to the escalating nature of this rate, the first few years of the term are expected to be the most competitive to market. During those first few years however, Perkasio's energy portfolio is already well hedged, leaving this PPA as almost entirely excess supply initially.

2. Long-term Rate Stabilization:

1. This project is offered under an escalating rate PPA, starting just below \$60/MWh in year one, and increasing by almost 35% over the course of the 16-year term. From a rate stability perspective, the escalating nature of the project is not ideal for a long-term position. The recommended 1.3 MW allocation would account for roughly 18% of your annual energy requirements, which could be better served via fixed-rate transactions, or those that offer additional cost benefits such as a BTMG option.

Thank you,

Sydney Sprague

Project Manager, Power Supply Planning | GDS Associates, Inc.

770.349.9376

sydney.sprague@gdsassociates.com



PRESENTED BY GDS ASSOCIATES, INC.

TALLGRASS PPA EVALUATION

Borough of Perkasio, PA

July 2025

TALLGRASS WASTE HEAT PPA OVERVIEW

□ Facility Overview

- 22.74 MW of Installed Capacity
 - 9.84 MW – Chandlersville Community Power (Muskingum County, OH)
 - 12.9 MW – Columbus Community Power (Pickaway County, OH)
- ~95% Anticipated Capacity Factor, ATC supply
- Projects will convert waste heat at Rockies Express Pipeline compressor stations, utilizing a process similar to a combined cycle

□ Proposed PPA Overview

- Perkasie Allocation: Up to 1.3 MW (AMP Recommended)
- Term: 2027-2042 (16 years)
- Price: \$59.50/MWh, 2% annual Escalation
- Delivery Location: PJM Interface

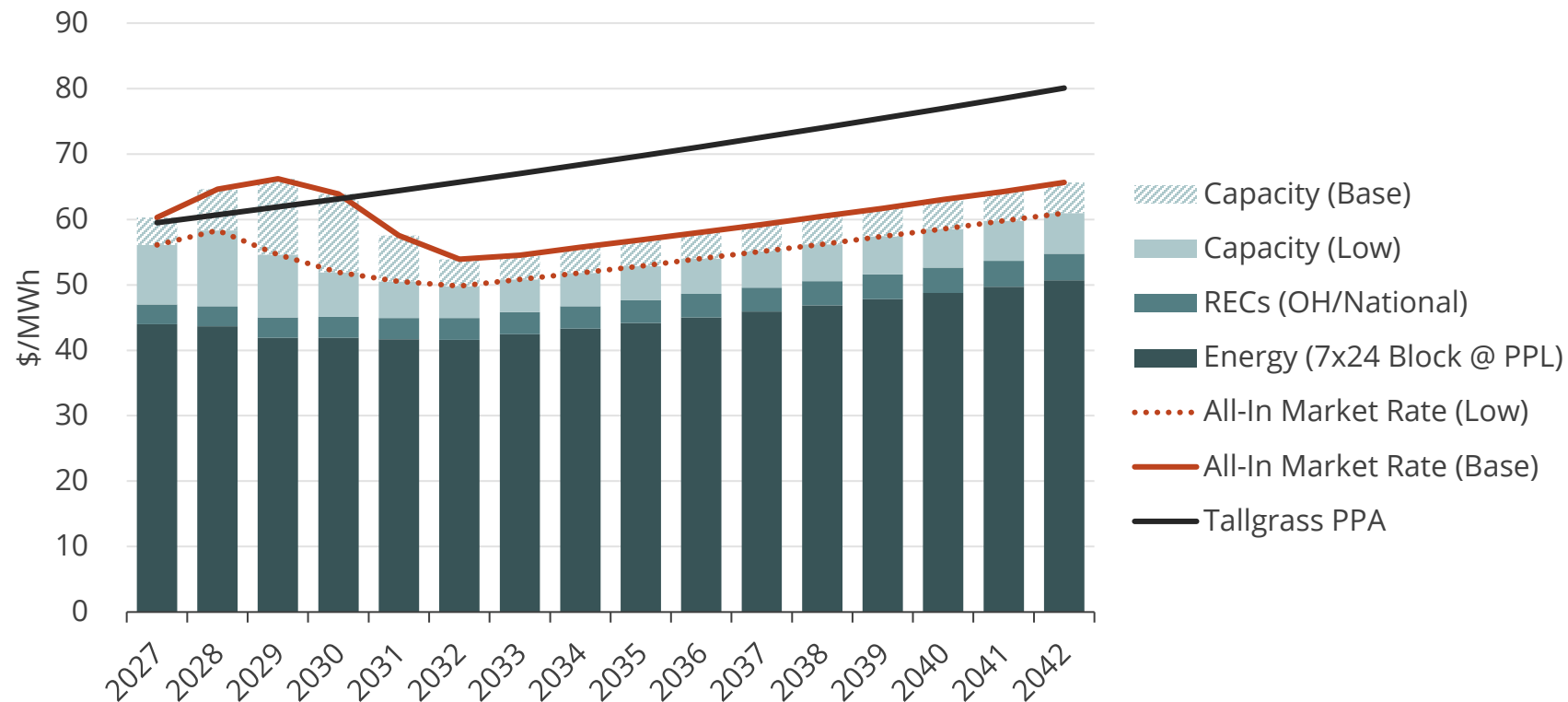


EVALUATION SUMMARY

PERKASIE, PA

	Market (Low)	Market (Base)	Tallgrass
2027	\$56.1	\$60.3	\$59.5
2028	\$58.3	\$64.6	\$60.7
2029	\$54.6	\$66.2	\$61.9
2030	\$51.9	\$63.9	\$63.1
2031	\$50.5	\$57.5	\$64.4
2032	\$49.8	\$53.9	\$65.7
2033	\$50.8	\$54.5	\$67.0
2034	\$51.8	\$55.7	\$68.3
2035	\$52.9	\$56.9	\$69.7
2036	\$54.0	\$58.0	\$71.1
2037	\$55.1	\$59.2	\$72.5
2038	\$56.2	\$60.5	\$74.0
2039	\$57.4	\$61.7	\$75.5
2040	\$58.5	\$63.0	\$77.0
2041	\$59.8	\$64.3	\$78.5
2042	\$61.0	\$65.7	\$80.1
Avg.	\$54.9	\$60.4	\$69.3

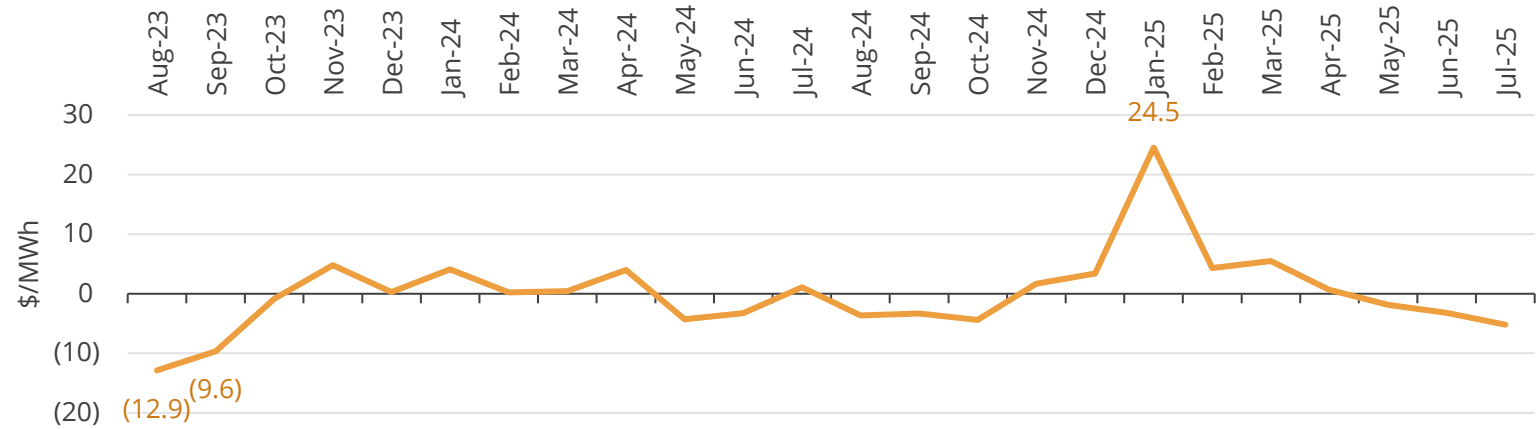
- Over a 16-year term, the Tallgrass PPA averages **\$69.3/MWh**
- The cost of a similar product made up of block energy, RECs, and block capacity can be purchased at an average estimated rate of **\$60.4/MWh**
- GDS does not recommend moving forward with Tallgrass Waste Heat PPA
 - In addition to the expected premiums relative to market, Tallgrass would be almost entirely excess supply in 2027-2028, and would still likely result in some over hedging until 2030+
 - Long-term resource considerations of a BTMG and/or fixed rate component are preferable



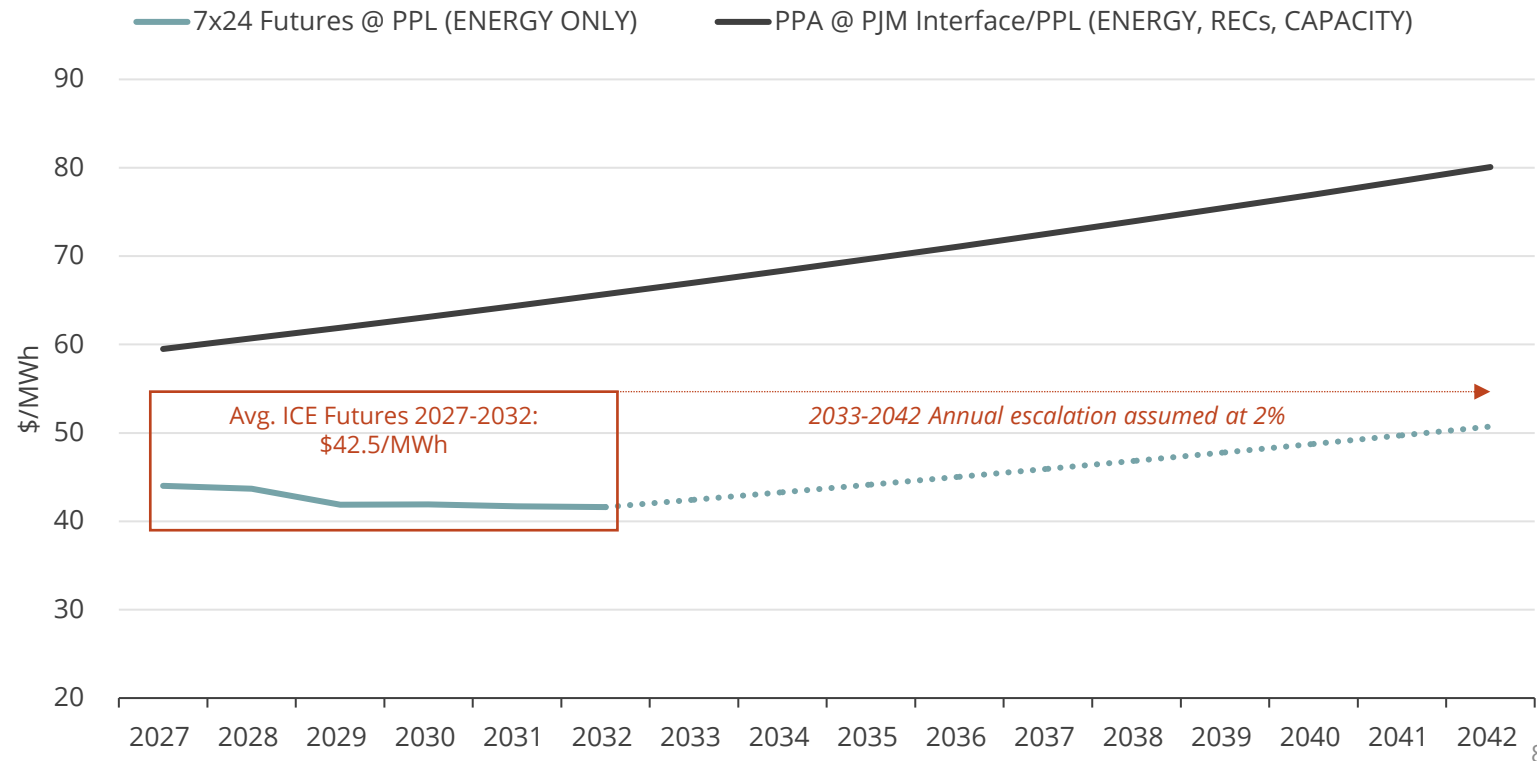
MARKET ENERGY COMPARISON

- Over a 16-year term, the proposed PPA rate averages **\$69.3/MWh**
 - While the PPA is to be delivered to the PJM interface, average annual congestion to PPL is negligible
 - Historically, the congestion toe's the line between cost and credit, however under normal conditions, tends to cancel out over the course of the year
 - Extreme conditions can result in higher congestion costs (e.g. Jan 2025) and credits (e.g. Aug-Sep 2023)
- The price of 7x24 block energy over the same term is roughly **\$45.0/MWh**
 - ICE Futures for 2027-2032 average \$42.5/MWh, averaging -1% escalation over the first 6-years
 - 2033-2042 Futures conservatively assume 2% annual escalation, averaging \$46.5/MWh over the 10 remaining years
- The block energy rate, while much lower in cost, does not include the RECs or capacity that come with the Tallgrass PPA

Historical Congestion - PJM/MISO Interface to PPL Zone



PPA vs. Market Energy Rate Comparison

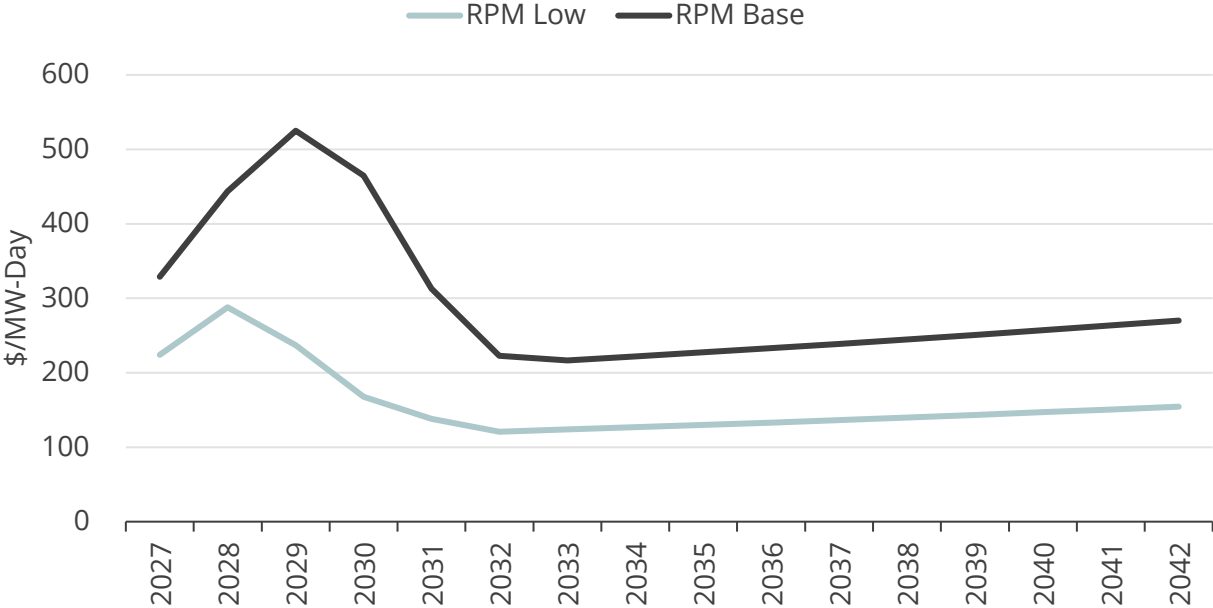


MARKET CAPACITY COMPARISON

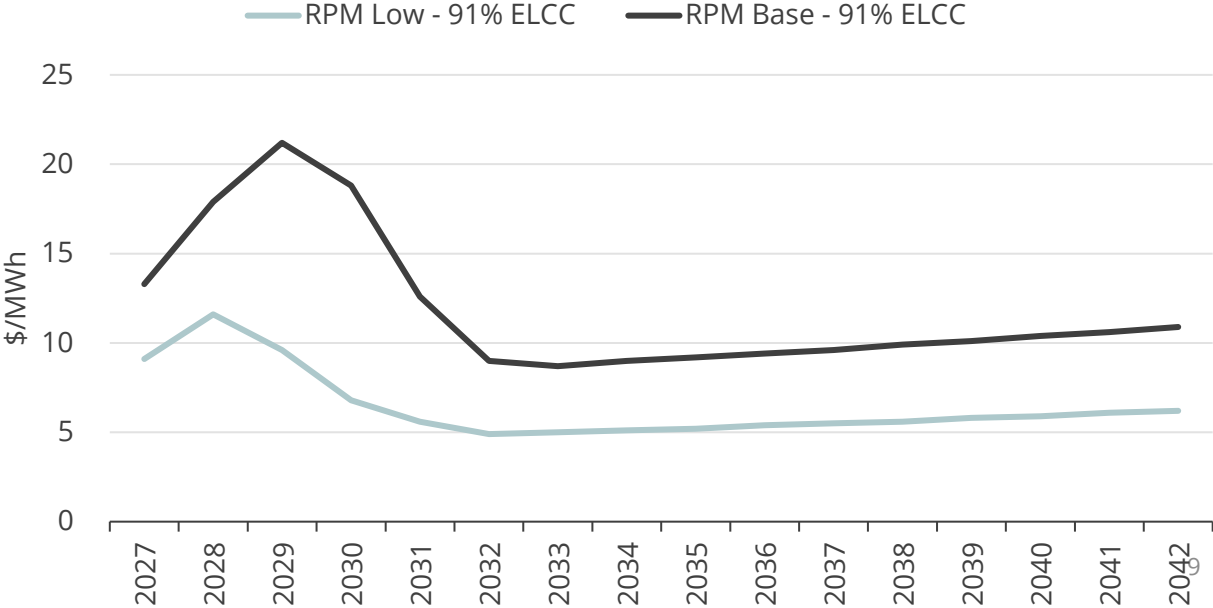
- Over a 16-year term, Tallgrass' capacity value is estimated to effectively reduce the PPA rate by \$11.9/MWh
 - Conservatively, GDS projects the value to be as low as \$6.5/MWh, assuming decreased load growth and increased capacity additions relative to the base case capacity price forecast
 - A 91% ELCC accreditation is assumed based on AMP's projections, however the accreditation could reasonably fall within the range of 80-90%
- Including the estimated capacity rate reduction, the Tallgrass 16-year PPA rate comes to roughly \$58.4/MWh
 - Compared to the estimated block energy rate, this PPA still holds a premium of nearly \$13/MWh, leaving only RECs to make up the difference

Net Effective PPA Summary	RPM Low	RPM Base
Avg. Clearing Price (\$/MW-Day)	\$160	\$295
Accreditation per MW	0.91 MW	0.91 MW
Annual Credit	(\$53)K	(\$98)K
Avg. PPA (\$/MWh)	\$69.3	\$69.3
RPM Credit (\$/MWh)	(\$6.5)	(\$11.9)
Net PPA (\$/MWh)	\$62.8	\$58.4
7x24 Market Block (\$/MWh)	\$45.0	\$45.0

GDS PJM Capacity Price Forecast



Effective Capacity Value/PPA Rate Reduction

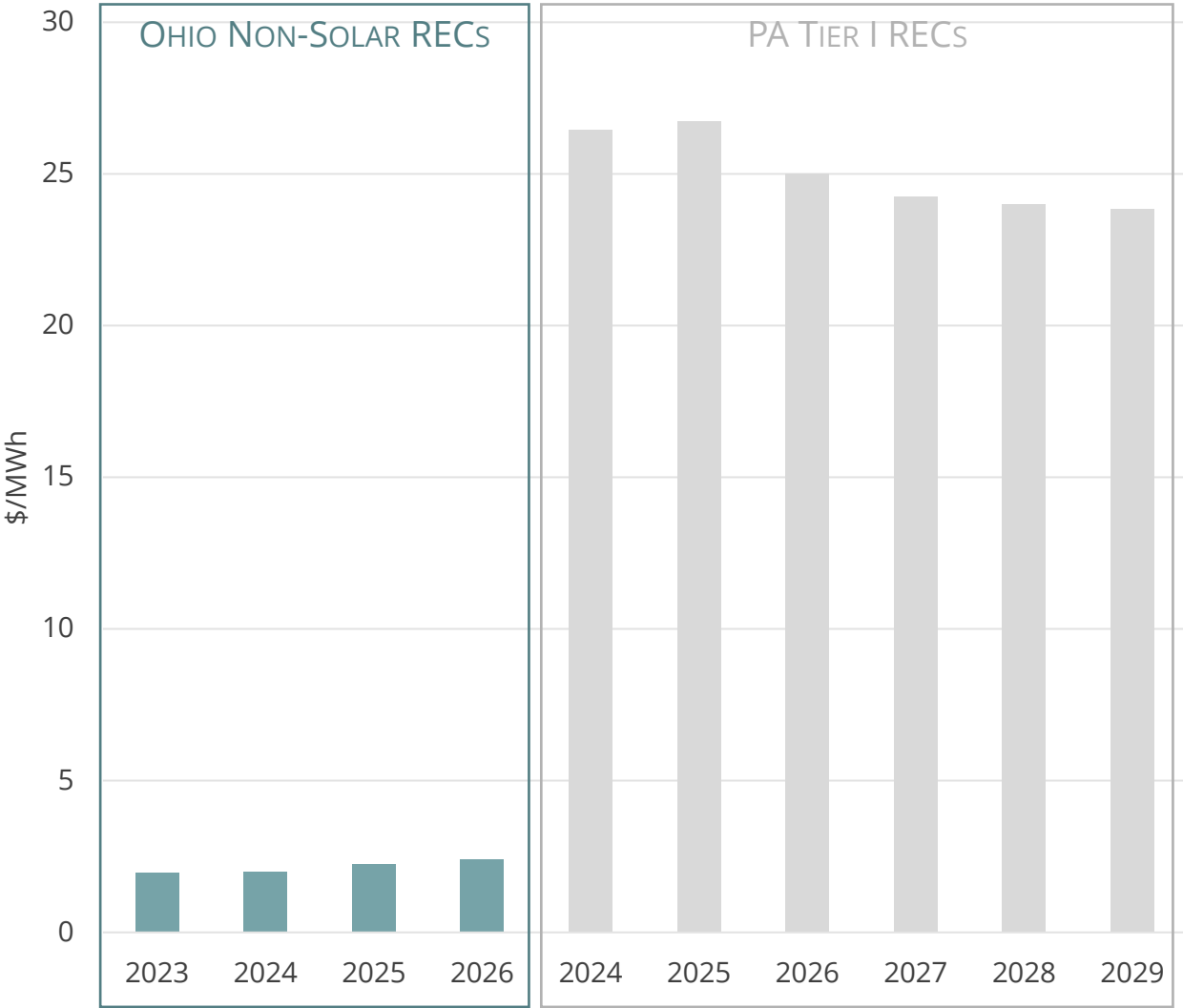


MARKET REC COMPARISON

- **Participants can opt to sell project RECs to offset PPA costs**
 - *Selling RECs disallows participants from claiming the generation as clean power*
- **AMP has quoted an estimate of ~\$3/MWh, consistent with the price of National Green-e RECs and Ohio RECs**
 - *If the project owner maintains the rights to higher value RECs that Tallgrass may be eligible for, there is very little expected value*
 - *While the project could be eligible for higher value, PA Tier I RECs, the PPA states that it will be registered in Ohio, or a mutually acceptable alternative (such as national RECs) are to be provided*
 - *The below summary assumes \$3/MWh, escalating at 2% annually*

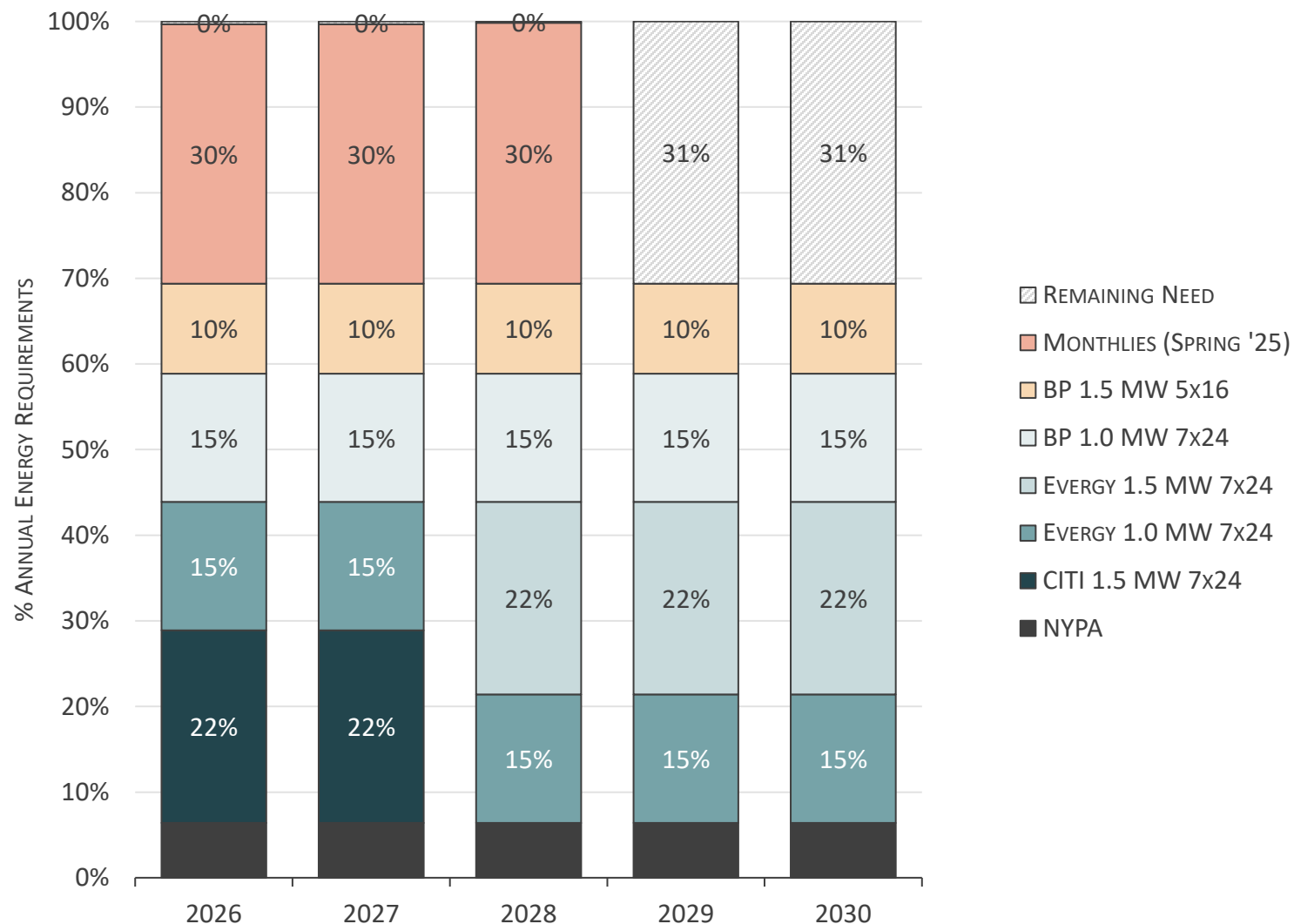
Net Effective PPA Summary	OH/National RECs	PA Tier 1
Avg. PPA Price (\$/MWh)	\$69.3	\$69.3
REC Credit (\$/MWh)	(\$3.5)	(\$22.5)
Net PPA (\$/MWh)	\$65.8	\$46.8
Estimated Base Capacity Value (\$/MWh)	(\$11.9)	(\$11.9)
Net PPA w/ Capacity & RECs (\$/MWh)	\$53.9	\$34.9
7x24 Market Block (\$/MWh)	\$45.0	\$45.0

REC Price Summary (As of 7/1/2025)



— PERKASIE POWER SUPPLY PORTFOLIO

- AMP Recommends an allocation of up to 1.3 MW of Tallgrass
- This fits well within Perkasio's power supply portfolio, starting in 2031
 - From 2027-2028, Perkasio is fully hedged, meaning Tallgrass will essentially be entirely excess supply for the first two years
 - From 2029-2030, Perkasio can incorporate Tallgrass, with far less excess supply focused to the shoulder months, by reducing its short-term purchase volume
- Due to the premiums associated with the project PPA rate, the excess energy supply is likely to be sold back into the market at a significantly lower rate, adding unnecessary cost for the first two to four years
- Products with a flat rate provide much more value from a rate stability perspective



Admin

From: Admin
Sent: Thursday, July 31, 2025 4:07 PM
To: Admin
Subject: PJM Capacity Auction Results Announced Today

From: Diane Bosak <bosak@papublicpower.org>
Sent: Tuesday, July 22, 2025 5:22 PM
To: Diane Bosak <bosak@papublicpower.org>
Subject: PJM Capacity Auction Results Announced Today

PJM announced the results of the capacity auction late this afternoon for the 2026/27 year. Prices are higher than last year's record breaking auction.

The price came in at the FERC-approved cap of **\$329.17/MW-day** (UCAP), for the entire PJM footprint. This price compares with **\$269.92/MW-day for the 2025/2026** auction for the RTO, except for the BGE and Dominion zones, which cleared at \$466.35/MW-day and \$444.26/MW-day, respectively. PJM's 2024/2025 auction price was \$28.92 MW-day.

More information will be included in this month's newsletter and discussed at the September conference!

--

Diane Bosak
Executive Director
PA Municipal Electric Association
bosak@papublicpower.org / 717-489-2088



SAVE THE DATE - PMEA Annual Conference
September 3 - 5, 2025 @ Omni Bedford Springs



PJM

Interconnection



PJM

Inside Lines

PJM Auction Procures 134,311 MW of Generation Resources; Supply Responds to Price Signal

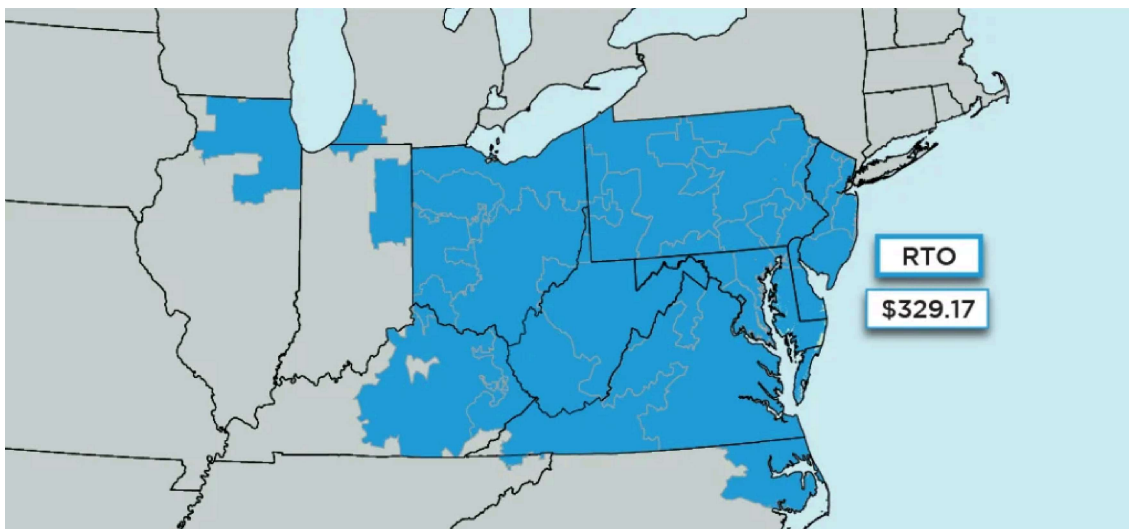
Modest Year-Over-Year Wholesale Cost Increases Expected in Most Areas, Some Areas See Decreases

July 22, 2025

(Valley Forge, PA – July 22, 2025) – PJM Interconnection today announced the results of its 2026/2027 Base Residual Auction (BRA), which secured 134,311 MW of unforced capacity generation (UCAP) and demand response to meet projected electricity needs for more than 67 million people across 13 states and the District of Columbia.

Regions under the Fixed Resource Requirement acquired an additional 11,933 MW in UCAP for a total of 146,244 MW (UCAP) available to serve forecasted peak electricity demand plus a reserve margin. UCAP represents a generation resource's maximum output adjusted for its estimated ability to reliably perform at times of highest system risk.

The price came in at the FERC-approved cap, \$329.17/MW-day (UCAP), for the entire PJM footprint. This price compares with \$269.92/MW-day for the 2025/2026 auction for the RTO, except for the BGE and Dominion zones, which cleared at \$466.35/MW-day and \$444.26/MW-day, respectively.



Wholesale capacity accounts for a relatively small portion of retail electricity bills; PJM would expect the cap price to translate to a year-over-year increase of 1.5–5% in some customers' bills, depending on how load serving entities and states pass on wholesale costs to consumers. Given that prices decreased in two zones, it is possible that consumers in some areas could see a drop in retail rates.



Even with the short, one-year lead time, auction results and other indicators show supply is responding to the investment signal from the 2025/2026 capacity auction:

- **New Capacity:** The total amount of new generation and generation uprates in this auction was 2,669 MW UCAP. This represents the first increase in new generation and uprates in the last four auctions.
- **Withdrawn Deactivations:** Since the 2025/2026 Base Residual Auction results were posted on July 30, 2024, 17 generating units totaling approximately 1,100 MW worth of Capacity Interconnection Rights have withdrawn their retirements
- **Longer-Term Investment:** While not impacting this auction, PJM's Reliability Resource Initiative this year attracted more than 11,000 MW (ICAP) in planned new projects and upgrades to existing generators, indicating significant interest from investors. ICAP or installed capacity represents the maximum output of a resource.

At the same time, electricity demand is growing rapidly. PJM's forecasted peak load for the 2026/2027 Delivery Year increased year to year by more than 5,400 MW, driven largely by data center expansion, electrification and economic growth.

Supply/Demand Remains Tight

The cleared resource mix includes: 45% natural gas, 21% nuclear, 22% coal, 4% hydro, 3% wind and 1% solar.

This auction's cleared volume was just over (by 139 MW UCAP) the projected reliability requirement, underscoring the region's tightening supply-demand balance. The target installed reserve margin is set to meet the one-in-ten reliability standard accounts for anticipated resource performance and a margin of error for demand forecast uncertainty.

Reliability concerns associated with reducing supply and increasing demand are not limited to PJM; the North American Electric Reliability Corporation has identified elevated risk to the reliability of the electrical grid for much of the country outside of PJM. In response, PJM continues to advance reforms that accelerate the interconnection of new resources.

As is consistently the case with these capacity market auctions, market power mitigation protocols resulted in the application of limits to offer prices from existing generation under the Three-Pivotal Supplier Test.

Market Rule Changes Implemented

The auction also reflected several recent market rule changes, including:

- Expanded capacity must-offer requirements for all resource types (including solar, wind, batteries and hybrid resources)
- A new price cap (\$329.17/MW-day) and floor (\$177.24/MW-day) approved by FERC (prices for UCAP)
- PJM's submission of \$0 offers for specific Reliability Must-Run units, ensuring reliability while managing costs (revenue to be allocated as a credit to associated load)
- Retirement of the Energy Efficiency product category



Accelerating Resource Integration

PJM continues to focus on enhancing its process for connecting new generation resources onto the system, which includes clearing all the projects in its transition queue over the next 18 months, opening its new cycle process in spring 2026, and leveraging artificial intelligence through our partnership with Google to reduce processing time. PJM is also hopeful that recent proposals related to Capacity Interconnection Rights, Surplus Interconnection Service and the FERC-approved Reliability Resource Initiative will result in supply additions.

PJM has processed more than 60% of the transition backlog in its interconnection queue under its FERC-approved reform process, with another 63,000 MW (ICAP) slated for review in 2025 and 2026. While more than 46,000 MW of installed capacity (ICAP) of already-approved resources have yet to be built, many are navigating challenges outside PJM's scope, such as permitting timelines, supply chain constraints and evolving project economics.

PJM remains focused on: maintaining a transparent market framework that accurately reflects supply/demand conditions; streamlining interconnection processes; and working collaboratively with states, developers and industry to support solutions that can bring needed capacity online.

The next Base Residual Auction for the 2027/2028 Delivery Year is scheduled for December 2025, as PJM works toward resuming its three-year-forward planning cycle. A detailed report of the results is available on PJM's [capacity market web page](#).

**PERKASIE BOROUGH
RESOLUTION NO. 2025-37**

**A RESOLUTION OF THE BOROUGH COUNCIL IN AND
FOR THE BOROUGH OF PERKASIE, BUCKS COUNTY,
COMMONWEALTH OF PENNSYLVANIA, APPROVING
THE WP PERKASIE, LLC PRELIMINARY AS FINAL
LAND DEVELOPMENT PLAN**

WHEREAS, WP Perkasia, LLC (“Applicant”) proposes the construction of a Two-Tenant Retail/Restaurant Building with associated parking, driveways, walkways, and the like. The plan relates to Bucks County Tax Parcels 33-016-010 and 33-016-022, containing approximately 2.2877 acres. The property, which is the subject of this Resolution, is located on the Southwest corner of North 5th Street and West Blooming Glen Drive. The site is zoned Business Professional (C-1), and the intended use is planned commercial development (Use E-15). The site will have access to Shadywood Drive and West Blooming Glen Drive;

WHEREAS, the Plans were prepared by SR3Engineers, consisting of sheets 1 through 15, dated October 2, 2024, and last revised July 24, 2025; and

WHEREAS, the property which is the subject of this Resolution was the subject of a prior Resolution of Borough Council, wherein the AutoZone retail outlet was approved by Borough Council, subject to conditions noted in that Resolution.

NOW THEREFORE BE IT RESOLVED by the Borough Council of the Borough of Perkasia, that the Borough Council hereby approves the Preliminary as Final Land Development Plan of WP Perkasia, LLC, for the Two-Tenant Retail/Restaurant Building, subject to the following conditions:

1. Compliance with the Conditional Use Decision rendered by Borough Council on or about February 17, 2025;

2. Continued compliance with the Resolution of approval related to the AutoZone to the extent it is applicable to this project;
3. Compliance with the Gilmore & Associates, Inc., review letter dated July 31, 2025;
4. Compliance with the Gilmore & Associates, Inc., planning review letter dated July 29, 2025;
5. Compliance with the Perkasio Borough Zoning Hearing Board Decision rendered on July 10, 2025, together with any conditions noted therein;
6. Confirmation that the Borough will **not** accept the ultimate right-of-way along 5th Street in the Borough;
7. Applicant shall obtain the appropriate approvals from the Perkasio Regional Authority for the purpose of providing water and sanitary sewer facilities to the project;
8. Applicant shall obtain any additional approvals and/or permits as may be required by the Bucks County Conservation District; the Pennsylvania Department of Environmental Protection; the Perkasio Regional Authority; the Perkasio Electric Department; the Pennsylvania Department of Transportation; and/or any other local, state, county, and/or federal authority or agency requiring a permit and/or approval ("Additional Permits"). Copies of said permits and approvals shall be submitted to the Borough;
9. Applicant shall fund and execute land development and financial security agreements, in a form satisfactory to the Borough Solicitor, prior to plan recordation;
10. To assist the Applicant in securing all of the appropriate permits, the Borough agrees to sign paper copies of the approved revised final plan provided they bear the legend "not to be recorded" if signed paper copies are required to be submitted to the various local, state, and federal agencies that must approve the various approvals, permits, certificates and the like for the

land development. Provided, however, that the Borough reserves the rights of participation in all approval and permitting procedures which will be required for the approval of this plan;

11. The Applicant shall execute and record a Stormwater Facilities Maintenance and Monitoring Agreement, if necessary, in a form acceptable to the Borough Solicitor, prior to plan recordation;

12. Applicant shall pay all review and professional fees in connection with all prior reviews and the reviews and construction observation in connection with this approval as required by the Borough Subdivision and Land Development Ordinance and its applicable rate structure;

13. The Plan shall be ADA compliant; and

14. The Borough agrees to be the applicant or co-applicant for the PennDOT Highway Occupancy Permit (HOP), if needed, for any drainage connection from the Applicant's project to North 5th Street, which said permit is required by PennDOT. The HOP shall state that the stormwater pipe and any other stormwater system facilities located on the Applicant's property shall be maintained by the Applicant, including its point of connection to the drainage pipe located within the PennDOT Right-of-Way. Furthermore, all costs associated with the application for the HOP shall be borne by the Applicant.

NOW, THEREFORE, BE IT RESOLVED, that the Perkasio Borough Council, in lieu of a public hearing, has offered the public the opportunity to comment on the proposed plan at a public meeting in accordance with the requirements of 53 P.S. §10508, and has provided residents with the ability to comment and address concerns relative to the Final Land Development Plan at all public meetings discussing this Plan, and after consideration of the Plan and the aforementioned conditions, finds that the approval of the Applicant's Preliminary as

Final Land Development Plan will not be detrimental to the welfare, health, peace, and morals of the Perkasio Borough or its residents; and

BE IT FURTHER RESOLVED, that the Perkasio Borough Council approves, by adoption of this Resolution, the Applicant's Preliminary as Final Land Development Plan referenced above, subject to the aforementioned conditions; and

THIS RESOLUTION WAS DULY ADOPTED by the Perkasio Borough Council on the 4th day of August, 2025.

ATTEST:

BOROUGH OF PERKASIE:

By: _____
Andrea L. Coaxum, Secretary

By: _____
James Ryder, Council President



July 31, 2025

File No. 17-05042.01

Cassandra L. Grillo, CZO
Zoning Officer and Code Enforcement Administrator
Borough of Perkasio
620 West Chestnut Street
P.O. Box 96
Perkasie, PA 18944

Reference: WP Perkasio, LLC – Planned Commercial Development
North Fifth Street & West Blooming Glen Drive
Preliminary/Final Land Development Plans – Conditional Use Review #6

Dear Cassandra:

Gilmore & Associates, Inc. (G&A) has reviewed the Conditional Use Site Plan Resubmission Package for the above-referenced project. We offer the following comments for consideration by the Borough:

I. Submission

- A. Starbucks Preliminary/Final Site Plan for Wright Ebersole, LLC, as prepared by SR3 Engineers, consisting of sheets 1 through 15 of 15, dated October 2, 2024, last revised July 24, 2025.
- B. Preliminary and Final Land Development Plans – Conditional Use Review #3 Response Letter for WP Perkasio, LLC – Starbuck Drive Thru, as prepared by SR3 Engineers, dated July 24, 2025.

II. General Information

The subject property is located on the southwest corner of North Fifth Street (SR 4039) and West Blooming Glen Drive in Perkasio Borough, Bucks County, PA. The property consists of two (2) tax map parcels within Perkasio Borough: 33-016-010 and 33-016-022, which contains a total of 2.2877 acres. The Applicant and Owner of Record for both parcels is WP Perkasio, LLC.

The proposed drive-through that is the subject of this Conditional Use Application is part of a previously approved project currently under construction, which consists of an AutoZone and two (2) retail buildings with associated parking, driveways and walkways with access to Shadywood Drive and W. Blooming Glen Drive. The site is zoned Business Professional (C-1) Zoning District and the approved use is "Planned Commercial Development" (E15), which is a use permitted by right in the C-1 Zoning District.

The Applicant is currently proposing to modify the approved Land Development Plans to replace one of the retail buildings with an "Eating Place" (E3) use, which is a use permitted by right in the C-1 District, along with two (2) accessory uses: "Drive-Through" (H3), which is an accessory use permitted by Conditional Use in the C-1 District, and "Outdoor Seating" (H8), which is an accessory use permitted by right in the C-1 District. The proposed drive-through will create an increase in the previously approved impervious coverage along with a decrease in the size of the previously approved rain garden.

65 East Butler Avenue | Suite 100 | New Britain, PA 18901 | Phone: 215-345-4330 | Fax: 215-345-8606

One previously approved underground infiltration basin was increased in size during construction to handle the increase in runoff produced by the proposed drive-through. The site is served by public water and sewer provided by the Perkasio Regional Authority (PRA).

Please be advised that Perkasio Borough Council approved the Conditional Preliminary as Final Land Development Plan at their regular meeting held on November 1, 2021. Perkasio Borough Council also granted Conditional Use approval at their regular meeting held on February 17, 2025, but tabled a decision on the Amended Land Development Plan.

III. Reference Documents

- A. Perkasio Borough Council granted Conditional Use approval to WP Perkasio, LLC on February 17, 2025 for a drive-thru accessory use to the proposed Starbucks "Eating Place" (E3) use. The approval is subject to the following conditions:
1. The Starbucks eating place and drive-through lane shall be constructed in accordance with the Site Plan and exhibits presented.
 2. The Applicant shall provide a six (6) foot wooden fence and augmented buffering along the northwestern property line. The Applicant shall meet with Stephen Nathan to discuss the final location of the fence and additional buffering. ***The Landscape Plan proposes five (5) evergreen trees on the Shadywood Village property to the north. Signed approval from the owner of the property is required for the installation of these trees.***
 3. The Applicant shall add traffic painting on the street to restrict right turns from the Starbucks site onto Shadywood Drive. ***A No Right Turn sign has been provided at the drive-thru exit onto Shadywood Drive with no pavement markings. Borough Council should determine if this is acceptable or require the pavement markings to be installed.***
 4. A sign shall be erected outside of the right-of-way advising pedestrians who may be crossing N. 5th Street to be careful of oncoming traffic, the size and design of the sign to be approved by Perkasio Borough.
 5. The Applicant shall utilize its best efforts to save as many of the large existing evergreen trees as possible along the property line. ***We recommend the limits of grading be staked out and tree protection fence be provided along the boundary of evergreen trees beyond these limits. The tree protection fence should be shown on the Site Plans.***
 6. The Applicant shall otherwise comply with all applicable Borough, County, State Codes, laws, regulations and ordinances with respect to the construction and use of the Property and in accordance with the testimony presented.
- B. ZHB Appeal No. 2025-2 – Perkasio Borough Zoning Hearing Board (ZHB) rendered a decision on Appeal No. 2025-2 on July 10, 2025. The ZHB granted a variance from Section 186-18.H.(3)(a) to permit three (3) stacking spaces prior to the first point of service or menu board and six (6) spaces from the first point of service or menu board to the pick-up window. The variance is subject to the following conditions: 1) the Applicant shall improve the Property in a manner consistent with the testimony and plans submitted with the Application, and 2) the Applicant shall otherwise comply with all applicable Borough, County, State Codes, laws, regulations and ordinances with respect to the use and construction of the Property. The proposed project was designed in accordance with the decision rendered on Appeal No. 2025-2.

IV. Review Comments

A. Zoning Ordinance (Chapter 186)

We have identified the following issue in regards to the requirements and provisions of the current Perkasio Borough Zoning Ordinance:

1. §186-75.C.(1) – Prior to the erection of a sign and the issuance of a permit, the Borough Code Enforcement Administrator shall review all signs for conformance to the provisions of the Borough Ordinances. Several freestanding drive-thru directional signs have been added to the plan. The sign locations and details provided on the plans are subject to review and approval by the Borough Code Enforcement Administrator.

B. Subdivision and Land Development Ordinance (Chapter 164)

We have identified the following issues in regards to the requirements and provisions of the current Perkasio Borough Subdivision and Land Development Ordinance (SALDO):

1. §164-54.A & 56.B. – The proposed change in use may result in changes to the water and sewer service to these buildings. The approval letter from PRA dated July 21, 2021 states that “The Authority understands that when tenants are identified for buildings #1 & #2, and if it is anything other than a general retailer that will use more than 350 gpd, the property owner, the Borough and the Authority will commit in writing to send a mailer to the DEP for additional EDU allocation and flow justification.” The estimated demand for the drive-through restaurant should be determined and necessary documentation submitted to the Authority for the change in use. Copies of correspondence with the Authority should be submitted to the Borough and our Office.
2. §164-59. – The Perkasio Borough Electric Department designed the layout of the electrical system for the project. Approval of the revised layout in relation to the electrical system should be provided from the Borough Electric Department.
3. §164-68.D.(23) – The change in use from a “Retail” to “Eating Place” use may result in a change to the fire suppression requirements. The Applicant has indicated that neither the drive-thru restaurant nor the retail building meet the requirements for a fire suppression system. The Borough Code Enforcement Administrator should verify if any fire suppression is required.
4. §164-70 – The following issue related to plan presentation should be addressed:
 - a. A “Watch for Oncoming Traffic” sign is proposed at the corner of Shadywood Drive and N. 5th Street to meet Condition No. 4 of the Conditional Use Approval. We note that there is no standard PennDOT sign for this condition. However, we recommend replacing the proposed sign with a sign that states “Caution Watch for Vehicles” manufactured by ‘My Parking Sign’ (item K-0052). A detail of this sign should be added to the plans with the size noted and a note that states “the design of the sign to be approved by Perkasio Borough”.
 - b. A tree protection fence label is visible on most plan sheets. However, the tree protection fence is not shown. The label should be removed where it is not applicable, and the tree protection fence should be shown on the Landscape Plan and E&S Plan.
 - c. The ramp slope along the right side of the ramp should be noted as 6.4%

C. General Comments

1. The Applicant is responsible for any amendments to previously obtained approvals, permits, etc. (i.e., Perkasio Regional Authority, Perkasio Electric Department, UGI, etc.). Copies of these permits and approvals should be submitted to the Borough and our Office.

We recommend the plans be revised to address the above comments to the satisfaction of the Borough. In order to help expedite the review process of the resubmission of the plans, the Applicant should submit a response letter which addresses each of the above comments. Changes that have been made to the application that are unrelated to the review comments should also be identified in the response letter. If you have any questions regarding the above, please contact this office.

Sincerely,



Douglas C. Rossino, P.E.
Gilmore & Associates, Inc.
Borough Engineers

DCR/tw

cc: Andrea L. Coaxum, Borough Manager
Megan McShane, Executive Assistant
Jeffrey P. Garton, Esq., Borough Solicitor
Judith Stern Goldstein, R.L.A., ASLA, Gilmore & Associates, Inc.
Jeffrey Tulone, Public Works Director
Harold Stone, Electric Superintendent
Nicholas Fretz, Manager, Perkasio Regional Authority
Perkasio Fire Company Number 1 (Station 26)
Bill Rountree, WP Perkasio, LLC, Owner/Applicant
Debra A. Shulski, Esq., Riley, Riper, Hollin & Colagreco, P.C.
Brian Atkins, P.E., SR3 Engineers
Erik Garton, P.E., E.V.P., Gilmore & Associates, Inc.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

July 29, 2025

File No. 2017-05042.02
Conditional Use Application – Planning Review
WP Perkasio, LLC - Starbucks Drive Through

Cassandra Grillo
Zoning Officer and Code Enforcement Administrator
Borough of Perkasio
620 West Chestnut Street, P.O. Box 96
Perkasio, PA 18944

Reference: Conditional Use Application – Planning Review #6
WP Perkasio, LLC - Starbucks Drive Through
Tax Map Parcel Numbers: 33-16-10-00B

Dear Ms. Grillo:

Please be advised that we have reviewed the Conditional Use Application for WP Perkasio, LLC – Starbucks Drive Through prepared by SR3 Engineers, dated October 2, 2024, **last revised July 24, 2025**.

Background Information Summary

Application Title: WP Perkasio, LLC
Plan Stage: Conditional Use Application
Applicant: WP Perkasio, LLC
Plan Date: October 9, 2024
Location: North 5th Street and Blooming Glen Drive
Total Site Area: 1.499 Acres – Gross
Zoning District: C-1 Zoning District

The site, consisting of TMP Nos. 33-16-10, is approximately 1.499 acres. The plans consist of two separate buildings with potentially three units. Retail building 3 is approximately 7,381 square feet and will contain an Auto Zone. Buildings 1 and 2 total 4,000 square feet. The approved land development plans designated these buildings as retail. However, the conditional use application is for a proposed restaurant with drive through for Building #1. The site has frontage along Shadywood Drive, North 5th Street and W. Blooming Glen Drive. Two access drives are proposed – one from Shadywood Drive and one from W. Blooming Glen Drive.

This plan has received conditional approval by Borough Council per Conditional Use Decision, dated February 17, 2025, “Compliance with all comments noted in the Borough’s Planner’s review letter dated January 14, 2025, subject to the minor modifications noted in the testimony received from Brian Atkins, P.E” shall apply. **All remaining items have been satisfactorily addressed.**

If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,



Judith Stern Goldstein, R.L.A., ASLA
Senior Project Manager
Gilmore & Associates, Inc.



Adrienne Blank, R.L.A.
Landscape Architect
Gilmore & Associates, Inc.

JSG/sjy/sl

cc: Andrea L. Coaxum, Borough Manager
Linda Reid, Assistant Borough Manager
Megan McShane, Executive Secretary
Jeffrey P. Garton, Esq., Borough Solicitor
Bill Rountree, WP Perkasio, LLC
Amber Yon, P.E., Penn Environmental & Remediation, Inc.



July 24, 2025

VIA ELECTRONIC DELIVERY

Cassandra L. Grillo, CZO
Zoning Officer and Code Enforcement Administrator
Borough of Parkasie
620 West Chestnut Street
P.O. Box 96
Perkasie, PA 18944

RE: Preliminary and Final Land Development Plans – Conditional Use Review #3
WP Perkasie, LLC – Starbuck Drive Thru
Block 6979, Lot 390
Borough of Perkasie, Bucks County, PA
SR3 Project Number: 024-019

Dear Ms. Grillo,

Ahead of the Borough Council Meeting on August 4th, attached is an updated site plan that addresses the plan comments from the recent Borough Engineer and Planning letters.

We offer the following responses to the review letter from Borough Engineer at Gilmore & Associates, Inc. dated July 17, 2025. The numbering of the comments is provided for reference, and the responses are in the same order they appear in the letter. Comments not requiring a response, such as informational comments, have been omitted:

III. Reference Documents

A. Conditional Use Approval

1. The fence callout on the Site Plan (Sheet 3) has been revised to say “6’ High Wooden Fence.” Additionally, the Vinyl Fence Detail has been replaced with the Wood Fence Detail on the Construction Details (Sheet 12). The applicant has been coordinating with the neighboring property owner and additional landscaping has been added along the bypass lane on the neighboring property and to the northwest of the AutoZone parking lot for further buffering. See the Landscaping Plan (Sheet 6).
4. A “Watch for Oncoming Traffic” sign has been added to the near the intersection. See the Site Plan (Sheet 3) and Construction Details (Sheet 12). A Pedestrian Crossing sign has also been added to the Site Plan ahead of the crosswalk.
5. Tree protection fencing has been added around the trees along the proposed bypass lane. See the Grading Plan (Sheet 4).

IV. Review Comments

B. Subdivision and Land Development Ordinance

1. Acknowledged. We are in coordination with the Perkasio Regional Authority and Starbucks to confirm water and sewer demands can be met.
2. Acknowledged. We are in coordination with the Perkasio Borough Electric Department and Starbucks to confirm electrical load requirements can be met with the existing transformer.
4. Plan Presentation Comments
 - a. The BCPC number is provided on the Cover Sheet (Sheet 1).
 - b. Existing site signs have been identified on the Existing Conditions & Demolition Plan (Sheet 2).
 - c. The Building #1 callout and Zoning/Parking tables have been revised on the Site Plan (Sheet 3) to reflect the updated building area.
 - d. The roadway and right-of-way dimensions have been added back to the Site Plan (Sheet 3).
 - e. The direction of the existing pavement arrows at the access drive has been revised on the Existing Conditions & Demolition Plan (Sheet 2).

C. Sidewalk and Curb Rules and Regulations

1. ADA Regulations and General Pedestrian Circulation
 - a) The elevations and slopes have been revised within Inset #1 on the Grading Plan (Sheet 4) to provide positive drainage across the sidewalk.
 - b) The entire ramp cross slope has been reduced to 1% within Inset #2 of the Grading Plan (Sheet 4).
 - c) Spot elevations on the top landing of the ramp within Inset #3 on the Grading Plan (Sheet 4) have been revised to provide a consistent cross slope.

D. Amended Stormwater Management Ordinance

1. Grading and Drainage Comments
 - a) The fence posts will be surface mounted in locations called out on the Site Plan (Sheet 3). This is also Note 3 of the Ornamental Fence Detail on the Construction Details (Sheet 12).
 - b) The roof leader has been relocated 1' closer to the building to avoid having the cleanout overlap the proposed curb. Cut & Cap callouts have been added beyond proposed connections on the Utility Plan (Sheet 5).
 - c) All existing spot shots and grate elevations have been updated per the as-built plans. See the Grading Plan (Sheet 4). A link has been provided for the renewed NPDES permit.

E. General Comments

1. Trash Enclosure
 - a) Elevation and slope callouts within the trash enclosure has been added to the Grading Plan (Sheet 4).
 - b) The trash enclosure bollard has been relocated to avoid conflict with the proposed curb. See the Site Plan (Sheet 3).
 - c) The trash enclosure details on the Construction Details (Sheet 15) have been revised to include the proposed man door.

We offer the following responses to the review letter from Planning Board Planner at Gilmore & Associates, Inc. dated July 17, 2025. The numbering of the comments is provided for reference, and the responses are in the same order they appear in the letter. Comments not requiring a response, such as informational comments, have been omitted:

1. General Planning Comments

- a) The fence callout on the Site Plan (Sheet 3) has been revised to say "6' High Wooden Fence." Additionally, the Vinyl Fence Detail has been replaced with the Wood Fence Detail on the Construction Details (Sheet 12).

If you have any questions, comments, or suggestions, please do not hesitate to contact me at (856) 933-3323 or batkins@sr3engineers.com.

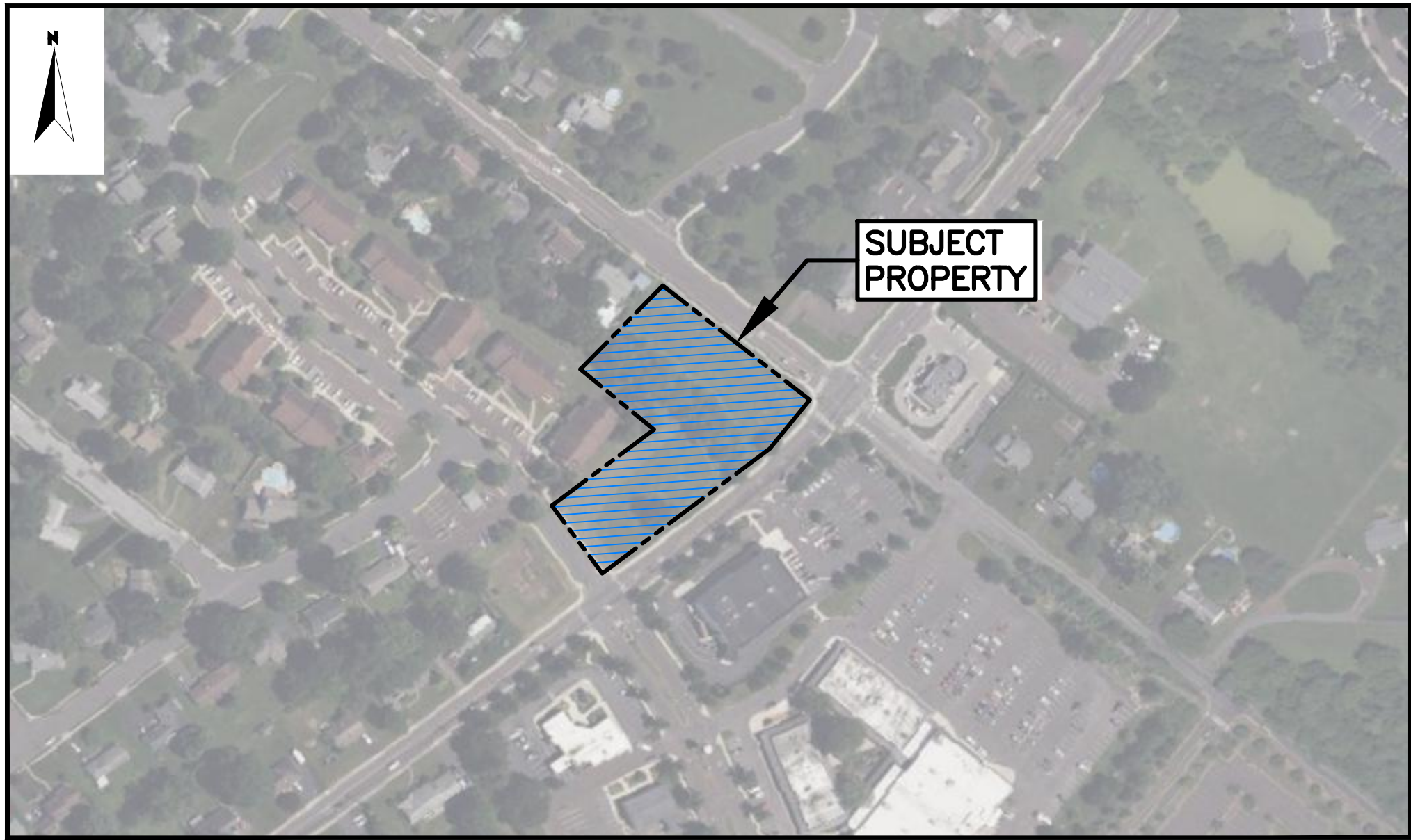
Thank You,

Brian Atkins, PE

Enclosures

Cc: Applicant (via email)
Douglas C. Rossino, PE, Gilmore & Associates, Inc. (via email)

STARBUCKS
PRELIMINARY/FINAL SITE PLAN
PREPARED FOR WRIGHT EBERSOLE, LLC
SITUATED IN:
BOROUGH OF PERKASIE, BUCKS COUNTY, PENNSYLVANIA



LOCATION MAP

SCALE: 1" = 200'

PRIOR VARIANCES GRANTED BY PERKASIE BOROUGH ZONING HEARING BOARD ON 4/16/2021 (FILE NO. 17-05042):

1. A VARIANCE FROM SECTION 186-20,F(2) TO PERMIT THE MINIMUM NET LOT AREA TO BE 1.82 ACRES WHICH IS LESS THAN THE 2 ACRES REQUIRED.
- CONDITIONS OF THE VARIANCE APPROVAL INCLUDE:
- A. APPLICANT SHALL CONSOLIDATE TAX MAP PARCELS 33-016-010 AND 33-016-022
- B. APPLICANT SHALL OTHERWISE COMPLY WITH ALL APPLICABLE BOROUGH, COUNTY, STATE CODED, LAWS, REGULATIONS AND ORDINANCES WITH RESPECT TO THE USE AND CONSTRUCTION OF THE PROPERTY IN ACCORDANCE WITH THE PLANS AND EVIDENCE PRESENTED

PRIOR VARIANCES GRANTED BY PERKASIE BOROUGH ZONING HEARING BOARD ON 5/27/2025 (FILE NO. 2025-02):

1. A VARIANCE FROM SECTION 186-18,H(3)(a) TO PERMIT THREE (3) STACKED SPACES PRIOR TO THE FIRST OF SERVICE WHICH IS LESS THAN THE SIX (6) STACKING SPACES PRIOR TO THE FIRST POINT OF SERVICE REQUIRED.

CONDITIONAL USE GRANTED BY BOROUGH COUNCIL OF THE BOROUGH OF PERKASIE ON 2/21/2025:

1. CONDITIONAL USE ALLOWS THE ADDITION OF A DRIVEWAY THRU LANE TO THE STARBUCKS TO BE CONSTRUCTED AS NOTED IN THE DECISION.

PRIOR WAIVERS GRANTED BY PERKASIE BOROUGH COUNCIL ON 11/2/2021 AS MODIFICATIONS TO PROVISIONS OF THE PERKASIE BOROUGH SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (APPROVED 11/1/2021):

1. §164-8.B - A WAIVER WAS GRANTED TO ALLOW FOR THIS LAND DEVELOPMENT PLAN TO BE APPROVED AS PRELIMINARY AND FINAL PLAN.
2. §164-20.B.(3) - A WAIVER WAS GRANTED TO NO REQUIRE THE WIDENING OF THE PERIMETER SHADYWOOD DRIVE, N. 5TH STREET AND WEST BLOOMING GLENN DRIVE.
3. §164-25.A.(1)(f) - A WAIVER WAS GRANTED TO ALLOW PARKING WITHIN 8 FEET OF THE BUILDING WALL AT THE AUTOZONE BUILDING AND WITHIN 6 FEET OF THE BUILDING AT BUILDINGS 1 AND 2. THESE DISTANCES ARE LESS THAN THE 15 FEET REQUIRED.
4. §164-31.F - A WAIVER WAS GRANTED TO ALLOW GRADING WITHIN AND ACCROSS THE SHADYWOOD DRIVE N. 5TH STREET AND WEST BLOOMING GLENN DRIVE RIGHTS-OF-WAY.
5. §164-32.C - A WAIVER WAS GRANTED TO ALLOW CONSTRUCTION OF A SIDEWALK WITHIN THE EXISTING DRAINAGE EASEMENT LOCATED ALONG N. 5TH STREET.
6. §164-68.C.(2) & §164-70.C.(2) - A WAIVER WAS GRANTED TO ALLOW AN AERIAL SITE PLAN, SHOWING FEATURES WITHIN 400 FEET OF THE SITE, IN LIEU OF SAID INFORMATION BEING SHOWN ON THE EXISTING RESOURCES & SITE ANALYSIS MAP.
7. §164-70.A.(5) - A WAIVER WAS GRANTED TO ALLOW A DRAWING SIZE OF 24 BY 36 INCHES.
8. §158-18.G.(5) - A WAIVER WAS GRANTED TO ALLOW SURFACE SLOPES OF THREE HORIZONTAL TO ONE VERTICAL (3:1) IN THE RAIN GARDEN AND ALONG N. 5TH STREET.

PRIOR PLANS SUBMITTED:

1. PRELIMINARY/FINAL LAND DEVELOPMENT PLANS FOR PROPOSED MULTI-USE DEVELOPMENT AT N. 5TH STREET & BLOOMING GLEN DRIVE, AS PREPARED BY PENN ENVIRONMENTAL & REMEDIATION, INC., CONSISTING OF TWENTY-TWO (22) SHEETS, DATED MAY 14, 2021 AND LAST REVISED FEBRUARY 2, 2022, AS APPROVED BY THE PERKASIE BOROUGH COUNCIL AT THEIR REGULAR MEETING HELD ON NOVEMBER 1, 2021 BY RESOLUTION 2021-43.



DRAINAGE PLAN ACKNOWLEDGEMENT

I, _____, LAND OWNER, DO HEREBY ACKNOWLEDGE THAT ANY REVISION TO THE APPROVED DRAINAGE PLAN MUST BE APPROVED BY THE BOROUGH AND THE CONSERVATION DISTRICT.

OWNER _____ DATE _____

DRAINAGE PLAN DESIGN

I, _____, ON THE _____ DAY OF _____, 20____, HEREBY CERTIFY THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE PERKASIE BOROUGH STORMWATER MANAGEMENT ORDINANCE OR PLAN.

DESIGN ENGINEER _____ DATE _____

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN AND OFFER OF DEDICATION

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED (CARL WRIGHT), WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSED AND SAYS THAT HE IS THE OWNER OR EQUITABLE OWNER OF THE PROPERTY SHOWN ON THIS FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN, THAT THE PLAN WAS PREPARED AT HIS DIRECTION, AND THAT HE ACKNOWLEDGES THE SAME TO BE HIS ACT AND PLAN, AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW, AND THAT ALL STREETS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO PUBLIC USE.

NOTARY PUBLIC NAME/SEAL _____ STATE, COUNTY SIGNED _____
COMMISSION EXPIRATION DATE _____

OWNER/EQUITABLE OWNER _____

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE FINAL LAND DEVELOPMENT PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE PERKASIE BOROUGH SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

SURVEYOR _____ DATE _____

CERTIFICATE FOR APPROVAL BY THE BOROUGH ENGINEER

I HEREBY CERTIFY THAT THE FINAL LAND DEVELOPMENT PLAN SHOWN AND DESCRIBED HEREON COMPLIES WITH ALL CONDITIONS OF APPROVAL AND THAT IMPROVEMENTS HAVE BEEN INSTALLED OR GUARANTEED.

BOROUGH ENGINEER _____ DATE _____

CERTIFICATE FOR APPROVAL BY THE PERKASIE BOROUGH COUNCIL

ON THIS _____ DAY OF _____, 20____, THE PERKASIE BOROUGH COUNCIL, BY MOTION, APPROVED THE FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN, AS SHOWN AND DESCRIBED HEREON.

CHAIRMAN OF COUNCIL _____ DATE _____

BOROUGH SECRETARY _____ DATE _____

CERTIFICATE FOR APPROVAL BY THE PERKASIE PLANNING COMMISSION

ON THIS _____ DAY OF _____, 20____, THE PERKASIE BOROUGH PLANNING BOARD, BY MOTION, APPROVED THE FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN, AS SHOWN AND DESCRIBED HEREON.

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

I, _____, LAND OWNER, DO HEREBY ACKNOWLEDGE THE STORMWATER MANAGEMENT SYSTEM TO BE A PERMANENT FEATURE THAT CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL OF A REVISED PLAN BY THE BOROUGH, WHICH SHALL BE RECORDED WITH THE RECORD PLAN.

OWNER _____ DATE _____

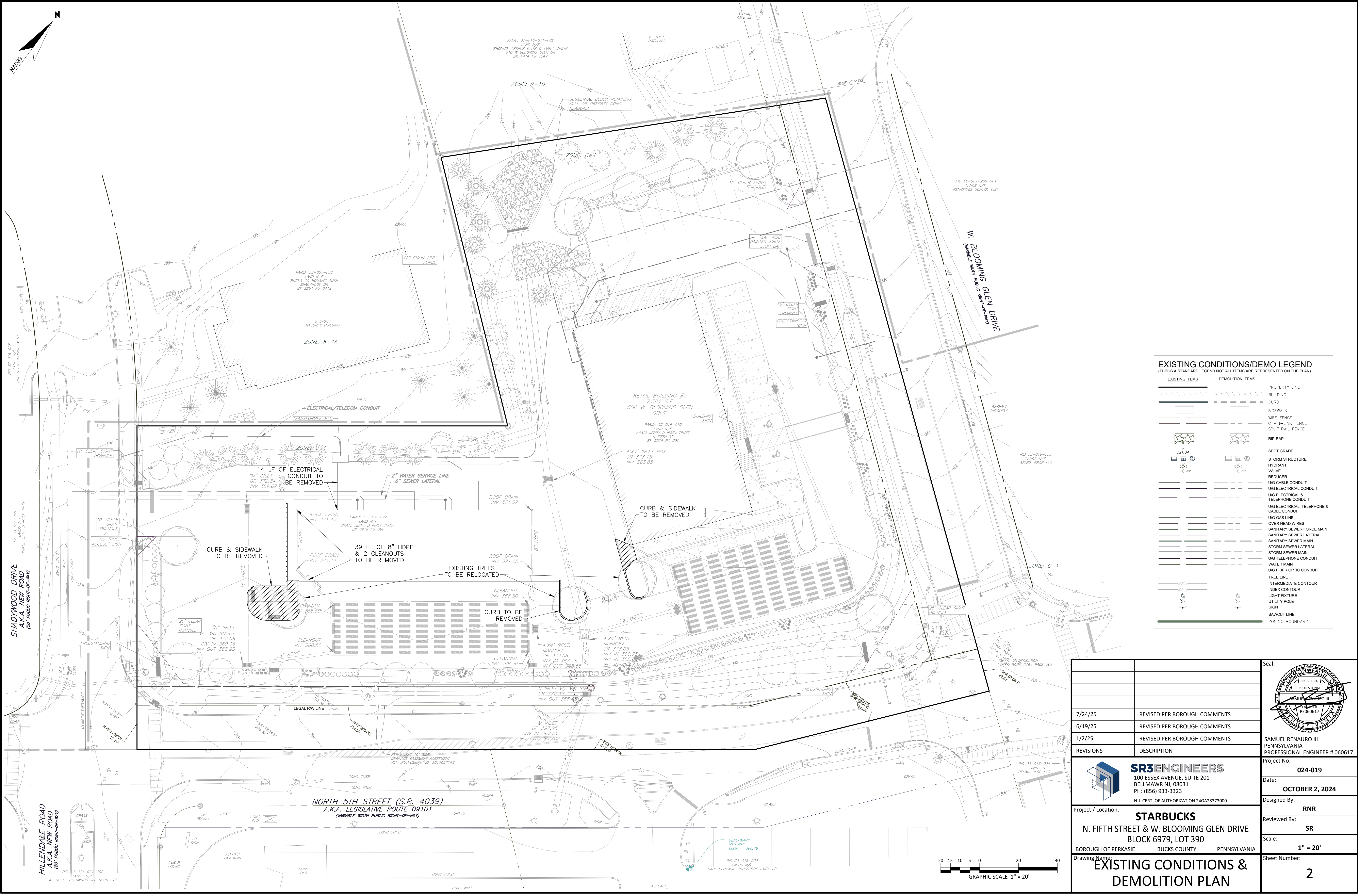
BUCKS COUNTY PLANNING COMMISSION #: 10136-A

DRAWING INDEX				
SHEET #	DRAWING NAME	DATE	REVISION DATE	TO BE RECORDED
1	COVER SHEET	10/2/2024	7/24/2025	YES
2	EXISTING CONDITIONS & DEMOLITION PLAN	10/2/2024	7/24/2025	NO
3	SITE PLAN	10/2/2024	7/24/2025	YES
4	GRADING PLAN	10/2/2024	7/24/2025	NO
5	UTILITY PLAN	10/2/2024	7/24/2025	YES
6	LANDSCAPE PLAN	10/2/2024	7/24/2025	NO
7	LIGHTING PLAN	10/2/2024	7/24/2025	NO
8	TRUCK CIRCULATION PLAN	10/2/2024	7/24/2025	NO
9	TRUCK CIRCULATION PLAN	10/2/2024	7/24/2025	NO
10	SOIL EROSION AND SEDIMENT CONTROL PLAN	10/2/2024	7/24/2025	NO
11	SOIL EROSION AND SEDIMENT CONTROL NOTES AND DETAILS	10/2/2024	7/24/2025	NO
12	CONSTRUCTION DETAILS	10/2/2024	7/24/2025	NO
13	CONSTRUCTION DETAILS	10/2/2024	7/24/2025	NO
14	CONSTRUCTION DETAILS	10/2/2024	7/24/2025	NO
15	CONSTRUCTION DETAILS	10/2/2024	7/24/2025	NO

OWNER/APPLICANT :

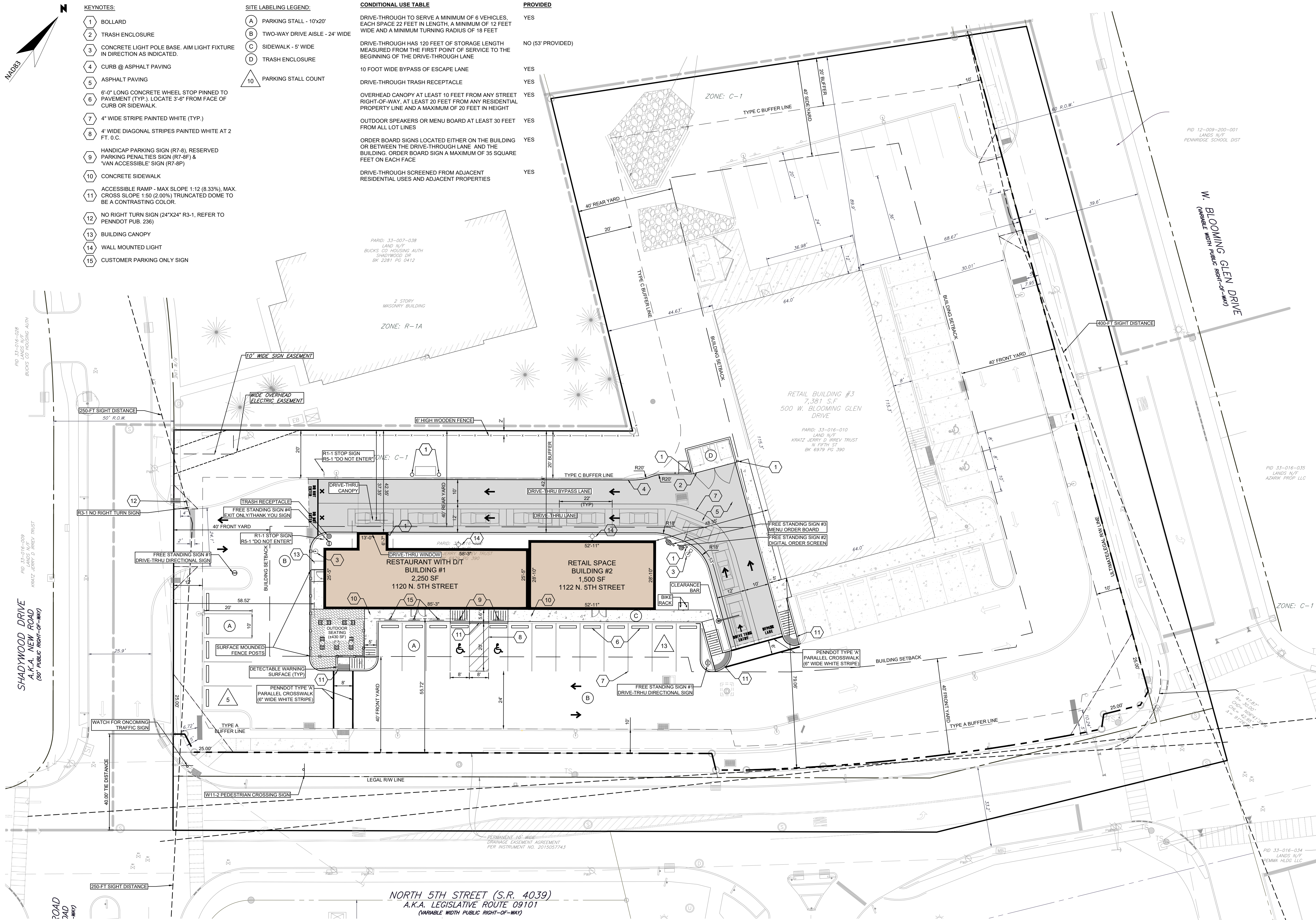
WP PERKASIE, LLC
PO BOX 1908
MEDIA, PA 19063

		Seal:
7/24/25	REVISED PER BOROUGH COMMENTS	
6/19/25	REVISED PER BOROUGH COMMENTS	
2/20/25	REVISED PER BOROUGH COMMENTS	
1/2/25	REVISED PER BOROUGH COMMENTS	
REVISIONS	DESCRIPTION	SAMUEL RENAURO III PENNSYLVANIA PROFESSIONAL ENGINEER # 060617
 100 ESSEX AVENUE, SUITE 201 BELLMAWR NJ, 08031 PH: (856) 933-3323 N.J. CERT. OF AUTHORIZATION 246A28373000	SR3ENGINEERS	Project No: 024-019
Project / Location:	STARBUCKS N. FIFTH STREET & W. BLOOMING GLEN DRIVE BLOCK 6979, LOT 390 BOROUGH OF PERKASIE BUCKS COUNTY PENNSYLVANIA	Date: OCTOBER 2, 2024
Drawing Name:	COVER SHEET	Designed By: RNR
		Reviewed By: SR
		Scale: AS NOTED
		Sheet Number: 1



EXISTING CONDITIONS/DEMO LEGEND		
(THIS IS A STANDARD LEGEND NOT ALL ITEMS ARE REPRESENTED ON THE PLAN)		
EXISTING ITEMS	DEMOLITION ITEMS	PROPERTY LINE
		BUILDING
		CURB
		SIDEWALK
		WIRE FENCE
		CHAIN-LINK FENCE
		SPLIT RAIL FENCE
		RIP-RAP
		SPOT GRADE
		STORM STRUCTURE
		HYDRANT
		VALVE
		REDUCER
		UG CABLE CONDUIT
		UG ELECTRICAL CONDUIT
		UG ELECTRICAL & TELEPHONE CONDUIT
		UG ELECTRICAL, TELEPHONE & CABLE CONDUIT
		UG GAS LINE
		OVER-HEAD WIRES
		SANITARY SEWER FORCE MAIN
		SANITARY SEWER LATERAL
		STORM SEWER MAIN
		STORM SEWER LATERAL
		UG TELEPHONE CONDUIT
		WATER MAIN
		UG FIBER OPTIC CONDUIT
		TREE LINE
		INTERMEDIATE CONTOUR
		INDEX CONTOUR
		LIGHT FIXTURE
		UTILITY POLE
		SIGN
		SAWCUT LINE
		ZONING BOUNDARY

7/24/25	REVISED PER BOROUGH COMMENTS	
6/19/25	REVISED PER BOROUGH COMMENTS	
1/2/25	REVISED PER BOROUGH COMMENTS	
REVISIONS	DESCRIPTION	SAMUEL RENAURO III PENNSYLVANIA PROFESSIONAL ENGINEER # 060617
 SR3ENGINEERS 100 ESSEX AVENUE, SUITE 201 BELLMAWR NJ, 08031 PH: (856) 933-3323 N.J. CERT. OF AUTHORIZATION 246A28373000		Project No: 024-019
Project / Location: STARBUCKS N. FIFTH STREET & W. BLOOMING GLEN DRIVE BLOCK 6979, LOT 390 BOROUGH OF PERKASIE BUCKS COUNTY PENNSYLVANIA		Date: OCTOBER 2, 2024
Drawing Name: EXISTING CONDITIONS & DEMOLITION PLAN		Designed By: RNR
		Reviewed By: SR
		Scale: 1" = 20'
		Sheet Number: 2



SITE CAPACITY CALCULATIONS

SURVEY SITE AREA	2.307 Ac.
EXISTING EASEMENT AREA	0.098 Ac.
EXISTING RESOURCE PROTECTION LAND	0.467 Ac.
NET SITE AREA	1.782 Ac.

RESOURCE	OPEN SPACE RATIO	LAND IN RESOURCE	RESOURCE PROTECTION LAND
FLOODPLAIN	1.00	0 Ac.	0 Ac.
FLOODPLAIN SOILS	1.00	0 Ac.	0 Ac.
WATERCOURSES	1.00	0 Ac.	0 Ac.
STEEP SLOPES:			
8-15%	0.60	0 Ac.	0 Ac.
15-25%	0.70	0 Ac.	0 Ac.
25% OR MORE	0.85	0 Ac.	0 Ac.
WOODLANDS	0.50	0 Ac.	0 Ac.
WETLANDS	1.00	0 Ac.	0 Ac.
WETLAND BUFFER	0.80	0 Ac.	0 Ac.
TOTAL	-	0 Ac.	0 Ac.

NOTE: THERE ARE AREAS WHICH CONTAIN THE SLOPE RANGES NOTED IN THE TABLE ABOVE, HOWEVER THESE ARE CONSIDERED TO BE MANAGED STEEP SLOPES GIVEN THE NATURE OF THE SITE AND SURROUNDING AREA. THESE AREAS ARE THEREFORE NOT CONSIDERED AS A PROTECTED RESOURCE IN THESE CALCULATIONS.

REQUIRED OPEN SPACE: NONE

STREET	SPEED LIMIT (MPH)	DIRECTION	SLOPE (%)	REQUIRED SIGHT DISTANCE (FT)	AVAILABLE SIGHT DISTANCE (FT)
W BLOOMING GLENN DRIVE (PRIMARY)	35	L	4	400	500*
		R	4	400	700
SHADYWOOD DRIVE (SECONDARY)	25	L	5	250	400**
		R	5	250	500
*260' to N. 5th Street					
**130' to N. 5th Street					

SIGN LABEL	SIGN TYPE	NUMBER OF SIGNS	LENGTH (FT)	WIDTH (FT)	MONUMENT SIGN HEIGHT (FT)	AREA* (SF)
1	FREESTANDING/DIRECTIONAL	2	1.7	0.4	2.5	4.3
2	FREESTANDING	1	2.4	0.8	4.1	9.8
3	FREESTANDING	1	5.2	1.1	3.6	18.7
4	FREESTANDING	1	1.7	0.4	2.5	4.3

*FINAL SIGN DIMENSIONS TO BE SUBMITTED AT THE TIME OF SIGN APPLICATION

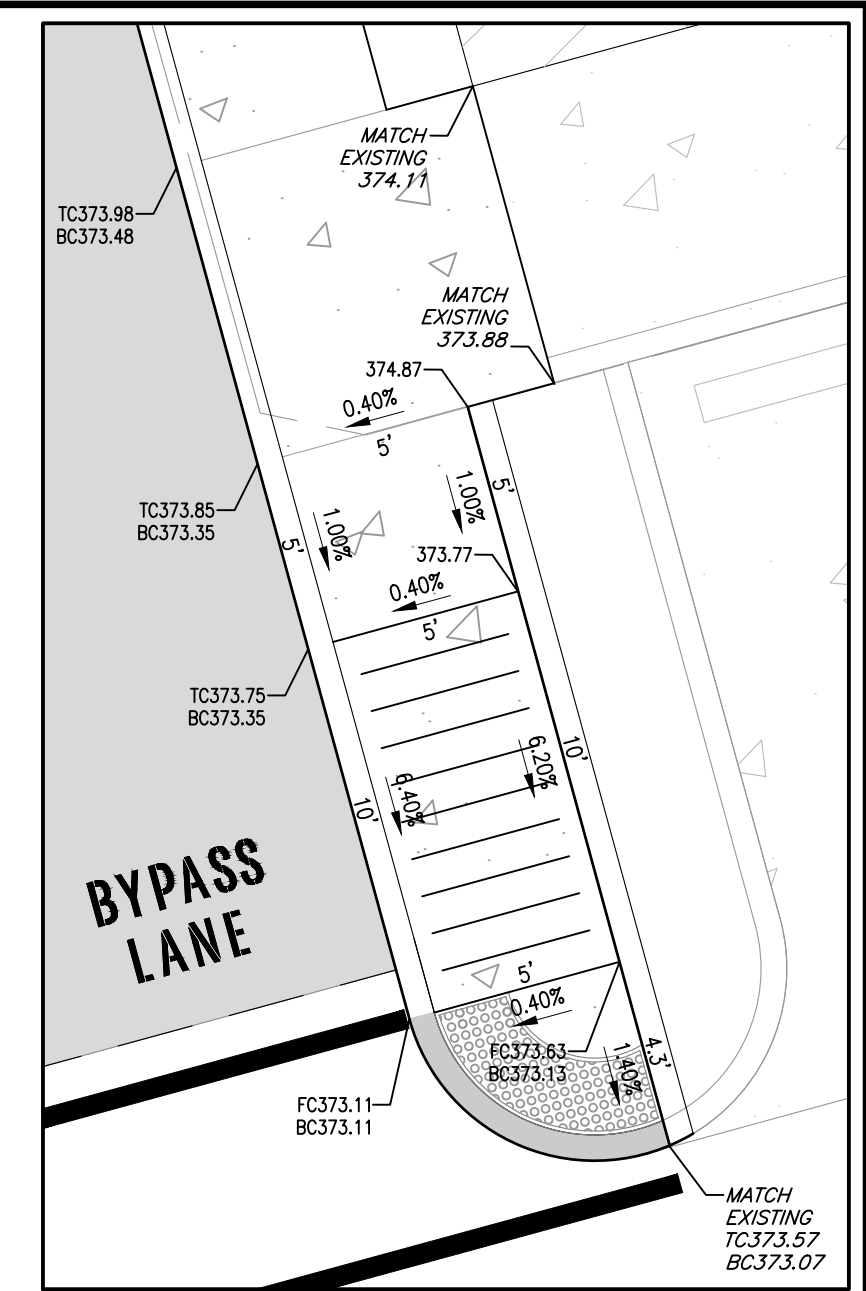
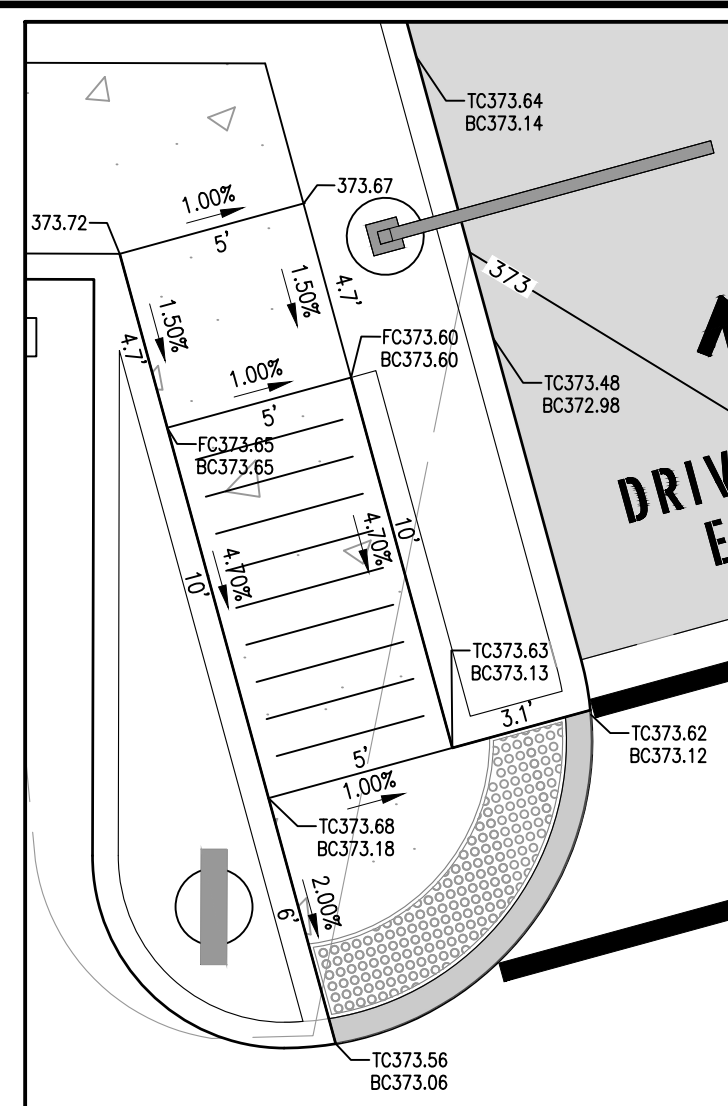
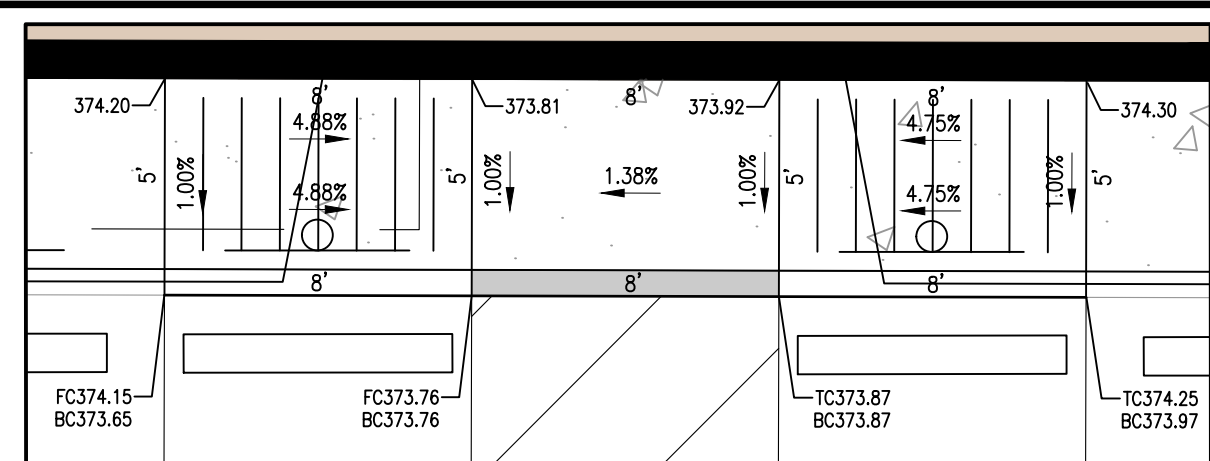
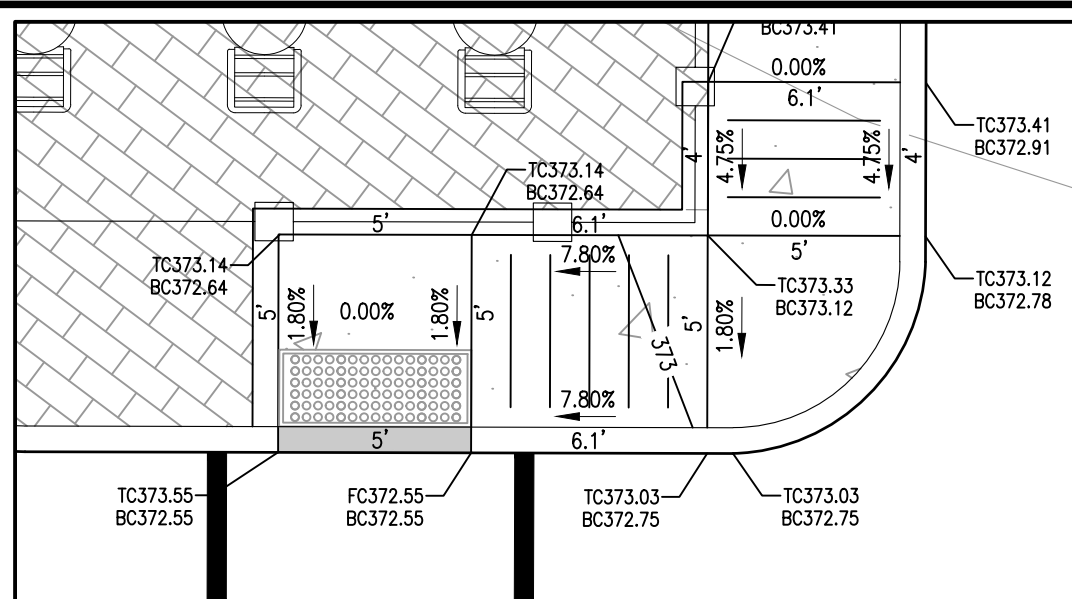
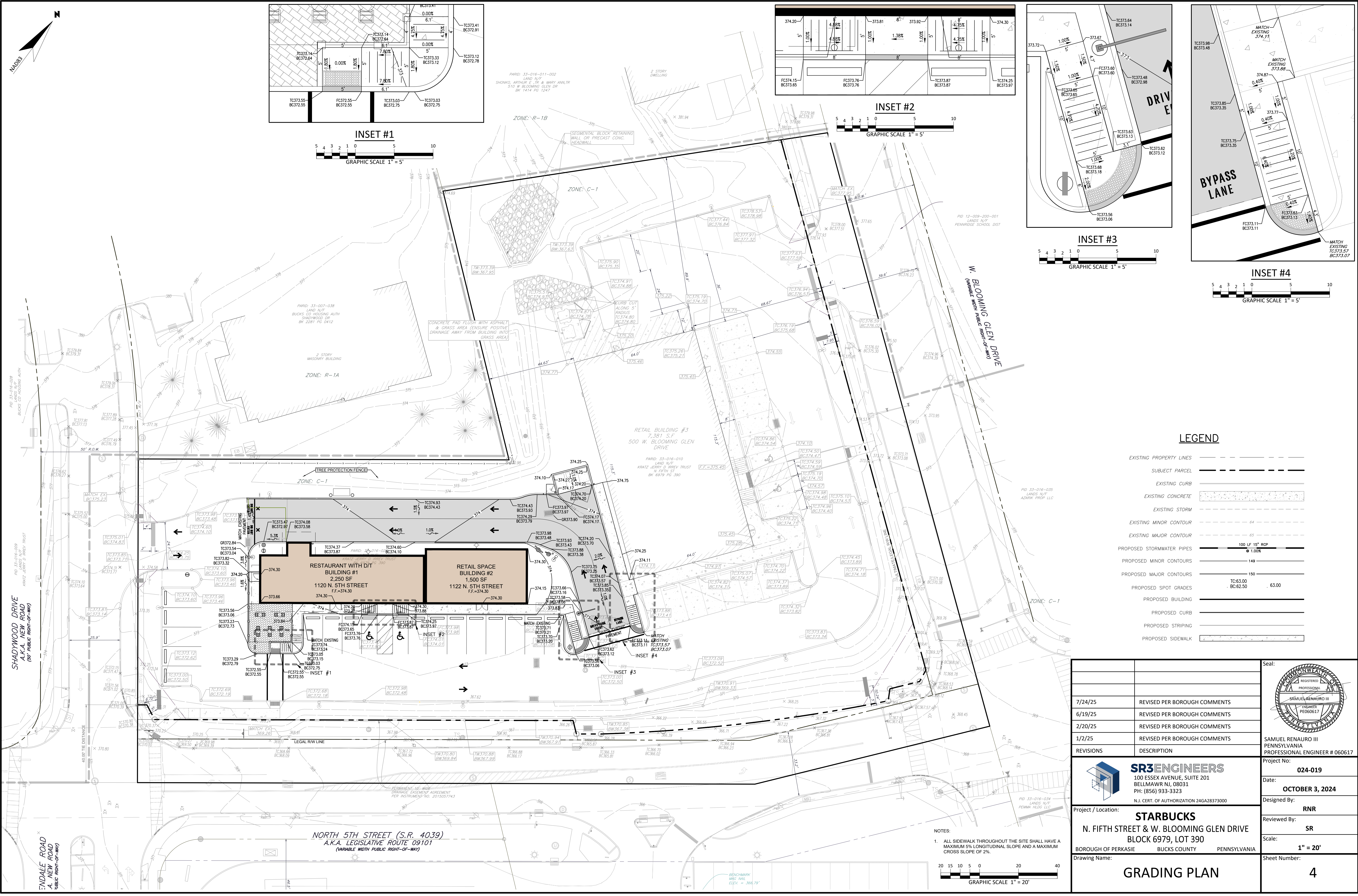
ZONING CLASSIFICATION: C-1 (BUSINESS PROFESSIONAL) USE: PLANNED COMMERCIAL DEVELOPMENT (PERMITTED)		
MINIMUM LOT AREA	REQUIRED 87,120 SF (2 Ac.)	PROPOSED 100,492 SF (2.307 Ac.)
- 5TH ST. LEGAL R.O.W.	-	9,879 SF (0.227 Ac.)
- 5TH ST. ULTIMATE R.O.W.	-	3,339 SF (0.077 Ac.)
- WBG DRIVE ULTIMATE R.O.W.	-	7,110 SF (0.163 Ac.)
- SIGN EASEMENT	-	248 SF (0.006 Ac.)
- DRAINAGE EASEMENT	-	2,249 SF (0.052 Ac.)
NET LOT AREA	-	77,667 SF (1.782 Ac.)
MINIMUM LOT WIDTH (CORNER)	100 FT	126.50 FT
ALONG SHADYWOOD DR	100 FT	407.18 FT
ALONG W. BLOOMING GLEN DR	100 FT	278.68 FT
MINIMUM BUILDING SETBACK:		
FRONT YARD (N. 5TH ST - AUTOZONE)	40 FT	79.06 FT
FRONT YARD (N. 5TH ST - RETAIL)	40 FT	55.72 FT
FRONT YARD (SHADYWOOD DR)	40 FT	58.52 FT
FRONT YARD (W. BLOOMING GLEN DR)	40 FT	68.67 FT
SIDE YARD (SHADYWOOD DR)	40 FT	42.35 FT
SIDE YARD (W. BLOOMING GLEN DR)	40 FT	89.90 FT
REAR YARD (W. BLOOMING GLEN DR)	40 FT	44.63 FT
MAXIMUM LOT COVERAGE	25%	14.0%
MAXIMUM BUILDING HEIGHT	40 FT	<40 FT
PARKING CALCULATIONS		
AUTOZONE: 7,381 SF x (1 SPACE / 500 SF GFA) =	15 SPACES REQUIRED	
RESTAURANT W / DRIVE-THRU: 2,250 SF x (1 SPACE / 300 SF GFA) =	8 SPACES REQUIRED	
RETAIL: 1,500 SF x (1 SPACE / 300 SF GFA) =	5 SPACES REQUIRED	
REQUIRED PARKING:	28 SPACES	
PROVIDED PARKING:	46 SPACES	
NOTES:		
1. NO LOADING OPERATIONS OR TRASH COLLECTION WILL OCCUR BETWEEN THE HOURS OF 10:00 PM AND 7:00 AM.		
2. VEGETATION AND OTHER VISUAL OBSTRUCTIONS WITHIN THE CLEAR SIGHT TRIANGLES SHOULD BE MAINTAINED AND LIMITED TO A HEIGHT OF NOT MORE THAN TWO FEET ABOVE THE STREET GRADE.		
3. THREE (3) DAYS PRIOR TO THE COMMENCEMENT OF ANY OPERATION IN THE CONSTRUCTION OR INSTALLATION OF STREETS, CURBS, SIDEWALKS, DRAINAGE FACILITIES, STREET SIGNS, MONUMENTS AND CAPPED SEWERS, THE OWNER SHALL NOTIFY THE BOROUGH ENGINEER, WHO SHALL INSPECT THE WORK, MATERIALS, CONSTRUCTION AND INSTALLATION TO ASSURE THAT THE SAME ARE IN ACCORDANCE WITH BOROUGH REQUIREMENTS.		
4. ANY PUBLIC OR PRIVATE ROAD THAT IS DAMAGED DURING THE CONSTRUCTION PHASE OF THE PROJECT AS A DIRECT RESULT OF THE CONSTRUCTION WORK SHALL BE CORRECTED IN A MANNER APPROVED BY THE BOROUGH.		
5. BUILDINGS ARE LABELED AS RETAIL USES. PLEASE NOTE THAT THE SPECIFIC TENANTS ARE NOT KNOWN AT THIS TIME AND ARE SUBJECT TO CHANGE AS THE TENANTS ARE IDENTIFIED. BUILDINGS 1 AND 2 SHALL REMAIN SEPARATE USES AND MAY NOT BE COMBINED INTO A SINGLE USE PER THE REQUIREMENTS OF A PLANNED COMMERCIAL DEVELOPMENT.		
6. A BLANKET STORMWATER EASEMENT IS OFFERED TO THE BOROUGH FOR ALL EXISTING AND PROPOSED STORMWATER MANAGEMENT FACILITIES, INCLUDING THE EXISTING DRAINAGE CHANNEL TO BE PIPED.		
7. ALL CONSTRUCTION MATERIALS AND INSTALLATIONS TO BE IN ACCORDANCE WITH PENNDOT PUB 408 SPECIFICATIONS AND RC-CONSTRUCTION STANDARDS.		
8. EXISTING INLET AND 36" RCP CULVERT LOCATED IN NORTH 5TH STREET ARE TO BE MAINTAINED BY PERKASIE BOROUGH.		
9. AS-BUILT DOCUMENTATION OF THE PROJECT STORMWATER MANAGEMENT BMP'S ARE TO BE SUBMITTED TO THE BOROUGH TO DEMONSTRATE VOLUME AND OUTFLOW CHARACTERISTICS ARE BEING MET.		
10. ALL AUTOZONE TRUCK DELIVERIES TO BE FROM W. BLOOMING GLEN DRIVE, LARGEST TRUCK SIZE IS A WB-50. SHADYWOOD DRIVE NOT DESIGNED TO ACCOMMODATE TRACTOR TRAILER DELIVERIES.		
11. ALL PAVEMENT MARKINGS TO BE WATER-BASED PAINT IN ACCORDANCE WITH PENNDOT PUB 408 SPECIFICATIONS.		
12. DRAINAGE FACILITIES INSTALLED BY THIS PERMIT ARE THE RESPONSIBILITY OF THE LOCAL GOVERNMENT TO ENSURE PROPER FUNCTION. THE MAINTENANCE AND REPLACEMENT OF THE FACILITIES SHALL BE THE RESPONSIBILITY OF THE PRIVATE CO-PERMITTEE, INCLUDING FINANCIAL RESPONSIBILITY. DRAINAGE FACILITIES INCLUDE:		
12.A. DRAINAGE STRUCTURES BETWEEN SW1 AND SW3		
12.B. DRAINAGE STRUCTURES BETWEEN SW4 AND SW8		
13. DEVELOPER GRANTS THE BOROUGH, ITS SUCCESSORS AND ASSIGNS THE RIGHT (BUT NOT OBLIGATION) TO ACCESS THE PROPERTY TO INSPECT, CONSTRUCT, REPAIR, MAINTAIN, REPLACE AND/OR RELOCATE THE STORMWATER MANAGEMENT FACILITIES AND DRAINAGE SYSTEMS ON THE PROPERTY SUBJECT TO PROVIDING REASONABLE NOTICE TO DEVELOPER EXCEPT IN EXIGENT CIRCUMSTANCES. THE BLANKET EASEMENT SHALL CARRY WITH THE PROPERTY AND THE PROPERTY OWNER'S SUCCESSORS AND ASSIGNS.		
14. DEVELOPER GRANTS THE BOROUGH, ITS SUCCESSORS AND ASSIGNS THE RIGHT (BUT NOT OBLIGATION) TO ACCESS THE PROPERTY TO INSPECT, CONSTRUCT, REPAIR, MAINTAIN, REPLACE AND/OR RELOCATE THE ELECTRICAL TRANSFORMER AND METERS ON THE PROPERTY SUBJECT TO PROVIDING REASONABLE NOTICE TO DEVELOPER EXCEPT IN EXIGENT CIRCUMSTANCES. THE BLANKET EASEMENT SHALL CARRY WITH THE PROPERTY AND THE PROPERTY OWNER'S SUCCESSORS AND ASSIGNS.		
15. THE DEVELOPER SHALL TIE/DEVE ALL OF THE STORMWATER PIPE EXISTING AS OF THE COMMENCEMENT OF CONSTRUCTION AND FOLLOWING CONSTRUCTION, WHETHER AN EXISTING PIPE OR NEW PIPE INSTALLED BY THE DEVELOPER, SO AS TO MAKE SURE THE STORMWATER PIPES ARE IN AN ACCEPTABLE CONDITION.		
16. BUILDINGS 1 AND 2 TO RECEIVE DELIVERIES IN FRONT OF BUILDING AS SHOWN ON VEHICLE MANEUVERABILITY PLAN.		
17. PERKASIE BOROUGH RESERVES THE RIGHT TO REQUIRE THE PLACEMENT OF ANY TRAFFIC CONTROL SIGN DEEMED NECESSARY BY THE BOROUGH COUNCIL, BOROUGH MANAGER OR HIS/HER DESIGNEE DUE TO SITE CONDITIONS.		

LEGEND

EXISTING PROPERTY LINES	---
SUBJECT PARCEL	---
EXISTING EDGE OF PAVEMENT	---
EXISTING LINK FENCE	x x x x x
EXISTING BUILDING	---
EXISTING CURB	---
EXISTING CONCRETE	---
PROPOSED BUILDING SETBACK	---
PROPOSED BUILDING	---
PROPOSED CURB	---
PROPOSED STRIPING	---
PROPOSED SIDEWALK	---

7/24/25	REVISED PER BOROUGH COMMENTS	Seal:
6/19/25	REVISED PER BOROUGH COMMENTS	
4/23/25	REVISED ORDER POINT LOCATION	
2/20/25	REVISED PER BOROUGH COMMENTS	
1/2/25	REVISED PER BOROUGH COMMENTS	
REVISIONS	DESCRIPTION	SAMUEL RENAURO III PENNSYLVANIA PROFESSIONAL ENGINEER # 060617
SR3ENGINEERS 100 ESSEX AVENUE, SUITE 201 BELLMAWR NJ, 08031 PH: (856) 933-3323 N.J. CERT. OF AUTHORIZATION 246A28373000		Project No: 024-019
Project / Location: STARBUCKS N. FIFTH STREET & W. BLOOMING GLEN DRIVE BLOCK 6979, LOT 390		Date: OCTOBER 9, 2024
BOROUGH OF PERKASIE BUCKS COUNTY PENNSYLVANIA		Designed By: RNR
Drawing Name:		Reviewed By: SR
Sheet Number: 3		Scale: 1" = 20'

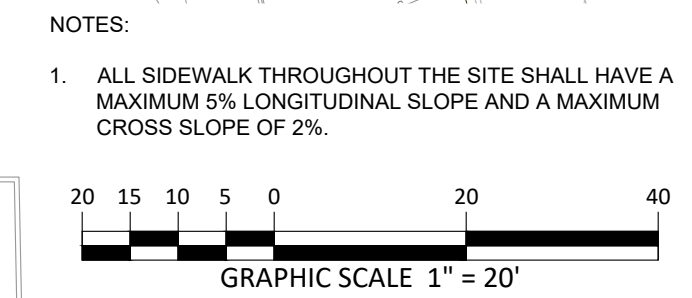


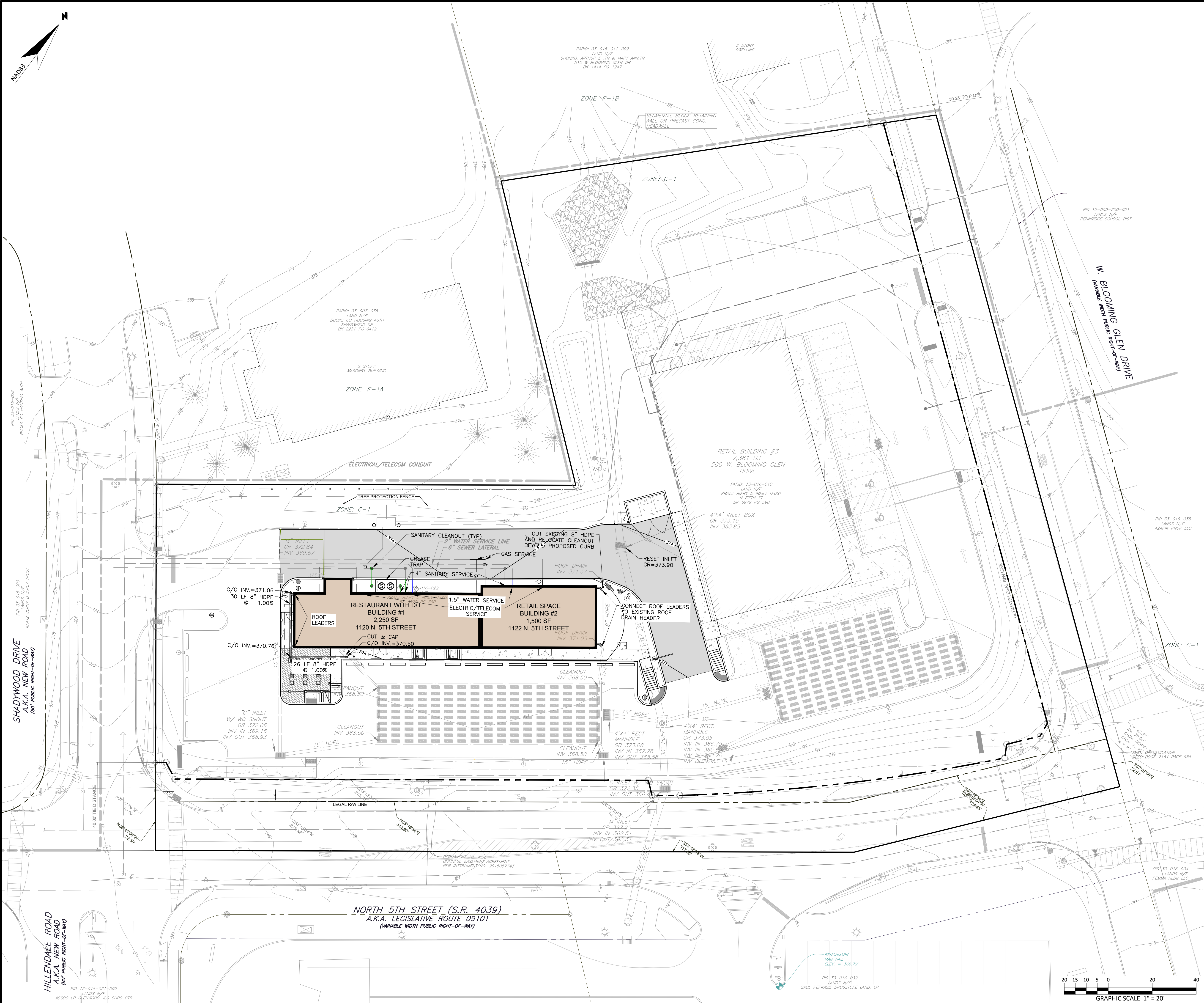


LEGEND

- EXISTING PROPERTY LINES
- SUBJECT PARCEL
- EXISTING CURB
- EXISTING CONCRETE
- EXISTING STORM
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED STORMWATER PIPES
- PROPOSED MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- PROPOSED SPOT GRADES
- PROPOSED BUILDING
- PROPOSED CURB
- PROPOSED STRIPING
- PROPOSED SIDEWALK

		Seal:	
7/24/25	REVISED PER BOROUGH COMMENTS	Project No:	024-019
6/19/25	REVISED PER BOROUGH COMMENTS	Date:	OCTOBER 3, 2024
2/20/25	REVISED PER BOROUGH COMMENTS	Designed By:	RNR
1/2/25	REVISED PER BOROUGH COMMENTS	Reviewed By:	SR
REVISIONS	DESCRIPTION	Scale:	1" = 20'
SR3ENGINEERS 100 ESSEX AVENUE, SUITE 201 BELLMAWR NJ, 08031 PH: (856) 933-3323 N.J. CERT. OF AUTHORIZATION 246A28373000		Sheet Number:	4
Project / Location: STARBUCKS N. FIFTH STREET & W. BLOOMING GLEN DRIVE BLOCK 6979, LOT 390 BOROUGH OF PERKASIE BUCKS COUNTY PENNSYLVANIA			
Drawing Name: GRADING PLAN			





- ELECTRICAL SERVICE - OVERHEAD**
CONTRACTOR TO PROVIDE AND INSTALL WEATHERHEAD AND ELECTRIC COMPANY TO PROVIDE SERVICE TO WEATHERHEAD DROP. CONTRACTOR TO PROVIDE SERVICE FROM SERVICE DROP TO ENTRANCE LOCATION.
- ELECTRICAL SERVICE - UNDERGROUND**
CONTRACTOR TO PROVIDE AND INSTALL 24" CONDUIT AND SERVICE LINE FROM METER LOCATION AT BUILDING TO THE TRANSFORMER LOCATED BETWEEN BUILDING 1/2 AND AUTOZONE POWER COMPANY TO CONNECT SERVICE AT THE TRANSFORMER LOCATION.
- GAS SERVICE**
GAS COMPANY TO BRING GAS LINE TO THE METER AND SET METER PER THE LOCATION SHOWN ON THE SITE PLAN. CONTRACTOR TO INSTALL GAS SERVICE FROM HVAC UNITS TO METER.
- TELEPHONE SERVICE**
GENERAL CONTRACTOR TO PROVIDE AND INSTALL ONE 3"- PVC CONDUIT WITH PULL CORD FROM PHONE BOARD TO THE FRONT PROPERTY LINE AND STUB-UP.
- WATER / SANITARY SEWER SERVICE**
REFER TO WATER AND SEWER PLANS FOR EXACT SIZE AND LOCATION OF UTILITY SERVICES FROM EXISTING MAINS TO SERVICE ENTRANCES.
- WATER YARD HYDRANT**
FREEZELESS YARD HYDRANT. REFER TO DETAIL 4 SHEET M2 FOR TYPE AND SIZE

7/24/25	REVISED PER BOROUGH COMMENTS
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SR3ENGINEERS 100 ESSEX AVENUE, SUITE 201 BELLMAWR NJ, 08031 PH: (856) 933-3323 N.J. CERT. OF AUTHORIZATION 246A28373000	
Project / Location:	
STARBUCKS N. FIFTH STREET & W. BLOOMING GLEN DRIVE BLOCK 6979, LOT 390	
BOROUGH OF PERKASIE BUCKS COUNTY PENNSYLVANIA	
Drawing Name:	

UTILITY PLAN

Seal:	
Project No:	024-019
Date:	OCTOBER 3, 2024
Designed By:	RNR
Reviewed By:	SR
Scale:	1" = 20'
Sheet Number:	5





GENERAL PLANTING NOTES

SUBMITTALS
TOPSOIL - A SOIL ANALYSIS REPORT SHALL BE SUBMITTED AND SHOW THE PERCENTAGE OF EACH CONSTITUENT, pH, AND OTHER PERTINENT SOIL CHARACTERISTICS. RECOMMENDATIONS SHOULD INCLUDE QUANTITIES OF EACH SOIL AMENDMENT AND FERTILIZED REQUIRED TO ACHIEVE OPTIMUM SOIL CONDITIONS.
PLANTING SCHEDULE - ALL PLANT MATERIAL SHALL BE PLANTED NO EARLIER THAN APRIL 15 AND MAY CONTINUE THROUGH JUNE 15 OR BEGIN SEPTEMBER 1 BUT CONTINUE NO LATER THAN OCTOBER 15. DO NOT INSTALL PLANT MATERIALS WHEN TEMPERATURES ARE BELOW 35 DEGREES FAHRENHEIT OR ABOVE 90 DEGREES FAHRENHEIT.

MAINTENANCE - WRITTEN INSTRUCTIONS FOR THE OWNERS MAINTENANCE OF LANDSCAPING, INCLUDING INITIAL MAINTENANCE RECOMMENDATIONS, 12 MONTHS, AND LONG TERM RECOMMENDATIONS MUST BE SUBMITTED PRIOR TO ACCEPTANCE OF LANDSCAPING.
QUALITY ASSURANCE
GENERAL - ALL MATERIAL MUST COMPLY WITH AMERICAN ASSOCIATION OF NURSERY NEW STANDARDS APPLICABLE TO LANDSCAPING. MATERIAL MUST BE PROVIDED AS INDICATED WITH NO SUBSTITUTIONS PERMITTED. PLANT MATERIAL MUST COMPLY WITH ANSI Z60.

INSPECTION - THE ENGINEER/LANDSCAPE ARCHITECT RETAINS THE RIGHT TO INSPECT PLANTING MATERIALS AT ANY TIME FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS REGARDING, BUT NOT LIMITED, TO LATENT DEFECTS AND LACK OF PROTECTION OF MAINTENANCE, AND MAY REJECT DEFECTIVE MATERIAL. REJECTED MATERIAL MUST BE IMMEDIATELY REMOVED AND DISPOSED OFF SITE. CONTRACTOR SHALL SCHEDULE PLAN INSPECTION WITH ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF ALL PLANT MATERIALS.
DELIVERY, STORAGE, AND HANDLING
PACKAGED MATERIALS - MATERIAL MUST BE DELIVERED IN ORIGINAL UNOPENED CONTAINERS DISPLAYING WEIGHT, GUARANTEED CHEMICAL ANALYSIS, AND MANUFACTURERS NAME OR FURNISH IN BULK WITH APPROPRIATE CERTIFICATE AND PROTECTED FROM DEGRADATION.

SOD - DELIVERY OF SOD SHALL BE TIMED SO THAT IT WILL BE INSTALLED WITHIN 24 HOURS AFTER DELIVERY. SOD SHALL BE PROTECTED AGAINST DRYING OR BREAKAGE.
GROUND COVER AND PLANTS - DELIVERY SHALL BE SCHEDULED TO AVOID ON SITE STORAGE. IF PLANTING DOES NOT OCCUR ON SAME DAY AS DELIVERY, STORE IN LOCATION PROTECTED FROM WEATHER. ALL TREES AND SHRUBS SHALL NOT BE PRUNED BEFORE DELIVERY IN ORDER TO PREVENT SHOCK. STOCK MUST BE COVERED FOR PROTECTION DURING TRANSPORTATION. STOCK SHALL BE BOUND TO PROTECT BRANCHED, BARK, AND OVERALL SHAPE DURING TRANSPORT. ANY BALLED AND BURLAPED STOCK MUST BE FRESH YOG UNLESS OTHERWISE APPROVED. STOCK MUST NOT BE DROPPED. STOCK MUST BE DELIVERED ONLY 7 AFTER SOLS HAS BEEN PREPARED. MARKET SCHEDULING WITH DELIVERY IN QUANTITIES SUITABLE TIME FOR IMMEDIATE PLANTING UPON ARRIVAL. IF PLANTING CANNOT BE ACCOMPLISHED IMMEDIATELY, PROVIDE SHADE, PROTECT FROM WIND, PROTECT BALLS OR ROOTS FROM DRYING BY COVERING AT ALL TIMES WITH MOIST SAW DUST, WOOD CHIPS, SHREDED BARK OR OTHER SIMILAR MULCHING MATERIAL. ALL PLANT MATERIAL SHALL BE SUITABLY WATERED DURING ON SITE STORAGE.
PROJECT CONDITIONS
WORK COORDINATION - ALL WORK SHALL BE SCHEDULED AND COORDINATED WITH WORK OCCURRING IN OTHER SECTIONS AND LOCAL SEASONS. ALL UNDERGROUND UTILITIES MUST BE LOCATED SO TO AVOID DAMAGE AND INJURY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REPAIRS TO ANY UTILITY DAMAGES ASSOCIATED WITH EXCAVATION AND PLANTING.
SEQUENCING - FINAL GRADES MUST BE ESTABLISHED BEFORE PLANTING TREES AND SHRUBS. LAWNS MAY THEN BE PLANTED UNLESS OTHERWISE APPROVED. EARLIER PLANTINGS MUST BE PROTECTED FROM LATER PLANTING OPERATIONS AND REPAIRS MADE TO ANY RESULTING DAMAGE OR INCONSISTENCIES.
WARRANTIES
GENERAL - WARRANTIES SHALL BE IN ADDITION TO, AND NOT A LIMITATION OF, OTHER RIGHTS THE OWNER MAY HAVE AGAINST THE CONTRACTOR UNDER THE CONTRACT DOCUMENTS.
LAWNS - MAINTAIN LAWNS UNTIL TURF EXHIBITS VIGOROUS GROWTH FOR TWENTY FOUR (24) MONTHS.
TREES AND SHRUBS - WARRANT TREES AND SHRUBS FOR TWENTY FOUR (24) MONTHS AFTER DATE OF SUBSTANTIAL COMPLETION OF PLANTING. WARRANTY SHALL COVER DEATH, AND UNSATISFACTORY GROWTH, NEGLECT, AND/OR ACTS OF GOD. IF COMPLETION OF LANDSCAPING WORK IS MATERIALLY DEPLOYED BEYOND THE DATE OF SUBSTANTIAL COMPLETION, PROVIDE WARRANTY COMMENCING ON DATE OF ACCEPTANCE BY THE PROJECT ENGINEER/LANDSCAPE ARCHITECT.

UNSATISFACTORY MATERIAL - REPLACE UNSATISFACTORY MATERIAL WITH MATCHING, HEALTHY, VIGOROUS PLANTS. PLANT ONLY DURING NEXT OCCURRING PLANTING SEASON. AT THE DIRECTION OF THE PROJECT ENGINEER/LANDSCAPE ARCHITECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ANY PLANT MATERIAL IN ANY CONDITION OR EXTEND THE WARRANTY COVERING SUCH MATERIALS FOR ON FULL GROWING SEASON. ANOTHER REPLANTING SHALL BE REQUIRED AT THE END OF THE EXTENDED WARRANTY PERIOD. IF, IN ANY, TO DETERMINE ACCEPTANCE OR REJECTION, ONLY ONE REPLACEMENT WILL BE REQUIRED AT THE END OF THE WARRANTY PERIOD, EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE TO COMPLY WITH SPECIFIED REQUIREMENTS.
MAINTENANCE
LAWNS - MAINTAIN LAWNS FROM IMMEDIATELY AFTER PLANTING UNTIL AN ACCEPTABLE LAWN IS ESTABLISHED. AT THE END OF THE MAINTENANCE PERIOD, SODDED LAWNS SHALL BE UNIFORM IN TEXTURE, DENSITY AND COLOR. SUBSTANTIALLY WEED FREE, WITHOUT GAPS OR BARE SPOTS AND WITH VIGOROUS GROWTH OF PROPER SPECIES AND VARIETY. WATER REGULARLY AND AT SUCH TIME AND RATES AS NECESSARY FOR OPTIMUM GROWTH AND TO AVOID WILTING, FUDLING, RUNOFF, OR EROSION. MOW GRASS AT REGULAR INTERVALS TO MAINTAIN A MAXIMUM HEIGHT OF 1-1/2 INCHES. DO NOT CUT MORE THAN 1/2 OF GRASS BLADE AT ANY ONE MOWING. TRIM EDGES AND CLIP BY HAND WHERE NECESSARY. IMMEDIATELY REMOVE CLIPPINGS AFTER MOWING AND TRIMMING. FERTILIZE AFTER ONE MONTH OF GROWTH AND APPLY FERTILIZER AT THE RATE OF 12 POUNDS OF AVAILABLE NITROGEN PER 1000 SQUARE FEET. CONTROL THE GROWTH OF WEEDS BY APPLYING HERBICIDES IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. REMOVE ANY DAMAGE RESULTING FROM USE OF HERBICIDES. REGRADE AND REPLANT AREAS TO CORRECT CUTTED, DAMAGED, OR IMPROPERLY GRADED AREAS.
TREES AND SHRUBS - MAINTAIN TREES AND SHRUBS FROM IMMEDIATELY AFTER PLANTING THROUGH THE WARRANTY PERIOD. PROVIDE ALL MAINTENANCE NECESSARY TO ACHIEVE HEALTHY PLANT GROWTH SUCH AS WATERING REGULARLY AND ON A TIMELY BASIS, AND REMOVE WEEDS. REPLACE MULCH AND RESTORE ERODED WATERING BASIS AROUND TRUNKS IF NEEDED. ADJUST STAKES AND GUYS TO PROVIDE PROPER SUPPORT AND REPLANT TREES AND SHRUBS TO VERTICAL POSITION IF NECESSARY. REMOVE WRAPPINGS IF DAMAGED. APPLY INSECTICIDES OF FUNGICIDES IF NECESSARY TO PREVENT OR CORRECT INSECT INFESTATION AND DISEASE.

GROUND COVER AND SMALL PLANTS - MAINTAIN GROUND COVER AND SMALL PLANTS FROM IMMEDIATELY AFTER PLANTING THROUGH THE WARRANTY PERIOD. PROVIDE THE FOLLOWING MAINTENANCE TO ACHIEVE HEALTHY PLANT GROWTH: WATER REGULARLY AND ON A TIMELY BASIS. REMOVE WEEDS AND REPLACE MULCH IF NEEDED. AND SPRAY AS REQUIRED TO KEEP GROUND COVER AND SMALL PLANTS FREE OF INSECTS AND DISEASE.
PRODUCTS
TOPSOIL
TOPSOIL AT SITE - VERIFY SUITABILITY AND QUANTITY OF TOPSOIL STOCKPILED AT SITE. IF SUFFICIENT QUANTITIES OF SUITABLE TOPSOIL ARE NOT AVAILABLE AT SITE, PROVIDE TOPSOIL FROM APPROVED OFF SITE SOURCES. FERTILE AGRICULTURAL SOIL, TYPICAL FOR LOCALITY, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH AND TAKEN FROM A DRAINED SITE, FREE OF SUBSOIL, ROCKS LARGER THAN 2 INCHES IN DIAMETER, CLAY, TOXIC MATTER, PLANTS, WEEDS, AND ROOTS.
SOIL AMENDMENTS
LIME - PULVERIZED DOLOMITIC LIMESTONE CONTAINING NOT LESS THAN 85 PERCENT TOTAL CARBONATES WITH A MINIMUM OF 30 PERCENT MAGNESIUM CARBONATES, MINIMUM 90 PERCENT PASSING A 10-MESH SIEVE AND MINIMUM 50 PERCENT PASSING A 100-MESH SIEVE.
HUMUS - SHALL BE DECOMPOSED ORGANIC MATTER, pH SUITABLE FOR INTENDED USE.
SAND - SHALL BE CLEAN WASHED SAND FREE OF TOXIC MATERIALS.
PERLITE - HORTICULTURAL PERLITE OF SOIL AMENDMENT GRADE.

COMMERCIAL FERTILIZED - GRANULAR, COMMERCIAL GRADE, pH NEUTRAL, COMPRISED OF BOTH SLOW AND FAST RELEASE ELEMENTS AND CONTAINING THE FOLLOWING MINIMUM CONTENT OF AVAILABLE PLANT NUTRIENTS:
- TREES AND SHRUBS - 5% TOTAL NITROGEN, 10% PHOSPHORIC ACID, 5% SOLUBLE POTASH
- GROUND COVER AND PLANTS - 3% TOTAL NITROGEN, 10% PHOSPHORIC ACID, 5% SOLUBLE POTASH
- LAWNS - AVAILABLE NITROGEN CONTENT AS REQUIRED TO PROVIDE 1 POUND PER 1000 SQUARE FEET AT NORMAL APPLICATION RATE, MINIMUM 4% PHOSPHORIC ACID, AND A MINIMUM 2% SOLUBLE POTASH.
SEED SPECIFICATIONS
TURF MIXTURE
80% "REBEL" TALL FESCUE
30% "YORKTOWN" PERENNIAL RYE
30% "STRECKER" REDTOP
HYDROSEEDING
APPLY SEEDING SLURRY WITH A HYDRAULIC SEEDER AT A RATE OF 4 LBS OF SEED PER 1000 SQUARE FEET EVENLY IN TWO INTERSECTION DIRECTIONS. DO NOT HYDROSEED AREA IN EXCESS OF THAT WHICH CAN BE MULCHED THE SAME DAY. MULCHED 1/2 INCH DEEP. SEEDING, APPLY 1/2 INCH LAYER OF RAY GRASS. MAINTAIN CLEAN OF SHRUBS AND TREES. APPLY WATER WITH A FINE SPRAY IMMEDIATELY AFTER AREA HAS BEEN MULCHED. SATURATE TO 4 INCHES OF SOIL.
SEED PROTECTION
COVER SEEDS SLOPES WHERE SLOPES EXCEED 5 HORIZONTAL TO 1 VERTICAL, OR GREATER WITH EROSION FABRIC. ROLL FABRIC ONTO SLOPES WITHOUT STRETCHING OR PULLING LAY FABRIC SMOOTHLY ON SURFACE, BURY TOP END OF EACH SECTION IN 4 INCH DEEP EXCAVATED TOPSOIL TRENCH. PROVIDE 12 INCH OVERLAP OF ADJACENT ROLLS. BACKFILL TRENCH AND RAKE SMOOTH. LEVEL WITH ADJACENT SOIL. SECURE OUTLETS AND OVERLAPS AT 36 INCH INTERVALS WITH STAKES. LIGHTLY DRESS SLOPES WITH TOPSOIL. TO ENSURE CLOSE CONTACT OF SOIL AT SIDE OF CUTS, LAY FABRIC LAPS IN DIRECTION OF WATER FLOW. LAP ENDS AND EDGES MINIMUM 6 INCHES.

GENERAL IRRIGATION NOTES
1. CONTRACTOR TO PROVIDE DESIGN DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION.
2. IRRIGATION TO EXTEND FROM PROPERTY LINES TO BACK OF CITY SIDEWALKS AND / OR CURBS.
3. INSTALL 1 1/2" DIA. PVC PIPE SLEEVES WHERE IRRIGATION LINES CROSS OR ARE UNDER PAVEMENT.

LANDSCAPING NOTES
1. ALL LANDSCAPE AREAS TO BE SOD COMMON TO REGION EXCEPT WHERE OTHER PLANT MATERIAL IS CALLED FOR.
2. ALL TREES AND SHRUBS TO BE PLANTED IN MULCH BEDS WITH EDGE STRIPS TO SEPARATE TURF GRASS AREAS.
3. SOD TO EXTEND FROM PROPERTY LINES TO BACK OF CITY SIDEWALKS AND CURBS.
4. FOR ANY LANDSCAPE AREA SO DESIGNATED TO REMAIN WHETHER ON OR OFF SITE, REMOVE WEEDS, ROCKS, CONSTRUCTION ITEMS, ETC., THEN SCARIFY AREA, RESEED, AND FERTILIZE. FLOW CURBS AND GUTTERS ARE TO BE CLEANED OF DEBRIS.
5. FINISHED GRADES IN LANDSCAPE ISLANDS SHALL BE INSTALLED SO THAT THEY ARE 1" LOWER THAN THE TOP OF THE SURROUNDING TERRAIN.
6. PROVIDE A WEED MAT FOR ALL PLANTING AREAS.
7. MAINTAIN PROPER SEPARATION BETWEEN TREES AND UTILITIES. TREES MUST BE PLANTED A MINIMUM DISTANCE OF 3 (THREE FEET) FROM CURBS AND SIDEWALKS, 15 (FIFTEEN FEET) FROM OVERHEAD UTILITIES, AND 10 (TEN FEET) FROM UNDERGROUND UTILITIES. SHRUBS MUST BE PLANTED A MINIMUM DISTANCE OF 5 (FIVE FEET) FROM CURBS.

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SPECIFICATIONS
TREES AND SHRUBS
GENERAL - PROVIDE NURSERY OR PLANTATION GROWN STOCK CONFORMING TO THE AMERICAN STANDARD FOR NURSERY STOCK. ALL VEGETATION SHALL BE NURSERY GROWN, WELL-BRANCHED AND UNIFORMLY SOUND, VIGOROUS, HEALTHY, AND FREE FROM DISEASE, SUNSCOLD, WINDBURN, ABRASION, AND HARMFUL INSECTS OR INSECT EGGS. DECIDUOUS TREES AND SHRUBS SHALL BE SYMMETRICALLY DEVELOPED AND UNIFORM HABIT OF GROWTH, WITH STRAIGHT TRUNKS OR STEMS, AND FREE FROM OBJECTABLE DISFIGUREMENTS. CONIFEROUS EVERGREEN TREES AND SHRUBS SHALL HAVE WELL DEVELOPED SYMMETRICAL CANOPIES WITH STRAIGHT STEMS. BRANCHES FOR EACH PARTICULAR SPECIES OR VARIETY. PROVIDE STOCK COMPLYING IN ALL RESPECT WITH ANSI Z60.1 AND IN SIZED INDICATED. MEASURED IN ACCORDANCE WITH ANSI Z60.1. LARGEST SIZED WITH LARGEST ROOTS AND ROOT CONTAINMENT MAY BE FURNISHED, IF APPROVED BY THE LANDSCAPE ARCHITECT. DO NOT SPREAD OR COMPRESS BRANCHES WHEN MEASURING. MEASURE MAIN BODY OF BRANCHES. DO NOT MEASURE EXTREME TIP TO TIP OF SINGLE BRANCHES. PRUNING TO SIZE IS NOT ACCEPTABLE. SHADE AND FLOWERING TREES, DECIDUOUS, SHRUBS AND CONIFEROUS EVERGREENS SHALL BE BALLED AND BURLAPED (B&B).
PLANTS
GENERAL - PROVIDE FIELD-GROWN OR ACCLIMATED CONTAINER-GROWN PLANTS FROM A COMMERCIAL NURSERY. HEALTHY, VIGOROUS, OF SIZES INDICATED AND IN ACCORDANCE WITH ANSI Z60.1, SECTION 6, "YOUNG PLANTS".
GRASS MATERIALS
SOD - PROVIDE Viable (NOT DORMANT) CERTIFIED TURF GRASS COMPLYING WITH ASPA SPECIFICATIONS FOR THICKNESS, SIZE, STRENGTH, MOISTURE CONTENT, MOWED HEIGHT, TIME BETWEEN HARVEST AND TRANSPLANTING, THATCH, DISEASE, NEMATODES, INSECTS AND WEEDS. SOD TYPE SHALL BE KENTUCKY BLUEGRASS (POA PRATENSIS).
MISCELLANEOUS LANDSCAPE MATERIAL
DECORATIVE MULCH - SHALL BE FREE OF HARMFUL MATERIALS, SUITABLE FOR TOP DRESSING OF PLANTINGS, AND CONSISTING OF DOUBLE GROUND SHREDED HARDWOOD.
ANTIDESICCANT - IS A FILM - FORMING EMULSION, PERMEABLE TO TRANSPARATION YET RETARDING TO EXCESSIVE MOISTURE LOSS.
STAKING AND GUYING MATERIALS - STAKES SHALL BE PRESSURE - PRESERVATIVE TREATED LUMBER OF SIZES INDICATED. SOUND, STRAIGHT AND FREE OF SPLITS OR CRACKS. LARGER THAN 1/4" OF THE LEAST MINIMAL DIMENSION OF THE PIECE. SHARPEN END AND CHAMFER SIDES OF DRIVEN END TO PREVENT SPLITTING FROM OFF-CENTER HAMMER STRIKES. THE WIRE WILL BE A GALVANIZED MILD STEEL WIRE, MINIMUM 12 GAUGE. PROVIDE DOUBLE STRANDS. HOUSING WILL BE RUBBER OR PLASTIC GARDEN HOSE, AND THE TURNBUCKLES SHALL BE ALUMINUM, GALVANIZED STEEL, OR SIMILAR.
PLANTING SOIL
SOIL MIX - PROVIDE PLANTING SOIL MIX, CONSISTING OF TOPSOIL AND AMENDMENTS AS RECOMMENDED BY SOILS ANALYSIS LABORATORY REPORT.
MIXING - MIX TOPSOIL AND AMENDMENTS THOROUGHLY TO PROVIDE UNIFORM MIXTURE, USING A DRUM-TYPE MECHANICAL MIXER, POWERED ROTARY TILLER, OR OTHER MEANS ACCEPTABLE TO THE LANDSCAPE ARCHITECT.
PREPARATION
LAYOUT - LAY OUT PLANTING LOCATIONS, MARK WITH STAKES, ADJUST LOCATIONS IF REQUESTED, AND OBTAIN THE LANDSCAPE ARCHITECTS APPROVAL OF LOCATIONS BEFORE PROCEEDING WITH INSTALLATION.
PREPARATION OF PLANTING SOIL - PRIOR TO MIXING IN DRUM-TYPE MIXER OR DURING TILLAGE OPERATIONS, CLEAN TOPSOIL OF STICKS, STONES, CLAY LUMPS, VEGETABLE MATTER, AND OTHER OBJECTABLE OBJECTS. PIT AND TRENCH BACKFILL MIX PLANTING SOIL AND STOCKPILE AT SITE, READY FOR USE AS BACKFILL, FOR PLANTING BEDS AND LAWNS, EITHER MIX PLANTING SOIL BEFORE PLACING OR UNIFORM, SPREAD FERTILIZER IN AND SOIL AMENDMENTS ON SURFACE OF IN-PLACE TOPSOIL AND TILL THOROUGHLY BEFORE PLANTING.
PREPARATION OF PLANTING LAWNS - PREPARE ONLY THOSE AREA THAT WILL BE PLANTED PRESENTLY. ALLOW FOR SOD THICKNESS IN AREA TO BE SODDED. FOR PREPARATION OF STRIPPED AREAS, TILL SUBGRADE TO A DEPTH OF AT LEAST 4 INCHES PLANT TOPSOIL IN TWO APPROXIMATELY EQUAL LIFTS. WORKING FIRST LIFT INTO SUBGRADE BEFORE PLACING SECOND LIFT. SPREAD SECOND LIFT TO TOP OF FIRST LIFT WITH FINISHED LINES. GRADES AND ELEVATIONS REQUIRED AFTER ALLOWING FOR SETTLEMENT. WORKING UNCHANGED GRADES. PREPARE YET UNSTRIPPED AREAS AS FOLLOWS: REMOVE EXISTING VEGETATION INCLUDING GRASSES AND DISPOSE OF OFF SITE. TILL SOIL TO A DEPTH OF AT LEAST 8 INCHES. CLEAN TOPSOIL OF STICKS, STONES, CLAY LUMPS, VEGETABLE MATTER, AND OTHER OBJECTABLE OBJECTS. FINE-GRADE, ROLL RAKE, AND DRAG LAWN AREAS CUTTING DOWN HIGH SPOTS AND FILLING LOW SPOTS. LEAVING A SMOOTH, EVEN SURFACE OF FINE-TEXTURED SOIL COMPLYING WITH REQUIRED GRADES. SPECIFY WATER FULL DEPTH OF TOPSOIL THOROUGHLY, BUT NOT EXCESSIVELY, AND ALLOW SURFACE MOISTURE TO DRY BEFORE PLANTING. JUST BEFORE PLANTING, CORRECT ANY LAWN AREAS THAT HAVE BEEN ERODED, RUTTED, OR SETTLED.
PREPARATION OF PLANTING BEDS - TILL PLANTING BED AREA TO A DEPTH OF AT LEAST 8 INCHES. CLEAR, AND ADD SOIL AMENDMENTS NECESSARY TO ACHIEVE OPTIMUM GROWING CONDITIONS AND TILL THOROUGHLY.
EXCAVATIONS FOR TREES AND SHRUBS - PITS, BEDS, AND TRENCHES EXCAVATE WITH SIDES VERTICAL, BOTTOM FLAT BUT WITH HIGH CENTER FOR DRAINAGE. DEGRADE SIDES AND LOOSEN BOTTOM. MINIMUM DIMENSIONS FOR INDIVIDUAL PITS.
DIAMETER
- BALL OR ROOT SPREADS UP TO 2 FEET - 1-1/2 TIME ROOT SPREAD.
- BALL OR ROOT SPREADS 2 TO 4 FEET - 1-1/2 TIME ROOT SPREAD.
- BALL OR ROOT SPREADS OVER 4 FEET - ROOT BALL DIA. PLUS EIGHTEEN (18") INCHES.
ALL EXCAVATED SUBSOS FROM THE SITE SHALL BE MIXED WITH APPROPRIATE VOLUMES OF SOIL AMENDMENTS AS RECOMMENDED BY SOILS ANALYSIS LABORATORY REPORT AS INDICATED ON PLANS PRIOR USE AS PLANTING BACKFILL.
PLANTING TREES AND SHRUBS
BALLED AND BURLAPED STOCK - SET PLANTS IN EXCAVATION WITH TOP OF BALL TO MATCH ADJACENT FINISHED GRADE. ADD SOIL AS REQUIRED UNDER BALL. REMOVE BURLAP FROM TOP AND TOP 1/3 OF BALL. RETAIN BURLAP ON BOTTOM OF BALL. PLACE BACKFILL IN 3 TO 4 INCH THICK LAYERS. WORK EACH LAYER BY HAND TO COMPACT BACKFILL AND ELIMINATE VOIDS. MAINTAIN PLUM DURING BACKFILLING. REMOVE BACKFILLING IS APPROXIMATELY 2/3 COMPLETE, SATURATE BACKFILL WITH WATER AND REPEAT LAYERS BY HAND TO COMPACT REMAINDER OF BACKFILL. WATER AGAIN. PROVIDE EARTH WATERING BASH SAUCES, AS INDICATED ON THE PLANS, AND WATER STOCK.
CONTAINER - GROWN PLANT - IMMEDIATELY BEFORE PLACING, REMOVE CONTAINER, OR CAN. SET AND PLUMB PLANTS. PLACE INITIAL BACKFILL, AND REMOVE SIDES OF CONTAINER, TAKING CARE TO AVOID DAMAGE TO ROOT SYSTEM.
BASIN - FORM EARTHEN WATERING BASIN AROUND EXCAVATION AREA WITH BACKFILL HOLDING AT LEAST 2-1/2 GALLONS FOR SHRUBS AND 5 GALLONS FOR TREES. APPLY MULCH.
ANTIDESICCANT - SPRAY - APPLY, COVERING ALL PORTIONS OF PLANT IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. IF IN FULL LEAF, SPRAY REGULARLY TREES OR SHRUBS AT NURSERY JUST BEFORE TRANSPORTATION, AND 2 WEEKS AFTER TRANSPLANTING.
PRUNING - REMOVE DEAD OR BROKEN BRANCHES. PRUNE TO RETAIN TYPICAL GROWTH HABIT OF PLANT WITH AS MUCH HEIGHT AND SPREAD AS PRACTICAL. MAKE CUTS WITH SHARP INSTRUMENTS AND FLUSH WITH TRUNK OR ADJACENT BRANCH. DO NOT REMOVE LEAGERS FROM TREES.
STAKING AND GUYING OF TREES
PROTECTION OF TREE TRUNKS - INSPECT AND, IF NECESSARY, REPLACE TREES SHOWING SIGNS OF PHYSICAL DAMAGE OR INSECT INFESTATION. GUY AND STAKE TREES THE SAME DAY AS PLANTING. REFER TO DRAWINGS AND SCHEDULE FOR GUYING AND STAKING REQUIREMENTS.
SODDING NEW LAWNS
LAYING - DO NOT LAY DRIED OR BROKEN SOD. USE ONLY FRESH, PROPERLY PROTECT SOD. LAY FIRST AND SUBSEQUENT PARALLEL ROWS IN A STRAIGHT LINE WITH TIGHTLY BUTTED JOINTS. DO NOT OVERLAP SOD OR LEAVE VOIDS. STAGGER LATERAL JOINTS. WHEN EACH SECTION IS Laid, LIGHTLY ROLL THE ENTIRE AREA TO ENSURE CONTACT BETWEEN SOD AND SUBGRADE. WATER SOD IMMEDIATELY AFTER PLANTING TO THOROUGHLY WET THE PAD AND SUBGRADE IMMEDIATELY BENEATH. DURING FIRST WEEK, MAINTAIN SOIL CONTINUALLY MOIST TO DEPTH OF 4 INCHES BY WATERING DAILY OR MORE OFTEN, ABSENT ADEQUATE RAINFALL.
MISCELLANEOUS MATERIALS
DECORATIVE MULCH - APPLY A UNIFORM THREE INCH (3") THICK LAYER OF MULCH IN THE FOLLOWING AREAS: INDIVIDUAL PLANTING PITS AND PLANTING BEDS DURING THE MAINTENANCE AND WARRANTY PERIOD. THE CONTRACTOR IS REQUIRED TO ADD NEW MULCH AS NECESSARY DUE TO EROSION, SETTLING, OR AS REQUIRED BY THE LANDSCAPE ARCHITECT.
GENERAL NOTE
IT IS AGREED THAT THE PROFESSIONAL SERVICES OF THE DESIGN PROFESSIONAL, DO NOT EXTEND TO OR INCLUDE THE REVIEW OR SITE OBSERVATION OF THE CONTRACTORS WORK OR REINFORCING, UNLESS OTHERWISE SPECIFIED AND AGREED. IT IS FURTHER AGREED THAT THE OWNER WILL HOLD HARMLESS, INDEMNIFY AND DEFEND THE DESIGN PROFESSIONAL FROM ANY CLAIM OR SUIT WHATSOEVER ARISING FROM THE CONTRACTORS PERFORMANCE OR THE FAILURE OF THE CONTRACTORS WORK TO CONFORM TO THE DESIGN INTENT AND THE CONTRACT DOCUMENTS.
TOWNSHIP NOTES
ALL PLANT MATERIAL SHOULD BE GUARANTEED FOR 18 MONTHS FROM THE DAY OF FINAL APPROVAL OF THE LANDSCAPE INSTALLATION BY THE BOROUGH IN ACCORDANCE WITH THE PROVISIONS OF THE BOROUGH'S DEVELOPERS AGREEMENTS, EROSION AGREEMENTS, AND MAINTENANCE AGREEMENTS.

1 SHRUB PLANTING
Rubber hose to isolate wire from trunk (see staking detail)
Stakes to be secured to tree above first lateral branches but no higher than 1/2 the tree height
3" to 4" of mulch - See notes and specifications
Remove burlap from top 1/3 of ball
Cut metal basket in several areas
Stakes to extend 18" below tree pit in undist. ground
NTS

2 TREE PLANTING
STAKING/GUYING PLAN
STAKING DETAIL
GUYING CABLE DETAIL
NTS

3 TREE STAKING AND GUYING
AMTEK OR INTERCONTINENTAL locking valve box and cover
Rainbird quick coupler valve (only where shown on plans)
Isolation valve NIBCO #1-29
PVC CL-200
Mainline tee
Sch. 80 nipple
4" to 6" depth pea gravel box
NTS

4 VALVE, REGULATOR, & FILTER
Pressure type vacuum breaker with valves
Type 'K' hard copper nipple (length as req'd.)
PVC to meter
PVC to irrig. system
Adapt inlet & outlet fittings to main line as req'd.
NOTE: SHOP DRAWINGS TO BE SUBMITTED FOR 10-13 GA. EXPANDED STEEL DIAMOND MESH CASE WITH LOCKABLE LID AND MOUNTED IN CONCRETE FOOTINGS. MIN. CLEARANCE 3" TOP, 6" SIDES. CONTRACTOR SHALL PROVIDE A NOTAL PROTECTIVE CASE A PROVED SHOP DRAWINGS TO BE SUBMITTED FOR CITY APPROVAL.
NTS

5 PRESSURE TYPE VACUUM BRKR.
NOTE:
1. IRRIGATION INCLUDING ALL VACUUM BREAKER, VALVE, REGULATOR AND FILTERS TO BE DESIGNED AND INSTALLED BY THE OWNER.

1 SHRUB PLANTING
Set root collar at fin. grade
2" of mulch
Varies
Subgrade
Bare root or Container shrubs
NTS

2 TREE PLANTING
Stakes to be secured to tree above first lateral branches but no higher than 1/2 the tree height
3" to 4" of mulch - See notes and specifications
Remove burlap from top 1/3 of ball
Cut metal basket in several areas
Stakes to extend 18" below tree pit in undist. ground
NTS

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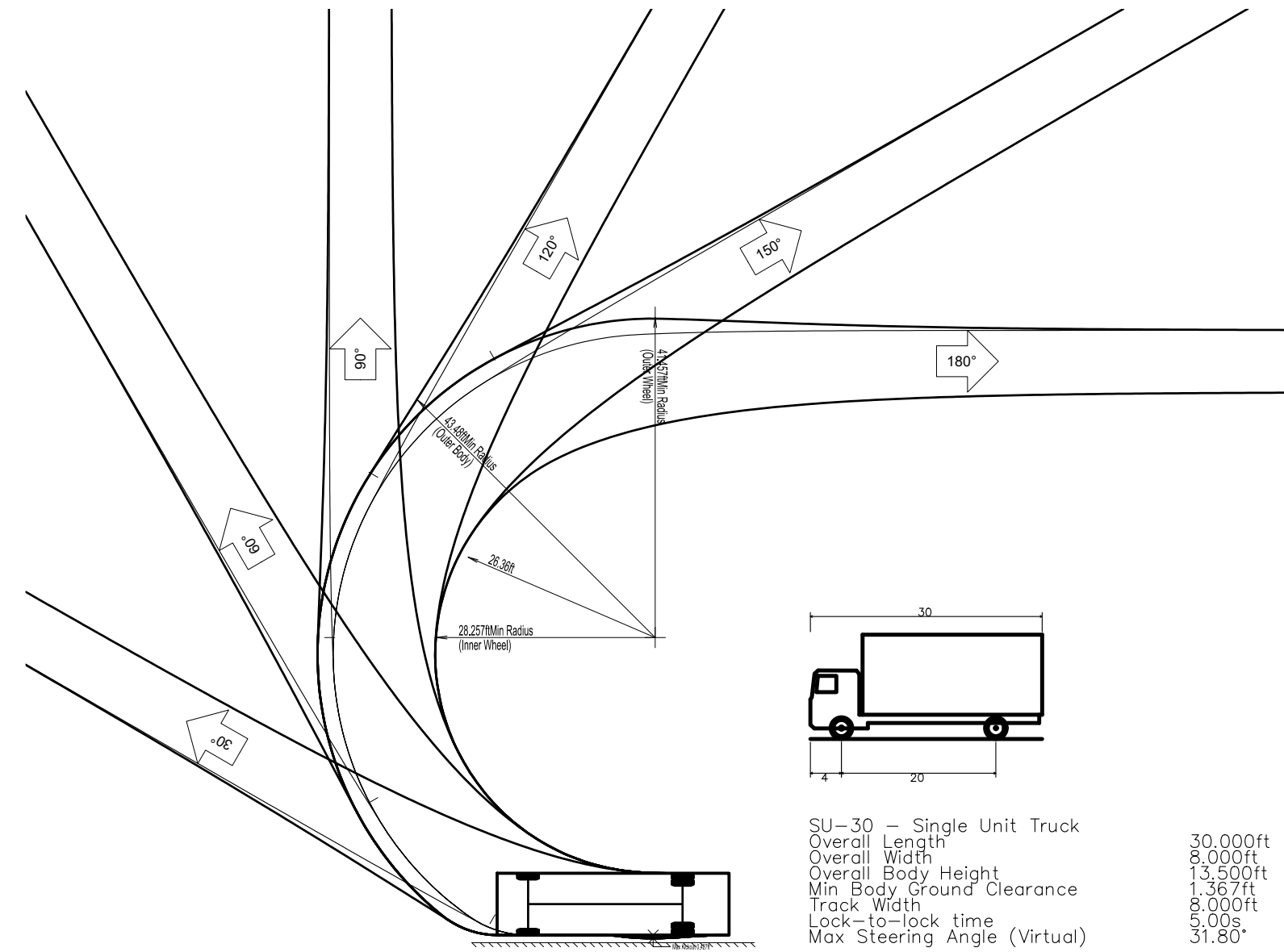
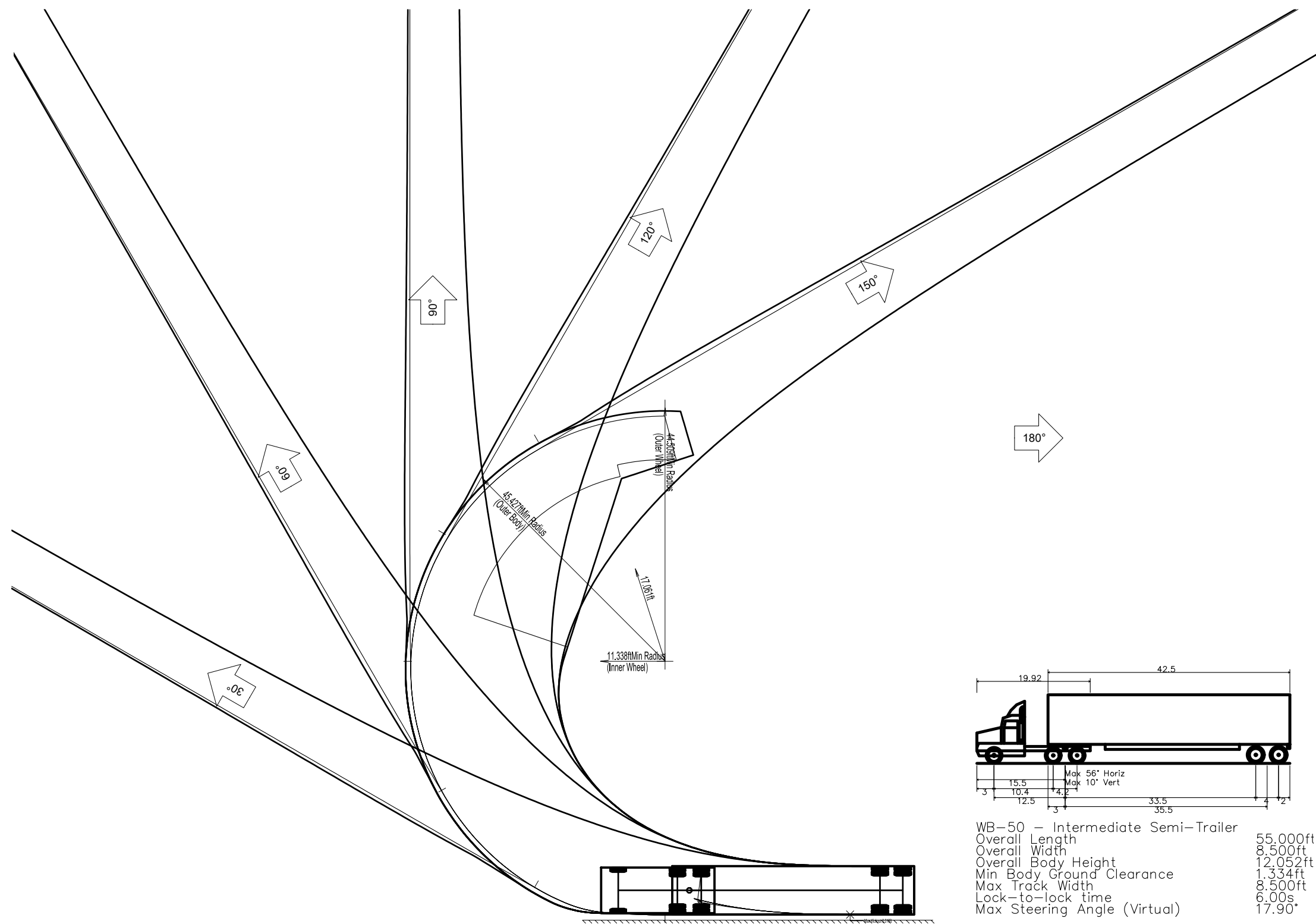
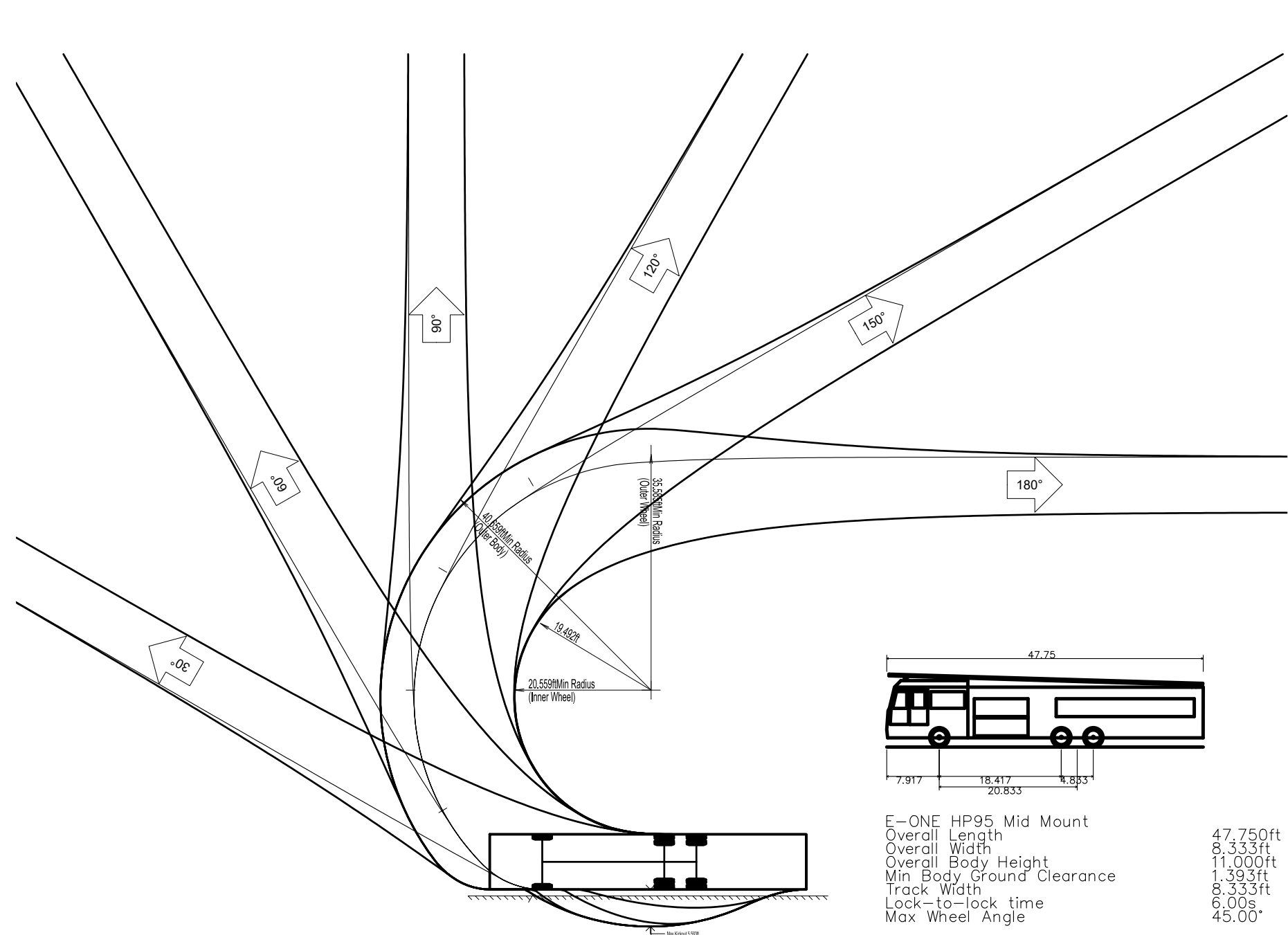
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NTS

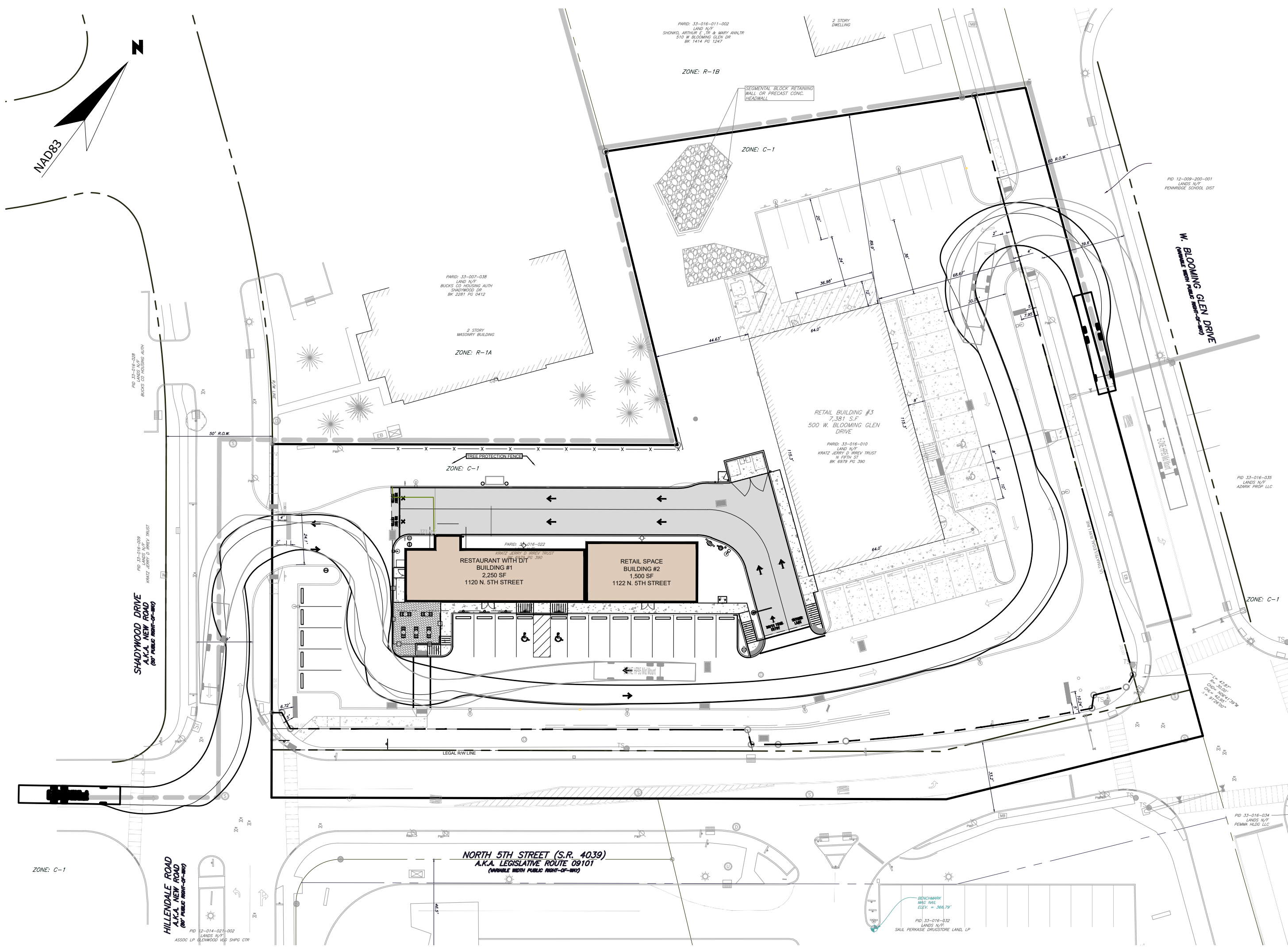
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Isolation valve NIBCO #1-29
PVC CL-200
Mainline tee
Sch. 80 nipple
4" to 6" depth pea gravel box
NTS

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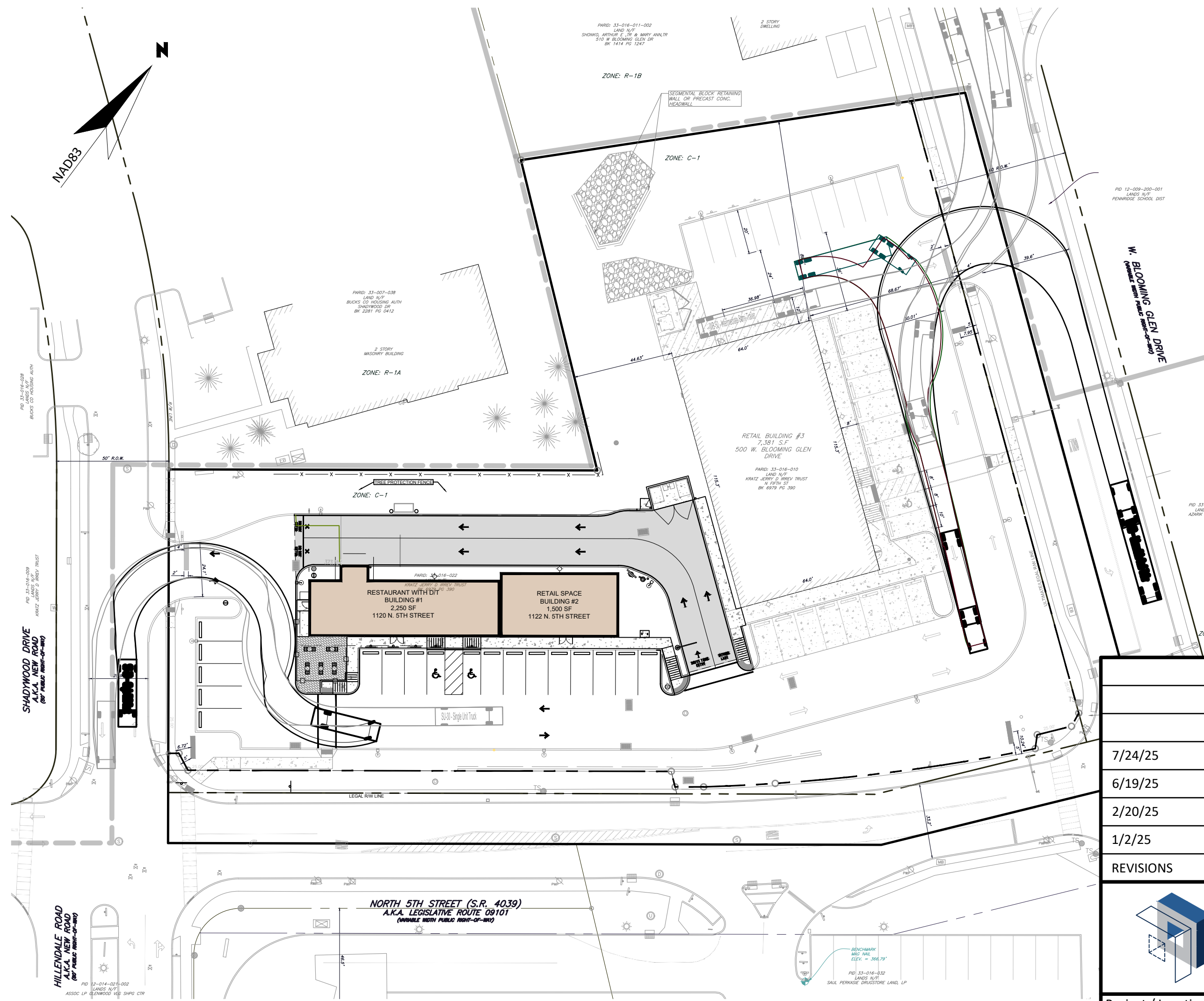




NOTE:
BUILDINGS 1 AND 2 TO RECEIVE DELIVERIES IN FRONT OF BUILDING AS SHOWN ON VEHICLE MANEUVERABILITY PLAN.

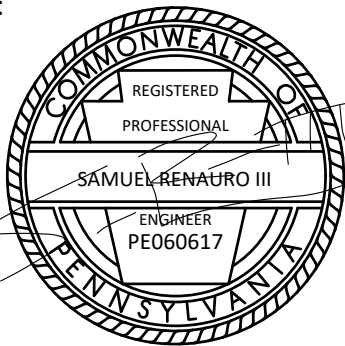
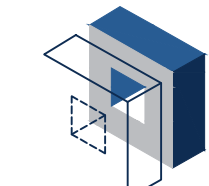


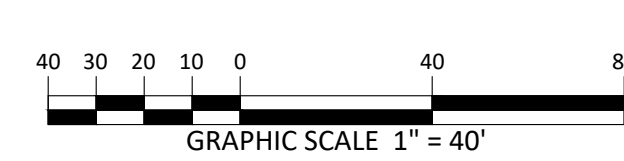
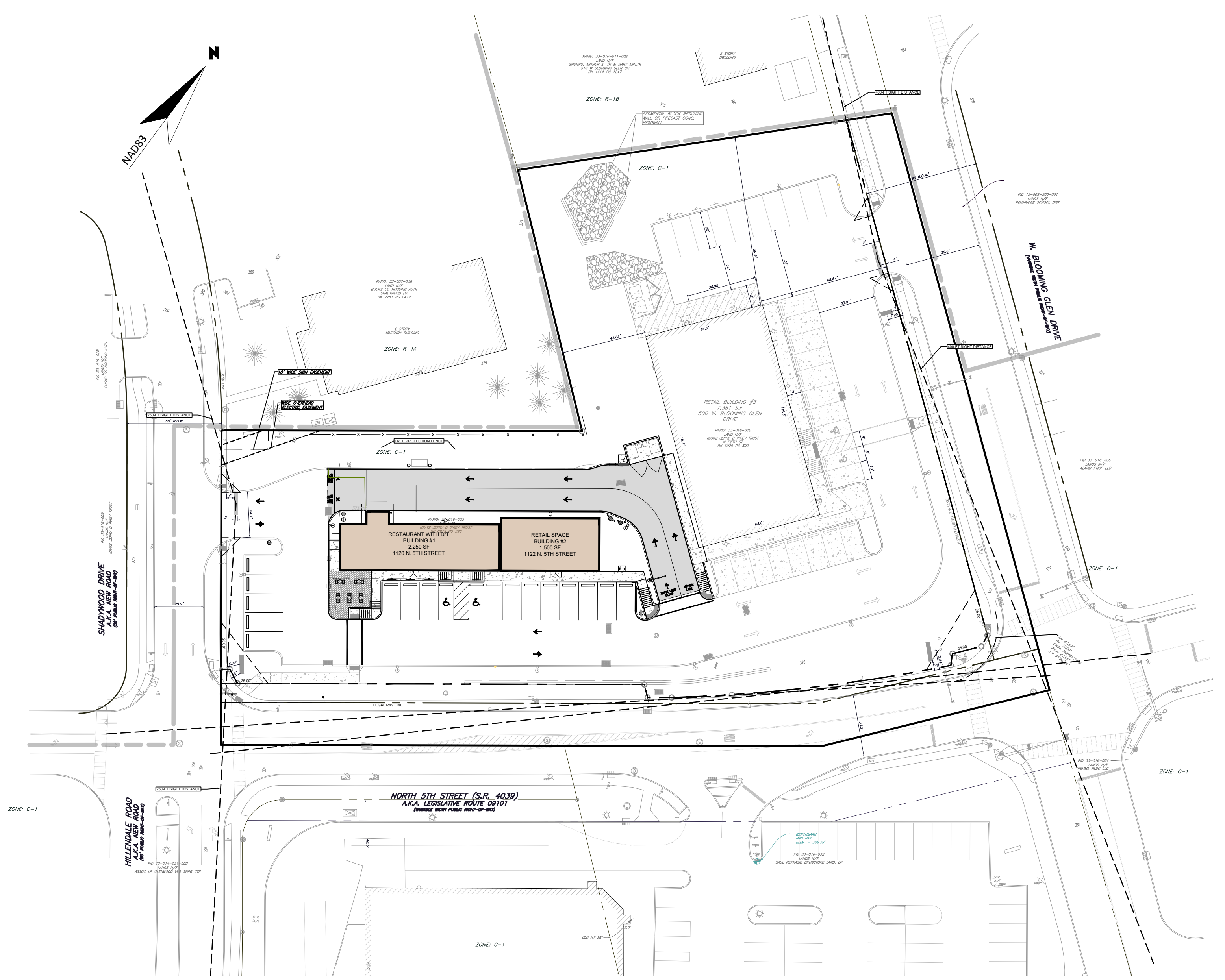
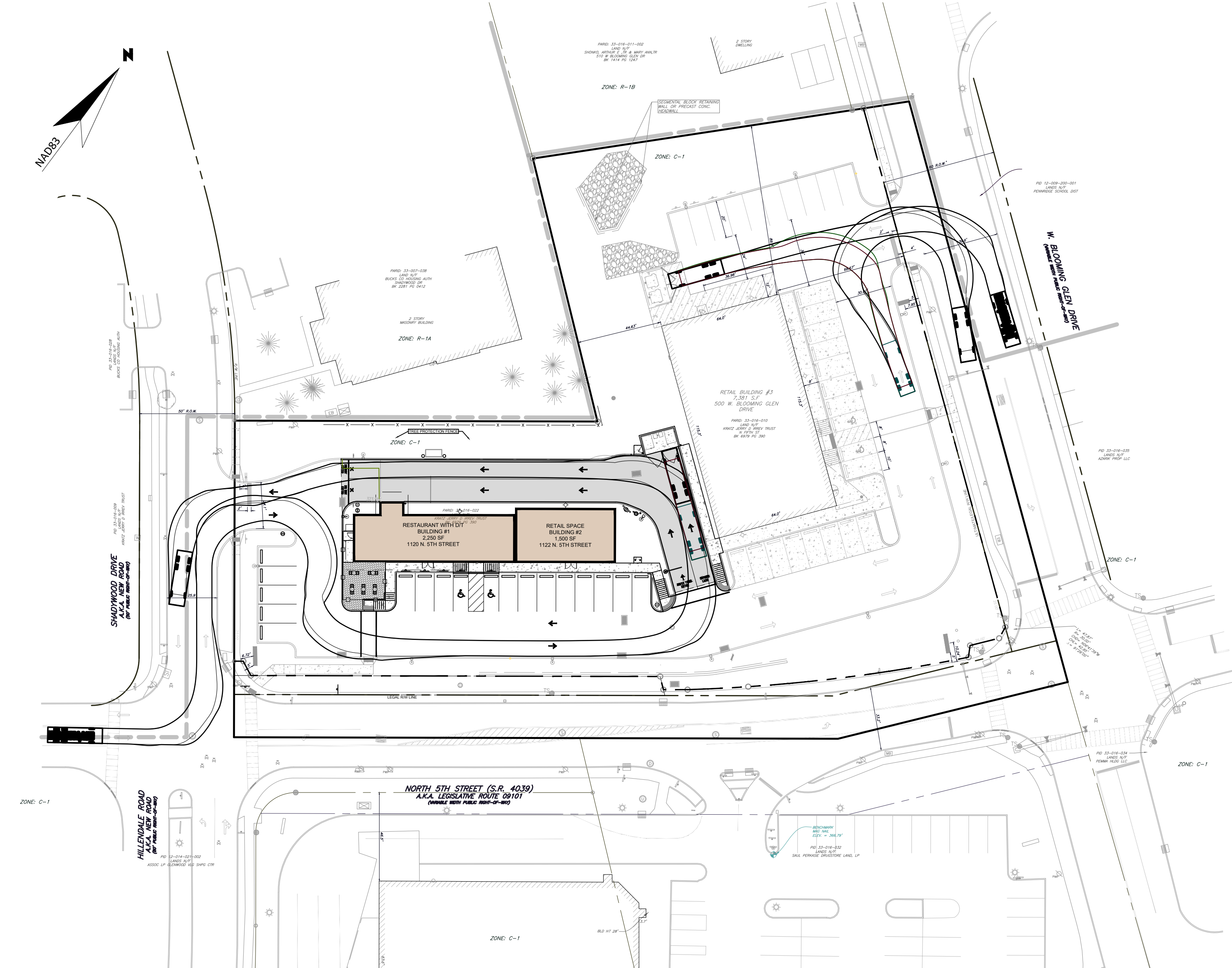
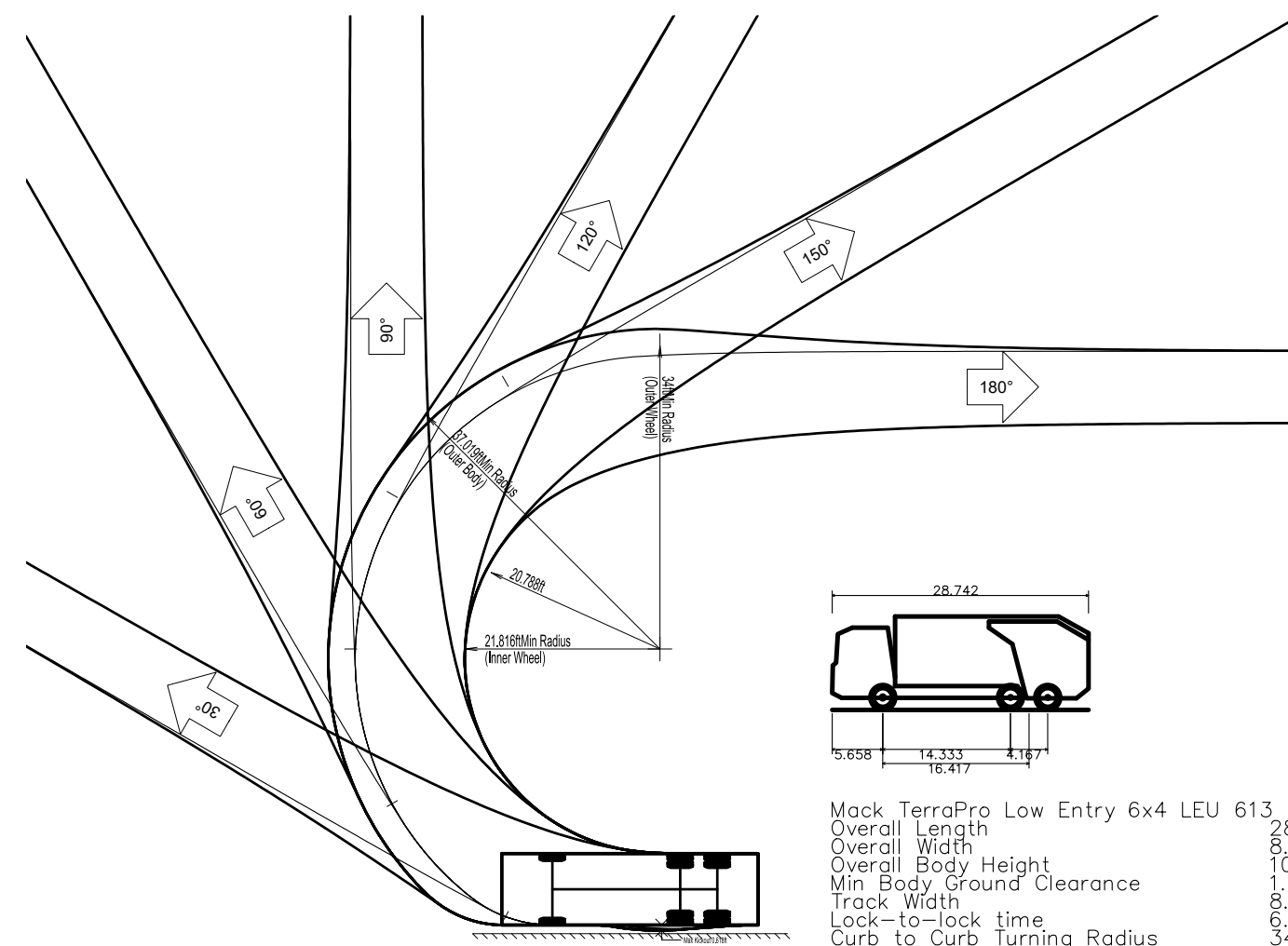
FIRE TRUCK MANEUVERABILITY PLAN



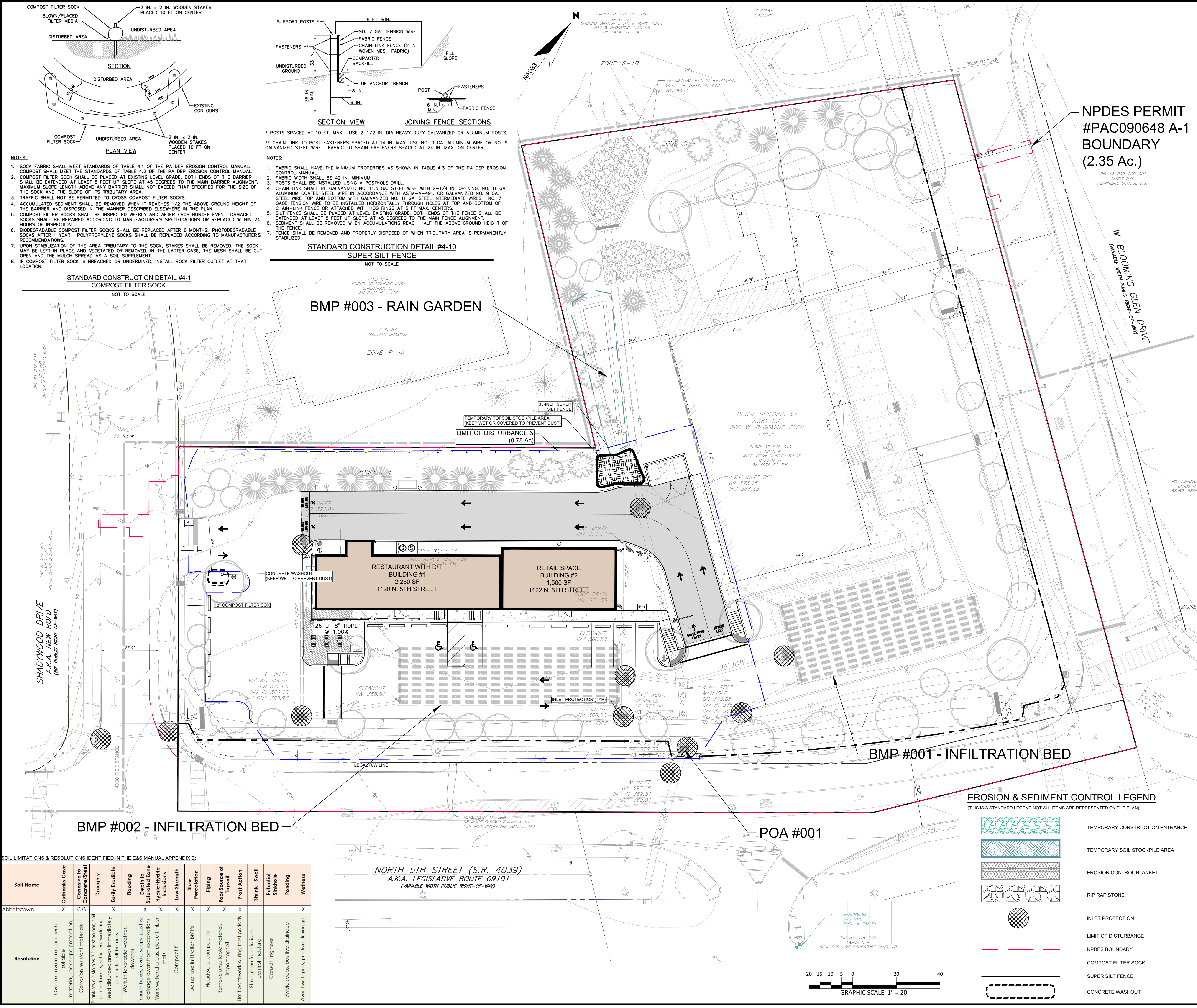
DELIVERY TRUCK MANEUVERABILITY PLAN



		
7/24/25	REVISED PER BOROUGH COMMENTS	
6/19/25	REVISED PER BOROUGH COMMENTS	
2/20/25	REVISED PER BOROUGH COMMENTS	
1/2/25	REVISED PER BOROUGH COMMENTS	
REVISIONS	DESCRIPTION	SAMUEL RENAURO III PENNSYLVANIA PROFESSIONAL ENGINEER # 060617
 SR3ENGINEERS 100 ESSEX AVENUE, SUITE 201 BELLMAWR NJ, 08031 PH: (856) 933-3323 N.J. CERT. OF AUTHORIZATION 24GA28373000		Project No: 024-019
Project / Location: STARBUCKS N. FIFTH STREET & W. BLOOMING GLEN DRIVE BLOCK 6979, LOT 390		Date: OCTOBER 3, 2024
BOROUGH OF PERKASIE BUCKS COUNTY PENNSYLVANIA		Designed By: RNR
Drawing Name: TRUCK CIRCULATION PLAN		Reviewed By: SR
		Scale: 1" = 40'
		Sheet Number: 8



		Seal:
7/24/25	REVISED PER BOROUGH COMMENTS	
6/19/25	REVISED PER BOROUGH COMMENTS	
2/20/25	REVISED PER BOROUGH COMMENTS	
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Project / Location: STARBUCKS N. FIFTH STREET & W. BLOOMING GLEN DRIVE BLOCK 6979, LOT 390 BOROUGH OF PERKASIE BUCKS COUNTY PENNSYLVANIA		Date: OCTOBER 3, 2024
Drawing Name: TRUCK CIRCULATION PLAN		Designed By: RNR
		Reviewed By: SR
		Scale: 1" = 40'
		Sheet Number: 9



LEGEND
(THIS IS A STANDARD LEGEND NOT ALL ITEMS ARE REPRESENTED ON THE PLAN)

EXISTING ITEMS	DEMOLITION ITEMS	PROPOSED ITEMS	
			PROPERTY LINE
			BUILDING
			CURB
			SIDEWALK
			WIRE FENCE
			CHAIN-LINK FENCE
			SPLIT RAIL FENCE
			RIP-RAP
			DRAINAGE FLOW
			SPOT GRADE
			STORM STRUCTURE
			HYDRANT
			VALVE
			REDUCER
			UG CABLE CONDUIT
			UG ELECTRICAL CONDUIT
			UG ELECTRICAL & TELEPHONE CONDUIT
			UG ELECTRICAL, TELEPHONE & CABLE CONDUIT
			UG GAS LINE
			OVER HEAD WIRES
			SANITARY SEWER FORCE MAIN
			SANITARY SEWER LATERAL
			SANITARY SEWER MAIN
			STORM SEWER LATERAL
			STORM SEWER MAIN
			UG TELEPHONE CONDUIT
			WATER MAIN
			UG FIBER OPTIC CONDUIT
			TREE LINE
			48
			INTERMEDIATE CONTOUR
			INDEX CONTOUR
			LIGHT FIXTURE
			UTILITY POLE
			50
			SIGN
			LIMITS OF INFILTRATION BED

E&S PLANNING & DESIGN NOTES:

1. PA CODE TITLE 25, CHAPTER 102.2 READS: THIS CHAPTER REQUIRES PERSONS PROPOSING OR CONDUCTING EARTH DISTURBANCE ACTIVITIES TO DEVELOP, IMPLEMENT AND MAINTAIN BMP'S TO MINIMIZE THE POTENTIAL FOR ACCELERATED EROSION AND SEDIMENTATION. THE BMP'S SHALL BE UNDERTAKEN TO PROTECT, MAINTAIN, RECLAIM AND RESTORE WATER QUALITY AND THE EXISTING AND DESIGNATED USES OF WATERS IN THE COMMONWEALTH.

2. THE PROPOSED DEVELOPMENT WILL LIMIT THE EXTENT AND DURATION OF EARTH DISTURBANCE AND GRADING. THE CONSTRUCTION SEQUENCE SHALL BE ADHERED TO. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING & GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH PHASE. THE CONTRACTOR SHALL FOLLOW THE PA DEP EROSION & SEDIMENT POLLUTION CONTROL PROGRAM MANUAL. AREAS AND TREES OUTSIDE OF THE LIMIT OF DISTURBANCE ARE TO BE PRESERVED. THE SITE HAS BEEN DESIGNED TO TIE THE PROPOSED GRADING INTO THE EXISTING WITH MINIMAL CHANGES IN SLOPE AND PRESERVING THE DRAINAGE PATHS AND LOCATIONS OFF-SITE.

3. THE PROPOSED IMPROVEMENTS WILL PROTECT THE EXISTING DRAINAGE FEATURES AND VEGETATION. AREAS OUTSIDE THE LIMIT OF DISTURBANCE ARE TO BE PRESERVED.

4. SOIL COMPACTION HAS BEEN MINIMIZED BY LIMITING THE AREA OF DISTURBANCE. ADDITIONALLY, THE RAIN GARDEN AND UNDERGROUND INFILTRATION BASINS WILL BE CONSTRUCTED WITH MINIMAL COMPACTION TO THE SUBGRADE.

5. THE PROPOSED RAIN GARDENS, UNDERGROUND INFILTRATION BASINS WILL REDUCE THE PEAK RATE AND VOLUME OF STORMWATER RUNOFF FOR ALL STORM EVENTS, THUS REDUCING THE POTENTIAL FOR EROSION.

6. THE PROPOSED IMPERVIOUS AREAS HAVE BEEN MINIMIZED BY USING THE SMALLEST ACCEPTABLE PARKING AND DRIVE AISLE WIDTHS PER THE BOROUGH'S REQUIREMENTS.

7. THE PROJECT HAS BEEN DESIGNED TO UTILIZE BOTH STRUCTURAL AND NON-STRUCTURAL BMP MEASURES TO MINIMIZE STORMWATER RUNOFF VOLUME. THE PROPOSED RAIN GARDEN AND UNDERGROUND BASINS ARE STRUCTURAL MEASURES.

8. THE PROPOSED DEVELOPMENT WILL PRESERVE THE INTEGRITY OF STREAM CHANNELS AND MAINTAIN AND PROTECT THE PHYSICAL, BIOLOGICAL AND CHEMICAL QUALITIES OF THE EAST BRANCH PERKIOMEN CREEK. THE USE OF THE PROPOSED DEVELOPMENT IS CONSISTENT WITH THE BOROUGH ZONING ORDINANCE. THE PROPOSED STORMWATER MANAGEMENT DESIGN WILL PROVIDE WATER QUALITY BENEFITS USING THE BMP'S TO TREAT THE WATER BEFORE IT ENTERS THE STREAM.

9. DURING CONSTRUCTION THERE IS POTENTIAL FOR AN INCREASE IN SEDIMENT RUNOFF WHICH MAY THERMALLY IMPACT NEARBY WETLANDS AND STREAMS. THESE IMPACTS WILL BE MITIGATED USING COMPOST FILTER SOCKS AND FILTER BAGS TO CATCH SEDIMENT-LADEN RUNOFF. FURTHERMORE, IMPACTS WILL BE MINIMIZED BY CONVECTIVE HEAT TRANSFER WITHIN THE RAIN GARDENS, UNDERGROUND BASINS AND UNDERGROUND STORMWATER PIPING SYSTEM.

10. DURING CONSTRUCTION, ALL INFILTRATION PRACTICE COMPONENTS SHALL BE PROTECTED FROM COMPACTION DUE TO HEAVY EQUIPMENT OPERATION OR STORAGE OF FILL OR CONSTRUCTION MATERIALS. INFILTRATION AREAS SHALL ALSO BE PROTECTED FROM SEDIMENTATION. AREAS THAT ARE ACCIDENTALLY COMPACTED OR GRADED SHALL BE REMEDIATED TO RESTORE SOIL COMPOSITION AND POROSITY. ALL AREAS DESIGNED FOR INFILTRATION SHALL NOT RECEIVE RUNOFF UNTIL THE CONTRIBUTING DRAINAGE AREA HAS ACHIEVED FINAL STABILIZATION.

11. BEFORE INITIATING ANY REVISION TO THE APPROVED E&S CONTROL PLAN OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED E&S CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE COUNTY CONSERVATION DISTRICT. THE OPERATOR SHALL ASSURE THAT THE APPROVED E&S CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.

12. A COPY OF THE APPROVED EROSION & SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. ADDITIONALLY, THE OPERATOR SHALL ASSURE THAT AN E&S CONTROL PLAN HAS BEEN PREPARED AND APPROVED BY THE COUNTY CONSERVATION DISTRICT AND/OR LOCAL MUNICIPALITY IN COMPLIANCE WITH CHAPTER 102 RULES & REGULATIONS, AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL OFF-SITE SOIL AND/OR ROCK SPOIL AND/OR BORROW AREAS.

13. STORMWATER RUNOFF FROM THE SITE WILL ULTIMATELY REACH THE EAST BRANCH PERKIOMEN CREEK WHICH HAS AN EXISTING AND DESIGNATED USE AS TROUT STOCKING (TSP) AND MIGRATORY FISHES (MF). THE EAST BRANCH PERKIOMEN CREEK IS NOT LISTED AS AN IMPAIRED STREAM ACCORDING TO CATEGORY 4C OF THE PA INTEGRATED WATER QUALITY MONITORING & ASSESSMENT REPORT.

SOIL LIMITATIONS & RESOLUTIONS IDENTIFIED IN THE E&S MANUAL APPENDIX E:														
Soil Name	Cutbanks Cave	Conservative to Concrete/Steel	Droughty	Early Froddible	Flooding	Depth to Saturated Zone	Hydraulic Inclusions	Low Strength	Slow Percolation	Piping	Pool Source of Topsoil	Frost Action	Shrink - Swell	Potential Shrinkage
Abbotstown	X	C/S	X	X	X	X	X	X	X	X	X	X	X	X
Resolution	Over-excavate, replace with suitable material, rock slope protection, Corrosion resistant materials	Blankets on slopes 3:1 or flatter, soil erosion control, install rip-rap immediately	Seal debris bed areas immediately, perimeter all barriers	Work in favorable weather, dewater	Trench boxes, avoid seeps, positive drainage away from excavations	Mark wellhead areas, place liner mats	Compact fill	Do not use infiltration BMP's	Headwalls, compact fill	Remove unsuitable material, import topsoil	Limit earthwork during frost periods	Strengthen foundations, control moisture	Consult Engineer	Avoid seeps, positive drainage
														Avoid wet spots, positive drainage

EROSION & SEDIMENT CONTROL LEGEND
(THIS IS A STANDARD LEGEND NOT ALL ITEMS ARE REPRESENTED ON THE PLAN)

	TEMPORARY CONSTRUCTION ENTRANCE
	TEMPORARY SOIL STOCKPILE AREA
	EROSION CONTROL BLANKET
	RIP RAP STONE
	INLET PROTECTION
	LIMIT OF DISTURBANCE
	NPDES BOUNDARY
	COMPOST FILTER SOCK
	SUPER SILT FENCE
	CONCRETE WASHOUT

7/24/25

REVISED PER BOROUGH COMMENTS

6/19/25

REVISED PER BOROUGH COMMENTS

2/20/25

REVISED PER BOROUGH COMMENTS

1/2/25

REVISED PER BOROUGH COMMENTS

REVISIONS

DESCRIPTION

SR3ENGINEERS

100 ESSEX AVENUE, SUITE 201
BELLMAWR NJ, 08031
PH: (856) 933-3323
N.J. CERT. OF AUTHORIZATION 246A28373000

Project / Location:

STARBUCKS

N. FIFTH STREET & W. BLOOMING GLEN DRIVE
BLOCK 6979, LOT 390

BOROUGH OF PERKASIE

BUCKS COUNTY

PENNSYLVANIA

Drawing Name:

SOIL EROSION & SEDIMENT CONTROL PLAN

Seal:

Project No:

024-019

Date:

OCTOBER 3, 2024

Designed By:

RNR

Reviewed By:

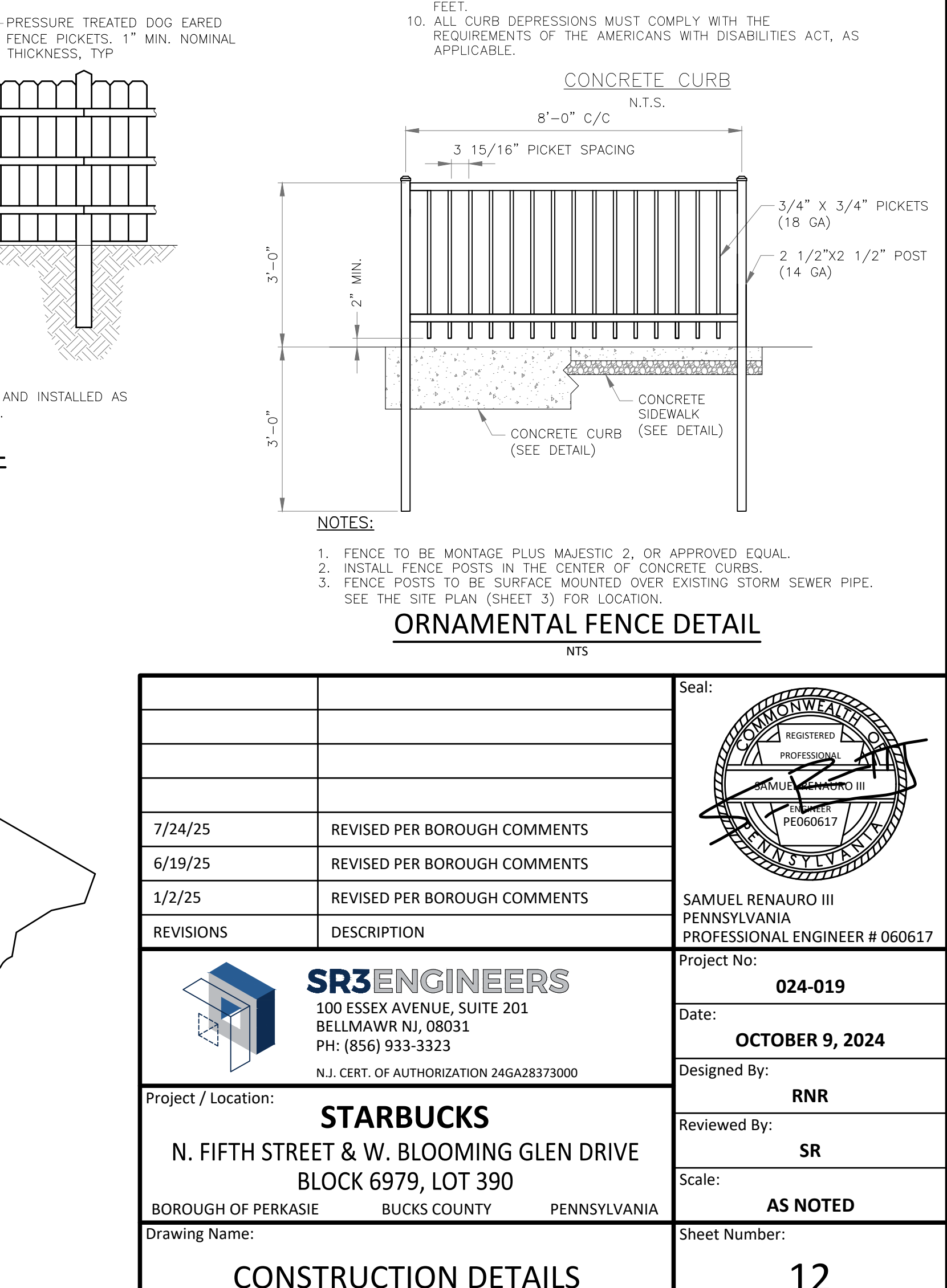
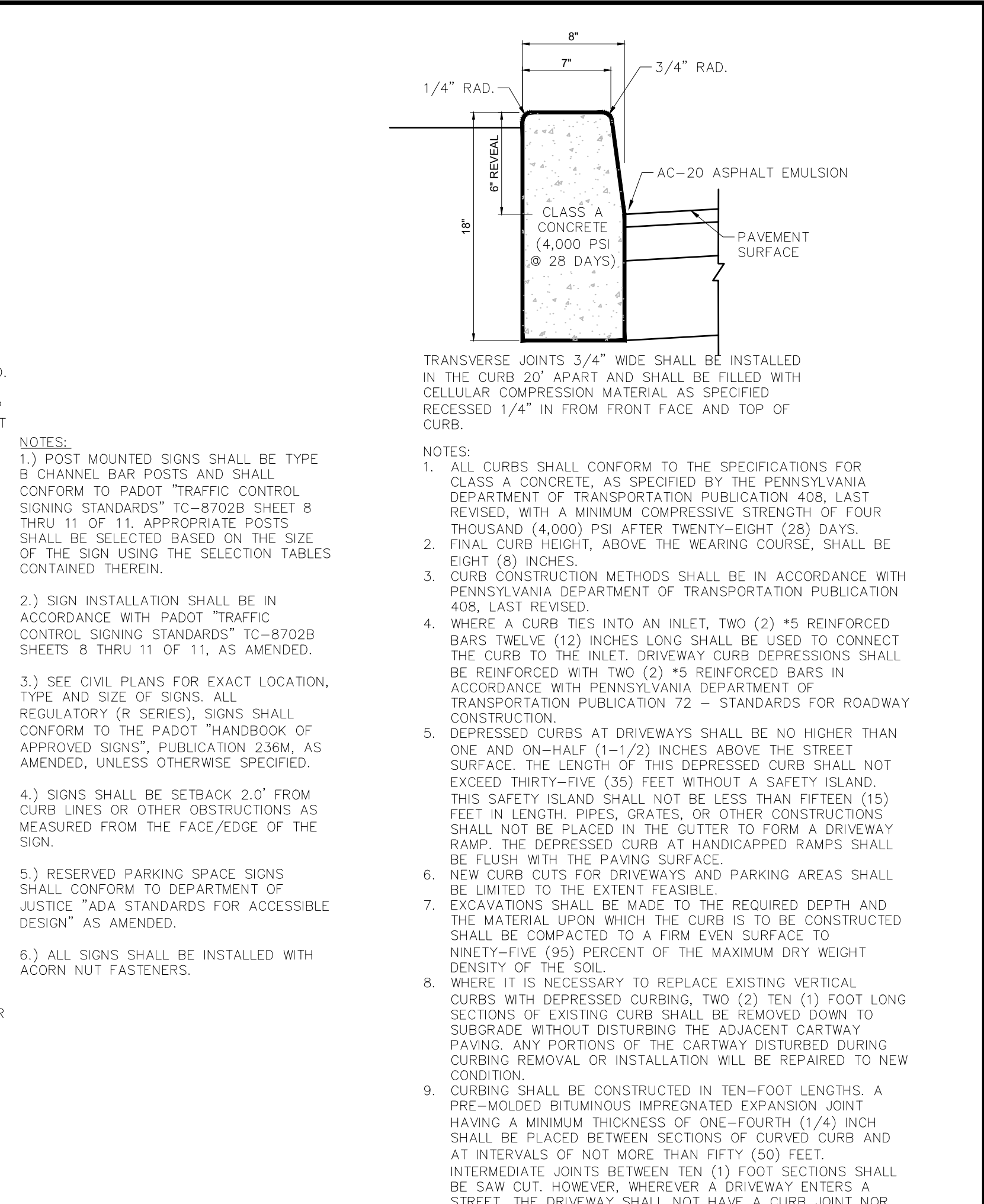
SR

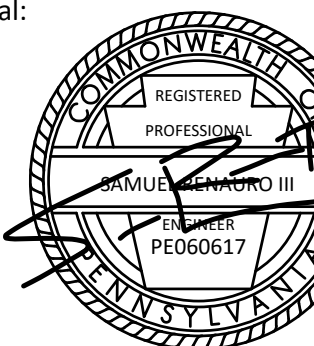
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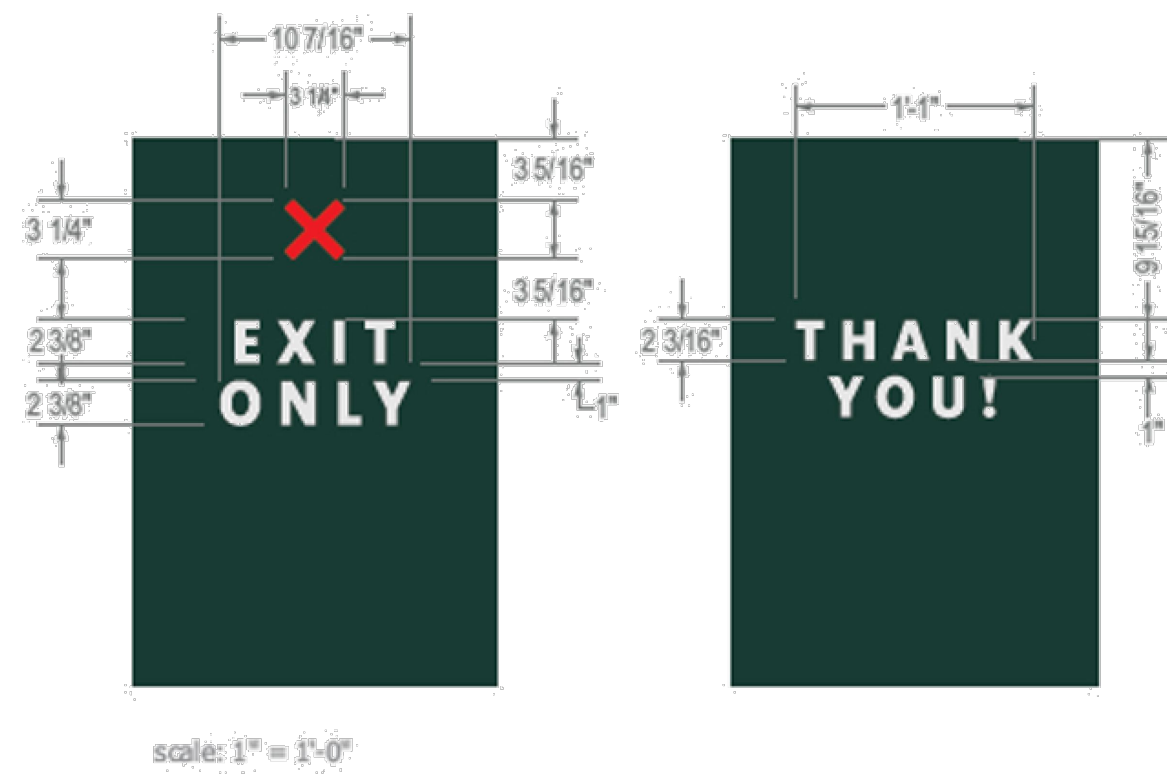
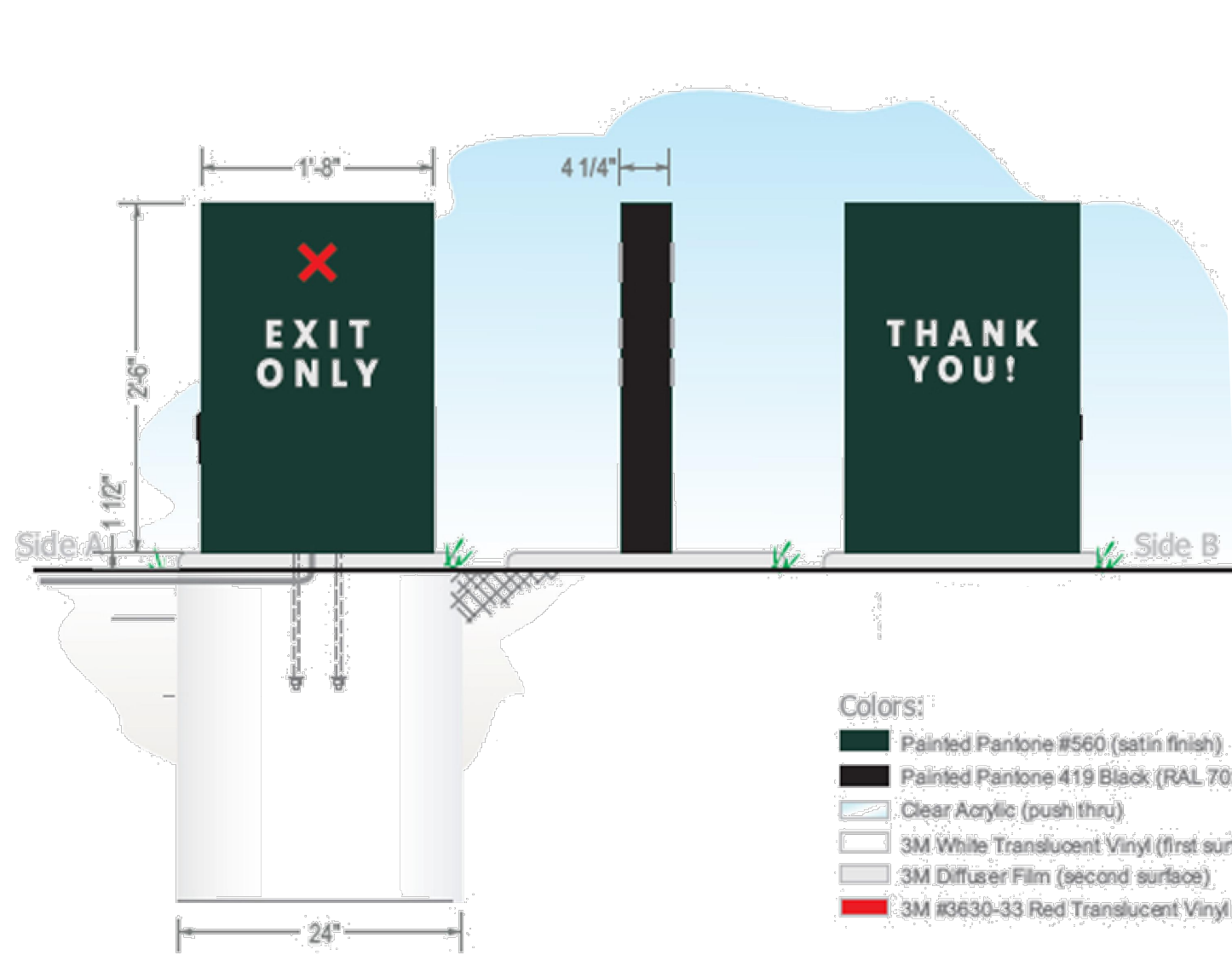
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Sheet Number:

10



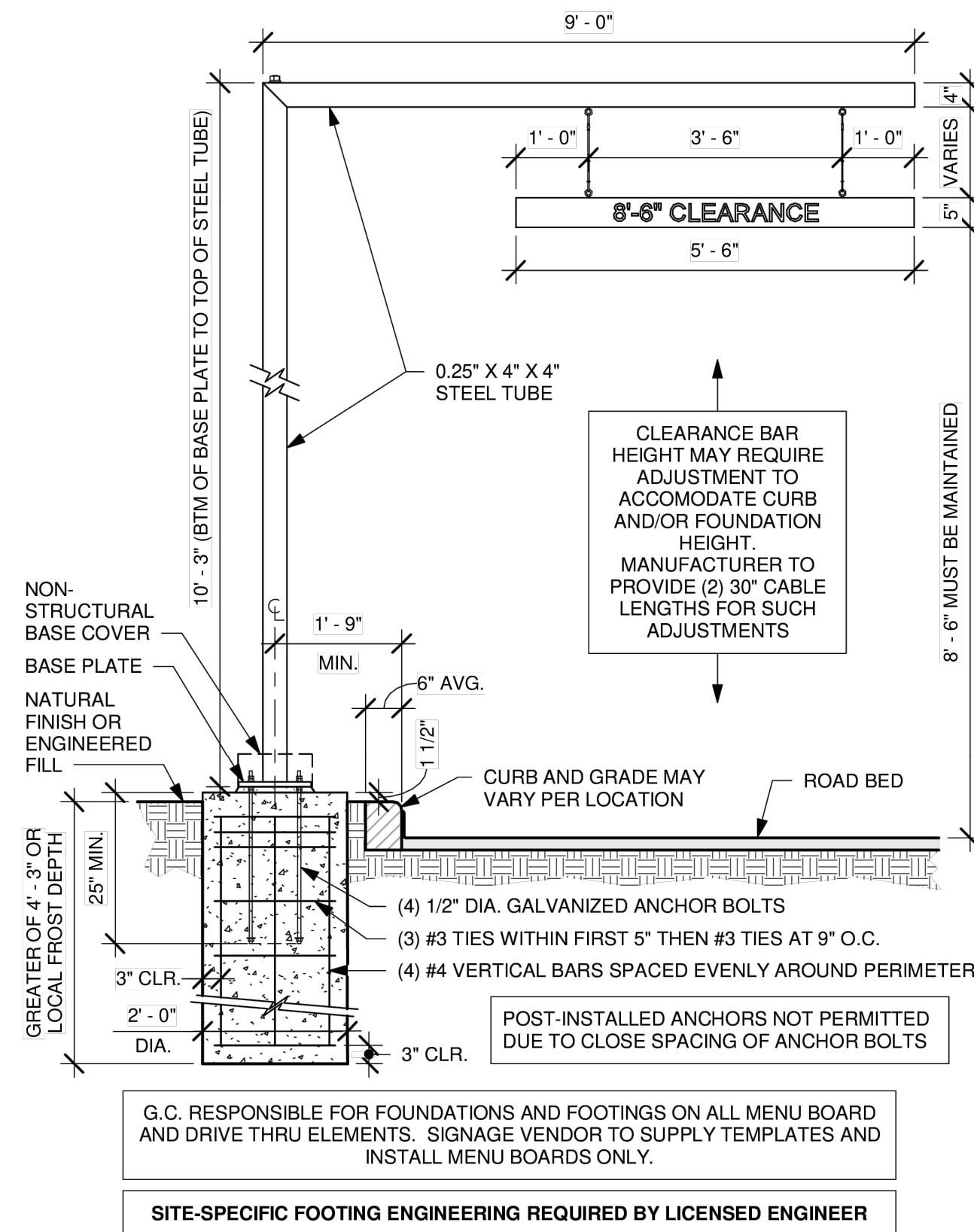
		
7/24/25	REVISED PER BOROUGH COMMENTS	SAMUEL RENAURO III PENNSYLVANIA PROFESSIONAL ENGINEER # 060617
6/19/25	REVISED PER BOROUGH COMMENTS	
1/2/25	REVISED PER BOROUGH COMMENTS	
REVISIONS	DESCRIPTION	
 SR3ENGINEERS 100 ESSEX AVENUE, SUITE 201 BELLMAWR NJ, 08031 PH: (856) 933-3323 N.J. CERT. OF REGISTRATION 24GA28373000		Project No: 024-019
Project / Location: STARBUCKS N. FIFTH STREET & W. BLOOMING GLEN DRIVE BLOCK 6979, LOT 390 BOROUGH OF PERKASIE BUCKS COUNTY PENNSYLVANIA		Date: OCTOBER 9, 2024
		Designed By: RNR
		Reviewed By: SR
		Scale: AS NOTED
		Sheet Number: 12
Drawing Name: CONSTRUCTION DETAILS		



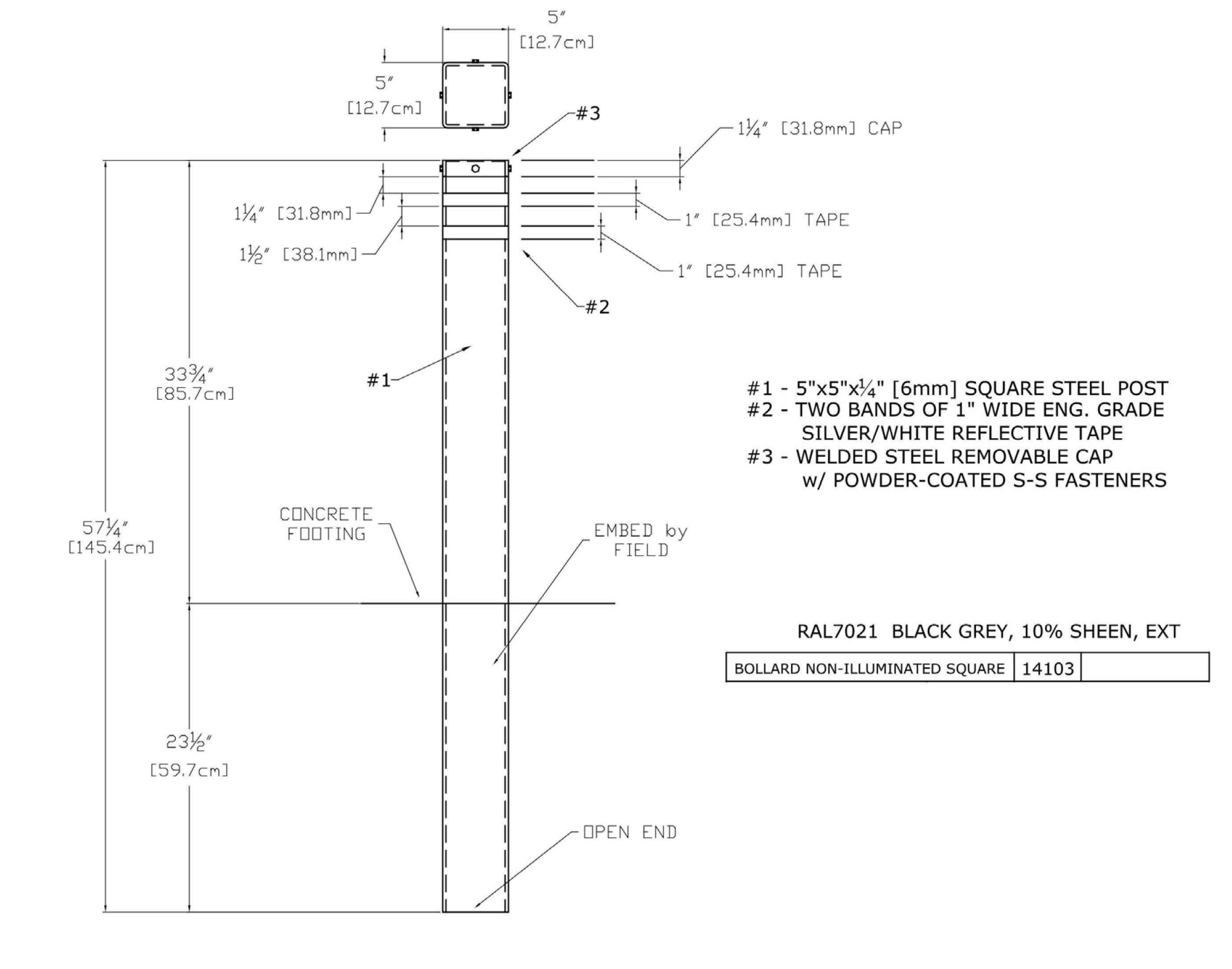
- * Double or Single Faced Illuminated Directional Sign.
- * Aluminum construction & aluminum skin with painted finishes.
- * Aluminum face to be routed to accommodate push thru graphics.
- * Push thru graphics to have 3M vinyl applied to first and second surface.
- * Illuminated with white LED modules with all electrical UL listed and labeled.
- * Directional to be bolted to new concrete footing per engineering for site location and soil condition.

EXIT ONLY/THANK YOU MONUMENT SIGNAGE

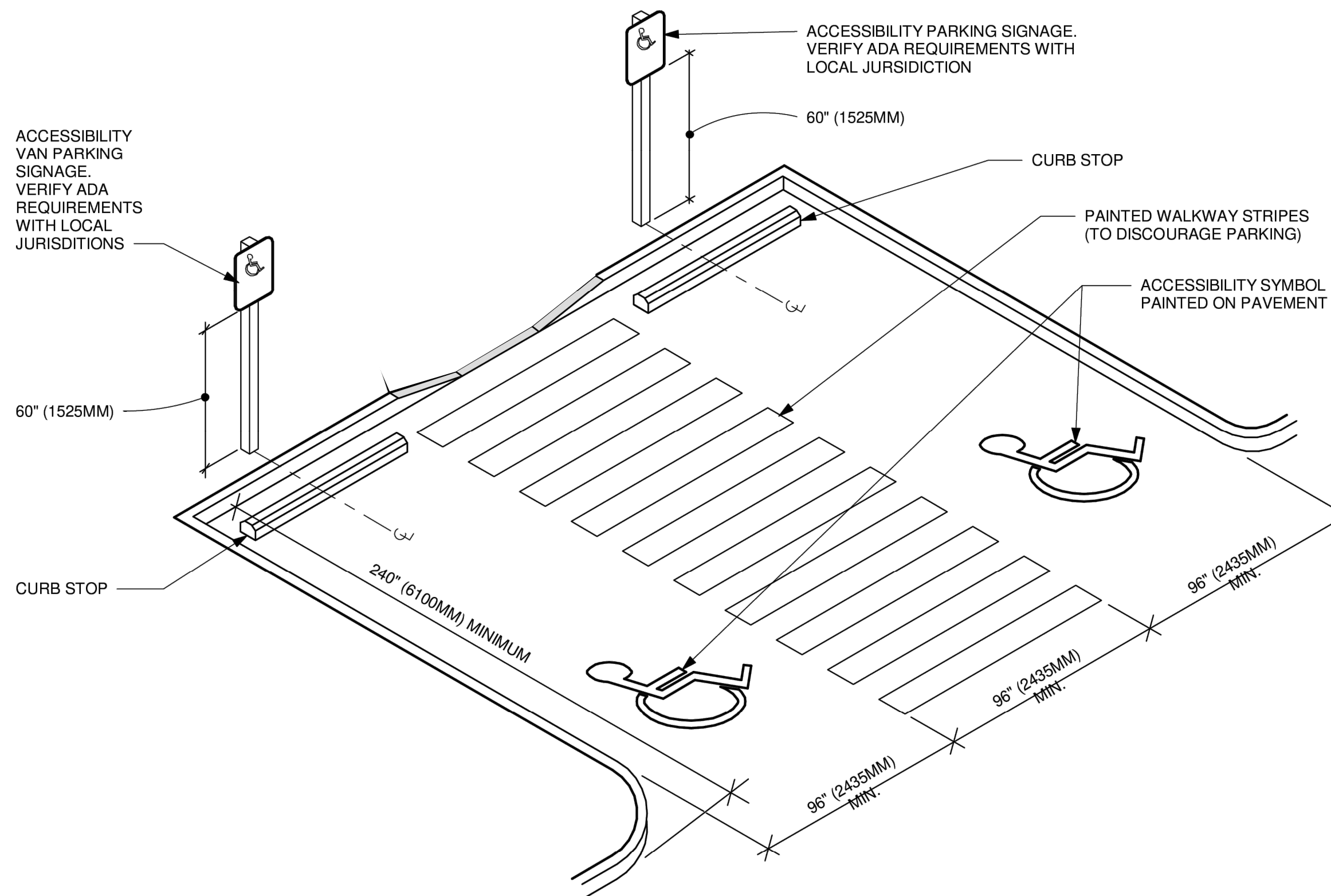
NTS



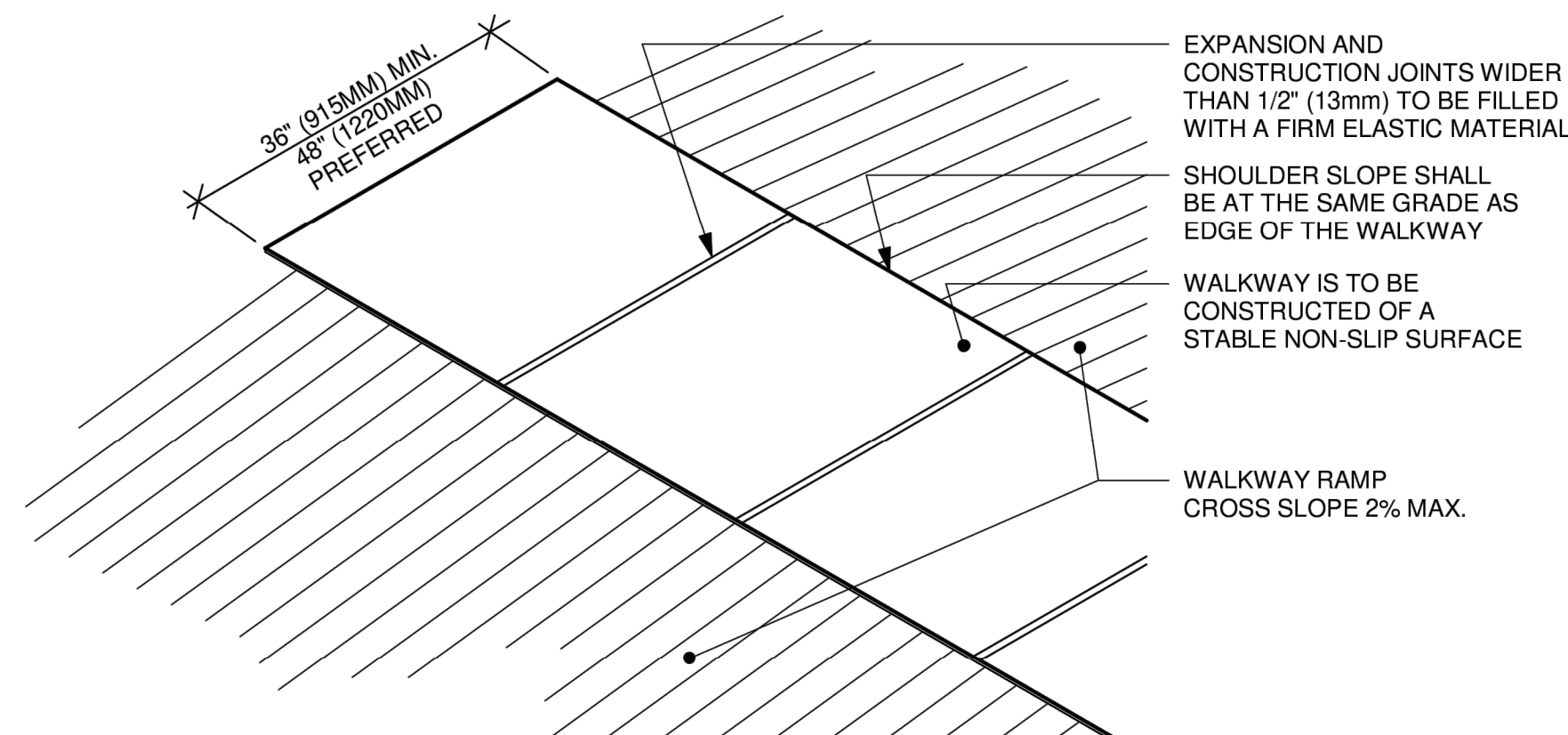
DTE CLEARANCE BAR GROUND FOOTING



Scale: 1 1/2" = 1'-0"

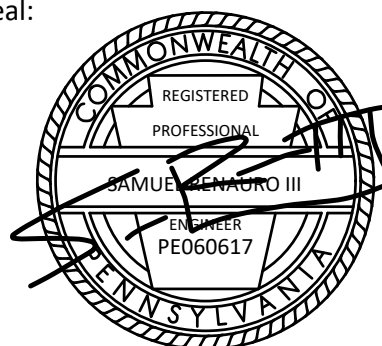


ACCESSIBLE PARKING - DOUBLE



ACCESSIBLE EXTERIOR WALKWAY

		Seal:	
7/24/25	REVISED PER BOROUGH COMMENTS	Project No:	024-019
6/19/25	REVISED PER BOROUGH COMMENTS	Date:	OCTOBER 9, 2024
1/2/25	REVISED PER BOROUGH COMMENTS	Designed By:	RNR
REVISIONS	DESCRIPTION	Reviewed By:	SR
	SR3ENGINEERS 100 ESSEX AVENUE, SUITE 201 BELLMAWR NJ, 08031 PH: (856) 933-3323 N.J. CERT. OF AUTHORIZATION 24GA28373000	Scale:	AS NOTED
Project / Location:	STARBUCKS N. FIFTH STREET & W. BLOOMING GLEN DRIVE BLOCK 6979, LOT 390	Sheet Number:	14
BOROUGH OF PERKASIE	BUCKS COUNTY	PENNSYLVANIA	
Drawing Name:	CONSTRUCTION DETAILS		

		
7/24/25	REVISED PER BOROUGH COMMENTS	SAMUEL RENAURO III PENNSYLVANIA PROFESSIONAL ENGINEER # 060617
6/19/25	REVISED PER BOROUGH COMMENTS	
1/2/25	REVISED PER BOROUGH COMMENTS	
REVISIONS	DESCRIPTION	
 SR3ENGINEERS 100 ESSEX AVENUE, SUITE 201 BELLMAWR NJ, 08031 PH: (856) 933-3323 N.J. CERT. OF AUTHORIZATION 24GA28373000		Project No: 024-019 Date: OCTOBER 9, 2024 Designed By: RNR Reviewed By: SR Scale: AS NOTED
Project / Location: STARBUCKS N. FIFTH STREET & W. BLOOMING GLEN DRIVE BLOCK 6979, LOT 390 BOROUGH OF PERKASIE BUCKS COUNTY PENNSYLVANIA		Sheet Number: 15

**BEFORE THE BOROUGH COUNCIL OF THE BOROUGH OF PERKASIE,
BUCKS COUNTY, PENNSYLVANIA**

**IN RE: APPLICATION OF WP PERKASIE, LLC, FOR THE PROPERTY
LOCATED AT N. 5TH STREET AND BLOOMING GLEN DRIVE, PERKASIE
BOROUGH, BUCKS COUNTY, PENNSYLVANIA, FURTHER IDENTIFIED
AS TAX PARCEL NOS. 33-016-010 AND 33-016-022**

**DECISION
FINDINGS OF FACT**

1. On Monday, February 3, 2025, beginning at approximately 7:00 p.m. at the Perkasio Borough Hall located at 620 West Chestnut Street, Perkasio Borough, Pennsylvania, the Perkasio Borough Council ("Council") held a duly noticed hearing on the Application submitted by WP Perkasio, LLC (the "Applicant").

2. The Applicant is the record owner of the property located at or about the intersection of N. 5th Street and Blooming Glen Drive in Perkasio Borough, Bucks County, Pennsylvania, and also known as Bucks County Tax Parcel Nos. 33-016-010 and 33-016-022 (the "Property"). The Property does not have a street number address. The Property is the subject of the instant application.

3. Notice of the February 3, 2025 hearing was published in advance of the hearing on January 23, 2025 in the Intelligencer, a newspaper of general circulation in Perkasio Borough, Pennsylvania.

4. The Applicant is a Pennsylvania limited liability company. As the record owner of the Property, the Applicant has the requisite standing to prosecute its Application for Conditional Use approval.

5. The Property is located in the C-1 Zoning District (Business Professional) pursuant to the Perkasio Borough Zoning Ordinance (the "Zoning Ordinance").

6. The Property is improved by an AutoZone retail store and a pad site, wherein the Applicant proposes to construct a Starbucks eating place with a drive-through accessory improvement.

7. The Applicant filed a Conditional Use Application with the Borough as noted previously, which said Conditional Use Application requested approval of a drive-through accessory use pursuant to the provisions of §186-18.H(3) of the Zoning Ordinance by Conditional Use approval. Accordingly, the limited scope the Application and the hearing before the Council was the Conditional Use Application for the accessory drive-through.

8. The Applicant was represented by Cameron P. Wolfson, Esquire, of the law firm of Riley, Riper, Hollin & Colagreco, whose offices are located at 717 Constitution Drive, Exton, Pennsylvania.

9. At the outset of the hearing, the Applicant's Application, as well as all reports and recommendations received from Borough staff and professionals were incorporated into the record.

10. Furthermore, it was noted that the Perkasio Borough Planning Commission, at its meeting held on January 22, 2025, recommended approval of the Conditional Use Application subject to certain conditions.

11. At the outset of the hearing, Jeffrey P. Garton, Esquire, the Borough Solicitor, inquired of those present in the audience as to whether anyone desired party status.

12. In response to the inquiry by the Solicitor, Stephen Nathan requested party status.

13. Stephen Nathan resides at 813 Shadywood Drive, Apartment B-207, Perkasio, Pennsylvania, which is the property next to the Property which is the subject of the Application. Accordingly, Mr. Nathan was granted party status.

14. Introduced as exhibits at the Conditional Use hearing are the documents identified on Exhibit "A" attached to this Decision. Exhibit "A" is incorporated by reference as though fully set forth herein at length.

15. William Rountree ("Rountree"), a representative of the Applicant, and Brian Atkins, P.E. ("Atkins"), a professional engineer, testified in support of the Application at the hearing.

16. Rountree testified that the Property received land development approval from Perkasio Borough in 2021 for the construction of approximately 10,600 square feet of retail space. To date, the Property has been improved by an AutoZone retail store.

17. Rountree testified that he was authorized to appear and make representations at the hearing on behalf of the Applicant.

18. Mr. Rountree identified Exhibit A-3 which was the Deed to the Property which evidenced that the Applicant is the owner of record.

19. Rountree also identified Exhibit A-4 as the Aerial Site Plan that identifies the location of the Property which is the subject of the hearing.

20. Exhibit A-5 was offered and received as evidence, which was a Site Plan prepared by SR3 Engineering showing the location of the Starbucks eating place and the location of the accessory drive-through facilities.

21. Exhibit A-6 was also received in evidence which was the building rendering which was verified by Rountree.

22. Rountree continued that the expectation of the hours of operation are from 6:00 a.m. – 8:00 p.m. +/- 30 minutes, but the hours have not been finalized. He further commented that the hours of operation may easily be 5:30 a.m., depending upon traffic.

23. Deliveries according to Rountree would be several days a week, the exact time is normally during business hours and they utilize smaller vehicles that can utilize the existing parking stalls to make deliveries. No conflicts between deliveries and the operation of the drive-through lane are anticipated.

24. Trash is picked up by a commercial vendor approximately twice a week and Rountree confirmed that typically trash collection occurs during business hours.

25. Rountree confirmed that the nine (9) car drive-through queue will be sufficient to meet the demand of patrons at the Starbucks for the drive-through purposes. Furthermore, Rountree confirmed that the proposed drive-through lane would have no adverse impact on surrounding properties or the character of the neighborhood.

26. To assist in ameliorating the concerns of neighbors, Rountree testified that a six (6) foot wooden fence along the Property line would be constructed and that the Applicant would supply additional landscape screening.

27. Rountree testified based on questioning from Mr. Nathan, that the site can accommodate additional overflow in the event the nine (9) spaces in the queue for the drive-through were inadequate.

28. No offsite improvements to N. 5th Street and Shadywood Drive were proposed as part of the Application.

29. Atkins was qualified as an expert in civil engineering and then testified.

30. Atkins testified that he is a licensed professional engineer in the Commonwealth of Pennsylvania and has testified previously before other municipal bodies regarding zoning and land development matters.

31. Atkins testified that Exhibit “A” accurately depicts the existing and proposed conditions.

32. The addition of the drive-through lane does not change the Applicant’s plan being in compliance with any and all area and bulk requirements and parking requirements of the Zoning Ordinance.

33. The drive-through lane does not have an adverse impact on the previously approved and constructed stormwater management system on the Property.

34. Parking is adequate for the site, both for the Starbucks eating place and the existing AutoZone retail store.

35. As testified by Atkins, the two (2) uses require thirty-five (35) spaces per the Zoning Ordinance, and in fact, forty-six (46) total spaces are provided.

36. The standards required for a drive-through as set forth in §186-18.H(3) of the Zoning Ordinance are met in that the minimum number of spaces for stacking is provided, the overhead canopy meets the setback requirements, the Order Board sign complied with the requirements, the drive-through lane is screened from adjacent residency uses and properties, a Traffic Impact Study has been submitted, which said study confirms that the site will adequately address the traffic concerns and the parking assessments conclude there are an adequate number of spaces.

37. There is a specific requirement for drive-throughs which is that the trash disposal area is to be enclosed, and in fact it is enclosed.

38. The general criteria of a conditional use as set forth in §186-128.C of the Zoning Ordinance is met as the proposal is consistent with the Perkasio Borough Comprehensive Plan and is in conformity with the intent of the C-1 Zoning District.

39. The proposed use of the drive-through lane is in the best interest of the Borough, is convenient for the community, and is a substantial improvement to the Property and the immediate vicinity.

40. As testified by Atkins, the proposed use is suitable for the Property in question, and will be designed, constructed, operated and maintained so as to be in harmony with and appropriate in appearance to the existing or intended character of the general vicinity.

41. The proposed drive-through conforms with the applicable requirements of all of the relevant Perkasio Borough Zoning Ordinance provisions.

42. There will be no modifications to the ingress and egress to the site from Shadywood Drive.

43. There will be no modifications to the sidewalks along Shadywood Drive.

44. The addition of the drive-through lane will not create any adverse lighting effects to the Shadywood Village community in accordance with the testimony from Atkins.

45. Members of the public offered comment identified as follows:

- a. Mr. Blaydon, a resident of Perkasio, opposed the Application on the basis that it had a tendency to reduce the economic viability of downtown.

- b. Vicki Sellers, a resident of Perkasio, commented that there are traffic issues and safety issues because of the busy intersection, pedestrian traffic from residents and people going to the shopping center, and for school students.
- c. Ms. Gonzalez-Ortiz, a resident of Perkasio, commented that the negative impact on the health, safety, and general welfare of Perkasio, and the effects of large corporate entities which will have an adverse effect on local businesses.
- d. Stephen Sinclair, a resident of Perkasio Borough, commented about the traffic situation and the concern for traffic flow and residential traffic, both for residents and for students, and the excessive speed.
- e. Kelly Smola, a resident of Perkasio, and also a parent of students at Pennridge High School, commented about the concern about traffic, including vehicular and pedestrian traffic, and the fact that there is no way of making sure people are safe.
- f. Jillian Byrne, a resident of Perkasio, commented about the horrible traffic conditions that will arise from approving the Application.
- g. Mr. Stephen Nathan did not testify as the Intervenor, but was making public comment, and his comment was concerning parking on both sides of Shadywood Drive and traffic.
- h. No other witnesses or public comment was offered.

CONCLUSIONS OF LAW

1. Required advanced public notice of the date, time and location of the February 3, 2025 Conditional Use hearing was made by sufficient advanced publication.
2. In order to secure Conditional Use approval, the Applicant needed to demonstrate compliance with the provisions of §186-18.H(3) of the Zoning Ordinance with respect to the requirements of the drive-through lane and also was required to demonstrate compliance with the general provisions of the Zoning Ordinance related to the grant of conditional uses at §186-128.C.
3. The Council finds that the Applicant has met the requirements of the two (2) relevant portions of the Zoning Ordinance, and is therefore entitled to the grant of the conditional use. Accordingly, the Conditional Use is granted to the Applicant for the drive-through lane as noted in §186-18.H(3) of the Zoning Ordinance, subject to conditions.

DECISION

AND NOW, this 17th day of FEBRUARY, 2025, upon consideration of the foregoing Findings of Fact and Conclusions of Law, the Perkasio Borough Council **GRANTS** the above Application subject to the following conditions:

1. The Starbucks eating place with the drive-through lane shall be constructed in accordance with the Site Plan identified as Exhibit A-5 dated January 21, 2025.
2. The approval is subject to the compliance by the Applicant with the comments noted in the Planning Review Letter prepared by Gilmore & Associates, dated January 14, 2025, subject to the minor modifications noted in the testimony received from Brian Atkins, P.E.
3. The approval is granted subject to the compliance with the Engineer Review Letter prepared by Gilmore & Associates, dated January 15, 2025, subject to the minor modifications noted in the testimony received from Brian Atkins, P.E.
4. The construction of the Starbucks eating place, together with the drive-through lane, receives final land development approval from the Perkasio Borough Council.
5. The construction of the Starbucks structure, together with the drive-through lane, shall be substantially similar to the building rendering prepared by Gensler noted as Exhibit A-6 of Applicant's exhibits.
6. Applicant to meet with Stephen Nathan to discuss the final location of the six (6) foot fence, together with augmented buffering with the understanding that the resolution of that discussion, if it cannot be resolved, will not require the Applicant to accede to any and all demands of Mr. Nathan with respect to those issues.
7. Applicant to add traffic painting on the street to restrict right turns from the Starbucks site onto Shadywood Drive.
8. A sign to be erected outside of the right-of-way advising pedestrians who may be crossing N. 5th Street to be careful of oncoming traffic, the size and design of the sign to be approved by Perkasio Borough.
9. Applicant shall utilize its best efforts to save as many of the large existing evergreen trees as possible along the property line.
10. Applicant shall pay all costs associated with the Conditional Use Application incurred by the Borough, including advertising, legal expenses, professional services, and the like.

11. This Decision does not waive any other requirements of any applicable Zoning and/or Subdivision and Land Development Ordinances of the Borough. Improvements must meet all applicable federal, state, county, and Borough regulations and codes.

ATTEST:

BOROUGH OF PERKASIE

BY: 
Andrea L. Coaxum, Borough Manager/Secretary

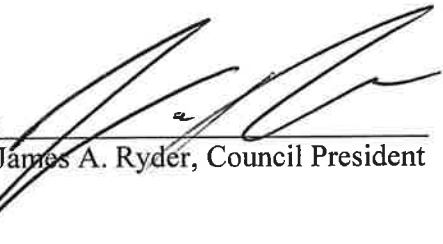
BY: 
James A. Ryder, Council President

EXHIBIT “A”

BEFORE THE BOROUGH OF PERKASIE COUNCIL

APPLICATION OF WP PERKASIE, LLC

HEARING DATE: FEBRUARY 3, 2025

APPLICANT'S EXHIBITS

- A-1 Perkasio Borough Application for Conditional Use Permit, Conditional Use Site Plan (dated October 9, 2024) and Cover Letter from Debra A. Shulski, dated October 17, 2024.
- A-2 Perkasio Borough Zoning Ordinance of 2013, as amended (*incorporated by reference*).
- A-3 Deed to Property recorded in the Office of the Bucks County Recorder of Deeds as Instrument Number 2021114668.
- A-4 Aerial Site Plan prepared by SR3 Engineers, dated January 21, 2025.
- A-5 Render Site Plan prepared by SR3 Engineers, dated January 21, 2025.
- A-6 Building Rendering, prepared by Gensler.
- A-7 C.V. of Brian Atkins, P.E.
- A-8 Conditional Use Site Plan prepared by SR3 Engineers, dated October 9, 2024, last revised January 2, 2025, last revised January 2, 2025.
- A-9 Planning Review Letter prepared by Gilmore & Associates, dated January 14, 2025.
- A-10 Engineer Review Letter prepared by Gilmore & Associates, dated January 15, 2025.
- A-11 Traffic Impact Assessment prepared by Horner & Canter Associates, dated March 26, 2021 and last revised February 24, 2023 (*appendix included by reference*).
 - a. Parking Assessment Letter prepared by Horner & Canter Associates, dated January 30, 2025.

**BEFORE THE BOROUGH COUNCIL OF THE
BOROUGH OF PERKASIE, BUCKS COUNTY, PENNSYLVANIA**

**IN RE: APPLICATION OF WP PERKASIE, LLC, FOR THE PROPERTY
LOCATED AT N. 5TH STREET AND BLOOMING GLEN DRIVE, PERKASIE
BOROUGH, BUCKS COUNTY, PENNSYLVANIA, FURTHER IDENTIFIED
AS TAX PARCEL NOS. 33-016-010 AND 33-016-022**

BOROUGH OF PERKASIE EXHIBITS

B-1 Notice to Intelligencer

B-2 Proof of Publication

**PERKASIE BOROUGH
RESOLUTION NO. 2025-38**

**A RESOLUTION OF THE BOROUGH COUNCIL IN AND FOR THE
BOROUGH OF PERKASIE, BUCKS COUNTY, COMMONWEALTH OF
PENNSYLVANIA, APPROVING THE STORMWATER BEST
MANAGEMENT PRACTICES, OPERATIONS AND MAINTENANCE
AGREEMENT FOR THE GREEN RIDGE ESTATES WEST PROJECT**

WHEREAS, SAL LAPIO, INC. (“Applicant”) desires to obtain the necessary permit and approvals so as to effectuate the subdivision of Tax Parcels 33-001-001 and 12-008-129 so as to subdivide the two parcels into eight (8) lots, with six (6) lots proposed to be located in Perkasio Borough and two (2) lots proposed to be located in East Rockhill Township; and

WHEREAS, the Plans were prepared by Bolo Engineering, LLC and Urwiler & Walter, Inc., were dated September 19, 2019, and were last revised June 17, 2025, consisting of twenty-nine (29) sheets; and

WHEREAS, the Perkasio Borough Council approved the Preliminary as Final Subdivision Plan by Resolution 2024-59; and

WHEREAS, the Perkasio Borough Council approved the Land Development Agreement by Resolution 2025-26.

NOW THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Perkasio, that the Borough Council hereby approves the Stormwater Best Management Practices, Operations and Maintenance Agreement for the Green Ridge Estates West Project, and authorizes the Borough Council President and Borough Manager to execute the Agreement.

THIS RESOLUTION WAS DULY ADOPTED by the Perkasio Borough Council on the 4th day of August, 2025.

ATTEST:

BOROUGH OF PERKASIE:

By: _____
Andrea L. Coaxum, Secretary

By: _____
James Ryder, Council President

JEFFREY P. GARTON
DOUGLAS C. MALONEY
THOMAS J. PROFY, IV*†
FRANCIS X. DILLON
JOHN A. TORRENTE*
STEVEN M. JONES
MICHAEL J. MEGINNISS
BREANDAN Q. NEMEC*
BRENDAN M. CALLAHAN*
BRADLEY R. CORNETT*
SEAN M. GRESH
BRYCE H. McGUIGAN*
TRACY L. CASSEL-BROPHY*
CHRIS LITTLE SIMCOX*
BRENDAN G. CORRIGAN^
KIMBERLY N. BARRON
CHLOE M. BOUDAZIN
CHELSEY CROCKER JACKMAN
MARISA M. PERINI
HANNAH M. SCHWEIZER

*Member of PA & NJ Bars
†Master of Laws (Taxation)
^Member of PA & NY Bars



680 MIDDLETOWN BOULEVARD
P.O. BOX 308
LANGHORNE, PENNSYLVANIA 19047-0308
TELEPHONE: 215.750.0110
FAX: 215.750.0954

JEFFREY P. GARTON, ESQUIRE
jgarton@begleycarlin.com

OF COUNSEL

HON. ROBERT O. BALDI (RET.)
-Mediation and Arbitration

SCOTT A. PETRI
FRANK A. FARRY
ALLEN W. TOADVINE
TRACY P. HUNT
PAMELA A. VAN BLUNK*
KATHARINE J. WEEDER*
MARC I. RICKLES*

NEW HOPE OFFICE
123 W. BRIDGE STREET
NEW HOPE, PA 18938
215.862.0701

July 31, 2025

VIA EMAIL

manager@perkasiaborough.org

Andrea L. Coaxum, Borough Manager
Perkasie Borough
620 W. Chestnut Street
Perkasie, PA 18944

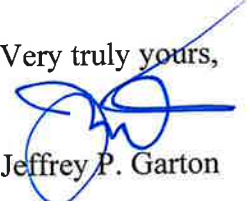
**Re: Green Ridge Estates West / Sal Lapio, Inc.
Stormwater Best Management Practices, Operations and Maintenance Agreement**

Dear Andrea:

I have reviewed the proposed Stormwater Agreement, a copy of which is attached, and find same to be acceptable.

Attached please find a draft of a proposed Resolution authorizing the Council President and you to execute the Stormwater Best Management Practices, Operations and Maintenance Agreement related to the Green Ridge Estates West project. Please advise if you have any changes you would like me to make.

Very truly yours,



Jeffrey P. Garton

JPG:bcr
Attachments
cc: Douglas C. Rossino, P.E., CME, M.ASCE

Prepared By:

Neil Andrew Stein, Esquire
Kaplin, Stewart, Meloff, Reiter & Stein, PC
Union Meeting Corporate Center
910 Harvest Drive, Suite #200
Blue Bell, PA 19422

Please Record and Return to:

Neil Andrew Stein, Esquire
Kaplin, Stewart, Meloff, Reiter & Stein, PC
Union Meeting Corporate Center
910 Harvest Drive, Suite #200
Blue Bell, PA 19422

Property:

Tax Parcels #33-001-001 and #12-008-129
Perkasie Borough, Bucks County, PA

**STORMWATER BEST MANAGEMENT PRACTICES,
OPERATIONS AND MAINTENANCE AGREEMENT**

THIS AGREEMENT is made and entered into this 16th day of JULY, 2025, by and between **SAL LAPIO, INC.**, a Pennsylvania corporation ("**Landowner**") and **PERKASIE BOROUGH** (the "**Borough**") AND **EAST ROCKHILL TOWNSHIP** (the "**Township**"), **BUCKS COUNTY, PENNSYLVANIA** (sometimes, collectively, the "**Municipalities**").

WITNESSETH

WHEREAS, the Landowner is the owner of certain real property, being Tax Parcels #33-001-001 and #12-008-129, located partially in the Borough and partially in the Township (the "**Property**"). The landowner intends to construct a single-family residential community on the Property, known as Green Ridge Estates West, a planned community (the "**Community**"). The Community will consist of eight (8) lots (individually, a "**Lot**" and collectively, "**Lots**"). Six (6) of the Lots will be located in the Borough and two (2) Lots will be located in the Township.

WHEREAS, certain Post Construction Storm Water Management Plans (last revised June 17, 2025), and Erosion and Sediment Control Plans (last revised June 17, 2025) prepared by Bolo Engineering, LLC and Urwiler & Walter, Inc., have been approved by the Municipalities (collectively, the "**Plan**"), which are incorporated herein by reference, and which provide for the management of stormwater within the confines of the Property, through the use of Best Management Practices (**BMPs**).

WHEREAS, the Municipalities, and the Landowner agree that the health, safety, and welfare of the residents of the Municipalities, and the protection and maintenance of water quality, require that the BMPs be constructed and maintained on the Property.

WHEREAS, for the purposes of this Agreement, the following definitions shall apply:

- **BMP – “Best Management Practice”** - activities, facilities, designs, measures or procedures used to manage stormwater impacts from land development, to protect and maintain water quality and groundwater recharge and to otherwise meet the purposes of the Municipalities’ Stormwater Management Ordinances, including but not limited to infiltration trenches, seepage pits, filter strips, bioretention, wet ponds, permeable paving, rain gardens, grassed swales, forested buffers, sand filters and detention basins.
- **Infiltration Trench** – A BMP surface structure designed, constructed, and maintained for the purpose of providing infiltration or recharge of stormwater into the soil and/or groundwater aquifer.
- **Seepage Pit** – An underground BMP structure designed, constructed, and maintained for the purpose of providing infiltration or recharge of stormwater into the soil and/or groundwater aquifer.
- **Rain Garden** – A BMP overlain with appropriate mulch and suitable vegetation designed, constructed, and maintained for the purpose of providing infiltration or recharge of stormwater into the soil and/or underground aquifer.

WHEREAS, the Municipalities require, through the implementation of the Plan, that the BMPs shall be constructed and adequately operated and maintained by the Landowner, its successors and assigns, until responsibility for the BMPs is assumed by the Green Ridge Estates West Community Association (the “**Association**”).

NOW, THEREFORE, in consideration of the foregoing promises, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

1. The BMPs shall be constructed by the Landowner in accordance with the plans and specifications identified in the Plan.
2. The Landowner shall operate and maintain the BMPs as shown on the Plan in good working order acceptable to the Municipalities and in accordance with the specific maintenance requirements noted on the Plan.
3. The Landowner hereby grants permission to each of the Municipalities, and their respective authorized agents and employees, to enter upon the Property between the hours of 8:30 a.m. to 5:00 p.m. upon presentation of proper identification, to inspect the BMPs when necessary. The Municipality shall provide notice to the Landowner and the Association, prior to entering the Property, unless an emergency exists where providing advance notice would be impracticable.
4. In the event the Landowner (or Association as applicable) fails to operate and maintain the BMPs as shown on the Plan in good working order acceptable to one or both of the Municipalities, written notice of the deficiency shall be provided via certified mail (the “**Notice**”), and Landowner (or Association as applicable) shall have thirty (30) days from receipt of the Notice to cure the deficiency.

5. In the event the deficiency is not timely cured either or both of the Municipalities or their respective authorized representatives may enter upon the Property and take whatever action is deemed necessary to maintain the BMPs, after providing reasonable advance written notice of entry to Landowner and the Association, unless an emergency exists where providing advance notice would be impracticable. These provisions shall not be construed to allow the Municipalities to erect any permanent structure on any of the Lots. The Municipalities are under no obligation to maintain, or repair the BMPs, and in no event shall this Agreement be construed to impose any such obligation.

6. In the event either of the Municipalities, pursuant to this Agreement, performs work of any nature, or expends any funds in performance of said work for labor, use of equipment, supplies, materials, the Landowner (or Association as applicable) shall reimburse the Municipalities for all reasonable and direct expenses incurred, within thirty (30) days of receipt of an itemized invoice.

7. This Agreement is intended to ensure the proper maintenance of the BMPs by the Landowner and/or the Association; provided, however, that this Agreement shall not be deemed to create or effect any additional liability for damage alleged to result from or be caused by stormwater runoff.

8. The Landowner, its successors, assigns, and other successors in interests including but not limited to the Association, shall release the Municipalities' employees and designated representatives from all damages, accidents, casualties, occurrences or claims which might arise or be asserted against said employees and representatives from the construction, presence, existence, or maintenance of the BMPs by the Landowner or Association. With the exception of any liability arising from the negligence or misconduct of the Municipalities, their agents, servants and employees, in the event that a claim is asserted against the Municipalities, their designated representatives or employees, the Municipalities shall promptly notify the Landowner (or Association as applicable) and the Landowner (or Association as applicable) shall defend, at its own expense, any suit based on the claim. If any judgment or claims against the Municipalities' employees or designated representatives shall be allowed, the Landowner (or Association as applicable) shall pay all costs and expenses regarding said judgment or claim, with the exception of any judgment or claims allowed as the result of liability arising from the negligence or misconduct of the Municipalities, their agents, servants and employees.

9. The Municipalities may inspect the BMPs at a minimum of once every three (3) years, or as provided in the Plan, to ensure the BMPs continued functioning.

10. This Agreement shall be recorded at the Office of the Recorder of Deeds of Bucks County, Pennsylvania, and shall constitute a covenant running with the Property, and shall be binding on the Landowner (or Association as applicable), and their successors and assigns, in perpetuity.

11. Upon the approval of the Landowner's notice of termination by the Pennsylvania Department of Environmental Protection or by the Bucks County Conservation District, the Association shall become solely responsible for compliance with this Agreement. Each future Lot owner shall agree to the Association's responsibilities imposed by this Agreement.

SIGNATURES COMMENCE ON THE FOLLOWING PAGE

IN WITNESS WHEREOF, the Landowner and Municipalities, intending to be legally bound, have caused this Agreement to be duly executed the day and year first above written.

MUNICIPALITIES:

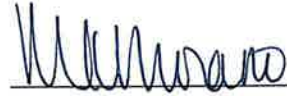
PERKASIE BOROUGH

ATTEST:

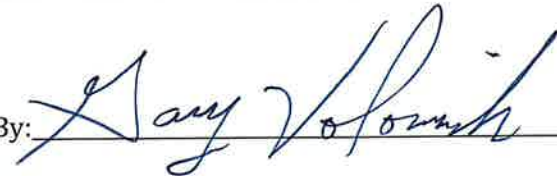
(SEAL)

By: _____

ATTEST:


(SEAL)

EAST ROCKHILL TOWNSHIP

By: 

LANDOWNER:

SAL LAPIO, INC., a Pennsylvania corporation

By: 
LINDA NACE, VICE PRESIDENT

COMMONWEALTH OF PENNSYLVANIA

:

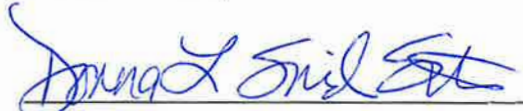
: SS

COUNTY OF BUCKS

:

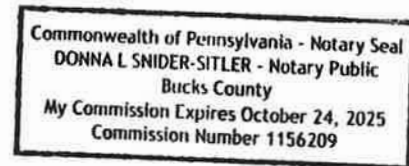
On this 16th day of July, 2025, before me a Notary Public, personally appeared Linda Nace, who acknowledged herself to be the Vice President of Sal Lapiuo, Inc. and that as such Vice President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing by herself and desires the same might be recorded.

IN WITNESS WHEREOF, I have set my hand and notarial seal.



Notary Public

My Commission Expires: 10/24/2025



PERKASIE BOROUGH ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF BUCKS :

On the _____ day of _____, 2025, before me, a notary public, personally appeared _____, the duly authorized representative of Perkasio Borough, and as such, being authorized to do so, executed the foregoing instrument for the purposes therein contained and desired the same might be recorded.

IN WITNESS WHEREOF, I have set my hand and notarial seal.

Notary Public
My Commission Expires:

EAST ROCKHILL TOWNSHIP ACKNOWLEDGMENT

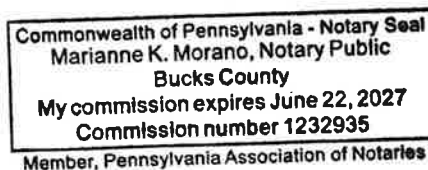
COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF BUCKS :

On the 22nd day of July, 2025, before me, a notary public, personally appeared GARY VOLOVNIK, the duly authorized representative of East Rockhill Township, and as such, being authorized to do so, executed the foregoing instrument for the purposes therein contained and desired the same might be recorded.

IN WITNESS WHEREOF, I have set my hand and notarial seal.

Marianne K. Morano
Notary Public
My Commission Expires: 6/22/2027

16244/1/11444200/1



**PERKASIE BOROUGH
RESOLUTION NO. 2025-39**

**A RESOLUTION OF THE PERKASIE BOROUGH COUNCIL
AUTHORIZING A REDUCTION IN THE ESCROW FOR THE
CONSTITUTION SQUARE PROJECT AS APPROVED BY GILMORE &
ASSOCIATES, INC., IN THE AMOUNT \$90,285.31 TO REDUCE THE
TOTAL ESCROW TO \$328,723.44 AND AUTHORIZING THE
SIGNATURE OF THE BOROUGH MANAGER ON THE ESCROW
REDUCTION**

WHEREAS, Kay Constitution, LLC (“Applicant”) received Borough approval via Settlement Agreement dated December 19, 2016, which was entered as an Order of Court on December 22, 2016, in the matter of the Appeal of Constitution Square, LLC, from the Decision of the Perkasio Borough Zoning Hearing Board at Bucks County Court of Common Pleas Docket No. 2016-01417, to improve Bucks County Tax Parcel 33-010-145 with forty-nine (49) residential townhouse dwelling units, together with utilities, storm management improvements and the like; and

WHEREAS, a Financial Security Agreement dated December 8, 2020, was entered into between the Borough of Perkasio, Kay Construction, LLC, and Quakertown National Bank; and

WHEREAS, upon inspection Gilmore & Associates, Inc., has certified that the Financial Security Fund may be reduced by the amount of \$90,285.31 to a total amount of \$328,723.44.

NOW THEREFORE BE IT RESOLVED by the Council of the Borough of Perkasio, as follows, that the financial security fund for the Constitution Square Land Development project, is hereby reduced by the amount of \$90,285.31 to the sum of \$328,723.44.

IT IS FURTHER RESOLVED that the Borough Manager is hereby authorized to sign the Escrow Reduction.

THIS RESOLUTION WAS DULY ADOPTED by the Borough Council of Perkasio Borough on the 4th day of August, 2025.

ATTEST:

BOROUGH OF PERKASIE:

By: _____
Andrea L. Coaxum, Secretary

By: _____
James Ryder, Council President



July 31, 2025

Project No.: 14-07024

Andrea L. Coaxum
Borough Manager
Borough of Perkasio
620 W. Chestnut Street
P.O. Box 96
Perkasie, PA 18944

Reference: Constitution Square
Financial Security Escrow Release Request #6

Dear Andrea:

Gilmore & Associates Inc. (G&A) has reviewed the LOC Reduction Request #6 from Kay Constitution, LLC dated July 9, 2025. Per the Financial Security Agreement dated December 8, 2020, a financial security fund in the form of an Irrevocable Letter of Credit has been established by Quakertown National Bank in the amount of \$1,402,735.11. This request for release of a portion of the financial security fund is for E&S maintenance/removal, concrete curb, wearing course, sidewalk, permanent seeding, streetlights, as-built survey, and concrete monuments.

In response to the Developer's request, G&A has reviewed the completed site improvements and the items/quantities for this release are as delineated on the attached breakdown. The following items listed on the Developer's request were not approved for release:

1. The request to release the total amount held for "Striping" (Item VI.1) is not approved since the striping has not been installed.

G&A would recommend reducing the financial security fund by Ninety Thousand Two Hundred Eighty-Five Dollars and Thirty-One Cents (\$90,285.31) to the amount of Three Hundred Twenty-Eight Thousand Seven Hundred Twenty-Three Dollars and Forty-Four Cents (\$328,723.44).

Please schedule this as an agenda item for the next meeting. If you have any questions regarding the above, please contact this office.

Sincerely,

Douglas C. Rossino, P.E.
Gilmore & Associates, Inc.
Borough Engineers

DCR

Enclosures: As Referenced

65 East Butler Avenue | Suite 100 | New Britain, PA 18901 | Phone: 215-345-4330 | Fax: 215-345-8606

cc: Cassandra L. Grillo, CZO, Zoning Officer and Code Enforcement Administrator
Megan McShane, Executive Assistant
Rebecca Deemer, Finance Director
Jeffrey P. Garton, Esq., Borough Solicitor
Brett Slivka, Kay Constitution, LLC
Erik Garton, P.E., E.V.P., Gilmore & Associates, Inc.

July 31, 2025
Release #6

CERTIFICATE OF COMPLETION

CONSTITUTION SQUARE

We, the undersigned, hereby certify that the improvements in connection with the Land Development Plans prepared for Constitution Square, LLC, dated July 11, 2016 and last revised October 28, 2020 and the Land Development Agreement of Constitution Square dated December 8, 2020 have been completed to the extent that the financial security fund may be reduced by \$90,285.31 dollars to the amount of \$328,723.44 dollars.

Douglas C. Rossino

Borough Engineer

07/31/2025

Date

Borough Manager

Date

ESCROW STATUS REPORT

SUMMARY OF ESCROW ACCOUNT

PROJECT NAME:	Constitution Square	TOTAL CONSTRUCTION:	\$ 1,210,612.59	AMOUNT OF WORK IN PLACE THIS PERIOD:	\$ 100,317.01
PROJECT NO.:	14-07024	TOTAL CONSTRUCTION CONTINGENCY:	\$ 121,061.26	REQUIRED RETAINAGE THIS RELEASE (10%):	\$ 10,031.70
PROJECT OWNER:	Kay Constitution, LLC	TOTAL ENG/INSP/LEGAL:	\$ 71,061.26	AMOUNT OF THIS RELEASE:	\$ 90,285.31
		TOTAL ESCROW POSTED:	\$ 1,402,735.11		
MUNICIPALITY:	Perkasie Borough			TOTAL ESCROW RELEASED TO DATE:	\$ 1,074,011.67
ESCROW AGENT:	Quakertown National Bank	ESCROW SECURITY ACCOUNT (ESA):	\$ 50,000.00	TOTAL ESCROW REMAINING:	\$ 328,723.44
TYPE OF SECURITY:	Irrevocable Letter of Credit			TOTAL CONSTRUCTION CONTINGENCY:	\$ 121,061.26
AGREEMENT DATE:	December 8, 2020	RELEASE NO.:	6	TOTAL ENG/INSP/LEGAL:	\$ 71,061.26
		RELEASE DATE:	July 31, 2025	TOTAL RETAINAGE TO DATE:	\$ 119,334.63
				TOTAL CONSTRUCTION AVAILABLE FOR RELEASE:	\$ 17,266.29

ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE		RELEASE REQ # 7
CONSTRUCTION ITEMS	UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY
I. EROSION & SEDIMENT CONTROL											
1. Tree Protection Fencing	LF	1,215	\$ 3.19	\$ 3,875.85			1,215	\$3,875.85	\$ -		
2. Inlet Protection	EA	24	\$ 159.54	\$ 3,828.96			24	\$3,828.96	\$ -		
3. Erosion Matting w/ rake and seed	SY	5,272	\$ 7.34	\$ 38,696.48			5,272	\$38,696.48	\$ -		
4. Rock Construction Entrance (To be maintained)	EA	1	\$ 3,000.00	\$ 3,000.00			1	\$3,000.00	\$ -		
5. Temporary Seeding- Seed and Mulch	SF	152,000	\$ 0.05	\$ 7,600.00			152,000	\$7,600.00	\$ -		
6. 18" Compost Filter Sock	LF	120	\$ 10.21	\$ 1,225.20			120	\$1,225.20	\$ -		
7. 24" Compost Filter Sock	LF	605	\$ 14.04	\$ 8,494.20			605	\$8,494.20	\$ -		
8. 32" Compost Filter Sock	LF	1,110	\$ 19.14	\$ 21,245.40			1,110	\$21,245.40	\$ -		
9. Temporary Trash Rack & Anti-Vortex Device	EA	1	\$ 500.00	\$ 500.00			1	\$500.00	\$ -		
10. Pumped Water Filter Bag	EA	1	\$ 638.15	\$ 638.15			1	\$638.15	\$ -		
11. Concrete Debris Washout	EA	1	\$ 3,000.00	\$ 3,000.00			1	\$3,000.00	\$ -		
12. E&S Maintenance/Removal	LS	1	\$ 5,000.00	\$ 5,000.00	0.5	\$2,500.00	0.5	\$2,500.00	0.5	\$ 2,500.00	
II. STORMWATER MANAGEMENT											
1. 12" Dia. HDPE	LF	72	\$ 51.05	\$ 3,675.60			72	\$3,675.60	\$ -		
2. 18" Dia. HPDE	LF	520	\$ 76.58	\$ 39,821.60			520	\$39,821.60	\$ -		
3. 18" Dia. HPDE (Temp Storm)	LF	221	\$ 76.58	\$ 16,924.18			221	\$16,924.18	\$ -		
4. 24" Dia. HPDE	LF	290	\$ 82.96	\$ 24,058.40			290	\$24,058.40	\$ -		
5. 14"x23" ERCP	LF	197	\$ 102.10	\$ 20,113.70			197	\$20,113.70	\$ -		
6. 18" Dia. RCP 'O' Ring	EA	60	\$ 63.82	\$ 3,829.20			60	\$3,829.20	\$ -		
7. Type C Box with Inlet Top	EA	18	\$ 3,190.75	\$ 57,433.50			18	\$57,433.50	\$ -		
8. Type M Box with Inlet Top	EA	4	\$ 2,552.60	\$ 10,210.40			4	\$10,210.40	\$ -		
9. Water Quality Inlet with Inlet Top	EA	1	\$ 3,700.00	\$ 3,700.00			1	\$3,700.00	\$ -		
10. Weir Structure	EA	1	\$ 8,934.10	\$ 8,934.10			1	\$8,934.10	\$ -		
11. Outlet Structure #1	EA	1	\$ 4,211.79	\$ 4,211.79			1	\$4,211.79	\$ -		
12. Outlet Structure #2	EA	1	\$ 4,467.05	\$ 4,467.05			1	\$4,467.05	\$ -		
13. Anti Seep Collars	EA	1	\$ 1,148.67	\$ 1,148.67			1	\$1,148.67	\$ -		
14. 18" Headwall	EA	4	\$ 1,786.82	\$ 7,147.28			4	\$7,147.28	\$ -		
15. 14"x 23" Headwall	EA	3	\$ 2,042.08	\$ 6,126.24			3	\$6,126.24	\$ -		
16. 12" Flared End Section	EA	2	\$ 1,723.01	\$ 3,446.02			2	\$3,446.02	\$ -		
17. Rip Rap Apron	SF	551	\$ 8.30	\$ 4,573.30			551	\$4,573.30	\$ -		
18. Underground Infiltration Bed #1 Complete	LS	1	\$ 140,000.00	\$ 140,000.00			1	\$140,000.00	\$ -		

ESCROW STATUS REPORT

SUMMARY OF ESCROW ACCOUNT

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PROJECT OWNER:	Kay Constitution, LLC	TOTAL ENG/INSP/LEGAL:	\$ 71,061.26	AMOUNT OF THIS RELEASE:	\$ 90,285.31
		TOTAL ESCROW POSTED:	\$ 1,402,735.11		
MUNICIPALITY:	Perkasie Borough			TOTAL ESCROW RELEASED TO DATE:	\$ 1,074,011.67
ESCROW AGENT:	Quakertown National Bank	ESCROW SECURITY ACCOUNT (ESA):	\$ 50,000.00	TOTAL ESCROW REMAINING:	\$ 328,723.44
TYPE OF SECURITY:	Irrevocable Letter of Credit			TOTAL CONSTRUCTION CONTINGENCY:	\$ 121,061.26
AGREEMENT DATE:	December 8, 2020	RELEASE NO.:	6	TOTAL ENG/INSP/LEGAL:	\$ 71,061.26
		RELEASE DATE:	July 31, 2025	TOTAL RETAINAGE TO DATE:	\$ 119,334.63
				TOTAL CONSTRUCTION AVAILABLE FOR RELEASE:	\$ 17,266.29

ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE		RELEASE REQ # 7
CONSTRUCTION ITEMS	UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY
III. PAVING AND CURBING											
1. Concrete Curb	LF	2,660	\$ 28.08	\$ 74,692.80	20	\$561.60	2,660	\$74,692.80		\$ -	
2. Curb Backfill	LF	2,660	\$ 3.50	\$ 9,310.00	20	\$70.00	2,660	\$9,310.00		\$ -	
3. Seal Curb	LF	2,660	\$ 1.28	\$ 3,404.80	2,660	\$3,404.80	2,660	\$3,404.80		\$ -	
4. Fine Grade and Compact	SY	4,555	\$ 0.77	\$ 3,507.35			4,555	\$3,507.35		\$ -	
5. 6" 2A Mod. Stone	SY	4,555	\$ 10.21	\$ 46,506.55			4,555	\$46,506.55		\$ -	
6. 4" 25 MM Superpave Base Course	SY	4,555	\$ 20.00	\$ 91,100.00			4,555	\$91,100.00		\$ -	
7. 2" 19 MM Superpave Binder Course	SY	4,555	\$ 16.59	\$ 75,567.45			4,555	\$75,567.45		\$ -	
8. 1.5" 9.5 MM Superpave Wearing Course	SY	4,555	\$ 10.21	\$ 46,506.55	4,555	\$46,506.55	4,555	\$46,506.55		\$ -	
9. Sweep and Tack Coat	SY	4,555	\$ 0.64	\$ 2,915.20	4,555	\$2,915.20	4,555	\$2,915.20		\$ -	
10. Winterize Storm Structures	EA	18	\$ 28.72	\$ 516.96			18	\$516.96		\$ -	
11. Dewaterize Storm Structures	EA	18	\$ 28.72	\$ 516.96	18	\$516.96	18	\$516.96		\$ -	
12. Concrete Sidewalk	SF	14,334	\$ 7.66	\$ 109,798.44	3,915	\$29,988.90	13,949	\$106,849.34	385	\$ 2,949.10	
13. Concrete Driveway Apron	SF	2,352	\$ 11.49	\$ 27,024.48			2,352	\$27,024.48		\$ -	
14. Bituminous Walking Trail (8' Wide)	SF	2,360	\$ 8.00	\$ 18,880.00			2,360	\$18,880.00		\$ -	
IV. EARTHWORK											
1. Topsoil Stripping	CY	2,800	\$ 3.13	\$ 8,764.00			2,800	\$8,764.00		\$ -	
2. Cut to Fill	CY	2,885	\$ 4.13	\$ 11,915.05			2,885	\$11,915.05		\$ -	
3. Basin Keyway with Onsite Material	CY	2,100	\$ 2.87	\$ 6,027.00			2,100	\$6,027.00		\$ -	
4. Wedge Fill Above Underground Basin	CY	302	\$ 2.87	\$ 866.74			302	\$866.74		\$ -	
5. Grading	CY	2,800	\$ 4.79	\$ 13,412.00	700	\$3,353.00	2,800	\$13,412.00		\$ -	
6. Permanent Seeding- Seed and Mulch	SF	152,000	\$ 0.10	\$ 15,200.00	35,000	\$3,500.00	137,000	\$13,700.00	15,000	\$ 1,500.00	
7. Basin #1 Seed Mix (ERNMX-180-2)	SF	10,000	\$ 0.10	\$ 1,000.00					10,000	\$ 1,000.00	
8. Basin #2 Seed Mix (ERNMX-180-2)	SF	1,400	\$ 0.10	\$ 140.00					1,400	\$ 140.00	
9. Basin #3 Seed Mix (ERNMX-180-2)	SF	2,600	\$ 0.10	\$ 260.00					2,600	\$ 260.00	
10. Basin #4 Seed Mix (ERNMX-180-2)	SF	560	\$ 0.10	\$ 56.00					560	\$ 56.00	
11. Vegetated Swale	SF	2,900	\$ 0.25	\$ 725.00			2,900	\$725.00		\$ -	
V. LANDSCAPING & LIGHTING											
1. Canopy Trees	EA	54	\$ 446.71	\$ 24,122.34			52	\$23,228.92	2	\$ 893.42	
2. Flowering Trees	EA	44	\$ 382.89	\$ 16,847.16			44	\$16,847.16		\$ -	
3. Evergreen Trees	EA	42	\$ 446.71	\$ 18,761.82			40	\$17,868.40	2	\$ 893.42	
4. Shrubs	EA	13	\$ 191.45	\$ 2,488.85			10	\$1,914.50	3	\$ 574.35	
5. Street Lights	EA	14	\$ 3,000.00	\$ 42,000.00	1	\$3,000.00	14	\$42,000.00		\$ -	

ESCROW STATUS REPORT

SUMMARY OF ESCROW ACCOUNT

PROJECT NAME:	Constitution Square	TOTAL CONSTRUCTION:	\$ 1,210,612.59	AMOUNT OF WORK IN PLACE THIS PERIOD:	\$ 100,317.01
PROJECT NO.:	14-07024	TOTAL CONSTRUCTION CONTINGENCY:	\$ 121,061.26	REQUIRED RETAINAGE THIS RELEASE (10%):	\$ 10,031.70
PROJECT OWNER:	Kay Constitution, LLC	TOTAL ENG/INSP/LEGAL:	\$ 71,061.26	AMOUNT OF THIS RELEASE:	\$ 90,285.31
		TOTAL ESCROW POSTED:	\$ 1,402,735.11		
MUNICIPALITY:	Perkasie Borough			TOTAL ESCROW RELEASED TO DATE:	\$ 1,074,011.67
ESCROW AGENT:	Quakertown National Bank	ESCROW SECURITY ACCOUNT (ESA):	\$ 50,000.00	TOTAL ESCROW REMAINING:	\$ 328,723.44
TYPE OF SECURITY:	Irrevocable Letter of Credit			TOTAL CONSTRUCTION CONTINGENCY:	\$ 121,061.26
AGREEMENT DATE:	December 8, 2020	RELEASE NO.:	6	TOTAL ENG/INSP/LEGAL:	\$ 71,061.26
		RELEASE DATE:	July 31, 2025	TOTAL RETAINAGE TO DATE:	\$ 119,334.63
				TOTAL CONSTRUCTION AVAILABLE FOR RELEASE:	\$ 17,266.29

ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE		RELEASE REQ # 7
CONSTRUCTION ITEMS	UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY
VI. SIGNAGE & STRIPING											
1. Striping	LS	1	\$ 5,500.00	\$ 5,500.00					1	\$ 5,500.00	
2. Street Name Sign	EA	2	\$ 150.00	\$ 300.00			2	\$300.00		\$ -	
3. NO OUTLET Sign	EA	1	\$ 150.00	\$ 150.00			1	\$150.00		\$ -	
4. NO PARKING Sign	EA	4	\$ 150.00	\$ 600.00			4	\$600.00		\$ -	
5. STOP Sign	EA	2	\$ 150.00	\$ 300.00			2	\$300.00		\$ -	
6. Relocated Speed Limit Sign	EA	1	\$ 150.00	\$ 150.00			1	\$150.00		\$ -	
VII. MISCELLANEOUS											
1. Utility Pole Relocation	EA	1	\$ 35,000.00	\$ 35,000.00			1	\$35,000.00		\$ -	
2. Bollards (2) with Chain & Knox Box	EA	2	\$ 1,000.00	\$ 2,000.00			2	\$2,000.00		\$ -	
3. As-Built Survey	LS	1	\$ 4,000.00	\$ 4,000.00	0.75	\$3,000.00	0.75	\$3,000.00	0.25	\$ 1,000.00	
4. Concrete Monuments	EA	4	\$ 250.00	\$ 1,000.00	4	\$1,000.00	4	\$1,000.00		\$ -	
VIII. PennDOT HIGHWAY											
1. Demolition	SY	150	\$ 20.40	\$ 3,060.00			150	\$3,060.00		\$ -	
2. Type C Box with Inlet Top	EA	1	\$ 3,307.50	\$ 3,307.50			1	\$3,307.50		\$ -	
3. 14"x23" ERCP	LF	7	\$ 35.28	\$ 246.96			7	\$246.96		\$ -	
4. Concrete Curb	LF	72	\$ 24.26	\$ 1,746.72			72	\$1,746.72		\$ -	
5. Concrete Sidewalk	SY	46	\$ 99.23	\$ 4,564.58			46	\$4,564.58		\$ -	
6. Pavement	SY	102	\$ 103.14	\$ 10,520.28			102	\$10,520.28		\$ -	
7. Mill and Overlay	SY	233	\$ 24.26	\$ 5,652.58			233	\$5,652.58		\$ -	
8. Seal Joints	LF	232	\$ 1.10	\$ 255.20			232	\$255.20		\$ -	
9. Traffic Control	LS	1	\$ 2,500.00	\$ 2,500.00			1	\$2,500.00		\$ -	

Kay Constitution, LLC
5930 Hamilton Boulevard-Suite 10
Allentown, PA 18106
Telephone: 610-395-6857 Fax: 610-395-6858

July 9, 2025

Mr. Douglas C. Rossino, P.E., Senior Project Manager
Gilmore & Associates, Inc.
65 Butler Avenue, Suite 100
New Britain, PA 18901

RE: Constitution Square, LOC Reduction Request #6

Dear Mr. Rossino,

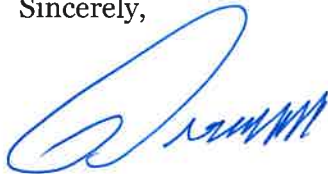
I am writing to request a new review of the letter of credit required at the Constitution Square subdivision for a reduction.

Attached is the marked-up version of the most current sitework budgets, with our opinions of work completed. (listed off to the side)

Please let me know if you have any questions or concerns regarding this request.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Richard M. Koze, Jr.", with a stylized flourish at the end.

Richard M. Koze, Jr.

President
Kay Builders, Inc

Cc: Andrea Coaxum, Manager, Perkasio Borough
Brett Slivka, Sr. Project Manager, Kay Builders

ESCROW STATUS REPORT

SUMMARY OF ESCROW ACCOUNT

PROJECT NAME:	Constitution Square	TOTAL CONSTRUCTION:	\$ 1,210,612.59	AMOUNT OF WORK IN PLACE THIS PERIOD:	\$ 122,288.87
PROJECT NO.:	14-07024	TOTAL CONSTRUCTION CONTINGENCY:	\$ 121,061.26	REQUIRED RETAINAGE THIS RELEASE (10%):	\$ 12,228.89
PROJECT OWNER:	Kay Constitution, LLC	TOTAL ENG/INSP/LEGAL:	\$ 71,061.26	AMOUNT OF THIS RELEASE:	\$ 110,059.98
		TOTAL ESCROW POSTED:	\$ 1,402,735.11		
MUNICIPALITY:	Perkasie Borough			TOTAL ESCROW RELEASED TO DATE:	\$ 983,726.36
ESCROW AGENT:	Quakertown National Bank	ESCROW SECURITY ACCOUNT (ESA):	\$ 50,000.00	TOTAL ESCROW REMAINING:	\$ 419,008.75
TYPE OF SECURITY:	Irrevocable Letter of Credit			TOTAL CONSTRUCTION CONTINGENCY:	\$ 121,061.26
AGREEMENT DATE:	December 8, 2020	RELEASE NO.:	5	TOTAL ENG/INSP/LEGAL:	\$ 71,061.26
		RELEASE DATE:	March 10, 2025	TOTAL RETAINAGE TO DATE:	\$ 109,302.93
				TOTAL CONSTRUCTION AVAILABLE FOR RELEASE:	\$ 117,583.30

ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE		RELEASE REQ # 5
CONSTRUCTION ITEMS	UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY
I. EROSION & SEDIMENT CONTROL											
1. Tree Protection Fencing	LF	1,215	\$ 3.19	\$ 3,875.85			1,215	\$3,875.85		\$ -	
2. Inlet Protection	EA	24	\$ 159.54	\$ 3,828.96			24	\$3,828.96		\$ -	
3. Erosion Matting w/ rake and seed	SY	5,272	\$ 7.34	\$38,696.48	4,272	\$31,356.48	5,272	\$38,696.48		\$ -	
4. Rock Construction Entrance (To be maintained)	EA	1	\$ 3,000.00	\$ 3,000.00			1	\$3,000.00		\$ -	
5. Temporary Seeding- Seed and Mulch	SF	152,000	\$ 0.05	\$ 7,600.00	38,000	\$1,900.00	152,000	\$7,600.00		\$ -	
6. 18" Compost Filter Sock	LF	120	\$ 10.21	\$ 1,225.20			120	\$1,225.20		\$ -	
7. 24" Compost Filter Sock	LF	605	\$ 14.04	\$ 8,494.20			605	\$8,494.20		\$ -	
8. 32" Compost Filter Sock	LF	1,110	\$ 19.14	\$ 21,245.40			1,110	\$21,245.40		\$ -	
9. Temporary Trash Rack & Anti-Vortex Device	EA	1	\$ 500.00	\$ 500.00			1	\$500.00		\$ -	
10. Pumped Water Filter Bag	EA	1	\$ 638.15	\$ 638.15			1	\$638.15		\$ -	
11. Concrete Debris Washout	EA	1	\$ 3,000.00	\$ 3,000.00			1	\$3,000.00		\$ -	
12. E&S Maintenance/Removal	LS	1	\$ 5,000.00	\$ 5,000.00					1	\$ 5,000.00	\$2,500.00
II. STORMWATER MANAGEMENT											
1. 12" Dia. HDPE	LF	72	\$ 51.05	\$ 3,675.60			72	\$3,675.60		\$ -	
2. 18" Dia. HPDE	LF	520	\$ 76.58	\$39,821.60			520	\$39,821.60		\$ -	
3. 18" Dia. HPDE (Temp Storm)	LF	221	\$ 76.58	\$16,924.18			221	\$16,924.18		\$ -	
4. 24" Dia. HPDE	LF	290	\$ 82.96	\$24,058.40			290	\$24,058.40		\$ -	
5. 14"x23" ERCP	LF	197	\$ 102.10	\$20,113.70			197	\$20,113.70		\$ -	
6. 18" Dia. RCP 'O' Ring	EA	60	\$ 63.82	\$ 3,829.20			60	\$3,829.20		\$ -	
7. Type C Box with Inlet Top	EA	18	\$ 3,190.75	\$57,433.50			18	\$57,433.50		\$ -	
8. Type M Box with Inlet Top	EA	4	\$ 2,552.60	\$10,210.40			4	\$10,210.40		\$ -	
9. Water Quality Inlet with Inlet Top	EA	1	\$ 3,700.00	\$ 3,700.00			1	\$3,700.00		\$ -	
10. Weir Structure	EA	1	\$ 8,934.10	\$ 8,934.10	0.1	\$893.41	1	\$8,934.10		\$ -	
11. Outlet Structure #1	EA	1	\$ 4,211.79	\$ 4,211.79			1	\$4,211.79		\$ -	
12. Outlet Structure #2	EA	1	\$ 4,467.05	\$ 4,467.05			1	\$4,467.05		\$ -	
13. Anti Seep Collars	EA	1	\$ 1,148.67	\$ 1,148.67			1	\$1,148.67		\$ -	
14. 18" Headwall	EA	4	\$ 1,786.82	\$ 7,147.28			4	\$7,147.28		\$ -	
15. 14"x 23" Headwall	EA	3	\$ 2,042.08	\$ 6,126.24			3	\$6,126.24		\$ -	
16. 12" Flared End Section	EA	2	\$ 1,723.01	\$ 3,446.02			2	\$3,446.02		\$ -	
17. Rip Rap Apron	SF	551	\$ 8.30	\$ 4,573.30			551	\$4,573.30		\$ -	
18. Underground Infiltration Bed #1 Complete	LS	1	\$ 140,000.00	\$ 140,000.00			1	\$140,000.00		\$ -	

ESCROW STATUS REPORT

SUMMARY OF ESCROW ACCOUNT

PROJECT NAME:	Constitution Square	TOTAL CONSTRUCTION:	\$ 1,210,612.59	AMOUNT OF WORK IN PLACE THIS PERIOD:	\$ 122,288.87
PROJECT NO.:	14-07024	TOTAL CONSTRUCTION CONTINGENCY:	\$ 121,061.26	REQUIRED RETAINAGE THIS RELEASE (10%):	\$ 12,228.89
PROJECT OWNER:	Kay Constitution, LLC	TOTAL ENG/INSP/LEGAL:	\$ 71,061.26	AMOUNT OF THIS RELEASE:	\$ 110,059.98
		TOTAL ESCROW POSTED:	\$ 1,402,735.11		
MUNICIPALITY:	Perkasie Borough			TOTAL ESCROW RELEASED TO DATE:	\$ 983,726.36
ESCROW AGENT:	Quakertown National Bank	ESCROW SECURITY ACCOUNT (ESA):	\$ 50,000.00	TOTAL ESCROW REMAINING:	\$ 419,008.75
TYPE OF SECURITY:	Irrevocable Letter of Credit			TOTAL CONSTRUCTION CONTINGENCY:	\$ 121,061.26
AGREEMENT DATE:	December 8, 2020	RELEASE NO.:	5	TOTAL ENG/INSP/LEGAL:	\$ 71,061.26
		RELEASE DATE:	March 10, 2025	TOTAL RETAINAGE TO DATE:	\$ 109,302.93
				TOTAL CONSTRUCTION AVAILABLE FOR RELEASE:	\$ 117,583.30

ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE		RELEASE REQ # 5
CONSTRUCTION ITEMS	UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY
III. PAVING AND CURBING											
1. Concrete Curb	LF	2,660	\$ 28.08	\$ 74,692.80			2,640	\$74,131.20	20	\$ 561.60	\$561.60
2. Curb Backfill	LF	2,660	\$ 3.50	\$ 9,310.00			2,640	\$9,240.00	20	\$ 70.00	\$70.00
3. Seal Curb	LF	2,660	\$ 1.28	\$ 3,404.80					2,660	\$ 3,404.80	\$3,404.80
4. Fine Grade and Compact	SY	4,555	\$ 0.77	\$ 3,507.35			4,555	\$3,507.35		\$ -	
5. 6" 2A Mod. Stone	SY	4,555	\$ 10.21	\$ 46,506.55			4,555	\$46,506.55		\$ -	
6. 4" 25 MM Superpave Base Course	SY	4,555	\$ 20.00	\$ 91,100.00			4,555	\$91,100.00		\$ -	
7. 2" 19 MM Superpave Binder Course	SY	4,555	\$ 16.59	\$ 75,567.45			4,555	\$75,567.45		\$ -	
8. 1.5" 9.5 MM Superpave Wearing Course	SY	4,555	\$ 10.21	\$ 46,506.55					4,555	\$ 46,506.55	\$46,506.55
9. Sweep and Tack Coat	SY	4,555	\$ 0.64	\$ 2,915.20					4,555	\$ 2,915.20	\$2,915.20
10. Winterize Storm Structures	EA	18	\$ 28.72	\$ 516.96			18	\$516.96		\$ -	
11. Dewaterize Storm Structures	EA	18	\$ 28.72	\$ 516.96					18	\$ 516.96	\$516.96
12. Concrete Sidewalk	SF	14,334	\$ 7.66	\$ 109,798.44			10,034	\$76,860.44	4,300	\$ 32,938.00	\$30,000.00
13. Concrete Driveway Apron	SF	2,352	\$ 11.49	\$ 27,024.48			2,352	\$27,024.48		\$ -	
14. Bituminous Walking Trail (8' Wide)	SF	2,360	\$ 8.00	\$ 18,880.00	2,360	\$18,880.00	2,360	\$18,880.00		\$ -	
IV. EARTHWORK											
1. Topsoil Stripping	CY	2,800	\$ 3.13	\$ 8,764.00			2,800	\$8,764.00		\$ -	
2. Cut to Fill	CY	2,885	\$ 4.13	\$ 11,915.05			2,885	\$11,915.05		\$ -	
3. Basin Keyway with Onsite Material	CY	2,100	\$ 2.87	\$ 6,027.00			2,100	\$6,027.00		\$ -	
4. Wedge Fill Above Underground Basin	CY	302	\$ 2.87	\$ 866.74			302	\$866.74		\$ -	
5. Grading	CY	2,800	\$ 4.79	\$ 13,412.00			2,100	\$10,059.00	700	\$ 3,353.00	\$3,353.00
6. Permanent Seeding- Seed and Mulch	SF	152,000	\$ 0.10	\$ 15,200.00	64,000	\$6,400.00	102,000	\$10,200.00	50,000	\$ 5,000.00	\$3,500.00
7. Basin #1 Seed Mix (ERNMX-180-2)	SF	10,000	\$ 0.10	\$ 1,000.00					10,000	\$ 1,000.00	
8. Basin #2 Seed Mix (ERNMX-180-2)	SF	1,400	\$ 0.10	\$ 140.00					1,400	\$ 140.00	
9. Basin #3 Seed Mix (ERNMX-180-2)	SF	2,600	\$ 0.10	\$ 260.00					2,600	\$ 260.00	
10. Basin #4 Seed Mix (ERNMX-180-2)	SF	560	\$ 0.10	\$ 56.00					560	\$ 56.00	
11. Vegetated Swale	SF	2,900	\$ 0.25	\$ 725.00			2,900	\$725.00		\$ -	
V. LANDSCAPING & LIGHTING											
1. Canopy Trees	EA	54	\$ 446.71	\$ 24,122.34	52	\$23,228.92	52	\$23,228.92	2	\$ 893.42	
2. Flowering Trees	EA	44	\$ 382.89	\$ 16,847.16	44	\$16,847.16	44	\$16,847.16		\$ -	
3. Evergreen Trees	EA	42	\$ 446.71	\$ 18,761.82	40	\$17,868.40	40	\$17,868.40	2	\$ 893.42	
4. Shrubs	EA	13	\$ 191.45	\$ 2,488.85	10	\$1,914.50	10	\$1,914.50	3	\$ 574.35	
5. Street Lights	EA	14	\$ 3,000.00	\$ 42,000.00	1	\$3,000.00	13	\$39,000.00	1	\$ 3,000.00	\$3,000.00

ESCROW STATUS REPORT

SUMMARY OF ESCROW ACCOUNT

PROJECT NAME:	Constitution Square	TOTAL CONSTRUCTION:	\$ 1,210,612.59	AMOUNT OF WORK IN PLACE THIS PERIOD:	\$ 122,288.87
PROJECT NO.:	14-07024	TOTAL CONSTRUCTION CONTINGENCY:	\$ 121,061.26	REQUIRED RETAINAGE THIS RELEASE (10%):	\$ 12,228.89
PROJECT OWNER:	Kay Constitution, LLC	TOTAL ENG/INSP/LEGAL:	\$ 71,061.26	AMOUNT OF THIS RELEASE:	\$ 110,059.98
		TOTAL ESCROW POSTED:	\$ 1,402,735.11		
MUNICIPALITY:	Perkasie Borough			TOTAL ESCROW RELEASED TO DATE:	\$ 983,726.36
ESCROW AGENT:	Quakertown National Bank	ESCROW SECURITY ACCOUNT (ESA):	\$ 50,000.00	TOTAL ESCROW REMAINING:	\$ 419,008.75
TYPE OF SECURITY:	Irrevocable Letter of Credit			TOTAL CONSTRUCTION CONTINGENCY:	\$ 121,061.26
AGREEMENT DATE:	December 8, 2020	RELEASE NO.:	5	TOTAL ENG/INSP/LEGAL:	\$ 71,061.26
		RELEASE DATE:	March 10, 2025	TOTAL RETAINAGE TO DATE:	\$ 109,302.93
				TOTAL CONSTRUCTION AVAILABLE FOR RELEASE:	\$ 117,583.30

ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE		RELEASE REQ # 5
CONSTRUCTION ITEMS	UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY
VI. SIGNAGE & STRIPING											
1. Striping	LS	1	\$ 5,500.00	\$ 5,500.00					1	\$ 5,500.00	\$5,500.00
2. Street Name Sign	EA	2	\$ 150.00	\$ 300.00			2	\$300.00		\$ -	
3. NO OUTLET Sign	EA	1	\$ 150.00	\$ 150.00			1	\$150.00		\$ -	
4. NO PARKING Sign	EA	4	\$ 150.00	\$ 600.00			4	\$600.00		\$ -	
5. STOP Sign	EA	2	\$ 150.00	\$ 300.00			2	\$300.00		\$ -	
6. Relocated Speed Limit Sign	EA	1	\$ 150.00	\$ 150.00			1	\$150.00		\$ -	
VII. MISCELLANEOUS											
1. Utility Pole Relocation	EA	1	\$ 35,000.00	\$ 35,000.00			1	\$35,000.00		\$ -	
2. Bollards (2) with Chain & Knox Box	EA	2	\$ 1,000.00	\$ 2,000.00			2	\$2,000.00		\$ -	
3. As-Built Survey	LS	1	\$ 4,000.00	\$ 4,000.00					1	\$ 4,000.00	\$3,000.00
4. Concrete Monuments	EA	4	\$ 250.00	\$ 1,000.00					4	\$ 1,000.00	\$1,000.00
VIII. PennDOT HIGHWAY											
1. Demolition	SY	150	\$ 20.40	\$ 3,060.00			150	\$3,060.00		\$ -	
2. Type C Box with Inlet Top	EA	1	\$ 3,307.50	\$ 3,307.50			1	\$3,307.50		\$ -	
3. 14"x23" ERCP	LF	7	\$ 35.28	\$ 246.96			7	\$246.96		\$ -	
4. Concrete Curb	LF	72	\$ 24.26	\$ 1,746.72			72	\$1,746.72		\$ -	
5. Concrete Sidewalk	SY	46	\$ 99.23	\$ 4,564.58			46	\$4,564.58		\$ -	
6. Pavement	SY	102	\$ 103.14	\$ 10,520.28			102	\$10,520.28		\$ -	
7. Mill and Overlay	SY	233	\$ 24.26	\$ 5,652.58			233	\$5,652.58		\$ -	
8. Seal Joints	LF	232	\$ 1.10	\$ 255.20			232	\$255.20		\$ -	
9. Traffic Control	LS	1	\$ 2,500.00	\$ 2,500.00			1	\$2,500.00		\$ -	

**PERKASIE BOROUGH
RESOLUTION NO. 2025-40**

**A RESOLUTION OF THE PERKASIE BOROUGH COUNCIL
AUTHORIZING A RELEASE OF THE ESCROW FOR THE NYCE
MINOR SUBDIVISION AS APPROVED BY GILMORE & ASSOCIATES,
INC., FOR THE AS-BUILT TEMPORARY CERTIFICATE OF
OCCUPANCY IN THE AMOUNT OF \$8,030.00 AND THE ISSUANCE OF
THE FINAL CERTIFICATE OF OCCUPANCY, AND AUTHORIZING
THE SIGNATURE OF THE BOROUGH MANAGER ON THE ESCROW
REDUCTION**

WHEREAS, the Borough Council of the Borough of Perkasia has previously approved the Nyce Final Minor Subdivision Plan subject to certain conditions; and

WHEREAS, upon inspection, Gilmore & Associates, Inc. has certified that all of the improvements are complete as shown on the approved Final As-Built Plan, and the Escrow Account may be released in the amount of \$8,030.00 for the As-Built Temporary Certificate of Occupancy, and the Final Certificate of Occupancy may be issued.

NOW THEREFORE BE IT RESOLVED by the Council of the Borough of Perkasia, as follows, that the Escrow Account for the Nyce Minor Subdivision project is hereby released in the amount of \$8,030.00 for the As-Built Temporary Certificate of Occupancy, and the Final Certificate of Occupancy may be issued.

IT IS FURTHER RESOLVED that the Borough Manager is hereby authorized to sign the Escrow Reduction.

THIS RESOLUTION WAS DULY ADOPTED by the Borough Council of Perkasia Borough on the 4th day of August, 2025.

ATTEST:

BOROUGH OF PERKASIE:

By: _____
Andrea L. Coaxum, Secretary

By: _____
James Ryder, Council President



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

June 4, 2025

File No. 23-06078

Cassandra L. Grillo, CZO
Zoning Officer and Code Enforcement Administrator
Borough of Perkasio
620 W. Chestnut Street
P.O. Box 96
Perkasie, PA 18944

RE: Nyce Minor Subdivision
1017 North Ridge Road
Final As-Built Plan - Approval
Perkasie Borough, Bucks County, PA

Dear Cassandra:

Gilmore & Associates, Inc. (G&A) has reviewed the above referenced revised Final As-Built Plan prepared for 1037 N. Ridge Road, as prepared by Bux-Mont Surveying Services, LLC, one (1) sheet, dated November 19, 2024 and last revised May 29, 2025, in accordance with the approved Minor Subdivision Plans prepared for 1017 N. Ridge Road, as prepared by Bux-Mont Surveying Services, LLC, seven (7) sheets, dated August 18, 2023 and last revised January 8, 2024. The revised Final As-Built Plan appears adequate as submitted.

Also, G&A conducted a final site visit on May 30, 2025 and verified that the improvements are complete as shown on the approved Final As-built Plan. However, we note that the erosion and sediment controls are still in place and shall be removed accordingly.

We also note that the Temporary Certificate of Occupancy was issued in December of 2024 with an escrow posted by the Applicant of \$8,030.00 for the completion of the remaining improvements. With the approval of the revised Final As-Built Plan and completion of the site improvements, **we recommend the release of the posted escrow and issuance of the Final Certificate of Occupancy** following payment to the Borough by the Applicant for all outstanding legal and engineering invoices.

If you have any questions regarding the above, please contact this office.

Sincerely,

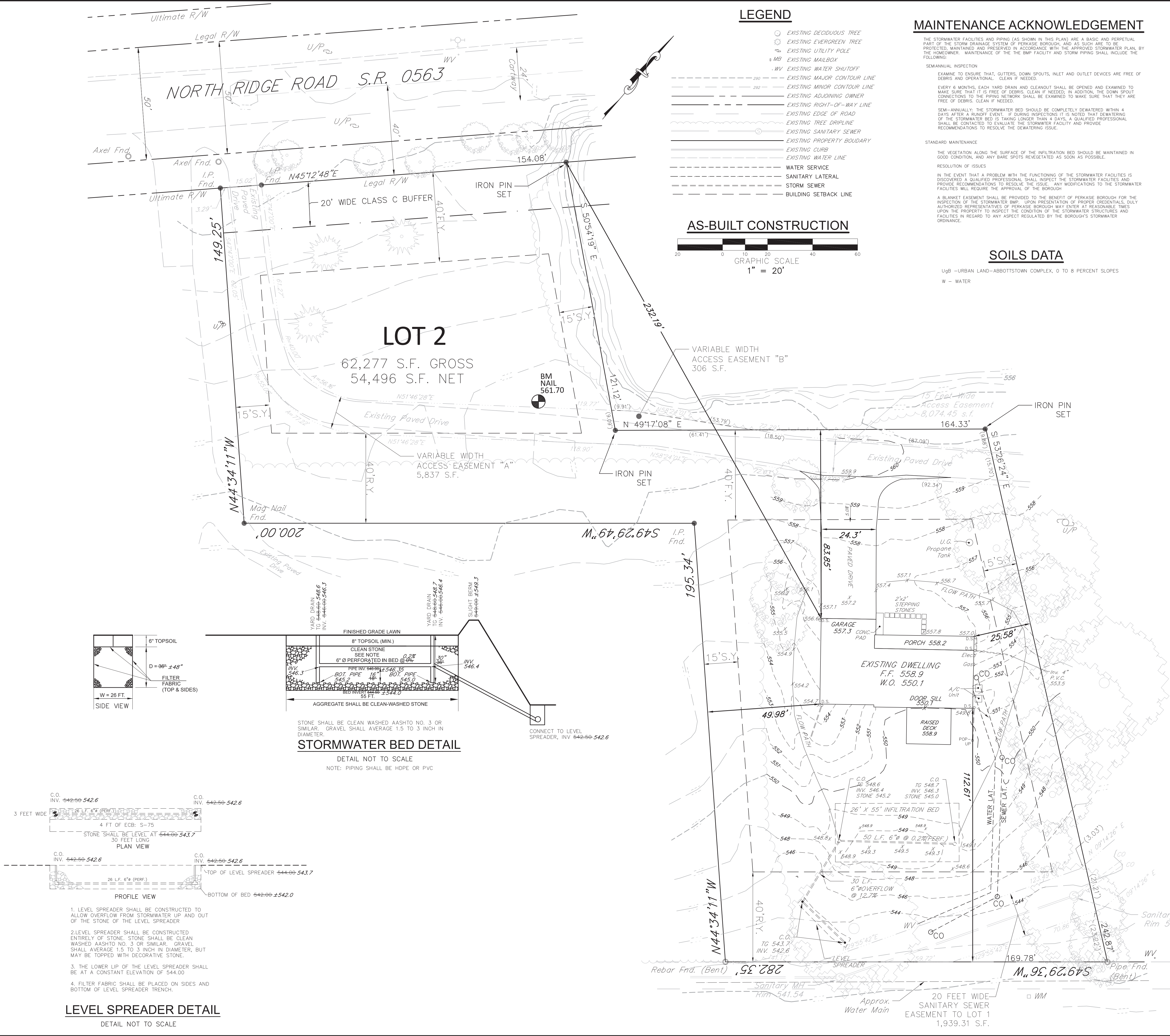
Douglas C. Rossino

Douglas C. Rossino, P.E.
Gilmore & Associates, Inc.
Borough Engineers

DCR/tw

cc: Andrea L. Coaxum, Borough Manager
Megan McShane, Executive Assistant
Jeffrey P. Garton, Esq., Borough Solicitor
Gregory A. & Malisa Ann Nyce, Owner/Applicant
Brian K. Patterson, P.L.S., Bux-Mont Surveying Services, LLC
Erik Garton, P.E., E.V.P., Gilmore & Associates, Inc.

65 East Butler Avenue | Suite 100 | New Britain, PA 18901 | Phone: 215-345-4330 | Fax: 215-345-8606



MAINTENANCE ACKNOWLEDGEMENT

THE STORMWATER FACILITIES AND PIPING (AS SHOWN IN THIS PLAN) ARE A BASIC AND PERPETUAL PART OF THE STORM DRAINAGE SYSTEM OF PERKASIE BOROUGH, AND AS SUCH ARE TO BE PROTECTED, MAINTAINED AND PRESERVED IN ACCORDANCE WITH THE APPROVED STORMWATER PLAN, BY THE HOMEOWNER. MAINTENANCE OF THE THE BMP FACILITY AND STORM PIPING SHALL INCLUDE THE FOLLOWING:

SEMIANNUAL INSPECTION

EXAMINE TO ENSURE THAT, GUTTERS, DOWN SPOUTS, INLET AND OUTLET DEVICES ARE FREE OF DEBRIS AND OPERATIONAL. CLEAN IF NEEDED.

EVERY 6 MONTHS, EACH YARD DRAIN AND CLEANOUT SHALL BE OPENED AND EXAMINED TO MAKE SURE THAT IT IS FREE OF DEBRIS, CLEAN IF NEEDED; IN ADDITION, THE DOWN SPOUT CONNECTIONS TO THE PIPING NETWORK SHALL BE EXAMINED TO MAKE SURE THAT THEY ARE FREE OF DEBRIS, CLEAN IF NEEDED.

SEMI-ANNUALLY, THE STORMWATER BED SHOULD BE COMPLETELY DEWATERED WITHIN 4 DAYS AFTER A RUNOFF EVENT. IF DURING INSPECTIONS IT IS NOTED THAT DEWATERING OF THE STORMWATER BED IS TAKING LONGER THAN 4 DAYS, A QUALIFIED PROFESSIONAL SHALL BE CONTACTED TO EVALUATE THE STORMWATER FACILITY AND PROVIDE RECOMMENDATIONS TO RESOLVE THE DEWATERING ISSUE.

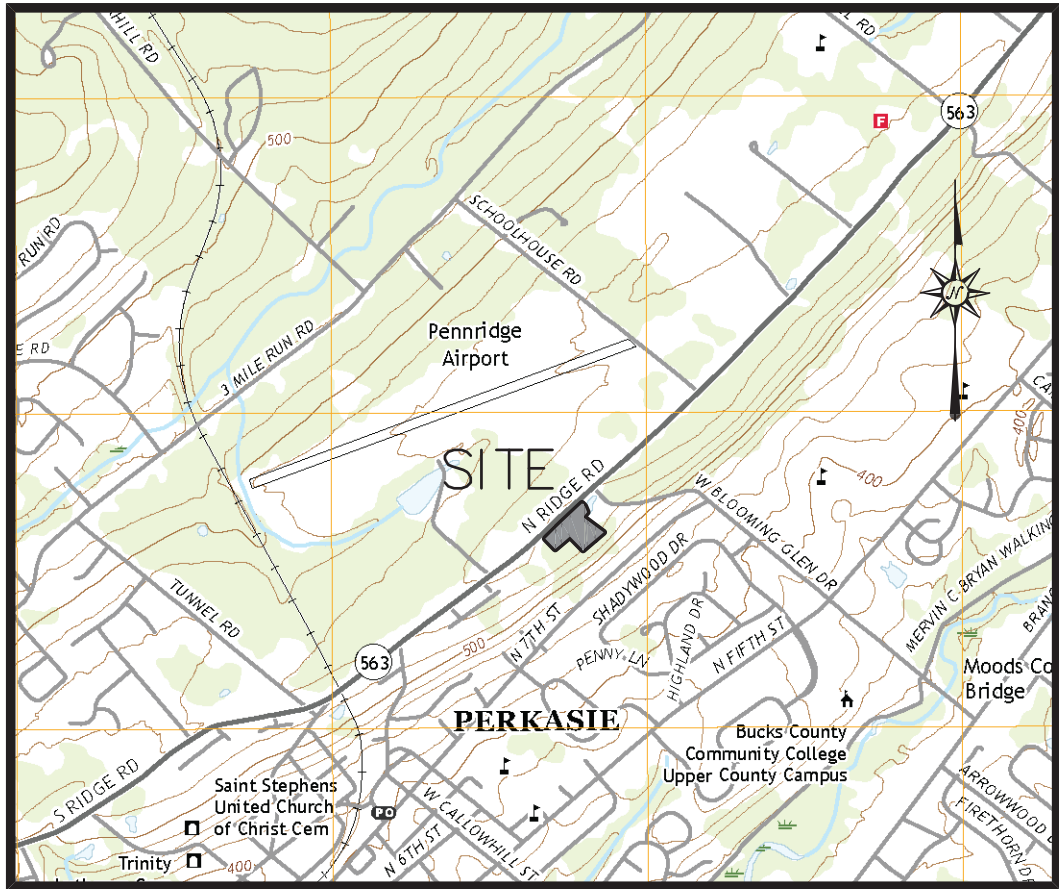
STANDARD MAINTENANCE

THE VEGETATION ALONG THE SURFACE OF THE INFILTRATION BED SHOULD BE MAINTAINED IN GOOD CONDITION, AND ANY BARE SPOTS REVEGETATED AS SOON AS POSSIBLE.

RESOLUTION OF ISSUES

IN THE EVENT THAT A PROBLEM WITH THE FUNCTIONING OF THE STORMWATER FACILITIES IS DISCOVERED, A QUALIFIED PROFESSIONAL SHALL INSPECT THE STORMWATER FACILITIES AND PROVIDE RECOMMENDATIONS TO RESOLVE THE ISSUE. ANY MODIFICATIONS TO THE STORMWATER FACILITIES WILL REQUIRE THE APPROVAL OF THE BOROUGH.

A BLANKET EASEMENT SHALL BE PROVIDED TO THE BENEFIT OF PERKASIE BOROUGH FOR THE INSPECTION OF THE STORMWATER BMP. UPON PRESENTATION OF PROPER CREDENTIALS, DULY AUTHORIZED REPRESENTATIVES OF PERKASIE BOROUGH MAY ENTER AT REASONABLE TIMES UPON THE PROPERTY TO INSPECT THE CONDITION OF THE STORMWATER STRUCTURES AND FACILITIES IN REGARD TO ANY ASPECT REGULATED BY THE BOROUGH'S STORMWATER ORDINANCE.



SITE LOCATION MAP

1' = 2000'

TAX PARCEL INFORMATION

SUBJECT TRACT MAY BE IDENTIFIED BY BUCKS COUNTY TAX INFORMATION AS FOLLOWS:

PERKASIE BOROUGH

RECORDED DEED DATA IS AS FOLLOWS:

AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF BUCKS AT DOYLESTOWN, PENNSYLVANIA.

PARCEL ID	INST. #	RECORD OWNER	TRACT AREA
33-007-009-001	2024009017	JUSTIN ALLEN NYCE & THERESA NYCE	54,496 S.F.

ZONING DATA

OBTAINED FROM THE PERKASIE BOROUGH ZONING ORDINANCE OF 2012

DISTRICT CLASSIFICATION: "R-1A" - RESIDENTIAL DISTRICT

USE: B-1 SINGLE-FAMILY DETACHED DWELLING

REQUIREMENT	ALLOWED/REQUIRED	PROPOSED	AS-BUILT
MINIMUM LOT AREA (NET):	13,500 S.F.	54,496 S.F.	54,496 S.F.
MIN. NET LOT AREA PER DWELLING UNIT:	13,500 S.F.	54,496 S.F.	54,496 S.F.
MINIMUM LOT WIDTH:	90 FT.	158.52 FT.	158.52 FT.
FRONT YARD RESTRICTION N RIDGE RD:	40 FT.	233.6 FT.	232.2 FT.
SIDE YARD RESTRICTION (EACH):	15 FT.	25.4 FT.	25.6 FT.
REAR YARD RESTRICTION:	40 FT.	108.8 FT.	112.6 FT.
MAXIMUM BUILDING HEIGHT:	35 FT.	<35 FT.	24 FT.
MAXIMUM ACCESSORY BUILDING HEIGHT:	15 FT.	N/A	N/A
MAXIMUM LOT COVERAGE:	30%	5.86%	4.85%

EXISTING NON-CONFORMITY

186-70 ALL PARKING SPACES AND ACCESS DRIVES SHOULD BE AT LEAST 5 FEET FROM ANY LOT LINE.

THE EXISTING DRIVEWAY ONTO NORTH RIDGE ROAD IS CLOSER THAN 5 FEET TO THE PROPERTY LINE. A PERMIT WAS GRANTED AS PART OF PREVIOUS LAND DEVELOPMENT.

LOT COVERAGE

	PROPOSED	AS-BUILT
PROPOSED DWELLING	2,388	2,054
PROP. FRONT PORCH	276	272
PROPOSED REAR DECK/STEPS	528	109
TOTAL LOT COVERAGE	3,192	2,445

IMPERVIOUS COVERAGE

	PROPOSED	AS-BUILT
PROPOSED DWELLING	2,388	2,054
DRIVEWAY (EXISTING)	4,828	4,828
DRIVEWAY (PROPOSED)	1,913	1,659
PROP. FRONT SIDEWALK/PORCH	406	352
PROPOSED REAR DECK/STEPS	528	109
FUTURE IMPERVIOUS	1000	1000
TOTAL IMPERVIOUS COVERAGE	11,063	10,212

** AN ERROR ON THE CONSTRUCTION IMPROVEMENT PLAN SHOWS 10,828 SF.

NOTE: THAT STORMWATER CONTROLS ON LOT 2 HAVE BEEN DESIGNED TO ACCOMMODATE A TOTAL OF 6,300 S.F. OF NEW IMPERVIOUS COVERAGE.

GENERAL NOTES

- BOUNDARY DERIVED FROM EXISTING DEEDS AND FIELD SURVEY.
- BEARINGS SHOWN HEREON BASED ON NAD83 STATE PLANE COORDINATE SYSTEM.
- TOPOGRAPHY BASED ON A PENNSYLVANIA SPATIAL DATA ACCESS WEB SITE AND FIELD SURVEY PERFORMED BY BRIAN K. PATTERSON, PLS ON JULY 5, 2020 AND AUGUST 3, 2023.
- NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPE, OR ALTER ANY EXISTING STORMWATER MANAGEMENT BMP, UNLESS PART OF AN APPROVED MAINTENANCE PROGRAM, AND WRITTEN APPROVAL OF THE BOROUGH HAS BEEN OBTAINED.
- NO PERSON SHALL PLACE ANY STRUCTURE, FILL, LANDSCAPING OR VEGETATION INTO A STORMWATER MANAGEMENT FACILITY OR WITHIN A DRAINAGE EASEMENT, WITHOUT THE WRITTEN APPROVAL OF THE BOROUGH.
- AS-BUILT SURVEY PERFORMED BY BRIAN K. PATTERSON, PLS, ON 11/18/2024, AND AGAIN ON 5/27/2025.

PLANS OF REFERENCE:

- MINOR SUBDIVISION PLAN 1017 N RIDGE ROAD, PREPARED FOR GREGORY A. & MALISA ANN NYCE, PREPARED BY BRIAN K. PATTERSON, PLS., DATED 8/18/2023, AND LAST REVISED 1/8/2024 AND APPROVED BY PERKASIE BOROUGH.
- CONSTRUCTION IMPROVEMENT/E&S PLAN, 1017 N RIDGE ROAD LOT 2, PREPARED FOR GREGORY A. & MALISA ANN NYCE, BY PREPARED BRIAN K. PATTERSON, PLS., DATED 8/18/2023, AND LAST REVISED 1/8/2024 AND APPROVED BY PERKASIE BOROUGH.



PREPARED FOR:		JUSTIN ALLEN NYCE & THERESA NYCE 1037 NORTH RIDGE ROAD PERKASIE, PA 18944	
PREPARED BY:		BUX-MONT SURVEYING SERVICES, LLC. BRIAN K. PATTERSON, P.L.S. 10 KING ROAD TELFORD, PA. 18969	
FINAL AS-BUILT PLAN 1037 N RIDGE ROAD		PARCEL 33-007-009-001 PERKASIE BOROUGH BUCKS COUNTY, PENNSYLVANIA	
DRAWN BY: BKP	CHECKED BY: BKP	PROJECT NO: NYCE	DRAWING NUMBER: 1 OF 1
DATE: 11/19/2024			



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

July 31, 2025

File No. 20-01259

Andrea L. Coaxum
Borough Manager
Borough of Perkasio
620 W. Chestnut Street
P.O. Box 96
Perkasie, PA 18944

Reference: South Perkasio Covered Bridge – Timber Superstructure (CN 2025-05)
Bid Award Recommendation

Dear Ms. Coaxum:

Pursuant to your request, Gilmore & Associates, Inc. (G&A) has reviewed the bids submitted for the above referenced project. The scope of the South Perkasio Covered Bridge – Timber Superstructure includes a Base Bid for the rehabilitation and relocation of the timber superstructure for the Historic South Perkasio Covered Bridge located in Lenape Park. It is anticipated that the project will be funded using both PHMC Grant funds through PEMA/FEMA and Fundraising funds. The Borough received a total of four (4) bids which were publicly opened at Borough Hall on July 24, 2025 at 10:00 AM. A copy of the bid tabulation with completeness review has been attached for your review.

In accordance with the letter prepared by the Borough Solicitor, Jeffrey P. Garton, Esquire, dated July 31, 2025, the apparent low bidder, Advanced Research and Development LTD DBA Timber Restoration Services – US, is disqualified from bidding the project. Therefore, upon review of the remaining bids, the bid submitted by the 2nd apparent low bidder, Eastern Highway Specialists, Inc., was found to be complete in accordance with the Project Manual. Our firm has worked with Eastern Highway Specialists, Inc. on several occasions and feels comfortable that they are capable of handling this project. As such, we recommend that Council award the contract for the South Perkasio Covered Bridge – Timber Superstructure to Eastern Highway Specialists, Inc. at their public meeting.

The Borough has been in constant communication with PEMA/FEMA since 2021 to ensure that funding is available for the South Perkasio Covered Bridge project, which includes the timber superstructure and abutments, which is under separate bid. Utilizing the bid submitted by Eastern Highway Specialists, Inc., the amount of the contract award for the base bid is \$1,412,500.00. If PEMA/FEMA guarantee the release of the funds to cover the cost of the project, including both the abutments and timber superstructure, then we recommend awarding the base bid for a contract award amount of \$1,412,500.00.

If you have any questions regarding the above, please contact this office.

Sincerely,

Douglas C. Rossino, P.E.
Gilmore & Associates, Inc.
Borough Engineers

65 East Butler Avenue | Suite 100 | New Britain, PA 18901 | Phone: 215-345-4330 | Fax: 215-345-8606

Gilmore & Associates, Inc.
Building on a Foundation of Excellence
www.gilmore-assoc.com

DCR

Enclosure: As referenced

cc: Scott Bomboy, Councilman
Megan McShane, Executive Assistant
Rebecca Deemer, Finance Director
Erik Garton, P.E., E.V.P., Gilmore & Associates, Inc.

G GILMORE & ASSOCIATES, INC.
&A BID TABULATION

CLIENT:

PERKASIE BOROUGH

PROJECT NAME:

SOUTH PERKASIE COVERED BRIDGE - TIMBER SUPERSTRUCTURE

CONTRACT NUMBER:

2025-05 (G&A File No. 20-01259)

PROJECT BID DATE: July 24, 2025 @ 10:00 A.M.

Advanced Research and Development LTD DBA Timber Restoration Services - US	Eastern Highway Specialists, Inc.	Lobar Site Development Corporation	Road-Con, Inc.
10466 Sunnyside Road SE Jefferson, OR 97352 Jesse Roberto (P) 208-919-7130 robertoj@timberrs.com	3604 Downing Drive Wilmington, DE 19802 Christian Magdefrau (P) 302-420-2126 cmagdefrau@easternhighwayspecialists.com	4 Barlo Circle, P.O. Box 432 Dillsburg, PA 17019-0432 Scott J. Sanders (P) 717-418-5650 ssanders@lobarsite.com	902 Camaro Run Dr West Chester, PA 19380 Albert D. Hoffman (P) 610-429-8089 ahoffman@road-con.com

#	DESCRIPTION	QUANTITY & UNITS		UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
Base Bid											
1	Lifting and Shoring at Current Location of Bridge	LS	1	\$22,715.00	\$ 22,715.00	\$80,000.00	\$ 80,000.00	\$56,939.00	\$ 56,939.00	\$60,000.00	\$ 60,000.00
2	Timber Floor Deck Restoration and Replacement	LS	1	\$ 41,962.65	\$ 41,962.65	\$100,000.00	\$ 100,000.00	\$82,378.00	\$ 82,378.00	\$80,000.00	\$ 80,000.00
3	Timber Floor Framing Structural Support (Joists) Restoration	LS	1	\$ 40,388.78	\$ 40,388.78	\$50,000.00	\$ 50,000.00	\$36,969.00	\$ 36,969.00	\$40,000.00	\$ 40,000.00
4	Transverse Beams Restoration	LS	1	\$ 38,648.58	\$ 38,648.58	\$75,000.00	\$ 75,000.00	\$67,816.00	\$ 67,816.00	\$66,000.00	\$ 66,000.00
5	Lower Cross Bracing Restoration	LS	1	\$ 38,550.63	\$ 38,550.63	\$25,000.00	\$ 25,000.00	\$18,841.00	\$ 18,841.00	\$20,000.00	\$ 20,000.00
6	Lattice Truss (Members) Restoration	LS	1	\$ 59,504.27	\$ 59,504.27	\$275,000.00	\$ 275,000.00	\$109,775.00	\$ 109,775.00	\$106,000.00	\$ 106,000.00
7	Bottom Chord Restoration	LS	1	\$ 91,744.13	\$ 91,744.13	\$350,000.00	\$ 350,000.00	\$343,597.00	\$ 343,597.00	\$330,000.00	\$ 330,000.00
8	Wingwall Post Restoration	LS	1	\$ 37,710.01	\$ 37,710.01	\$20,000.00	\$ 20,000.00	\$18,782.00	\$ 18,782.00	\$18,000.00	\$ 18,000.00
9	Middle Chord Restoration	LS	1	\$ 50,636.30	\$ 50,636.30	\$30,000.00	\$ 30,000.00	\$28,470.00	\$ 28,470.00	\$28,000.00	\$ 28,000.00
10	Top Chord Restoration	LS	1	\$ 35,107.99	\$ 35,107.99	\$7,500.00	\$ 7,500.00	\$32,333.00	\$ 32,333.00	\$32,000.00	\$ 32,000.00
11	Knee Bracing, Collar Ties and Upper Cross Bracing Restoration	LS	1	\$ 47,642.13	\$ 47,642.13	\$75,000.00	\$ 75,000.00	\$109,837.00	\$ 109,837.00	\$106,000.00	\$ 106,000.00
12	Roofing, Support Structure and Cladding Restoration	LS	1	\$ 120,841.59	\$ 120,841.59	\$215,000.00	\$ 215,000.00	\$281,414.00	\$ 281,414.00	\$260,000.00	\$ 260,000.00
13	Lift Bridge, Move and Place on New Abutments	LS	1	\$ 23,675.52	\$ 23,675.52	\$100,000.00	\$ 100,000.00	\$153,462.00	\$ 153,462.00	\$148,000.00	\$ 148,000.00
14	Incidental Items	LS	1	\$ 185,068.84	\$ 185,068.84	\$10,000.00	\$ 10,000.00	\$114,437.00	\$ 114,437.00	\$200,000.00	\$ 200,000.00
Total Amount Base Bid:				\$ 834,196.42		\$ 1,412,500.00		\$ 1,455,050.00		\$ 1,494,000.00	

COMPLETENESS REVIEW	Advanced Research and Development LTD DBA Timber Restoration Services - US	Eastern Highway Specialists, Inc.	Lobar Site Development Corporation	Road-Con, Inc.
A. Bidder's Acknowledgement Form	X	X	X	X
B. Bid Bond	X	X	X	X
C. Agreement of Surety	Certified Check	X	X	X
D. Bidder Qualification Statement	X	X	X	X
E. Non-Collusion Affidavit	X	X	X	X
F. Public Works Verification Form	X	X	X	X
G. PEMA/FEMA Certification		X	X	
H. Addendum #1 Acknowledgement	X	X	X	X
I. Addendum #2 Acknowledgement	X	X	X	X

JEFFREY P. GARTON
DOUGLAS C. MALONEY
THOMAS J. PROFY, IV*†
FRANCIS X. DILLON
JOHN A. TORRENTE*
STEVEN M. JONES
MICHAEL J. MEGINNISS
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BRYCE H. McGUIGAN*
TRACY L. CASSEL-BROPHY*
CHRIS LITTLE SIMCOX*
BRENDAN G. CORRIGAN^
KIMBERLY N. BARRON
CHLOE M. BOUDAZIN
CHELSEY CROCKER JACKMAN
MARISA M. PERINI
HANNAH M. SCHWEIZER

*Member of PA & NJ Bars
†Master of Laws (Taxation)
^Member of PA & NY Bars



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FAX: 215.750.0954

JEFFREY P. GARTON, ESQUIRE
jgarton@begleycarlin.com

OF COUNSEL

HON. ROBERT O. BALDI (RET.)
-Mediation and Arbitration

SCOTT A. PETRI
FRANK A. FARRY
ALLEN W. TOADVINE
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PAMELA A. VAN BLUNK*
KATHARINE J. WEEDER*
MARC I. RICKLES*

NEW HOPE OFFICE
123 W. BRIDGE STREET
NEW HOPE, PA 18938
215.862.0701

July 31, 2025

VIA EMAIL

manager@perkasiaborough.org

Andrea L. Coaxum, Borough Manager
Perkasie Borough
620 W. Chestnut Street
Perkasie, PA 18944

Re: South Perkasie Covered Bridge/Timber Superstructure Bid

Dear Ms. Coaxum:

I am advised that following the Borough's request for bids, four bids were received. The identity of the bidders and the bid price proposed by the bidders is as follows:

1. Advanced Research and Development, LTD DBA Timber Restoration Services – US - \$834,196.42
2. Eastern Highway Specialists, Inc. - \$1,412,500.00
3. Lobar Site Development Corporation - \$1,455,050.00
4. Road-Con, Inc. - \$1,494,000.00

A question has arisen as to whether the low bidder is permitted to bid on the project. To that end and based on the information secured from the State of Oregon, it appears that the low bidder is an affiliate, subsidiary, or has common ownership and/or operational personnel, as the Borough's Engineering consultant for the design of the bridge restoration. The Engineering and Design Contract was with Wood R and D, registered in Salem, Oregon, d/b/a Wood Research and Development. The RFP issued by the Borough for the engineering and design work for the bridge restoration project provided notice that the contractor who was awarded those services may not receive an award for the associated construction portion of the project. The restriction with respect to the future work for the project by the Design Engineer is noted in section 3.1.3, which is attached. This is a requirement of FEMA, as noted in the FEMA PDAT manual, at page 95 at section 3.1. Furthermore, the Federal Regulations preclude exactly what the RFP referenced in the solicitation provided by the Borough to engineering and design consultants.

Lastly, in addition to the aforementioned, the apparent low bidder failed to complete its bid in accordance with the requirements, in as much as it did not include the section 00 73 00 Appendix C - PEMA FEMA Contract Document requirement, as required in the instructions for electronic bidding.

In conclusion, for the reasons noted, the apparent low bidder, Advanced Research and Development LTD DBA Timber Restoration Services – US, is disqualified from bidding the project and thus cannot be awarded the contract.

If you have any questions, please advise.

Very truly yours,



Jeffrey P. Garton

JPG:ers
Attachment

cc: Douglas Rossino, P.E.
Rebecca Deemer, Finance Director

https://www.fema.gov/sites/default/files/documents/fema_PDAT-field-manual_102021.pdf

- A solicitation for construction bids is advertised based upon the complete design; and
- The lowest eligible and responsible bidder is selected to complete the construction project.

In this process, the three phases of planning, design, and construction run sequentially, and the construction contractor is not involved until the construction stage.

Non-state entities may use design-bid-build procurement procedures under a FEMA award if permitted by state, local, and/or Indian tribal laws and regulations. This process involves two separate and distinct solicitations and contract awards.

- The first solicitation and contract award are for the complete building designs, drawings, and/or specifications.
- This is followed by a second solicitation and contract award for construction associated with the complete building designs, drawings, and/or specifications.

Both procurements must comply with all the federal procurement under grant rules.

A contractor that is awarded a contract to develop designs, drawings, and/or specifications is prohibited from competing for and receiving an award for the associated construction portion of the work.

3.2. Design-Build Contracts

The design-build procurement process consists of contracting for design and construction simultaneously with a contract awarded to a single contractor, or contractor team. That team will be responsible for both the project's design and construction. The federal procurement under grant rules allow the use of design-build contracts if permitted by state, local, and/or Indian tribal laws and regulations.

For design-build contracts, a non-state entity must separate the various contract activities to be undertaken, classify them as either design or construction, and then calculate the estimated total value of each.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

July 31, 2025

File No. 20-01259

Andrea L. Coaxum
Borough Manager
Borough of Perkasio
620 W. Chestnut Street
P.O. Box 96
Perkasie, PA 18944

Reference: South Perkasio Covered Bridge - Abutments (CN 2025-06)
Bid Award Recommendation

Dear Ms. Coaxum:

Pursuant to your request, Gilmore & Associates, Inc. (G&A) has reviewed the bids submitted for the above referenced project. The scope of the South Perkasio Covered Bridge - Abutments includes a Base Bid for the installation of new abutments, wingwalls, approach paths and erosion and sedimentation controls for the Historic South Perkasio Covered Bridge located in Lenape Park. It is anticipated that the project will be funded using both PHMC Grant funds through PEMA/FEMA and Fundraising funds. The Borough received a total of eight (8) bids which were publicly opened at Borough Hall on July 24, 2025 at 10:30 AM. A copy of the bid tabulation with completeness review has been attached for your review.

Upon review, the bid submitted by the apparent low bidder, T. Schiefer Contractors, Inc., was found to be complete in accordance with the Project Manual. Our firm has worked with T. Schiefer Contractors, Inc. on numerous occasions in the past and feels comfortable that they are capable of handling this project. As such, we recommend that Council award the contract for the South Perkasio Covered Bridge - Abutments to T. Schiefer Contractors, Inc. at their public meeting.

The Borough has been in constant communication with PEMA/FEMA since 2021 to ensure that funding is available for the South Perkasio Covered Bridge project, which includes the abutments and timber superstructure, which is under separate bid. Utilizing the bid submitted by T. Schiefer Contractors, Inc., the amount of the contract award for the base bid is \$336,938.00. If PEMA/FEMA guarantee the release of the funds to cover the cost of the project, including both the abutments and timber superstructure, then we recommend awarding the base bid for a contract award amount of \$336,938.00.

If you have any questions regarding the above, please contact this office.

Sincerely,

Douglas C. Rossino, P.E.
Gilmore & Associates, Inc.
Borough Engineers

DCR

Enclosure: As referenced

cc: Scott Bomboy, Councilman
Megan McShane, Executive Assistant
Rebecca Deemer, Finance Director
Erik Garton, P.E., E.V.P., Gilmore & Associates, Inc.

65 East Butler Avenue | Suite 100 | New Britain, PA 18901 | Phone: 215-345-4330 | Fax: 215-345-8606

GILMORE & ASSOCIATES, INC.
&A BID TABULATION

CLIENT:

PERKASIE BOROUGH

PROJECT NAME:

SOUTH PERKASIE COVERED BRIDGE - ABUTMENTS

CONTRACT NUMBER:

2025-06 (G&A File No. 20-01259)

PROJECT BID DATE: July 24, 2025 @ 10:30 A.M.

T. Schiefer Contractors, Inc. 3864 Old Easton Road Doylestown, PA 18902 Theodore Schiefer (P) 215-345-1521 t.schiefer@verizon.net	Bi-State Construction Co., Inc. 1500 Uhler Road, Suite 102 Easton, PA 18020 Edward J. Mylet (P) 610-258-0811 emylet@bistateco.com	Road-Con, Inc. 902 Camaro Run Dr West Chester, PA 19380 Albert D. Hoffman (P) 610-429-8089 ahoffman@road-con.com	Easton General Contractors LLC 2416 Emrick Blvd Bethlehem, PA 18015 Samuel Moratori (P) 610-905-8107 eastonhardhats@gmail.com	Eastern Highway Specialists, Inc. 3604 Downing Drive Wilmington, DE 19802 Christian Magdefrau (P) 302-420-2126 cmagdefrau@easternhighwayspecialists.com	Lobar Site Development Corp. 4 Barlo Circle, P.O. Box 432 Dillsburg, PA 17019-0432 Scott J. Sanders (P) 717-418-5650 ssanders@lobarsite.com	Loftus Construction, Inc. 1903 Taylors Lane Cinnaminson, NJ 08077 Kevin J. Loftus (P) 856-786-6607 kjloftus@loftusconstruction.com	G&B Construction Group 415 W Bristol Road Feasterville-Treiose, PA 19053 Andreea Ambrus (P) 215-919-6600 hello@gbconstruction.com
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#	DESCRIPTION	QUANTITY & UNITS		UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
Base Bid																			
1	Foundation Excavation - Remove	LS	1	\$25,000.00	\$ 25,000.00	\$18,000.00	\$ 18,000.00	\$38,178.00	\$ 38,178.00	\$ 53,214.65	\$ 53,214.65	\$101,000.00	\$ 101,000.00	\$16,774.00	\$ 16,774.00	\$81,000.00	\$ 81,000.00	\$47,300.00	\$ 47,300.00
2	Form Work	LS	1	\$79,000.00	\$ 79,000.00	\$19,000.00	\$ 19,000.00	\$123,000.00	\$ 123,000.00	\$100,000.00	\$ 100,000.00	\$159,000.00	\$ 159,000.00	\$230,571.00	\$ 230,571.00	\$248,000.00	\$ 248,000.00	\$68,956.00	\$ 68,956.00
3	Concrete - Furnish and Install	LS	1	\$84,000.00	\$ 84,000.00	\$255,000.00	\$ 255,000.00	\$110,000.00	\$ 110,000.00	\$74,901.00	\$ 74,901.00	\$59,000.00	\$ 59,000.00	\$80,311.00	\$ 80,311.00	\$80,000.00	\$ 80,000.00	\$447,000.00	\$ 447,000.00
4	Concrete Reinforcing - Furnish and Install	LS	1	\$65,000.00	\$ 65,000.00	\$45,000.00	\$ 45,000.00	\$54,000.00	\$ 54,000.00	\$100,000.00	\$ 100,000.00	\$40,000.00	\$ 40,000.00	\$80,204.00	\$ 80,204.00	\$80,000.00	\$ 80,000.00	\$123,000.00	\$ 123,000.00
5	Borrow Fill - Install	LS	1	\$24,000.00	\$ 24,000.00	\$8,000.00	\$ 8,000.00	\$22,500.00	\$ 22,500.00	\$ 48,156.62	\$ 48,156.62	\$5,700.00	\$ 5,700.00	\$42,791.00	\$ 42,791.00	\$50,000.00	\$ 50,000.00	\$12,900.00	\$ 12,900.00
6	6" Crushed Aggregate Subbase Course - Furnish and Install	SY	466	\$32.00	\$ 14,912.00	\$ 43.75	\$ 20,387.50	\$35.00	\$ 16,310.00	\$ 13.56	\$ 6,318.96	\$37.00	\$ 17,242.00	\$22.00	\$ 10,252.00	\$50.00	\$ 23,300.00	\$28.21	\$ 13,145.86
7	Asphalt 3" Base Course - Furnish and Install	SY	466	\$38.00	\$ 17,708.00	\$50.00	\$ 23,300.00	\$48.00	\$ 22,368.00	\$36.00	\$ 16,776.00	\$36.00	\$ 16,776.00	\$54.00	\$ 25,164.00	\$35.00	\$ 16,310.00	\$47.00	\$ 21,902.00
8	Superpave Asphalt 1.5" Wearing Course - Furnish and Install	SY	466	\$22.00	\$ 10,252.00	\$ 31.25	\$ 14,562.50	\$36.00	\$ 16,776.00	\$ 22.63	\$ 10,545.58	\$38.00	\$ 17,708.00	\$32.00	\$ 14,912.00	\$26.00	\$ 12,116.00	\$ 18.69	\$ 8,709.54
9	Topsoil Seeding and Mulch	LS	1	\$10,000.00	\$ 10,000.00	\$3,125.00	\$ 3,125.00	\$12,500.00	\$ 12,500.00	\$ 6,125.22	\$ 6,125.22	\$7,600.00	\$ 7,600.00	\$12,015.00	\$ 12,015.00	\$10,000.00	\$ 10,000.00	\$18,645.00	\$ 18,645.00
10	12" Compost Filter Sock	LF	291	\$6.00	\$ 1,746.00	\$ 6.25	\$ 1,818.75	\$8.00	\$ 2,328.00	\$ 11.65	\$ 3,390.15	\$26.50	\$ 7,711.50	\$6.00	\$ 1,746.00	\$15.00	\$ 4,365.00	\$8.00	\$ 2,328.00
11	Strip and Stockpile Topsoil	LS	1	\$2,500.00	\$ 2,500.00	\$3,750.00	\$ 3,750.00	\$2,500.00	\$ 2,500.00	\$ 6,123.12	\$ 6,123.12	\$11,000.00	\$ 11,000.00	\$4,293.00	\$ 4,293.00	\$1,000.00	\$ 1,000.00	\$24,800.00	\$ 24,800.00
12	Tree Protection Fence	LF	220	\$6.00	\$ 1,320.00	\$5.00	\$ 1,100.00	\$7.00	\$ 1,540.00	\$ 13.56	\$ 2,983.20	\$16.00	\$ 3,520.00	\$4.00	\$ 880.00	\$14.00	\$ 3,080.00	\$4.00	\$ 880.00
13	Concrete Washout	LS	1	\$1,500.00	\$ 1,500.00	\$2,400.00	\$ 2,400.00	\$3,000.00	\$ 3,000.00	\$ 2,894.42	\$ 2,894.42	\$5,300.00	\$ 5,300.00	\$1,776.00	\$ 1,776.00	\$3,829.00	\$ 3,829.00	\$250.00	\$ 250.00
Total Amount Base Bid:				\$ 336,938.00		\$ 415,443.75		\$ 425,000.00		\$ 431,428.92		\$ 451,557.50		\$ 521,689.00		\$ 613,000.00		\$ 789,816.40	

COMPLETENESS REVIEW		T. Schiefer Contractors, Inc.	Bi-State Construction Co., Inc.	Road-Con, Inc.	Easton General Contractors LLC	Eastern Highway Specialists, Inc.	Lobar Site Development Corp.	Loftus Construction, Inc.	G&B Construction Group
A. Bidder's Acknowledgement Form		X	X	X	X	X	X	X	X
B. Bid Bond		X	X	X	X	X	X	X	X
C. Agreement of Surety		X	X	X		X	X	X	X
D. Bidder Qualification Statement		X	X	X	X	X	X	X	X
E. Non-Collusion Affidavit		X	X	X	X	X	X	X	X
F. Public Works Verification Form		X	X	X	X	X	X	X	X
G. PEMA/FEMA Certification		X			X	X	X	X	X
H. Addendum #1 Acknowledgement		X		X	X	X	X	X	

It's Farmers Market Season In and Around Bucks County

Look for ruby red strawberries and tomatoes, rich leafy greens, carefully crafted coffee, artisan breads, cupcakes, cookies, granola, field-grown flowers, local honey, and more at Bucks County's farmers market offerings.

- [by Melinda Rizzo](#) | [June 27, 2025](#)

Outdoor community farmers markets are a Bucks County summertime staple, where the only tomatoes better tasting than those from a local purveyor's table are those straight off a home-grown vine.

Look for ruby red strawberries and tomatoes, rich leafy greens, carefully crafted coffee, artisan breads, cupcakes, cookies, granola, field-grown flowers, local honey, beer, wine and distilled spirits throughout Bucks County's farmers market offerings.

"Our vendors love our market, and they tell us they are more successful at our market or say 'it's our best market,'" said Linda Reid, Perkasio Borough assistant manager and the borough's farmers market director.

Brian F. Moyer, an extension program specialist at Penn State Extension Service in Allentown, Lehigh County, said farmers markets represent about \$100 million in annual revenue across the commonwealth.

While the lion's share of weekly farmers market customers are aged 50 or older, a fast-growing demographic of 30 to 40-year-olds are also frequenting seasonal farmers markets, Moyer said. In addition to putting gorgeous local produce and products on the table, he said many patrons prefer buying local because they want to know where their food is coming from.

"With food prices fluctuating in the retail environment farmers market vendors have not been raising their prices. We found they are not [generally] passing those additional costs onto their customers," Moyer said.

He noted the "myth" that farmers markets are more expensive than grocery stores doesn't hold up to scrutiny – especially when seasonal items like strawberries and tomatoes come in.

"With strawberries, for example, you won't find any better tasting" than from the local farmers market, Moyer said.

The social quality of farmers markets – where patrons are typically relaxed, spaces are welcoming and customers linger over coffee or a bite to eat – is palpable.

Reid said Perkasio is a dog friendly market located in a walkable downtown community where residents often walk to the Saturday morning market. "They love to get up on a Saturday morning, meet up with their friends and neighbors and bring their dogs," she explained. Well-behaved, socialized and leashed dogs are welcome at the Perkasio outdoor market and August brings with it plenty of dog-friendly events.

Perkasio reflects the "Dog Days of August" with dog-friendly vendors selling treats, leashes, bones, bandanas and T-shirts. This year's "Dog Days" market will be held August 23. Look for markets offering

Halloween “trick or treat” times where kids – and even dogs – are out and about in their costumed finest.

Many outdoor community markets are dog-friendly places.

For those who prefer to buy directly from the grower/producer consider purchasing a monthly or seasonal Community Supported Agriculture or CSA harvest “share.”

CSA farmers sell directly to the public, offering boxed weekly items fresh from the field and their rotating harvests. Rates and pick up schedules are posted by individual farms.

Moyer said for those interested in seeking a CSA program for weekly produce offerings, talk to local farmers market vendors.

“Many farmers at the markets also offer CSA shares,” Moyer said.

CSAs are tagged on the Bucks County Foodshed Alliance online [map](#), as well as an [alphabetical ordered listing](#) of its participating CSA farms.

In addition to putting gorgeous local produce and products on the dinner table, Moyer said “knowing where your food comes from” is among the reasons community farmers markets are increasingly popular.

“With food prices fluctuating in the retail environment farmers market vendors have not been raising their prices. We found they are not [generally] passing those additional costs onto their customers,” Moyer explained.

He recommends newcomers to any farmers market look for an information table to check if vendors accept [SNAP](#) or other nutritional benefits programs vouchers or cards.

Some markets offer loyalty “punch” cards with opportunities for drawings to win market products or baskets; or to take advantage of vendor discounts.

[Bucks Happening](#) and [Visit Bucks County](#) offer links to a variety of farmers markets, indoor and year-round public markets and independent farm retail stands and markets.

Many locations, like [Trauger’s Farm](#) in Kintnersville, offer an onsite farm market for shoppers.

“More people want to buy their food this way, and much younger people are buying food this way,” Moyer explained.

Community farmers markets include multiple vendors and most require vendors to grow, make or produce what they bring to market to sell.

Most farmers markets are open weekly on Saturdays or Sundays. Many are open for the season and run through fall harvest. Check market listing websites for specific details.

“Have conversations with vendors. They love to talk about their practices, and they’re happy to share about their products and offerings,” Moyer said.

A sampling of markets open for business in and around Bucks County includes:

[Clean Green Growers Farmstand](#), 224 Detweiler Road, Sellersville offers a retail farm store; farmers market stand appearances, an online store and “Free-Choice” CSA program.

[Doylestown Farmers Market](#), South Hamilton Street between West Oakland Avenue and West State Street, Saturdays, 8 a.m. to 1 p.m., EBT/SNAP accepted.

[Newtown Farmers Market](#) 2150 South Eagle Road, open weekly on Thursday, Friday and Saturday. Check website for hours.

[Perkasie Farmers Market](#), 620 West Chestnut Street, outdoor community market, live music, multiple vendors weekly; dog friendly, open Saturdays, 9 a.m. to 12 p.m.

[Plumsteadville Grange Farmers Market](#), Route 611, 5927 Easton Road, Pipersville, open Saturdays, 9 a.m. to 12:30 p.m.

[Snipes Farm Market](#), 890 West Bridge Street, Morrisville, open Saturdays 9 a.m. to 1 p.m. [Snipes Farm & Education Center](#) offers educational programs including summer nature camps for youngsters.

[Wrightstown Farmers Market](#), Middletown Grange, 576 Penns Park Road, Newtown, open Saturdays 9 a.m. to 12 p.m.; accepts SNAP.

[Yardley Farmers Market](#), Buttonwood Park, Yardley, open Saturdays 9 a.m. to 12 p.m.
For Upper Bucks County residents the [Coopersburg Farmers Market](#), located at 5 North Main Street, Coopersburg, Lehigh County, is open Sundays 10 a.m. to 1 p.m; live music and dog friendly.

[Bucks County Foodshed Alliance](#) *offers a list of its operated farmers markets.*

[Visit Bucks County](#) *offers a list of onsite farm retail markets, farm stands and local producers.*