

SUBDIVISION & LAND DEVELOPMENT APPLICATION

- o Major/Minor Subdivision (16 copies)
- o Land Development (16 copies)
- o Revised Plans (12 copies)
- o Land Development Waiver (12 copies)
- o Lot Line Change (12 copies)
- o Sketch Plan (12 copies)

- o Stormwater Management Study (3 Copies)
- o Traffic Study (3 Copies)
- o Digital Copy (Commercial)

Number: _____
Zoning District: Existing RA1, Proposed AGC
Tax Parcel No.: 22-031-024

Date: _____
Deadline: _____

Plan Name: Farm's Edge at Shady Brook
Plan Date: 12/5/2024
County Deed Book: 6300
Page No.: 0384

Site Location: _____
927 Stony Hill Road

Applicant Name & Address
ELU DeLuca SB MIDDLETOWN LLC
370 E. Maple Avenue, Suite 101
Langhorne, PA 19047
215-740-0206 bob@envisionlanduse.com
Phone: _____ Email: _____

Agent or Attorney
Edward Murphy, Esq.
P.O. Box 1186
301 N. Sycamore Street Newtown, PA 18940
215-579-5995 emurphy@wispearl.com
Phone: _____ Email: _____

Owner on Record
Shady Brook at Flemings Inc
931 Stony Hill Road
Yardley, PA 19067

Phone: _____ Email: _____

Engineer or Surveyor
Holmes Cunningham Engineering
409 E. Butler Ave, Unit 5
Doylestown PA 18901
215-586-3330 rob@hceengineering.net
Phone: _____ Email: _____

Brief narrative description of project: The project proposes the development of approximately 50 acres of farmland on the Shady Brook property into 161 active adult units, with a clubhouse and other community amenities.

Print Name/Address (The undefined verifies that he/she is responsible for all costs related to the above project)

Robert Rosenthal
ELU DeLuca SB MIDDLETOWN LLC
370 E. Maple Avenue, Suite 101
Langhorne, PA 19047

Filling Fee: \$17,400

Escrow: \$20,000

Signature _____ Date _____

Notice to Applicant: No application shall be accepted unless the plans have been prepared by a Registered Engineer or Surveyor and all required fees and escrow deposit amounts have been paid to the Township.

Applicant submits application and plans directly to County Planning Commission and County Conservation District. Applicant provides copy of County applications with Township application. Application fees and escrows must be paid in accordance with Resolution #11-12R and Consultant Escrow Fee Agreement must be signed.

List below copies of materials or documents submitted directly by the applicant to agencies and officials other than the Township for review in connection with this application. All submittals to Bucks County agencies must include each agency's application, with a copy to the Township.

Document

Agency


BCPC Application (Portal) with LD Plans & Supporting Docs.
NPDES Application (not yet submitted)

Bucks County Planning Commission
Bucks County Conservation District

The undersigned represents that, to the best of my/our knowledge, all of the above statements are true, correct and complete. I/We hereby authorize members of Township boards, commissions, and staff to enter the lands proposed for subdivision or land development for site inspections, if necessary. Further, I/we and my/our successors in this application agree to reimburse the Township of Middletown for such fees and expenses as said Township may incur for engineering and legal services in reviewing and advising the Board of Supervisors with respect to this application.

Print Name/Address

Robert Rosenthal
370 E. Maple Avenue, Suite 101
Langhorne, PA 19047


12/4/24
Signature **Date**

Notice to applicant: No application shall be accepted unless the plans have been prepared by a Registered Engineer or Surveyor and all required fees and escrow deposit amounts have been paid to the Township.

WAIVER OF TIME LIMIT FOR TOWNSHIP ACTION ON
PRELIMINARY PLAN

The Pennsylvania Municipalities Planning Code requires that the municipality make and communicate its decisions on applications for approval of preliminary and final subdivision plans within ninety (90) days following the date of the regular meeting of the Planning Commission following the date the application is complete and accepted for filing, provided that, should the said next regular meeting occur more than 30 days following the filing of the application, the said 90 day period shall be measured from the 30th day following the day the application is complete and accepted for filing. From time to time, circumstances arise which prevent the municipality from giving full consideration to an application within the specified time limits. Those circumstances have arisen in this case due to inadequate information presented to the Township or for other reasons beyond the control of the Township. It is therefore requested that this waiver of time limit be executed.

THE APPLICANT IS ADVISED THAT THIS WAIVER NEED NOT BE SIGNED AND THE TOWNSHIP WILL HAVE TO ACT ON THE APPLICATION BY EITHER APPROVING OR DISAPPROVING THE APPLICATION WITHIN THE SPECIFIED TIME LIMITS.

The signing of this document signifies a knowing and willing waiver by the applicant.

I/We acknowledge and agree to extend the ninety (90) day time limitation for an additional ninety (90) days to be computed from the date of the signing of this document.



Applicant

WAIVER OF TIME LIMIT FOR TOWNSHIP ACTION
ON FINAL PLAN

The Pennsylvania Municipalities Planning Code requires that the municipality make and communicate its decisions on applications for approval of preliminary and final subdivision plans within ninety (90) days following the date of the regular meeting of the Planning Commission following the date the application is complete and accepted for filing, provided that, should the said next regular meeting occur more than 30 days following the filing of the application, the said 90 day period shall be measured from the 30th day following the day the application is complete and accepted for filing. From time to time, circumstances arise which prevent the municipality from giving full consideration to an application within the specified time limits. Those circumstances have arisen in this case due to inadequate information presented to the Township or for other reasons beyond the control of the Township. It is therefore requested that this waiver of time limit be executed.

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Applicant

Consultant Escrow Fee Agreement

Name of Subdivision/Land Development Farm's Edge at Shady Brook

Location of Subdivision/Land Development 927 Stony Hill Road

Yardley, PA 19067

I, Robert Rosenthal of ELU DeLuca SB MIDDLETOWN LLC hereby agree and acknowledge that as owner/developer I will be responsible for any fees incurred when plans are reviewed by the Middletown Township consultants, including but not limited to the following: Township Solicitor, Engineer, landscape, Architect, Traffic Engineer, Street Light Consultant, Land Planner, Middletown Township Planning Commission, the Board of Supervisors of Middletown Township, or any other body as may be required by law in accordance with the Middletown Township fee schedule as amended.

I hereby submit initial fee escrow monies in the following amount and understand that additional funds may be needed for further consultant reviews.

\$ 20,000

Signature  Date 12/4/24

Address 370 E. Maple Avenue, Suite 101
Langhorne, PA 19047

Phone # 215-740-0206

Accepted by _____ Date _____
Middletown Township Staff

****NOTE:** The person signing this agreement will be the individual directly accountable for payment of the subject fees. Accordingly, if it is desired to assign this responsibility to another party of firm, said property or the appropriate officer of said firm must execute this document.