



BENSALEM TOWNSHIP

Building and Planning Department
 2400 Byberry Road • Bensalem PA 19020
 215-633-3644 • FAX 215-633-3653

EXHIBIT PC-28

REZONING CHECKLIST

NAME OF APPLICANT: _____ Date of Complete Submission: _____

The following checklist summarizes the information which must be submitted with and/or shown on the Rezoning Plan in order to be reviewed by Township Agencies and the Bensalem Township Council. These requirements were adopted and approved by the Bensalem Township Board of Supervisors on May 28, 1968.

The Checklist must be completed by the applicant at the time of submission.

IF INCOMPLETE, the Rezoning Request shall be returned to the applicant noting the deficiencies.

Check each item completed. If item is not applicable, note "N/A" in the space provided.

N/A

<input type="checkbox"/>	Must submit copy of application and plan(s) on a disc in .pdf file format or email same to jmryan@bensalem-township.org
<input type="checkbox"/>	25 copies of Petition For Changes Of Zoning
<input type="checkbox"/>	25 copies of plans folded no larger than 8" X 11"
<input type="checkbox"/>	Copy of Deed or Agreement of Sale
<input type="checkbox"/>	Name and address of registered Land Surveyor or Professional Engineer who prepared plan and description.
<input type="checkbox"/>	Complete scaled dimensions of property to be rezoned, including all bearings and distances.
<input type="checkbox"/>	Relationship and/or location of subject property to the nearest street intersection (tie in distance).
<input type="checkbox"/>	Owners of record of all adjoining property including deed book and page number.
<input type="checkbox"/>	Zoning Classification of adjoining property.
<input type="checkbox"/>	Existing use of all adjoining property regardless of zoning classification.
<input type="checkbox"/>	Area of subject property shown in acreage and square feet.
<input type="checkbox"/>	Number of lots into which the property is to be subdivided, if applicable.
<input type="checkbox"/>	Existing use of subject property regardless of zoning classification.
<input type="checkbox"/>	Width of abutting roadway (right-of-way, cartway, improved, or unimproved)
<input type="checkbox"/>	Is lot in a subdivision, please check <input type="checkbox"/> YES or <input type="checkbox"/> NO If yes, show lot number(s), section number, name and recording information of subdivision.
<input type="checkbox"/>	Date of plan.
<input type="checkbox"/>	Description using the dimensions as shown on the plan.
<input type="checkbox"/>	One copy of the Petition and Proposed Ordinance stapled to each copy of the Plan.
<input type="checkbox"/>	Proof that the applicant has notified all adjacent property owners and residents in the immediate area who can potentially be affected by the petition.
<input type="checkbox"/>	Other information required by the Bensalem Township Zoning Officer, please note here:
<input type="checkbox"/>	One copy of the Petition and Proposed Ordinance stapled to each copy of the Plan.
SUBMISSION IS TO INCLUDE A DISC WITH APPLICATION AND PLAN(S) IN PDF FILE FORMAT OR EMAIL SAME TO jmryan@bensalem-township.org	

SIGNATURES REQUIRED:

Engineer/Surveyor

Date

Attorney

Date

Applicant

Date



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Petition for Change of Zoning

Application is hereby made by the undersigned. Enter the names and addresses of petitioner:

For an amendment to the Bensalem Township Zoning Ordinance of 1954, as amended, and the Bensalem Township Zoning Map, the said applicant represents:

1. That he/she/it/they, is/are the owner(s) of that portion of land situated in Bensalem Township which is described as follows:

A plan or sketch of said premises showing adjoining owners is hereto attached.

2. The said premises are located in a section of the township which is presently zoned as a(n) _____ district and is situated at _____
(insert present zoning classification) *(insert address and/or location of property and tax parcel #)*
in said township.

3. The reason(s) your petitioner desires a change in zoning classification is/are follows:

4. Your petitioner requests his/her/it's/aforesaid premises to be changed in zoning classification from a _____ district to a _____ district.
(insert present zoning classification) *(insert proposed zoning classification)*

5. In accordance with the Zoning Fee Schedule adopted by your Board, your petitioner submits herewith Two Thousand Five Hundred Dollars (\$2500.00) in cash or check.

Respectfully submitted.

Signature

Date

Note: If the applicant is a partnership or corporation, the name thereof shall be inserted in the above space provided for signatures, and the petition shall be signed on behalf of such partnership or corporation by a duly authorized partner or officer thereof.



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Petition for Change of Zoning

State of Pennsylvania

ss:

County of Bucks

Name(s) of petitioner(s) or authorized partner or officer

Being duly sworn according to the law, deposes and says that he/she is the petitioner, is a duly authorized partner or officer of the above-named partnership or corporation; that the petitioner is the owner of the premises described in the foregoing application and the facts set forth in the foregoing petition are true and correct as he/she verily believes.

Signature

Date

Sworn and subscribed before me this _____ day
of _____, AD 20_____

My commission expires: _____

Notary Public



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Petition for Change of Zoning

ORDINANCE No. _____

An ordinance of Bensalem Township, Bucks County, Pennsylvania further amending the Bensalem Township Zoning Ordinance December 6, 1954 as amended, and the zoning classification of Tax Map Parcel(s) No. _____ of the said zoning map from _____ to _____

Whereas, on petition of _____

a public hearing was held for the purpose of considering the petition of the said _____

to amend the Bensalem Township Zoning Ordinance of 1954 as more particularly set forth herein and whereas, the Bensalem Council after a public hearing deems it appropriate that the zoning classification of the hereinafter described Tax Map Parcel(s) located in the Township of Bensalem be changed from _____ to _____ so that the change will be in accordance with the spirit and intent of the Bensalem Township Zoning Ordinance adopted the 6th day of December 1954.

Now, therefore, be it enacted and ordained, and , and it is hereby enacted and ordained that:

1. The Zoning Classification of Tax Map Parcel(s) No. _____ shall be changed from _____ to _____
The description of said Tax Map Parcel(s) No. _____ is attached hereto by number and labeled in accordance therewith, and is hereby incorporated herein as though set forth in full.
2. The Zoning Map of Bensalem Township shall be changed, corrected, and marked in accordance with the provisions of this ordinance, so that the same shall hereinafter show the aforesaid described portion of Bensalem Township to be classified as: _____
3. This ordinance shall become effective five (5) days after its enactment.

Ordained and enacted this _____ the day of _____ 20 _____

Bensalem Township Council

Edward Kisselback

Joseph Pilieri

Joseph Szafran

Anthony Belfield

Joseph Knowles

Attest:

Secretary

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY



BUCKS COUNTY
Planning Commission

Subdivision and Land Development
Review Application

1260 Almshouse Road Neshaminy Manor Center
Doylestown, Pa 18901 Phone 215/345-3400 FAX 215/345-3886

This application must be completed by the applicant or his/her agent and submitted along with one copy of the plan and required fee (see fee schedule on back) for subdivision and land development reviews mandated by the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as amended.

Municipality _____

Name of Proposal _____

Location _____

Tax Parcel No. _____ **Total Acreage** _____

Applicant _____ **Telephone** _____

Address _____

Owner of Record _____

Address _____

Present Land Use _____

Proposal

Residential 1) Number of lots or units _____ *Nonresidential* 1) Number of lots or leaseholds _____
2) Proposed new building area _____ Gross square feet (floor area)

Water Supply Public
(check one) Community On-site
 Individual On-lot

Sewerage Public
(check one) Community On-site
 Individual On-lot

The following documentation is required for every plan submission at the applicable level in addition to a completed application form. Please check appropriate state of plan submission.

<input type="checkbox"/> Sketch Plan <i>or</i>	<input type="checkbox"/> One copy of plan
<input type="checkbox"/> Revised Sketch Plan	

<input type="checkbox"/> Preliminary Plan <i>or</i>	<input type="checkbox"/> One copy of preliminary plan/revised preliminary plan
<input type="checkbox"/> Revised Preliminary Plan	<input type="checkbox"/> Review of fee (see schedule on back)
	<input type="checkbox"/> Proof of variances, special exceptions, conditional uses, or other agreements
	<input type="checkbox"/> Sewage Facilities Planning Module
	<input type="checkbox"/> Transportation Impact Study

<input type="checkbox"/> Final Plan <i>or</i>	<input type="checkbox"/> One copy of final plan/revised final plan
<input type="checkbox"/> Revised Final Plan	<input type="checkbox"/> Review fee (see schedule on back)
	<input type="checkbox"/> Conditions of preliminary approval

If proposal is made by applicant or agent directly to the Bucks County Planning Commission (BCPC), the following certification is required to assure that all plans submitted to the BCPC are also submitted to the municipal government for review.

I hereby certify that this plan has been submitted for review to the Township/Borough of _____ and that, if the plan is withdrawn from consideration by the municipality, it will also be withdrawn from the BCPC review process via written notification.

Members of the BCPC and staff are authorized to enter land for site inspection if necessary.

Print Name of Applicant

Signature of Applicant

Date

BCPC USE ONLY	
BCPC File No.	_____
Date Received	_____
Review Date	_____
Fee Paid	_____

BUCKS COUNTY PLANNING COMMISSION FEE SCHEDULE FOR REVIEWS

The following fees will be charged by the Bucks County Planning Commission for subdivision and land development reviews as authorized by Act 194 amending Act 247, the Pennsylvania Municipalities Planning Code. These fees are effective January 1, 2004. Plans will not be accepted for review without the appropriate fee and completed application form. If you need assistance in calculating application fee(s), please call us at 215-345-3400.

Residential subdivisions, land developments, and conversions (Including Tentative Planned Residential Development Plans)

		Base Fee		+		
-	2	lots or units	=	\$150		
3	- 10	lots or units	=	\$100	+	\$60 for each lot/unit over 2
11	- 25	lots or units	=	\$600	+	\$40 for each lot/unit over 10
26	- 50	lots or units	=	\$1,200	+	\$35 for each lot/unit over 25
51	- 100	lots or units	=	\$1,800	+	\$15 for each lot/unit over 50
101	+	lots or units	=	\$2,400	+	\$10 for each lot/unit over 100

Nonresidential land developments

		Base Fee		+		
0	- 5,000	sq. ft.	=	\$300	+	\$40 for every 1,000 gross sq. ft. of floor area
5,001	+	sq. ft.	=	(no base fee)	\$0.10	per square foot not to exceed \$4,500

Nonresidential subdivisions

-	2	lots or units	=	\$200		
3	- 10	lots or units	=	\$100	per lot	
11	+	lots or units	=	\$95	per lot	

Curative Amendments (not municipal curative amendments) \$1,500

Private Petitions for Zoning Change (not municipal petition) \$1,000

For the purposes of this Fee Schedule the definitions in Article II of the Pennsylvania Municipalities Planning Code of subdivision and land development shall be used.

There is **no fee** for review of a sketch plan or final plan (unless otherwise noted below) submission.

All fee charges are intended to cover the entire review process from preliminary to final stages **except** as follows:

- 1) **Each resubmission of a preliminary or final plan with minor revisions** shall be subject to an additional fee not to exceed the required fee listed in the tables above or \$200.00, whichever is less. A subdivision which proposes no more than two lots may be resubmitted with minor revisions one time without a charge for the review.
- 2) **Each resubmission of a preliminary or final plan involving a major revision or change in program** from the original submission shall be required to pay an additional fee as required in the tables above. A major revision or change in program may include but is not limited to a change in use, dwelling type, density, lot layout, or street layout.
- 3) **Each plan submitted for review two years after the first submission** shall be subject to an additional fee not to exceed the required fee listed in the tables above or \$150.00, whichever is less, if the plan contains only minor revisions. If there are major revisions to the plan, the submission will require a fee in accordance with the fee schedule above.
- 4) **Proposals submitted which contain a mix of uses** will be subject to the appropriate fee for each use.

MEETINGS WITH THE STAFF of the Bucks County Planning Commission to discuss applications either prior to or during the formal development application are encouraged and are free of charge. Appointments can be made by contacting 215/345-3400.

SIGNING OF PLANS FOR RECORDING: We require one paper copy of a final plan with municipal signatures when mylars/plans are brought in to the Bucks County Planning Commission for signing.

REQUESTS FOR ADDITIONAL COPIES OF REVIEW

Copies of the Bucks County Planning Commission review of this proposal will be sent to the applicant, municipality, and municipal engineer. If you wish to have copies sent to other persons, please type names and addresses below:

Engineer/Architect/Surveyor:

Other:
