Planning Commission
MINUTES

September 2, 2026

Meeting Held at Springfield Township Building

Members Present: Angela Kelly, Neil O'Brien, Dave Long, Dawn Nicholson, Travis Pantaleo, Bruce Whitesell and Nicole Zane
Also Present: Tim Fulmer (Township Engineer) & Scott MacNair (Township Solicitor)

Ms. Kelly called the meeting to order at 7:01 p.m. and opened with the Pledge of Allegiance.

NEW BUSINESS

Moyer Road Major Subdivision Review

The attorney representing the applicant presented their proposal, explaining that the parcel was previously subject to a minor subdivision, which is why the current application is classified as a major subdivision. The plan retains one farm lot for continued agricultural use and creates three (3) single-family spec home sites. No new public streets are proposed. The attorney stated that the applicant is prepared to comply with most items in the Township Engineer's review letter, with specific requests for waivers, deferrals until building permit issuance, and preliminary/final plan approval due to the small four-lot scale.

Mr. Long inquired whether lot #3, at the corner of Moyer Road and Route 4512, had already been approved as a building lot in the prior minor subdivision. Property owner, Zach Liptak confirmed that the entire parcel is technically a buildable site and that permits/approvals were previously obtained for Home Site #3 (corner of Moyer Rd & Route 412). Zach further clarified that no active construction is taking place currently, but subdivision approval is required to create the other two spec home sites and preserve the remaining farm lot.

Mr. Whitesell asked if Home Site #3 would serve as a design model for the other two homes and sought clarification on the timing of the approval and waiver requests. Zach explained that similar or smaller-scale homes would be built on the additional lots and confirmed that they construct homes solely on spec. Zach clarified that the requested waivers/deferrals seek to defer lot-specific design details to the building permit stage. The applicant's attorney stated that a formal waiver is being requested regarding the requirement for an internal street, as an internal road is not practical or necessary for a four-lot layout.

Mr. Pantaleo inquired how the proposed development aligns with the Springfield Township Comprehensive Plan. The applicant's attorney stated that while not being comprehensive plan experts, the proposal maintains the rural character of the area by keeping a 10-acre net farm lot in active agricultural production (alternating between corn, soybeans and hay) and creating residential lots consistent with the new adjacent properties.

Ms. Zane questioned why the development was laid out along Moyer Rd rather than Route 412, given the preservation considerations along Moyer Road. Zach noted that PennDOT would not permit multiple driveway access points directly onto Route 412.

Mr. Whitesell inquired about the historic barn located on the farmland lot. Zach stated that quotes to fully rehab the historic barn started at $300,000 and confirmed that there are no plans to demolish the structure, as its slate roof is stable and is currently being used to park equipment inside.

The Township Engineer reviewed the engineering review letter item by item:

- Comment 1 (Prior Minor Subdivision Exemption): Noted that the property was created via a prior minor subdivision. The current re-subdivision triggers the requirement for a designated farmland lot under the zoning ordinance, which the applicant has proposed.
- Comment 2 (Internal Street Requirement - §516.2): Explained that because cumulative subdivision from the parent tract (dating back to December 28, 1975) exceeds four lots, Zoning Section §516.2 requires an internal street unless the Board of Supervisors determines it is not practical or necessary.
    - The Township Solicitor clarified that this is not a standard SALDO waiver, but a specific zoning relief/burden-of-proof determination by the Board of Supervisors. If the Board determines an internal street is required and the applicant cannot comply, the applicant must seek a variance from the Zoning Hearing Board.
    - Zach argued that an internal street would consume productive agricultural soils, create unnecessary township maintenance costs, and is unnecessary given the existing frontage on Moyer Road, adding that a high-voltage power line utility easement further restricts layout options.
- Comment 3.A (Site Capacity Calculations): Required site capacity calculations to be added to the plan. Applicant agreed to comply.
- Comment 3.B & 3.D (Farmland Lot Deed Restriction & Building Envelope):
    - The Township Engineer stated that 60% productive agricultural soils must be preserved under conservation easement, noting that plan notes suggest the farm lot may retain future development right for a home, barn conversion, or secondary structure, supported by sewage planning module allocations and perc testing. He required that a maximum 2-acre building envelope be delineated on the plan should they wish to retain that availability.
    - The Township Solicitor outlined the process for recording a metes-and-bounds Conservations Easement and a designated 2-acre building envelope at the Bucks County Courthouse to bind future owners and enforce “no further subdivision” restrictions.
    - Applicant agreed to show the 2-acre building envelop on the plan to retain future flexibility for renovating or converting the existing barn.
- Comment 3.C (Farmland Lot Minimum Dimensions): Noted that the farmland lot frontage along Moyer Rd is 187+ feet, falling short of the required 200-foot minimum lot dimension. Applicant agreed to shift the lot line 15ft to achieve full compliance rather than seek zoning relief.
- Comment 3.E (Farmland Lot Access): Required explicit plan delineation showing adequate farm machinery access from Moyer Rd. Applicant agreed to comply.
- Comment 4 (Buffer Yards): Confirmed requirement for a Type 3 buffer yard (fencing and plantings) between residential lots and the A-1 Agricultural lot. Applicant agreed to install this during lot development.
- Comment 5 (Carbonate Geology & Natural Resources): Discussed underlying carbonate geology mapping. Zach noted that prior test borings up to 300 feet deep yielded no carbonate rock. The Township engineer stated that test data must be resubmitted to the Township Geologist for formal verification. Applicant agreed to comply.
- Comment 7 (Wells & On-Lot Sewage): Required proposed well and primary/reserve septic absorption fields be plotted on the subdivision plan for all lots. Applicant agreed to comply.

- Comment 8 (Lot Line Orientation): Noted that lot lines must run substantially at right angles to the street. Applicant agreed to request a formal waiver due to alignment with existing power line easement.
- Comment 9 (Driveway Access & Sight Distances): Required driveway locations and sight distance triangles be plotted on the plan. Applicant agreed to comply.
- Comment 10 (Sewer Facilities & Covenants): Primary and reserve septic areas must be shown, and restrictive covenants recorded. Applicant agreed to comply.
- Comment 11 (Right-of-Way Dedication): Verified that required right-of-way along Route 412 and Moyer Rd was previously dedicated during the prior minor subdivision; no further dedication is required.
- Comment 12 (Stormwater Management & Deferrals): Township Engineer stated that schematic stormwater management facilities (dry wells) and baseline calculations must be provided for each 1-acre lot to demonstrate site visibility prior to major subdivision approval. Applicant agreed to provide schematic locations and baseline stormwater calculations.
- Comment 13 (NPDES & Erosion Control): Township Engineer and Township Solicitor clarified that because the overall tract disturbance for a major subdivision exceeds 1 acre, an NPDES permit and Bucks County Conservation District (BCCD) approval are mandatory township submission requirements and cannot be deferred. Applicant agreed to show limits of disturbance (LOD) and comply with BCCD/NPDES regulations.
- Comment 14 (Right-of-Way Monumentation): Setting and clarifying lot corners is required. Applicant agreed to comply.
- Comment 15 (Street Trees): Major subdivisions require street trees. Applicant agreed to show street trees on revised plans.
- Comment 16 (Tree Replacement/Reforestation - §516.7): Requires mapping of all trees 10 inches caliper or greater within the LOD. Replacement calculations and planting locations must be provided for any removed trees 10 inches or larger. Applicant agreed to comply.
- Comment 17 (Developer Financial Security & Agreements): Financial security and a Developer Agreement are required for public/common improvements (street trees, stormwater, road improvements) prior to plan recordings.
- Comment 18 (Engineering Drafting & Supplementary Items):
    - Wetland report to be formally submitted
    - Bucks County Planning Commission (BCPC) review pending
    - Deed of record provided
    - Tax parcel labels and driveway status notes to be added to plans

Review of Requested SALDO Waivers (Comment 6)

- 6.A (Preliminary/Final Combined Approval): The Township Engineer noted that recommendation depends on whether outstanding planning issues remain, and left approval to the Commission's discretion based on plan revisions.
- 6.B (Septic Testing Timing): Withdrawn by applicant as testing has been completed with the Bucks County Department of Health.
- 6.C (Inventory of Resources – Trees): Ordinance requires mapping trees 6 inches or greater; reforestation mandates replacement for trees 10 inches or greater. The Commission reached a consensus for a partial waiver, allowing tree mapping to be restricted to trees 10 inches caliper or larger within the building limits of disturbance (LOD).
- 6.D through 6.J (Plan Profiles, Detail Sheets, Grading, Lighting, and Improvement Plans): The Township Engineer recommended partial waivers permitting schematic representations for individual building lots to establish baseline building viability, rather than full engineered construction profiles across the entire 10-acre farm lot.

The applicant's attorney was provided with 2 timelines for pursuit of plan approval; one with an extension request with a presentation date of November-December, and one with a direct presentation before the Supervisors at the end of September.

Motion made by Mr. Long, seconded by Mr. Whitesell, and unanimously carried to table to plan approval until additional plan information is available, and to re-review at that time.

OLD BUSINESS

No old business to discuss.

APPROVAL OF MINUTES

Motion made by Ms. Nicholson, seconded by Ms. Zane, and unanimously carried to approve the August 5, 2026, meeting minutes, as amended.

CORRESPONDENCE

No correspondence.

PUBLIC COMMENTS

No public comment.

ADDITIONAL COMMENTS

Ms. Kelly broached a discussion topic brought up by Ms. Zane at the prior meeting regarding impervious surface and pavers in driveways. Ms. Zane read out the ordinance section relating to the requirement of paving 20 foot from the edge of the roadway, inward. She offered the suggestion to allow pervious pavers in lieu of blacktop paving. The Township Engineer stated that PennDOT has their own requirements for driveway access points from state-operated roadways that may differ from Township-operated roadways. For new construction specifically, the Township views stone driveways as a hazard due to the nature of loose stone and dirt, and its ability to be dragged, washed out and spread across the cartway. The apron area requirement reduces the risk for these cartway hazards, and nothing in the Township Ordinances requires anyone to pave the entirety of the driveway. To the topic of pervious vs impervious, the Township defines driveways impervious no matter the construction due to its compaction and reduction on water infiltration over time. The Township Engineer suggested that this would be more of a construction standard than it is an impervious surface issue.

COMMISSION COMMENTS

Ms. Kelly made a correction to the next work session meeting. She had sent the incorrect date of August 20th to the other Commission members in her last correspondence. The correct date is August 17th.

ADJOURNMENT

Motion by Mr. Pantaleo, seconded by Ms. Zane and unanimously carried to adjourn the meeting at 9:09 PM.

Respectfully submitted,

Rich Pursell
Township Manager