

Warrington



Township

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June 27, 2010

Warrington Township
Board of Supervisors
852 Easton Road
Warrington, PA 18976

RE: Request for Amendment to Comprehensive Plan and Zoning Map – Lower State Road and Limekiln Pike, Teva Pharmaceuticals and Eureka Quarry Inc.; 32.27 Acres; TMP 50-4-85, and 50-4-94,

Sirs and Madams:

The Warrington Township Planning Commission, at its meetings of June 3 and June 24, 2010 considered two petitions submitted by Eureka Stone Quarry, Inc. (“Eureka”), with an address of 9119 Frankford Avenue, Philadelphia, PA 19114, is the legal owner of tax parcel nos. 50-4-85, 50-4-89, 50-4-90, 50-4-94, and 50-4-96 and Teva Pharmaceuticals USA (“Teva”), with an address of 1090 Horsham Road, Po Box 1090, North Wales, PA 19454, is equitable owner of a portion of the Total Property consisting of approximately 128.37 acres of parcel 50-4-85, 0.26 acres of parcel 50-4-94, and all of parcels 50-4-89, 50-4-90, and 50-4-96.

At the meeting on June 3, 2010, presentations concerning the petitions were heard from Bruce Murray, Vice President Teva Pharmaceuticals, Robert Gundlach, Esq., attorney for Teva, Ed Klimek, KSS Architects, architect for Teva, Casey Moore PE, McMahon Associates, Inc. Steve Harris Esq., attorney for Eureka Quarry. The Commission deferred their questions in order to take questions and comments from the public. At the meeting of June 24, 2010, the Commission queried Eureka and Teva regarding their petitions to amend the Comprehensive Plan and Zoning Map of Warrington Township and further questions and comments were taken from the public.

The Planning Commission considered the following materials:

- Petition of Amendment to Comprehensive Plan, 4/21/2010
- Petition of Amendment of Zoning Map, 4/21/2010
- Warrington Township Ordinance 27-2407 Amendments
- 27-2507 Traffic Impact Study
- 27 Part 12 PI 1
- 27 Part 13 PI 2
- 27 Part 10 C1
- 27 Part 5 PRD
- 22 Appendix C
- Warrington Township Zoning Maps from 1970, 1984 and 1992
- Warrington Township Comprehensive Plan, 10/24/2006

- Correspondence Fox Rothschild R Gundlach DT1862423v3 04/21/2010 transmittal letter petitions
- Correspondence Fox Rothschild R Gundlach DT18712v1 5/11/2010 transmittal letter preliminary plan
- Correspondence Fox Rothschild R Gundlach DT1874173v1A 6/2/2010, Transmittal of Zoning Change Petition Plan
- Correspondence Fox Rothschild J Rice DT 187095v1 6/23/2010 clarification of 6/2/2010 letter
- Correspondence Bucks County Planning Commission letter 6/2/2010 *BCPC 50-10-4*
- Correspondence Fox Rothschild R Gundlach DT1875087v1 6/15/2010 Teva Traffic Improvement Commitment \$9M
- Correspondence Fox Rothschild R Gundlach DT1875027v1 6/18/2010 petitioner's response
- Correspondence McMahon O'Brien 6/18/2010 Comparative Traffic Study
- PennDOT WD2 project improvements – DVRPC website 8/6/2009
- Teva PowerPoint Presentation 2/16/10, slide 30
- Teva PowerPoint Presentation 6/3/10

In a motion made by Ms. Yannich, seconded by Mr. Tiberio, the Warrington Township Planning Commission recommends to the Warrington Township Board of Supervisors approval of the "Petition for Amendment to Comprehensive Plan", dated 4-21-2010

The vote passed 4-0

Mr. Gonser – Aye; Mr. Tiberio – Aye; Ms. Yannich – Aye; Mr. Skinner – Aye

In a motion made by Mr. Tiberio, seconded by Mr. Gonser, the Warrington Township Planning Commission recommends to the Warrington Township Board of Supervisors approval of the "Petition for Amendment to Zoning Map" dated 4-21-2010.

The vote passed 4-0

Mr. Gonser – Aye; Mr. Tiberio – Aye; Mrs. Yannich – Aye; Mr. Skinner - Aye

Sincerely,

Douglas Skinner, Chairman
Warrington Township Planning Commission

Ds/mwm