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File No. 39935-00001

June 18, 2010

Via E-Mail

Michael Mrozinski
Director Planning and Development
Warrington Township
852 Easton Road
Warrington, PA 18976

Re: Teva Pharmaceuticals – Petition for Rezoning a Portion of the Eureka Quarry Property, Warrington Township, Bucks County

Dear Michael:

This letter is in response to the Memorandum Teva received from the Bucks County Planning Commission, dated June 2, 2010, concerning the pending Petition to Amend the Township Zoning Map and the pending Petition to Amend the Township Comprehensive Plan. Please distribute this reply to the members of the Township Planning Commission in advance of the meeting before them on June 24, 2010.

For purposes of this letter, the term “Applicant” shall mean Teva Pharmaceuticals and Eureka Quarry, Inc. The headings and paragraph numbers below follow the headings and paragraph numbers in the Bucks County Planning Commission letter:

A. Requested Amendment to the Comprehensive Plan.

1. Comment.
2. The Applicant defers to Warrington Township as to the need to change the Future Land Use Plan contained in the Comprehensive Plan. Obviously, the Applicant does not have the ability to amend this Future Land Use Plan. In the Applicant’s opinion, the text contained in the pending Petition to Amend the Comprehensive Plan is in compliance with the requirements contained in the Municipalities Planning Code.

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B. Requested Amendment to Zoning Map.

1. The Applicant does not agree that any decision to approve a new zoning boundary line would have to be conditioned upon PennDOT defining exactly where the right-of-way of the proposed spur road will be located. That is, the request is to rezone the PRD lands west of the proposed spur road as C1 and the lands east of the proposed spur road at PI-2. An exact location of the right-of-way is not required to complete this proposed rezoning. Nevertheless, the proposed right-of-way for the new spur road has been fully engineered and is reflected in the Zoning Change Petition Plan, last revised June 1, 2010.
2. Comment.
3. Comment.
4. Comment.
5. In accordance with Section 2507 of the Zoning Ordinance, the Applicant has submitted a traffic impact study for the proposed development of the lands proposed to be developed by Teva Pharmaceuticals as reflected on the pending preliminary subdivision/land development plans. In addition, on even date herewith, the Applicant has submitted a supplemental traffic impact study, as requested under this Paragraph 5, to provide a comparative analysis of the anticipated traffic generation of the most intensive use permitted under the current zoning to that of the most intensive use permitted under the proposed zoning.
6. In accordance with the request in Paragraph 6, the Applicant has submitted, on even date herewith, a supplemental EIA Report to evaluate the impacts of the highest or most intensive use of the portion of the property proposed to be rezoned from PRD to C1 and PI-2.
7. Comment.

C. Summary.

The Applicant has previously submitted to the Township a proposed sketch plan which indicates how Teva Pharmaceuticals would propose to develop the property if the portion of the PRD lands east of the proposed spur road are rezoned to PI-2 (aka, the "Preferred Plan"). In the

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Applicant's opinion, this proposed rezoning and the resulting development of the property in accordance with the Preferred Plan, would:

1. Create a good transition between the industrial activity permitted and planned for in the PI-2 and PI-1 zoning districts on the east side of the proposed spur road and the uses permitted in the C1 zoning district on the west side of the proposed spur road.
2. Would provide for substantial open space areas and green setbacks, as one would see in modern corporate parks, at the perimeters of the industrial tracts.
3. Limit the height of buildings in the lands now zoned PRD to no more than 50 feet in height, except a small portion of said PRD lands along the eastern border of the property.
4. Provide for impervious surface areas less than what is otherwise permitted under the PI-1 and PI-2 zoning districts.
5. Address and improve the traffic circulation and traffic generation within the surrounding roadways.

In summary, the Applicant's requested rezoning, which will result in the construction of the proposed spur road and the development of the PI-1 and PI-2 lands in accordance with the Preferred Plan, will accomplish substantially all of the planning objectives set forth by the Bucks County Planning Commission.

Should you have any questions with this reply, please advise.

Sincerely,



Robert W. Gundlach, Jr.

RWG:ds

cc: Tim Tieperman, Township Manager Warrington Township
Bruce R. Murray, Teva Pharmaceuticals
Coert Davis, Teva Pharmaceuticals

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