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August 9, 2010

**Via Email and Hand Delivery**

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 Mike:

As you are aware, Warrington Township received a memorandum from the Bucks County Planning Commission, dated June 2, 2010, in response to the proposed Petition for Amendment to Zoning Map, which proposes to rezone a portion of the above-referenced property to PI-2 (then estimated at 22.88 acres and now confirmed at 23.18 acres) and a portion of the above-referenced property to C-1 (then estimated at 8.4 acres and now confirmed at 9.09 acres). The BCPC requested certain additional information in its memo. In this regard, we have enclosed two copies of the following:

1. Teva's reply, dated June 18, 2010, to the letter from the BCPC, dated June 2, 2010, on the Petition for Amendment to Zoning Map and the Petition for Amendment to Comprehensive Plan. This same letter was sent to you on June 22, 2010.
2. Supplemental Traffic Impact Study, as requested in Paragraph 5 of the BCPC letter, dated June 18, 2010. This Study supplements the Traffic Impact Study previously submitted to the Township, as part of the pending subdivision/land development application, to evaluate the proposed rezoning separate from the Teva project. This same Study was sent to you on June 22, 2010.
3. Supplemental Environmental Impact Assessment Report, as requested in Paragraph 6 of the BCPC letter, dated July 21, 2010. This Report supplements the Environmental Impact Assessment Report previously submitted to the Township, as part of the pending subdivision/land development application, to evaluate the proposed rezoning separate from the Teva project. This same Report was sent to you on June 22, 2010.

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Michael Mrozinski  
August 9, 2010  
Page 2

COPY

4. Zoning Change Petition Plan, last revised June 1, 2010. This same plan was sent to you on April 21, 2010 and June 2, 2010.
5. An updated Petition for Amendment to Zoning Map to reflect the acreage of the lands proposed to be rezoned now that the survey has been completed. This same document (with minor corrections to the acreage numbers) was submitted to the Township under cover letter dated April 21, 2010.
6. An updated Petition for Amendment to Comprehensive Plan. This same document (with minor corrections to the acreage numbers) was submitted to the Township under cover letter dated April 21, 2010.
7. Restrictive Covenant Agreement proposed to be executed and recorded against the subject property prior to the Township acting on the pending Petition for Amendment to Zoning Map. This Agreement is intended to address comments contain in the BCPC's memo dated June 2, 1010, as well as comments we received before the Warrington Township Planning Commission.
8. Plan set prepared by T&M Associates, dated March 18, 2010, consisting of 4 sheets (the "Preferred Plan"), showing how the subject property would be developed if the proposed rezoning was approved by the Board of Supervisors. This same plan set was submitted to the Township under cover letter dated March 23, 2010.
9. Amended BCPC review application and filing fee. It is our understanding that the BCPC will only issue a new formal review of the project if requested by the Township; therefore, kindly deliver the enclosed application and fee directly to the BCPC.

The benefits to rezoning the PRD land to PI-2, as requested by Teva, and thus allowing the development of the site to proceed pursuant to the Preferred Plan instead of the pending land developments (a/k/a, the By-Right Plan), including the following:

- a. Preferred Plan layout proposes that the building be setback 115 feet from Lower State Road instead of a setback of 77 feet on the By-Right Plan layout.
- b. Preferred Plan layout proposes that the building be setback approximately 480 feet from the existing greenhouse property instead of a setback of only approximately 120 feet on the By-Right Plan layout.
- c. Preferred Plan layout proposes that a portion of the loading areas and truck parking areas be located internally on the site adjacent to another commercial property (i.e., between the building and the existing greenhouse property); whereas, the By-Right



**Fox Rothschild** LLP  
ATTORNEYS AT LAW

Michael Mrozinski  
August 9, 2010  
Page 3

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Plan layout proposes that a portion of the loading areas and truck parking areas to be located adjacent to residential properties along Limekiln Road.

- d. The car parking lots on the Preferred Plan layout are setback farther from Limekiln Road than the car parking lots shown on the By-Right Plan layout.
- e. Preferred Plan layout has greater potential for providing buffering, berming and landscaping along the residential areas than the By-Right Plan layout, given the increased setbacks and the location and layout of the car access drive on the Preferred layout.
- f. Preferred Plan layout provides a truck access drive and loading areas internal to the site as opposed to the By-Right Plan layout, which provides truck access and a portion of the loading areas around the outer perimeter of the proposed buildings.
- g. Preferred Plan layout has less impact to the environmental features on the property than the By-Right Plan layout.
- h. Preferred Plan layout allows more options to design the truck and car entrances off of the proposed spur road, rather than Lower State Road.
- i. By-Right Plan layout would leave the land zoned PRD available for development as high density residential in accordance with the Zoning Ordinance. Developing a high density residential community adjacent to an industrial use could result in planning conflicts and would generate additional traffic. Preferred Plan layout would eliminate the development of the 23.18 acres of the PRD zoned land for residential housing and allow the balance, 9.09 acres, to be merged with and become part of the adjacent lands already zoned C1.

Please submit the enclosed information to BCPC for their review. If you should have any questions concerning this request, please advise.

Sincerely,

Robert W. Gundlach, Jr.

RWG:jmf  
Enclosures

cc: Coert Davis, Teva Pharmaceuticals USA (w/encs., via e-mail)  
Bonne Hills, Teva Pharmaceuticals USA (w/encs., via e-mail)  
Jessica L. Rice



Fox Rothschild LLP  
ATTORNEYS AT LAW

Michael Mrozinski  
August 9, 2010  
Page 4

bcc: Robert W. Gundlach, Jr., Esquire ✓

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