



Planning Commission Annual Report 2025

Project & Location	Submission	Action
623 Blooming Glen Road	Lot Line Adjustment Sketch Plan	Waiting for applicant resubmission.
809 & 901 Three Mile Run Road (Everleigh Woods)	Major Subdivision 24 Single Family Dwelling Lots	Plan Recorded 9/29/2025.
Christ Community Bible Church 1830 Ridge Road	Waiver of Land Development for building addition	Discussion 2/13/2025. Waiver of land development approval recommended to Board of Supervisors.
Like a Mustard Seed 1200 Butler Lane	Conditional Use Hearing	Discussion 9/11/2025. Conditional Use Hearing conditions recommended to Board of Supervisors.
Pennridge Family Dental 1635 N. Fifth Street	Land Development Preliminary / Final Submission	Discussion 5/8/2025 and 11/13/2025. Recommended preliminary / final land development approval to Board of Supervisors.
Perkasie Regional Authority 1100 Blooming Glen (Branch) Road	Waiver of Land Development and Conditional Use Hearing	Discussion 3/13/2025. Conditional Use conditions and waiver of land development approval recommended to Board of Supervisors.
Perkasie Regional Authority 1010 Three Mile Run Road	Waiver of Land Development and Conditional Use Hearing	Discussion 6/12/2025. Conditional Use conditions and waiver of land development approval recommended to Board of Supervisors.
ReNew Bible Church 1600 N. Fifth Street	Land Development Preliminary / Final Submission	Discussion 2/13/2025 and 9/11/2025. Preliminary / final land development approval recommended to Board of Supervisors.
Shane Dam 400 Branch Road	Land Development Preliminary Submission	Withdrawal accepted on 12/16/2025 by the Board of Supervisors.
Weidner Tract 1622 Seven Corner Road	Preliminary Plan Submission Subdivision with 4 lots in East Rockhill and remaining lots in Hilltown Township	Discussion 6/12/2025. Preliminary land development approval recommended to Board of Supervisors. Waiting for final plan submission.
Green Ridge Estates West 414 S. Ridge Road	Subdivision 2 lots in East Rockhill 6 lots in Perkasie Borough	Plan Recorded 8/11/2025 by Perkasie Borough.



**Mease
Engineering,
P.C.**

516 West Broad Street
Quakertown, PA 18951

(215) 536-7005
FAX (215) 536-8581

16 January 2026

Mr. Dave Nyman, Chairman
East Rockhill Township Supervisors
1622 Ridge Road
Perkasie, PA 18944

**RE: SCHULTZ MINOR SUBDIVISION
SALDO MODIFICATION REQUEST**

Dear Supervisors:

In accordance with the "Municipalities Planning Code" Sec. 512.1 I hereby request the following modifications to the requirements of the East Rockhill Township Subdivision and Land Development Ordinance (SALDO) for the Schultz Minor Subdivision.

§22-504.2.D - A waiver is requested to allow for the proposed lot lines to be an irregular shape and not straight from the street to the rear lot line. The existing property lines are not straight from the street to the rear lot line.

§22-504.2.D - A waiver is requested to allow for Lot 2 to exceed the lot depth to width ratio of three to one. This is due to the irregular shape of existing property boundary.

§22-505.16 & 506 - A waiver is requested from roadway improvements since this lot has minimal road frontage.

§22-512 - A waiver is requested from installing curbs along the existing road since the lot has minimal road frontage and curbs are not characteristic of this area of the Township.

§22-513 - A waiver is requested from sidewalks along Ridge Road since sidewalks are not characteristic in this area of the Township.

§22-5163 - A deferral is requested from the stormwater management requirements. The new lot created by this subdivision is a large lot with many options for the location of the proposed development. The stormwater management design is governed by the house size, location, and total impervious cover. The actual house location and size have not been determined. Therefore a deferral of this requirement to the time of building permit application is requested. Note 9 has been added to sheet 1 requiring the submission of a stormwater management plan

in accordance with the East Rockhill Township Stormwater Management Ordinance at the time of the application for a building permit.

§22-518 - A deferral is requested from obtaining an "adequacy" letter from the Bucks County Conservation District for the erosion and sediment control requirements for lot 2. The required details have been added to the plan for lot 2. This deferral request is just for the requirement to submit the plan to BCCD. The new lot created by this subdivision is a large lot with many options for the location of the proposed development. The actual house location and size have not been determined. Therefore a deferral of this requirement to the time of building permit application is requested. Note 9 has been added to sheet 1 requiring submission of an erosion and sedimentation control plan to the Bucks County Conservation District at the time of the application for a building permit.

22-522.2 - A waiver is requested to allow for rebar to be set at existing and proposed lot corners due to the size of the property and number of corners. Monuments will be set at the intersection of the Ultimate right-of way and the property boundary.

Should you have any questions please call.

Sincerely,

A handwritten signature in black ink, appearing to read "Tyler Freed". The signature is fluid and cursive, with the first name "Tyler" and last name "Freed" clearly distinguishable.

Tyler Freed, PE

OWNER'S STATEMENT

Commonwealth of Pennsylvania
 Lane SKRULZ (TP 12-11-63-2)
 Leighton Herzberger (TP 12-11-63-2)
 County of Bucks

On this _____ day of _____ 20____ before me the undersigned, a Notary Public of the Commonwealth of Pennsylvania, residing in _____ personally appeared _____ known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing plan, who acknowledges that he is the registered owner of the designated plan, that all necessary approvals of the plan have been obtained and is endorsed thereon, and that he deposes that the foregoing plan be recorded according to law. Witness my hand and notarial seal, the day and year aforesaid.

Notary Public
 My Commission expires _____ (E.A.)

TOWNSHIP BOARD OF SUPERVISORS

Approved by the Board of Supervisors of the Township of East Rockhill this _____ day of _____ 20____

TOWNSHIP PLANNING COMMISSION

Recommended for approval by the East Rockhill Township Planning Commission this _____ day of _____ 20____

BUCKS COUNTY PLANNING COMMISSION

PROCESSED AND REVIEWED: Report prepared by the Bucks County Planning Commission in accordance with the Municipalities Planning Code.

Certified this date _____

Executive Director, Bucks County Planning Commission

Recorded in the office of the Recorder of Deeds, Bucks County, Pennsylvania in Plan Book _____ Page _____ on the _____ day of _____ 20____

ZONING REQUIREMENTS

Zoning District: R-1P (Agricultural Preservation)
 Min. Lot Area: 32,000 SF
 Min. Lot Width: 125 Feet
 Min. Front Yard: 50 Feet
 Min. Side Yard: 30 Feet
 Min. Rear Yard: 50 Feet
 Max. Impervious Coverage: 10%
 Max. Bldg. Height: 35 Feet

SITE DATA

Total Tract Area: 17,226 Acres
 Tax Parcel Number: 12-11-43-2
 Instrument: 2023040864
 Proposed Use: B1 (Detached Dwelling)
 Water: On Site
 Sewer: On Site

IMPERVIOUS SURFACE CALCULATIONS

Lot 1	Lot 2
Existing Impervious Surfaces: Dwelling: 3,300 SF Paved Driveway: 4,828 SF Stone Driveway: 4,090 SF Walk/Patio: 1,448 SF Total: 12,675 SF	Proposed Impervious Surfaces: Dwelling: 2,306 SF Driveway: 2,942 SF Total: 5,248 SF
Imperious Surface Ratio: $(5,450/43,560) / (7.00) \times 100 = 1.8\%$	Imperious Surface Ratio: $(15,167/43,560) / (9.47) \times 100 = 3.6\%$

ENGINEER'S CERTIFICATION

I, being a registered engineer in the Commonwealth of Pennsylvania, do hereby certify that the accompanying application, plans, and supporting documentation are true and correct to the best of my knowledge.

Registered Engineer: _____
 Registration No.: _____

SYMBOLS

- - Concrete Monument Corner Marker
- - Property Corner Marker
- - Utility Pole
- - Adjoining Property Line (Approx.)
- - - - - Building Setback Line
- — — Existing Contour
- ⊙ - Proposed Well
- ⊕ - Existing Well
- — — Wetlands Line
- ⊕ - Soil Type
- Soil Boundary Line
- Access/Utility Easement Line
- Existing Features
- Proposed Features

LINE TABLE

LINE	DESCRIPTION	LENGTH
L1	12-11-43-2	12.675
L2	12-11-43-2	12.675
L3	12-11-43-2	12.675
L4	12-11-43-2	12.675
L5	12-11-43-2	12.675
L6	12-11-43-2	12.675
L7	12-11-43-2	12.675
L8	12-11-43-2	12.675
L9	12-11-43-2	12.675
L10	12-11-43-2	12.675
L11	12-11-43-2	12.675
L12	12-11-43-2	12.675
L13	12-11-43-2	12.675
L14	12-11-43-2	12.675
L15	12-11-43-2	12.675
L16	12-11-43-2	12.675
L17	12-11-43-2	12.675
L18	12-11-43-2	12.675
L19	12-11-43-2	12.675
L20	12-11-43-2	12.675
L21	12-11-43-2	12.675
L22	12-11-43-2	12.675
L23	12-11-43-2	12.675
L24	12-11-43-2	12.675
L25	12-11-43-2	12.675
L26	12-11-43-2	12.675
L27	12-11-43-2	12.675
L28	12-11-43-2	12.675
L29	12-11-43-2	12.675
L30	12-11-43-2	12.675
L31	12-11-43-2	12.675
L32	12-11-43-2	12.675
L33	12-11-43-2	12.675
L34	12-11-43-2	12.675
L35	12-11-43-2	12.675
L36	12-11-43-2	12.675
L37	12-11-43-2	12.675
L38	12-11-43-2	12.675
L39	12-11-43-2	12.675
L40	12-11-43-2	12.675
L41	12-11-43-2	12.675
L42	12-11-43-2	12.675
L43	12-11-43-2	12.675
L44	12-11-43-2	12.675
L45	12-11-43-2	12.675
L46	12-11-43-2	12.675
L47	12-11-43-2	12.675
L48	12-11-43-2	12.675
L49	12-11-43-2	12.675
L50	12-11-43-2	12.675
L51	12-11-43-2	12.675
L52	12-11-43-2	12.675
L53	12-11-43-2	12.675
L54	12-11-43-2	12.675
L55	12-11-43-2	12.675
L56	12-11-43-2	12.675
L57	12-11-43-2	12.675
L58	12-11-43-2	12.675
L59	12-11-43-2	12.675
L60	12-11-43-2	12.675
L61	12-11-43-2	12.675
L62	12-11-43-2	12.675
L63	12-11-43-2	12.675
L64	12-11-43-2	12.675
L65	12-11-43-2	12.675
L66	12-11-43-2	12.675
L67	12-11-43-2	12.675
L68	12-11-43-2	12.675
L69	12-11-43-2	12.675
L70	12-11-43-2	12.675
L71	12-11-43-2	12.675
L72	12-11-43-2	12.675
L73	12-11-43-2	12.675
L74	12-11-43-2	12.675
L75	12-11-43-2	12.675
L76	12-11-43-2	12.675
L77	12-11-43-2	12.675
L78	12-11-43-2	12.675
L79	12-11-43-2	12.675
L80	12-11-43-2	12.675
L81	12-11-43-2	12.675
L82	12-11-43-2	12.675
L83	12-11-43-2	12.675
L84	12-11-43-2	12.675
L85	12-11-43-2	12.675
L86	12-11-43-2	12.675
L87	12-11-43-2	12.675
L88	12-11-43-2	12.675
L89	12-11-43-2	12.675
L90	12-11-43-2	12.675
L91	12-11-43-2	12.675
L92	12-11-43-2	12.675
L93	12-11-43-2	12.675
L94	12-11-43-2	12.675
L95	12-11-43-2	12.675
L96	12-11-43-2	12.675
L97	12-11-43-2	12.675
L98	12-11-43-2	12.675
L99	12-11-43-2	12.675
L100	12-11-43-2	12.675

CURVE TABLE

LINE	ANGLE	LENGTH	CHORD BEING	CHORD
C1	120.00°	12.675	21.213	21.213
C2	120.00°	12.675	21.213	21.213
C3	120.00°	12.675	21.213	21.213
C4	120.00°	12.675	21.213	21.213
C5	120.00°	12.675	21.213	21.213
C6	120.00°	12.675	21.213	21.213
C7	120.00°	12.675	21.213	21.213
C8	120.00°	12.675	21.213	21.213
C9	120.00°	12.675	21.213	21.213
C10	120.00°	12.675	21.213	21.213
C11	120.00°	12.675	21.213	21.213
C12	120.00°	12.675	21.213	21.213
C13	120.00°	12.675	21.213	21.213
C14	120.00°	12.675	21.213	21.213
C15	120.00°	12.675	21.213	21.213
C16	120.00°	12.675	21.213	21.213
C17	120.00°	12.675	21.213	21.213
C18	120.00°	12.675	21.213	21.213
C19	120.00°	12.675	21.213	21.213
C20	120.00°	12.675	21.213	21.213
C21	120.00°	12.675	21.213	21.213
C22	120.00°	12.675	21.213	21.213
C23	120.00°	12.675	21.213	21.213
C24	120.00°	12.675	21.213	21.213
C25	120.00°	12.675	21.213	21.213
C26	120.00°	12.675	21.213	21.213
C27	120.00°	12.675	21.213	21.213
C28	120.00°	12.675	21.213	21.213
C29	120.00°	12.675	21.213	21.213
C30	120.00°	12.675	21.213	21.213
C31	120.00°	12.675	21.213	21.213
C32	120.00°	12.675	21.213	21.213
C33	120.00°	12.675	21.213	21.213
C34	120.00°	12.675	21.213	21.213
C35	120.00°	12.675	21.213	21.213
C36	120.00°	12.675	21.213	21.213
C37	120.00°	12.675	21.213	21.213
C38	120.00°	12.675	21.213	21.213
C39	120.00°	12.675	21.213	21.213
C40	120.00°	12.675	21.213	21.213
C41	120.00°	12.675	21.213	21.213
C42	120.00°	12.675	21.213	21.213
C43	120.00°	12.675	21.213	21.213
C44	120.00°	12.675	21.213	21.213
C45	120.00°	12.675	21.213	21.213
C46	120.00°	12.675	21.213	21.213
C47	120.00°	12.675	21.213	21.213
C48	120.00°	12.675	21.213	21.213
C49	120.00°	12.675	21.213	21.213
C50	120.00°	12.675	21.213	21.213
C51	120.00°	12.675	21.213	21.213
C52	120.00°	12.675	21.213	21.213
C53	120.00°	12.675	21.213	21.213
C54	120.00°	12.675	21.213	21.213
C55	120.00°	12.675	21.213	21.213
C56	120.00°	12.675	21.213	21.213
C57	120.00°	12.675	21.213	21.213
C58	120.00°	12.675	21.213	21.213
C59	120.00°	12.675	21.213	21.213
C60	120.00°	12.675	21.213	21.213
C61	120.00°	12.675	21.213	21.213
C62	120.00°	12.675	21.213	21.213
C63	120.00°	12.675	21.213	21.213
C64	120.00°	12.675	21.213	21.213
C65	120.00°	12.675	21.213	21.213
C66	120.00°	12.675	21.213	21.213
C67	120.00°	12.675	21.213	21.213
C68	120.00°	12.675	21.213	21.213
C69	120.00°	12.675	21.213	21.213
C70	120.00°	12.675	21.213	21.213
C71	120.00°	12.675	21.213	21.213
C72	120.00°	12.675	21.213	21.213
C73	120.00°	12.675	21.213	21.213
C74	120.00°	12.675	21.213	21.213
C75	120.00°	12.675	21.213	21.213
C76	120.00°	12.675	21.213	21.213
C77	120.00°	12.675	21.213	21.213
C78	120.00°	12.675	21.213	21.213
C79	120.00°	12.675	21.213	21.213
C80	120.00°	12.675	21.213	21.213
C81	120.00°	12.675	21.213	21.213
C82	120.00°	12.675	21.213	21.213
C83	120.00°	12.675	21.213	21.213
C84	120.00°	12.675	21.213	21.213
C85	120.00°	12.675	21.213	21.213
C86	120.00°	12.675	21.213	21.213
C87	120.00°	12.675	21.213	21.213
C88	120.00°	12.675	21.213	21.213
C89	120.00°	12.675	21.213	21.213
C90	120.00°	12.675	21.213	21.213
C91	120.00°	12.675	21.213	21.213
C92	120.00°	12.675	21.213	21.213
C93	120.00°	12.675	21.213	21.213
C94	120.00°	12.675	21.213	21.213
C95	120.00°	12.675	21.213	21.213
C96	120.00°	12.675	21.213	21.213
C97	120.00°	12.675	21.213	21.213
C98	120.00°	12.675	21.213	21.213
C99	120.00°	12.675	21.213	21.213
C100	120.00°	12.675	21.213	21.213

TABLE OF NATURAL RESOURCES (In Acres)

Natural Resource	Total Resource By Lot		
	Lot 1	Lot 2	Total
Wetlands	0.00	0.43	0.43
Wetlands Margin	0.00	0.30	0.30
Woodlands	0.00	0.00	0.00
Woodlands Margin	0.00	0.00	0.00
Wetlands	0.00	0.00	0.00
Wetlands Margin	0.00	0.00	0.00
Woodlands	0.00	0.00	0.00
Woodlands Margin	0.00	0.00	0.00
Remaining Allowable Wetlands	0.00	0.00	0.00
Remaining Allowable Woodlands	0.00	0.00	0.00

SITE CAPACITY CALCULATIONS (In Acres)

Category	Value
Base Site	

