

BENSALEM TOWNSHIP

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

Exhibit Z-4

Zoning Hearing Board

Appeal Number: _____

Township of Bensalem, Bucks County, Pennsylvania Notice of Appeal

Appeal is hereby made by the undersigned from the action of the Zoning Officer.

Check applicable item(s):

- Certification of Non-Conforming Use
- Application for Validity Challenge
- Administrative Officer in refusing my application for a building permit dated: _____
- Special Exception
- Variance from the terms of the Zoning Ordinance of the Township of Bensalem

Appellant Name: Hartford Properties, LLC (c/o Retail Sites, LLC)

Address: 1000 Lenola Road, Building Two, Suite 100
Maple Shade, NJ 08052

Phone No. 856-778-4900

E-Mail Address: rcappello@retailsites.net

Owner's Name: Diamond Family Real Estate, LLC

Address: 5401 Route 42
Turnersville, NJ 08012

Phone No. _____

E-Mail Address: _____

Attorney Name: Robert W. Gundlach, Jr., Esquire

Address: c/o Fox Rothschild LLP
2700 Kelly Road, Suite 200, Warrington, PA 18976

Phone No. 215-918-3636

Interest of appellant, if not owners (agent, lessee, etc.):

Equitable Owner pursuant to an Agreement of Sale.

1. Application relates to the following:

Check items if applicable:

- | | |
|--|--|
| <input type="checkbox"/> Use | <input type="checkbox"/> Lot Area |
| <input type="checkbox"/> Height | <input type="checkbox"/> Yards |
| <input type="checkbox"/> Existing Building | <input type="checkbox"/> Proposed Building |
| <input type="checkbox"/> Occupancy | |
| <input type="checkbox"/> Other: (describe) | |

See attached Addendum for details as to the specific items of relief requested.

2. Brief description of Real Estate affected:

Tax Parcel Number: 02-062-262

Location: 1284 Street Road, Bensalem

Lot Size: 2.69 +/- acres

Present Use: Diamond Furniture

Proposed Use: Royal Farms convenience store with fuel pumps.

Present Zoning Classification: G-C General Commercial

Present Improvement upon Land: Approximately 33,810 sf concrete block building and parking.

Deed recorded at Doylestown in Deed Book 3733 Page 1909

3. If this is an appeal to challenge, provide statement and/or basis for challenge to the validity of the zoning ordinance.

4. If this is an Appeal from action of the Zoning Administrative Officer then complete the following:

Date Determination was made: _____

Your statement of alleged error of Zoning Administrative Office:

1. Specific reference to section of the Zoning Ordinance upon which application for special exception or variance is based (if special or variance is desired):

See attached Addendum.

2. Action desired by appellant or applicant (statement of relief sought or special exception or variance desired):

See attached Addendum.

3. Reasons appellant believes board should approve desired action (refer to section or sections of ordinance under which it is felt that desired action may be allowed, and not whether hardship is (or is not) claimed, and the specific hardship.

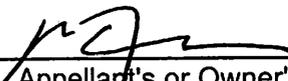
See attached Addendum. Additional details to be presented at the hearing.

4. Has previous appeal or application for special exception or variance been filed in connection with these premises?

YES NO

Specifications of errors must state separately the appellant's objections to the action of the zoning administrative office with respect to each question of law and fact which is sought to be reviewed.

I, hereby depose and say that all of the above statements and the statements contained in any papers or plans submitted herewith, are true to the best of my knowledge and belief.


Appellant's or Owner's Signature

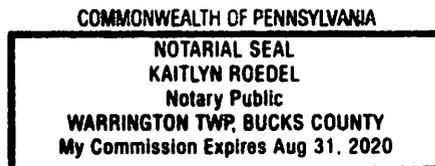
10-13-2016
Date

A SIGNED COPY OF THIS APPLICATION IS REQUIRED UPON SUBMISSION OF DOCUMENTS

Sworn to and subscribed before me this

13th day of October 2016

Notary Public 
My commission expires: Aug 31, 2020



COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
KAITLYN ROEDER
Notary Public
WARRINGTON TWP. BUCKS COUNTY
My Commission Expires Aug 31 2020

ADDENDUM TO ZONING HEARING BOARD APPLICATION OF
HARTFORD PROPERTIES, LLC (the "Applicant"),
FOR TMP NO. 2-62-262, 1284 Street Road (the "Property")
BENSALEM TOWNSHIP, BUCKS COUNTY

The Applicant requests the following relief from the Bensalem Township Zoning Ordinance:

1. A variance from Section 232-380 to permit a convenience food store with gasoline dispensing facilities within the G-C General Commercial Zoning District.
2. A variance from Section 232-381(2) to permit a maximum impervious surface coverage in excess of 60% (82.3% proposed).
3. A variance from Section 232-586(d).(3) to permit parking setbacks of less than 25 feet in the G-C General Commercial District (a parking setback of 5.9 feet is proposed along Forrest Avenue, and a parking setback of 19.1 feet is proposed along Virginia Avenue).
4. A variance from Section 232-592(1) to permit a buffer yard of less than 20 feet along Virginia Avenue (18.4 feet proposed).
5. A variance from Section 232-593 to permit a side yard adjacent to a residential district, measured from the 20 foot buffer yard line, of less than 75 feet (52.9 proposed).
6. A variance from Section 232-381.(3).A. to permit (i) a front yard setback for the gas canopy along Street Road of less than 75 feet (existing nonconforming setback in this area is 0.0 feet; a setback of 34.2 feet is proposed), and (ii) a front yard setback for the gas canopy along Forrest Avenue of less than 75 feet (existing nonconforming setback in this area is 1.2 feet; a setback of 66.1 feet is proposed).
7. A variance from Section 232-714.B.2.(i). to permit the proposed freestanding sign to be setback less than 25 feet (10 feet proposed).
8. A variance from Section 232-714.B.2.(iv).1.a. to permit the proposed freestanding sign to exceed 20 feet in height (25 feet proposed).
9. A variance from Section 232-714.B.2.(iv)2. to permit the wall signs along the northern and southern gas canopy facades to exceed 10% of each of those facades.
10. Approval from the Zoning Hearing Board is requested, as permitted by Section 232-714.B.2.(iv).a., to increase the size of the proposed freestanding sign to 124 square feet.

Roedel, Kaitlyn

From: Rice, Jessica L.
Sent: Thursday, October 13, 2016 1:49 PM
To: Gans, Ronald W
Cc: Takita, Matthew K
Subject: RE: Bensalem Township

Thank you. As we discussed, I will include this email with our Zoning Hearing Board Application to satisfy the "rejection letter" submission requirement.

From: Gans, Ronald W [<mailto:rgans@bensalempa.gov>]
Sent: Thursday, October 13, 2016 1:40 PM
To: Rice, Jessica L.
Cc: Takita, Matthew K
Subject: RE: Bensalem Township

Jessica, Pleased be advised that I am in agreement that you will require zoning relief for the ten(10) items listed on your attached
"Amendment to Zoning Hearing Board Application."

Harold W. Gans, PE
Bensalem Township Engineer

From: Rice, Jessica L. [<mailto:jlrice@foxrothschild.com>]
Sent: Thursday, October 13, 2016 1:23 PM
To: Gans, Ronald W <rgans@bensalempa.gov>
Cc: Takita, Matthew K <mtakita@bensalempa.gov>
Subject: Bensalem Township

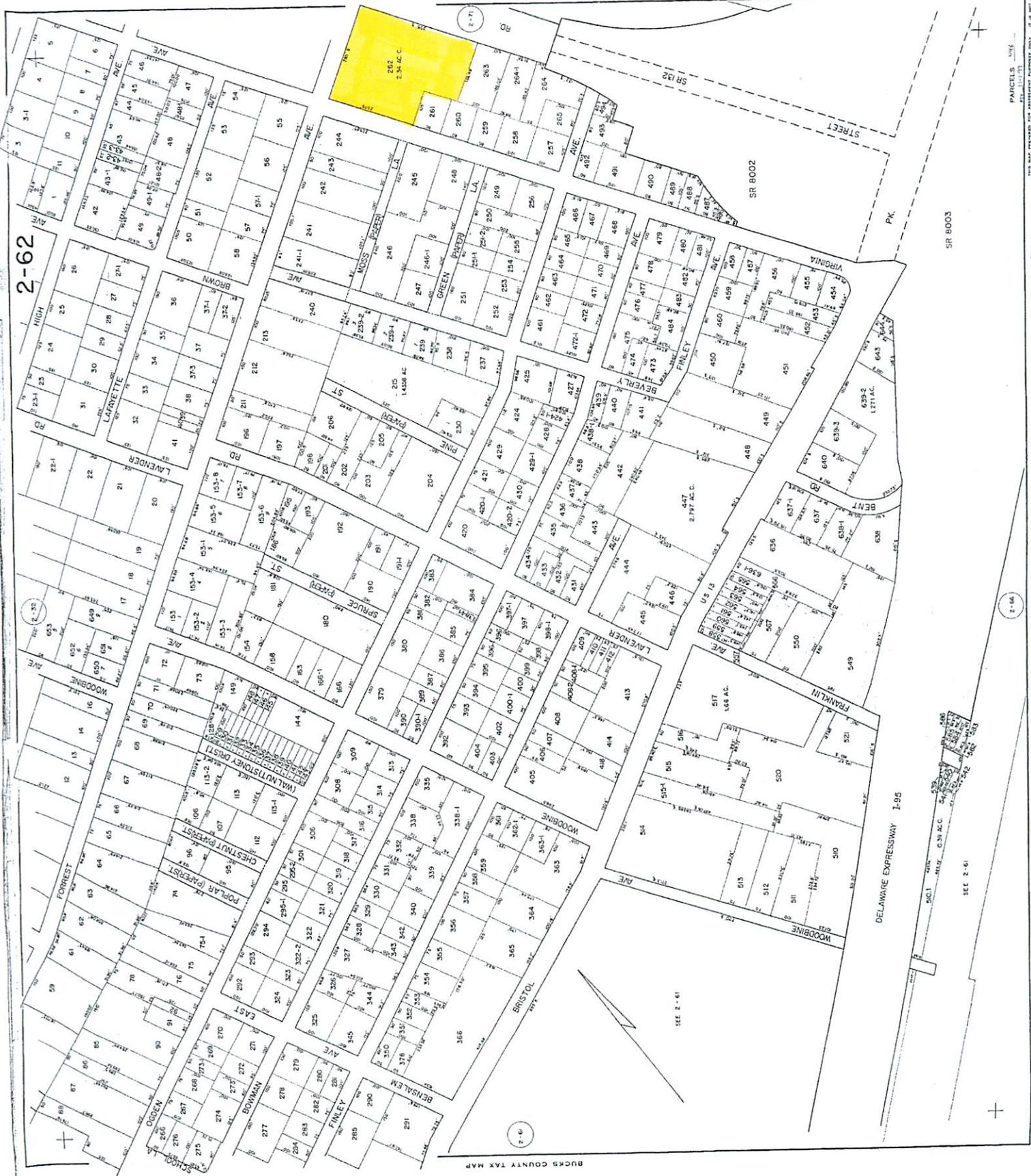
Ron – per our conversation, attached is a list of the relief we believe we need from the Bensalem Township Zoning Hearing Board in connection with the proposed Royal Farms project at 1284 Street Road (the former Diamond Furniture property). Please review and confirm.

Thank you.

Jessica L. Rice
Fox Rothschild LLP
Stone Manor Corporate Center
2700 Kelly Road, Suite 300
Warrington, PA 18976
(215) 918-3551 - direct
(215) 345-7507- fax
jlrice@foxrothschild.com
www.foxrothschild.com

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2-62



BUCKS COUNTY TAX MAP

DELAWARE EXPRESSWAY 1-95

SR 8003

SR 8002

SEE 2-61

SEE 2-61

PARCELS 2-62

2-66

P-6299
RETURN TO:

①

PRESTIGE ABSTRACT CORPORATION
100 SOUTH BROAD ST. SUITE 1400
PHILADELPHIA, PA 19110
(215) 561-3220

Deed-Fee Simple

THIS INDENTURE made the 26th day of November
in the year of our Lord Two Thousand and Three (2003)

BETWEEN Joseph A. Colabella and Rosaline M. Colabella acting herein by her
Attorney-in-Fact Joseph A. Colabella, Agent, Duly Constituted and
Appointed by Power of Attorney Dated the 11th Day of October, 1994 and
intended to be forthwith recorded.

POA BK-3733 PG 1903

(hereinafter called the Grantors), parties of the one part

AND

Diamond Family Real Estate, LLC.

(hereinafter called the Grantee), party of the other part,

WITNESSETH That the said Grantors, for and in consideration of the sum of Nine Hundred
Seventy Five Thousand and 00/100 Dollars (\$975,000.00) lawful money of the United States of
America, unto them well and truly paid by the said Grantee at or before the sealing and delivery
hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released
and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said
Grantee, its successors and assigns forever.

See Legal Description Attached

BK3733PG1909

ALL THAT CERTAIN lot or piece of ground with buildings and improvements thereon erected situated in the Township of Bensalem, County of Bucks and Commonwealth of Pennsylvania known as 1284 Street Road, and more specifically described according to a "Plot Plan for Serbin Development Corporation," dated March 26, 1982, made by Joseph H. Mixner, P.E., described as follows, to wit:

BEGINNING at the point of intersection of the Southeasterly side of Forrest Avenue (50 feet wide) with the Southwesterly side of Street Road, L.R. 252 (as widened to 120 feet); thence along said side of Street Road, South 31 degrees, 13 minutes East the distance of 369.21 feet to a point, a corner of lands now or late of Neshaminy Auto villa; thence along the saame, South 60 degrees 52 minutes West the distance of 245.46 feet to a point on the rear line of lands now or late of the Wayne getz; thence along lands of getz and along the rear of other lands of Serbin Development Corporation, North 31 degrees 02 minutes West the distance of 100.00 feet to a point; thence, continuing along lands of Serbin Development Corporation, South 60 degrees 52minutes West the distance of 105.08 feet to a point on the Northeasterly side of Virginia Avenue (50 feet wide); thence, along the same, North 31 degrees 02 minutes West the distance of 257.90 feet to the point of intersection of the Northeasterly side of Virginia Avenue with the Southeasterly side of Forrest Avenue, aforementioned; thence , along Forrest Avenue, North 58 degrees 38 minutes East the distance of 289.69 feet to the point of intersection of the Southeasterly side of Forrest Avenue with the Southwesterly side of Street Road, the first mentioned point and place of beginning.

BEING PARCEL NO. 2-62-262

BEING KNOWN As 1284 Street Road

BEING THE SAME PREMISES WHICH Serbin Development Corpration by Indenture bearing date 04/29/1988 and recorded in the office of the Recorder of Deeds of Bucks County in Deed Book 2814 page 605 granted and conveyed unto Joseph A. Colabella and Rosaline Colabella h/w.

#	236543
11-28-03 13:40C004	220668
PA TRAN TAX	\$9750.00
BENSLM TWP	\$4875.00
BENSALEM SD	\$4875.00

TOGETHER with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever unto the hereby granted premises belonging or in any wise appertaining and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them the said grantors, as well at law as in equity, of, in, and to the same.

TO HAVE AND TO HOLD the said lot or piece of ground with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns forever.

AND the said grantors, for their assigns, successors, executors and administrators do covenant, promise and agree, to and with the said Grantee, its successors and assigns, by these presents, that the said Grantors their heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee its successors and assigns, against them the said Grantors their heirs and assigns, and against all and every person and persons whomsoever lawfully claiming or to claim the same for any part thereof, by, from or under them or any of them, shall and will.

WARRANT and forever DEFEND

IN WITNESS WHEREOF, the parties hereunto set their hands and seals. Dated the day and year first above written.

Signed and Sealed
in the presence of us:

M. L. K...

Joseph A. Colabella Seal

Rosaline M. Colabella By Her
Atty. IN FACT JOSEPH A. COLABELLA, AGENT

Rosaline M. Colabella Seal

Rosaline M. Colabella By Her
Attorney-In-Fact Joseph A. Colabella, Agent

MAIL

NOV 28 PM 1:21

236543

B.C.B.O.A
Registry 5.00
SLB



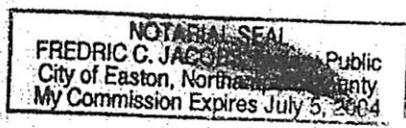
Deed-Fee Simple

Commonwealth of Pennsylvania :
County of Northampton :SS:

On this, the 26th day of November, 2003, before me, a Notary Public for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared Joseph A. Colabella and Rosaline M. Colabella, By her Attorney- In-Fact Joseph A. Colabella, Agent known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

I hereunto set my hand and official seal.

Fredric C. Jacob Seal
Notary Public



DEED

GRANTORS: Joseph A. Colabella and Rosaline M. Colabella, By her Attorney-In-Fact Joseph A. Colabella, Agent

TO

GRANTEE: Diamond Family Real Estate, LLC.

PREMISES

1284 Street Road, Bensalem, PA

The address of the above named Grantee is:

3400 J STREET
PHILADELPHIA, PA 19134

On behalf of the Grantee:

Daniel K. Pietsch

RECORDED AT
Edward P. Gilbert

NOV 28 03

THIS DOCUMENT RECORDED
IN OFFICE OF REC'DER PA

BK3733PG1912

AGREEMENT OF SALE

THIS AGREEMENT OF SALE made this 23 day of June, 2016 between Matela Family Holdings, LLC, 1284 Street Road, Bensalem, PA 19020, hereinafter referred to as "SELLER", and Hartford Properties, LLC, 1000 Lenola Road, Building Two, Suite 100, Maple Shade, NJ 08052, a corporation organized under the laws of the State of New Jersey, hereinafter referred to as "BUYER".

WITNESSETH

1. SELLER agrees to sell and convey to BUYER, who agrees to purchase the premises located at 1284 Street Road, Bensalem, PA 19020-5333. Premises having 355 feet of frontage on Street Road and 285 of frontage on Forest Avenue, irregularly shaped consisting of 2.69 acres with a 32,500 SF building on the premises. Also known as Block 62, Lot 262 of the Bensalem Township tax map, and shall include all legal rights, permits and approvals associated with the property.

Being that certain premises more particularly shown on Exhibit "A" which is attached hereto and made part of this Agreement.

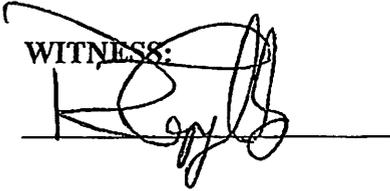
2. The BUYER agrees to purchase the above described premises for a _____ to be paid in escrow at the time of the signing of this Agreement, which escrow deposit is to be deposited with a national title company or authorized agent, to be held by said company, in escrow, pending the transfer of title to the above premises by SELLER to BUYER.

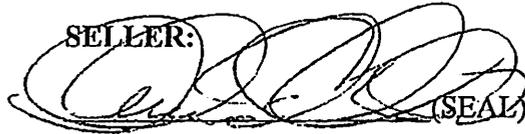
3. The balance of the purchase price, _____ less any additional deposits, shall be paid by BUYER to SELLER at the time of final settlement, and said settlement shall be made within forty five (45) days after the satisfaction of all contingencies contained in this Agreement, and in accordance with Paragraph 5.

4. The sale and settlement hereunder are conditional upon the BUYER completing satisfactory due diligence studies of the above premises within one hundred twenty (120) days of the date of this Agreement ("Due Diligence Period"). By the end of _____



19. This Agreement of Sale shall be considered void and withdrawn if not executed and returned by June 15, 2016.

WITNESS:


SELLER:
 (SEAL)

Matela Family Holdings, LLC

ATTEST:

 (SEAL)

Hartford Properties, LLC.

By: 
Robert M. Hill, Managing Member





RIGHT TO SELL AGREEMENT

This Right to Sell Agreement (hereafter "Agreement") is made and entered into this ^{26th} ~~June~~ ^{JULY 20} 2016 ("the Effective Date"), by and between Mr. Gary Diamond ("Mr. Diamond"), Diamond Family Real Estate, LLC ("DFRE"), Matela Family Holdings, LLC ("MFH"), and Theodore J. Matela, III ("Mr. Matela").

WHEREAS, Diamond Furniture, Inc., Diamond Family Real Estate, LLC, Matela Family Holdings, Inc., Theodore J. Matela, III, Lois J. Matela and Gary Diamond (each a "Party" and collectively, the "Parties"), entered into, among other documents, a Memorandum of Understanding, by and among each other, dated as of September 1, 2014, ("MOU") which sets forth the understanding among the Parties with respect to the Property (as defined below), and incorporates by reference other Transaction Documents (as defined in the MOU), and the terms and conditions defined therein.

WHEREAS, Theodore J. Matela, III and Gary Diamond entered into an Indemnification and Release Agreement on or about February 2016, also a Transaction Document, incorporated by reference herein.

WHEREAS, it is now the intention and desire of DFRE, Mr. Diamond MFH and Mr. Matela that MFH and Mr. Matela (the "Seller") be granted the exclusive right, permission and consent to enter into an agreement of sale ("Agreement of Sale") with Hartford Properties, LLC (the "Buyer") in

1 of 6
6

1 of 6


instrument. A facsimile or electronically transmitted copy of this First Amendment and any signatures hereon shall be considered for all purposes as originals.

6. The Agreement, as amended by this First Amendment contains the entire understanding of the parties with respect to the subject matter hereof, and no prior or other agreements or undertakings, whether written or oral, pertaining to any such matter shall be effective for any purpose. This First Amendment may not be changed orally, but may only be changed in an agreement in writing signed by both parties.

7. Except as specifically amended hereby, the Agreement is hereby ratified and confirmed and remains in full force and effect.

8. The terms of the First Amendment shall govern if any terms of this First Amendment conflict with the terms of the Agreement.

9. The Effective Date of this First Amendment shall be the first business day that a fully executed copy or original of this First Amendment is delivered to all parties or their counsel via personal delivery, overnight courier, email, fax or U.S. Mail.

PURCHASER:
HARTFORD PROPERTIES, LLC

By: _____

Name: _____

Title: _____

Date: _____

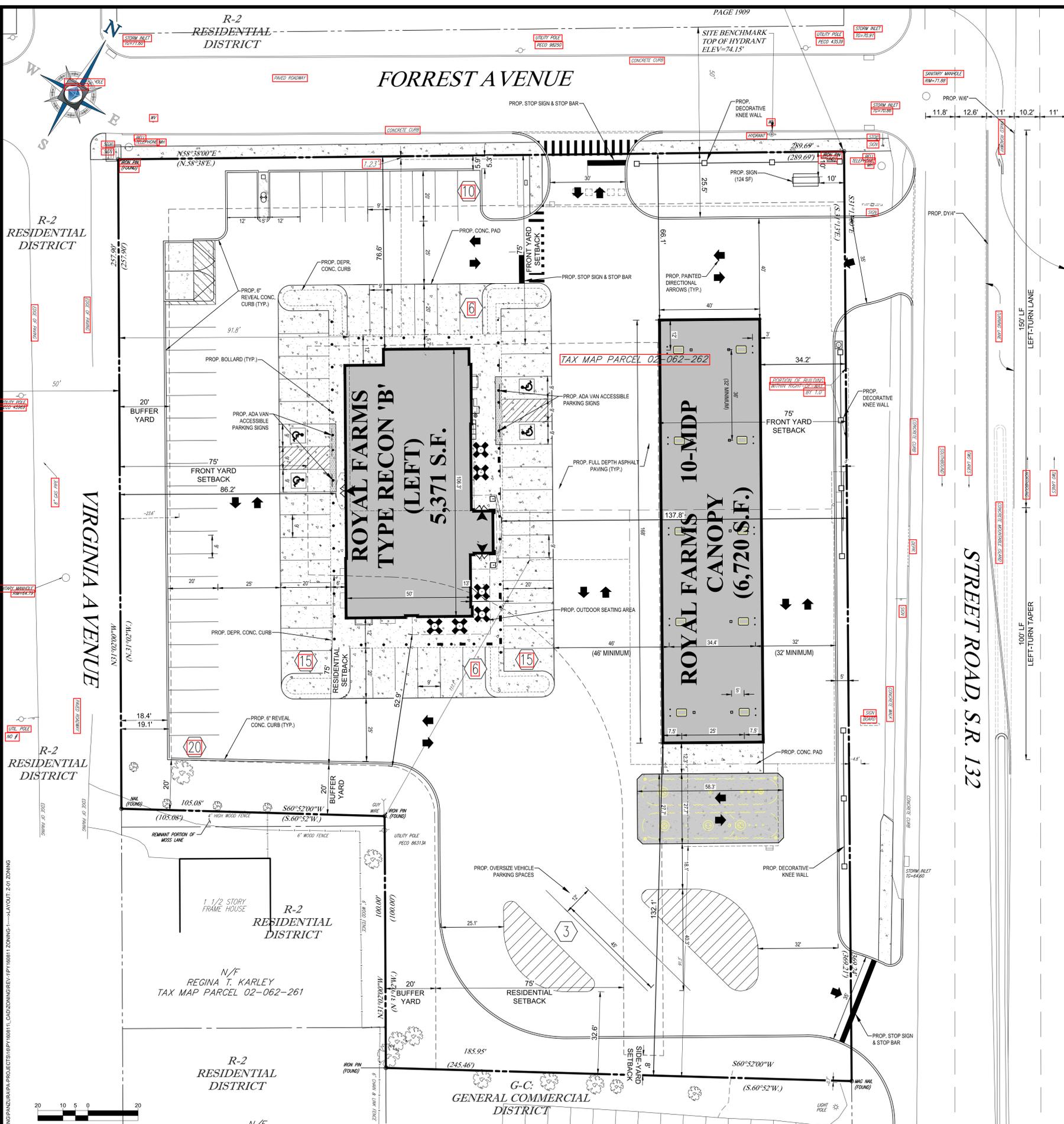
SELLER:
MATELA FAMILY HOLDINGS, LLC

By: 

Name: THEODORE MATELA

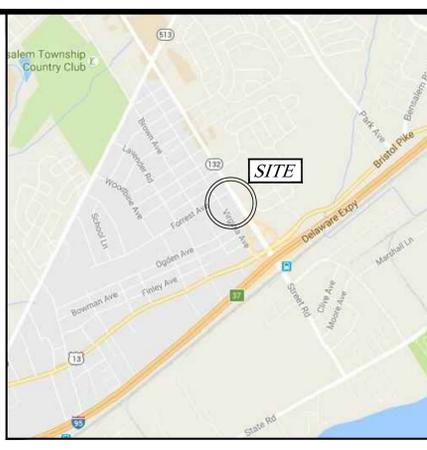
Title: OWNER

Date: 8/25/2016



GENERAL NOTES

- THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY:
 - PICKERING, CORTS & SUMMERSON CONSULTING ENGINEERS & LAND SURVEYORS
642 NEWTOWN-YARLEY ROAD, SUITE 300
NEWTOWN, PA 18840
ENTITLED: "ALTANSIPS LAND TITLE SURVEY"
PREPARED FOR: RETAIL SITES, LLC
FILE NO.: 14-137 (L10)
DATED: 09/14/2016
- CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL SPECIFIC RESOURCES, TECHNICAL REPORTS, AND DESIGN DOCUMENTS RELATED TO THIS PROJECT AND FAMILIARIZE HIMSELF WITH SAME FOR APPLICATION BOTH PRIOR TO AND DURING CONSTRUCTION.
- ALL ELEVATIONS SHOWN ARE IN ACCORDANCE WITH THE REFERENCED SURVEYOR'S BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUND/BREAK.
- APPLICANT/EQUITABLE OWNER:
HARTFORD PROPERTIES, LLC
1000 S. LENOLA HILL BUILDING 2,
SUITE 100
MAPLE SHADE, NJ 08052
ATTENTION: ROBERT HILL
856-778-4900
- PARCEL DATA: TAX MAP PARCEL NO.: 02-062-262
- ALL A.D.A. ACCESSIBLE PARKING SPACES, RAMPS, AND ACCESSIBLE ROUTES SHALL BE CONSTRUCTED TO MEET CURRENT A.D.A. REQUIREMENTS, AS AMENDED.
- ALL FEATURES ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED.
- FEATURES TO BE REMOVED ARE NOTED (TBR).
- MEASUREMENTS ARE TAKEN FROM FACE OF CURB, WHERE APPLICABLE.
- NO DEBRIS SHALL BE BURIED ON-SITE.
- NO WETLANDS EXIST EITHER ON THE PROJECT SITE OR WITHIN THE PROPOSED DEVELOPMENT AREA.
- PARKING SPACES ARE 9'X20' AS SPECIFIED ON THE PLANS.
- ELEVATIONS ARE BASED UPON NGVD 1929 DATUM (NGVD 29)



ZONING REQUIREMENTS

ZONING DATA: PER THE ZONING ORDINANCE OF BENSALEM TOWNSHIP, DATED 11/03/2014
ZONING DISTRICT: G-C (GENERAL COMMERCIAL DISTRICT)
PROPOSED USE: CONVENIENCE FOOD STORE WITH GASOLINE DISPENSING FACILITIES (NOT PERMITTED) (V)

BULK REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA:	7,200 SF.	95,030 SF. (2.182 AC.)	NO CHANGE
MINIMUM LOT WIDTH:	60 FT.	369.2 FT.	NO CHANGE
MINIMUM STRUCTURE SETBACKS			
FRONT YARD (STREET ROAD):	75 FT.	0.0 FT. (ENC)	34.2 FT. (ENC-I)
FRONT YARD (FORREST AVE.):	75 FT.	1.2 FT. (ENC-I)	66.1 FT. (ENC-I)
FRONT YARD (VIRGINIA AVE.):	75 FT.	91.8 FT.	86.2 FT.
SIDE YARD (SOUTHERN):	8 FT.	91.3 FT.	132.1 FT.
SIDE YARD ADJ. TO RESIDENTIAL (SOUTHERN):	75 FT.*	117.1 FT.	52.9 FT. (V)
MINIMUM PARKING SETBACKS			
FRONT YARD (STREET ROAD):	25 FT.	-14.3 FT. (ENC)	117.4 FT.
FRONT YARD (FORREST AVE.):	25 FT.	141.9 FT.	5.9 FT. (V)
FRONT YARD (VIRGINIA AVE.):	25 FT.	23.6 FT. (ENC)	19.1 FT. (V)
SIDE YARD (SOUTHERN):	25 FT.	-0.7 FT. (ENC)	32.6 FT.
MINIMUM BUFFER YARD SETBACKS - MATCH STRUCTURE SETBACKS			
FRONT YARD (FORREST AVE.):	20 FT.	1.2 FT. (ENC)	5.3 FT. (ENC-I)
FRONT YARD (VIRGINIA AVE.):	20 FT.	23.6 FT.	18.4 FT. (V)
SIDE YARD (SOUTHERN):	20 FT.	0.0 FT. (ENC)	20.0 FT.
MAXIMUM IMPERVIOUS COVERAGE:	60%	65,367 SF (68.8%) (ENC)	78,163 SF (82.3%) (V)
MAXIMUM BUILDING COVERAGE:	35%	33,535 SF (35.3%) (ENC)	12,091 SF (12.7%)
MAXIMUM HEIGHT OF STRUCTURE:	45 FT.	< 45 FT.	< 45 FT.

* PER ZONING ORDINANCE 232-593, SETBACK ADJACENT TO RESIDENTIAL DISTRICT = 75 FT. TAKEN FROM THE 20 FT. BUFFER YARD = 95 FT. TOTAL
(ENC) - EXISTING NON-COMFORMITY
(ENC-I) - EXISTING NON-COMFORMITY IMPROVED
(V) - VARIANCE REQUIRED

PARKING CALCULATION

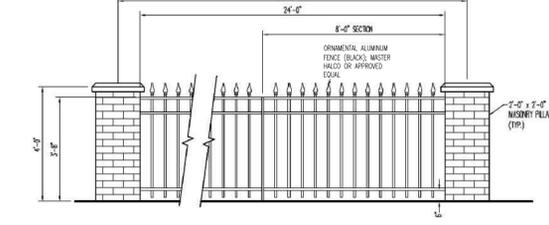
PER ARTICLE XIII OF THE ZONING ORDINANCE OF BENSALEM TOWNSHIP
PARKING AREA REQUIREMENTS:
REQUIRED MINIMUM PARKING SPACE SIZE: 9' x 18'
PROVIDED PARKING SPACE SIZE:
9' x 20' - COMPLIES
12' x 45' (OVERSIZED VEHICLE PARKING)

PARKING SPACE REQUIREMENTS:
CONVENIENCE STORE - ONE (1) SPACE PER 100 SF. + ONE (1) PER EMPLOYEE
(5,371 SF. / 1 SPACE / 100 SF.) + (5 EMPLOYEES * 1 SPACE / 1 EMPLOYEE) = 59 SPACES

PROPOSED REQUIRED = 59 SPACES (INCLUDING 3 ADA SPACES)
PROPOSED PROVIDED = 75 SPACES (INCLUDING 4 ADA SPACES) - COMPLIES

RELIEF REQUESTED FROM THE BENSALEM TOWNSHIP ZONING ORDINANCE

- VARIANCE FROM SECTION 232-380 - TO PERMIT A CONVENIENCE FOOD STORE WITH GASOLINE DISPENSING FACILITIES WITHIN THE G-C GENERAL COMMERCIAL DISTRICT.
- VARIANCE FROM SECTION 232-381(2) - TO PERMIT A MAXIMUM IMPERVIOUS COVERAGE OF 82.3% IN LIEU OF THE 60% MAXIMUM REQUIREMENT.
- VARIANCE FROM SECTION 232-686(d)(3) - TO PERMIT PARKING SETBACKS OF 5.9 FEET ALONG FORREST AVENUE WHERE 25.0 FEET IS REQUIRED IN THE G-C DISTRICT AND TO PERMIT A PARKING SETBACK OF 18.1 FEET ALONG VIRGINIA AVENUE WHERE 25.0 FEET IS REQUIRED IN THE G-C DISTRICT.
- VARIANCE FROM SECTION 232-592(1) - TO PERMIT A BUFFER YARD OF 18.4 FT. IN LIEU OF THE REQUIRED 20.0 FT. MINIMUM ALONG VIRGINIA AVENUE.
- VARIANCE FROM SECTION 232-593 - TO PERMIT A SIDE YARD ADJACENT TO A RESIDENTIAL DISTRICT OF 52.9 FT., MEASURED FROM THE 20 FT. BUFFER YARD, IN LIEU OF THE 75.0 FT. REQUIRED.
- VARIANCE FROM SECTION 232-381.(3) A - TO PERMIT A FRONT YARD SETBACK OF 34.2 FT. TO STREET ROAD FOR THE GAS CANOPY, IN LIEU OF THE 75.0 FT. REQUIRED (THE EXISTING BUILDING SETBACK IN THIS AREA IS NON-COMFORMING AT 0.0 FT.), AND TO PERMIT A FRONT YARD SETBACK OF 66.1 FT. TO FORREST AVENUE FOR THE GAS CANOPY, IN LIEU OF THE 75.0 FT. REQUIRED (THE EXISTING BUILDING SETBACK IN THIS AREA IS NON-COMFORMING AT 1.2 FT.).
- VARIANCE FROM SECTION 232-714.B.2.(i) - TO PERMIT A FREESTANDING SIGN WITH A SETBACK OF 10.0 FT. FROM THE RIGHT-OF-WAY OR LOT LINE IN LIEU OF THE 25.0 FT. REQUIRED.
- VARIANCE FROM SECTION 232-714.B.2.(iv).1.a - TO PERMIT A FREESTANDING SIGN WITH 25.0 FT. HEIGHT IN LIEU OF THE 20.0 FT. MAXIMUM HEIGHT PERMITTED.
- VARIANCE FROM SECTION 232-714.B.2.(iv).2 - TO PERMIT THE WALL SIGNS ALONG THE NORTHERN AND SOUTHERN GAS CANOPY FACADES TO EXCEED 10% OF EACH OF THOSE FACADES.
- APPROVAL FROM THE ZONING HEARING BOARD IS REQUESTED, AS PERMITTED BY SECTION 232-714.B.2.(iv).a., TO INCREASE THE SIZE OF THE FREESTANDING SIGN TO 124 SF.



PER S TO BE 25' O.C. (TYP)
NOT TO SCALE

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REVISIONS

REV	DATE	COMMENT	BY
1	10/13/16	REV. PER STREET ROAD RESTRIPING	JLA

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PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL

PA1
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NOT APPROVED FOR CONSTRUCTION

PROJECT No.: PY160811
DRAWN BY: JLA
CHECKED BY: MEJ
DATE: 10-05-2016
SCALE: AS NOTED
CAD ID.: PY160811 ZONING-1

ZONING PLANS

FOR
HARTFORD PROPERTIES, LLC
ROYAL FARMS GAS STATION AND CONVENIENCE STORE
STREET ROAD & FORREST AVENUE
TOWNSHIP OF BENSALEM
BUCKS COUNTY, PA

BOHLER ENGINEERING

3701 CORPORATE PARKWAY, SUITE 200
CENTER VALLEY, PENNSYLVANIA 18034
Phone: (610) 709-9971
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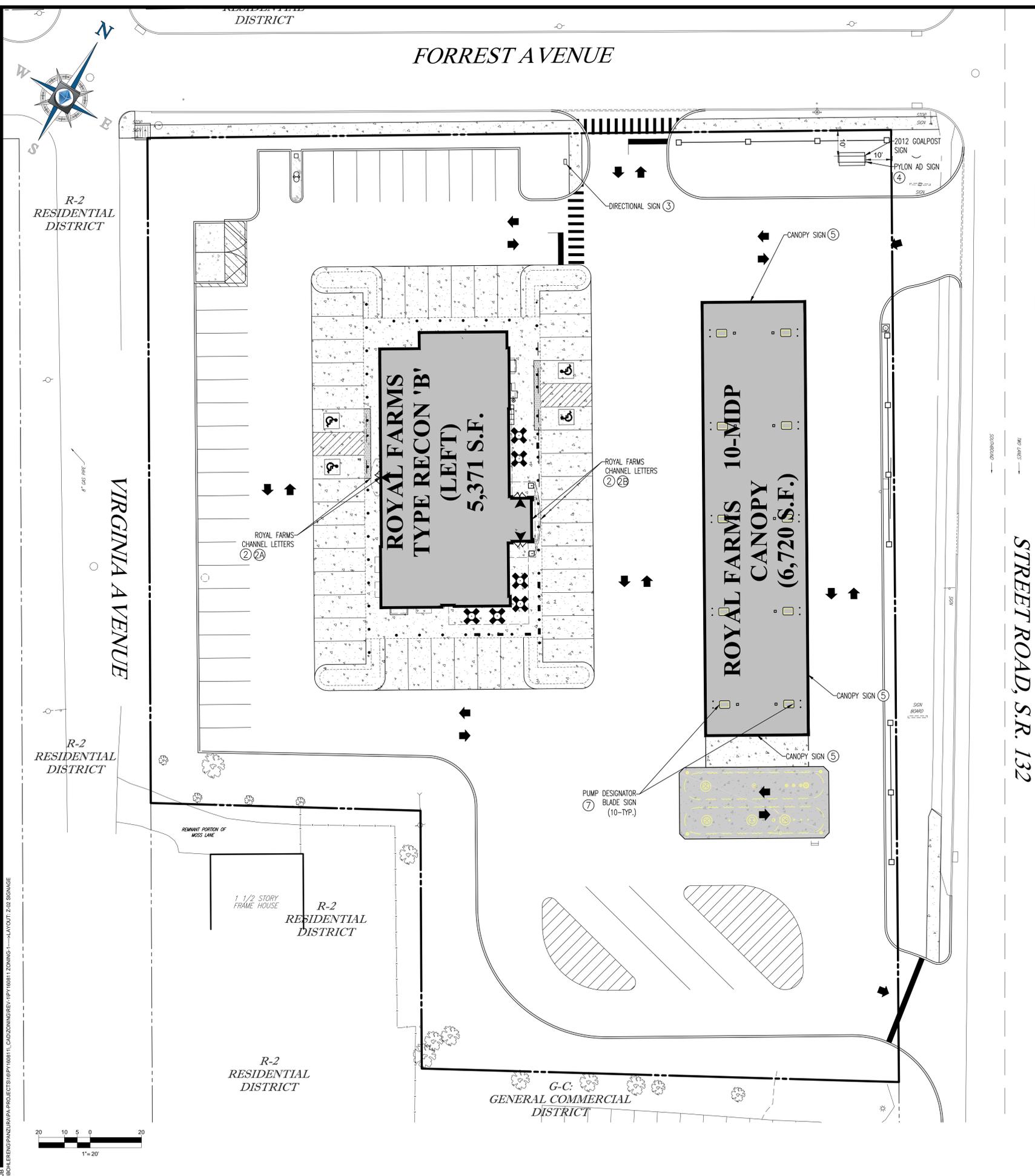
M.E. JEITNER

PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. PE055733

SHEET TITLE:
ZONING PLAN

SHEET NUMBER:
Z-1
OF 2

REVISION 1



ROYAL FARMS FREESTANDING SIGNAGE TABLE

SYM.	DESCRIPTION	PROPOSED AREA	PERMITTED AREA
①	2012 GOALPOST W/O CARWASH SIGN	1 @ 124 SF./EA. HEIGHT = 25 FT. (V)	-MAX AREA = 40 SF./EA. -MAX SIGN HEIGHT = 20 FT.
④	PYLON AD SIGN	COUNTED ABOVE	SEE ABOVE
TOTAL # PROP. FREESTANDING SIGNS =		1 FREESTANDING SIGNS @ 124 SF.	TOTAL # PERMITTED = 1 FREESTANDING SIGNS @ 40 SF.

(V) = VARIANCE

ROYAL FARMS MISCELLANEOUS SIGNAGE TABLE

SYM.	DESCRIPTION	PROPOSED AREA	PERMITTED AREA
③	DIRECTIONAL SIGN	1 @ 2.9 SF./EA.	EXEMPT
⑦	PUMP DESIGNATOR BLADE SIGN	10 @ 0.87 SF./EA.	EXEMPT
TOTAL # OF PROPOSED MISCELLANEOUS SIGNS =		11 @ 11.6 SF.	

ROYAL FARMS FACADE SIGNAGE TABLE

SYM.	DESCRIPTION	PROPOSED AREA	PERMITTED AREA
②	'ROYAL FARMS' CHANNEL LETTERS	2 @ 37.05 SF./EA. SIGN HEIGHT = 1.92 FT.	-MAX AREA = 229 SF. TOTAL (EAST & WEST SIDES OF BLDG.) -MAX HEIGHT OF SIGN = 4 FT. -TOTAL # PERMITTED = N/A
②A / ②B	'WORLD FAMOUS CHICKEN & FRESH KITCHEN' CHANNEL LETTERS	1 @ 11.75 SF. SIGN HEIGHT = 0.5 FT. 1 @ 4.42 SF. SIGN HEIGHT = 0.33 FT. CANOPY-NORTH/SOUTH 1 EA. @ 35.62 SF./EA. (V)	MAX AREAS 12 SF. - NORTH & SOUTH SIGNS 50 SF. - EAST SIGN
⑤	CANOPY SIGN	CANOPY - EAST 1 @ 35.62 SF./EA.	
TOTAL PROPOSED FACADE SIGNS =		7 FACADE SIGNS @ 197.13 SF.	



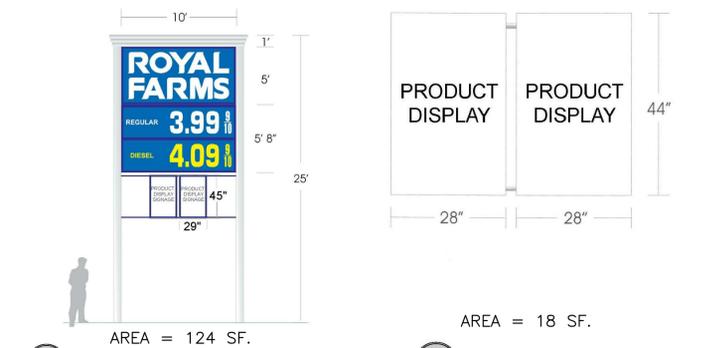
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NEW JERSEY

(V) = VARIANCE
REQUIREMENT: MAX SIGNAGE AREA PER WALL = 10% TOTAL WALL AREA

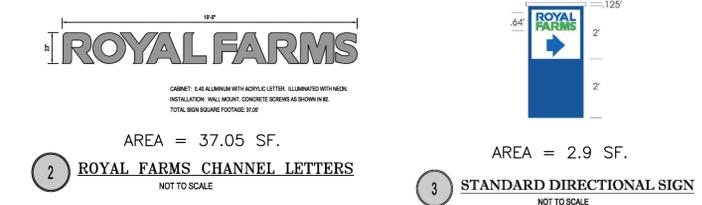
BUILDINGS
- EAST & WEST SIGNAGE = 106.3 FT. (LENGTH) X 21.5 FT. (HEIGHT) = 2286 SF X 0.10 = 229 SF. PERMITTED
- NORTH & SOUTH SIGNAGE = 40.0 FT. (LENGTH) X 3.0 FT. (HEIGHT) = 120 SF. X 0.10 = 12 SF. PERMITTED
- EAST SIGNAGE = 168.0 FT. (LENGTH) X 3.0 FT. (HEIGHT) = 504 SF. X 0.10 = 50.4 SF. PERMITTED



① 2012 GOALPOST WITHOUT CARWASH NOT TO SCALE
④ PYLON AD SIGN NOT TO SCALE



②B AREA = 11.75 SF (FRONT OF BUILDING).
② AREA = 4.42 SF. (REAR OF BUILDING)
⑤ ROYAL FARMS CHANNEL LETTERS NOT TO SCALE



② ROYAL FARMS CHANNEL LETTERS NOT TO SCALE
③ STANDARD DIRECTIONAL SIGN NOT TO SCALE



⑤ CANOPY SIGNS NOT TO SCALE
⑦ PUMP DESIGNATOR BLADE SIGN NOT TO SCALE

REVISIONS

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M.E. JEITNER

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PENNSYLVANIA LICENSE No. PE055733

SHEET TITLE:
SIGNAGE PLAN

SHEET NUMBER:
Z-2
OF 2

REVISION 1

BOHLER ENGINEERING PROJECTS: 8/17/16, CAD/DRAWING REV: 1/17/16, ZONING: 1, LAYOUT: 2, 02, SIGNAGE