

LEGAL NOTICE

Notice is hereby given that the Boards of Supervisors of Newtown Township, Upper Makefield Township and Wrightstown Township, at their respective regularly scheduled meetings as set forth below, will hold hearings on and consider for possible enactment an Ordinance amending the Newtown Area Joint Municipal Zoning Ordinance (JMZO). **THE RESPECTIVE BOARDS OF SUPERVISORS SHALL HOLD HEARINGS AND CONSIDER THE FOREGOING ORDINANCE AMENDMENT ON THE FOLLOWING DATES/TIMES AND AT THE FOLLOWING LOCATIONS:**

Upper Makefield Township:

Tuesday, September 15, 2020 at 7:30 p.m.
Upper Makefield Township Municipal Building
1076 Eagle Road, Newtown, PA

Wrightstown Township:

Monday, September 21, 2020 at 7:30 p.m.
This hearing will be held virtually, not live, at 7:30 p.m. Interested parties can register to participate in the hearing on the township website, www.wrightstownpa.gov 7 days prior to the scheduled meeting.

Newtown Township:

Wednesday, September 23, 2020 at 7:00 p.m.
Either at the Township Building, 100 Municipal Drive, Newtown, PA 18940, at 7:00 PM, or via Zoom remote format at 1:00 PM. The determination of whether the meeting will be held live at the Township Building or remotely via Zoom will be available on the Township's website, www.newtownpa.gov. Persons who cannot access the Township's website may call 215-968-2800 prior to the hearing to obtain the format and time of the hearing.

Summary of the ordinance:

JMZO No. 2020-02

AN ORDINANCE OF NEWTOWN TOWNSHIP, UPPER MAKEFIELD TOWNSHIP, AND WRIGHTSTOWN TOWNSHIP, BUCKS COUNTY, COMMONWEALTH OF PENNSYLVANIA, TO AMEND THE PROVISIONS OF THE JOINT MUNICIPAL ZONING ORDINANCE TO DEFINE AND PROVIDE FOR A MOTOR VEHICLE FUELING STATION AND CONVENIENCE STORE USE; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

This Ordinance Amendment amends various provisions of the JMZO to provide a new use E-30, Motor Vehicle Fueling and Convenience Store; provides that the E-30 use will be permitted as a special exception in the OR, VC-2, and portions of the VC-1 Zoning Districts, provides area and dimensional requirements for the E-30 use in each zoning district, and provides general regulations for the use.

Section 1-Amends Section 501.A.3 to permit the E-30 use in the OR zoning district.

Section 2-Amends Section 600.A.3 to permit the E-30 use in the VC-1 on properties fronting on Taylorsville Road or Pa. Route 532.

Section 3-Amends Section 600.1.A.3 to permit the E-30 use in the VC-2 zoning district.

Section 4-Amends Section 501.B to provide area and dimensional regulations for the E-30 use in the OR zoning district.

Section 5-Amends Section 600.B to provide area and dimensional regulations for the E-30 use in the VC-1 zoning district.

Section 6-Amends Section 601.B to provide area and dimensional regulations for the E-30 use in the VC-2 zoning district.

Section 7-Amends Section 803.E to establish the Motor Vehicle Fueling and Convenience Store Use, to set forth the types of goods which can be sold at the convenience store, to allow the use to be permitted at the intersection of two public streets, one which shall be classified by township ordinances as an expressway, arterial, or major collector street. In the VC-1 district, the second street of the intersection may not be classified as a “local street”. This section also specifies the layout and number of fuel pumps permitted, the number of parking and loading spaces required, prohibits drive-thru windows, requires buffer plantings and fencing, prohibits the storage of vehicles, and requires spill containment, fossil fuel filters, and shut-off valves. This section provides the maximum size and design requirements for the convenience store, requires canopies over the fuel pump islands, and provides dimensional regulations for canopies. This section provides hours of delivery and requires recycling and trash receptacles at each fueling island. This section sets forth the lighting requirements for the convenience store, the fueling islands, and the canopy. This section prohibits musical, audio, or video advertising at pumps, prohibits high-speed diesel fueling stations. The proposed ordinance requires the submission of the following: a traffic impact study, an environmental impact statement, architectural drawings, information on deliveries, number of employees, and a plan showing compliance with the sign regulations of the Zoning Ordinance.

Section 8-amends the Table of Use Regulations to permit the E-30 Use as a special exception in OR, VC-1, and VC-2 Zoning Districts.

Section 9-amends Article II of the Zoning Ordinance to provide a definition of “Fuel Dispenser”

Section 10-Repeals inconsistent ordinances.

Section 11-Severability Clause.

Section 12-This section provides that the ordinance will be effective upon enactment by all three municipalities.

A true and correct copy of the full text of the Ordinance Amendment is available to any interested party for inspection and/or copying on the website of each municipality (www.uppermakefield.org www.wrightstownpa.org and www.newtownpa.gov), at the offices of each township (see addresses above; Wrightstown Township Municipal Building is located at 2203 Second Street Pike, Wrightstown, PA) and available for inspection at the offices of this newspaper and the Bucks County Law Library during normal business hours. **ALL INTERESTED PARTIES ARE INVITED TO ATTEND AND PARTICIPATE IN THIS HEARING.**

GRIM, BIEHN & THATCHER

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