

**PERKASIE BOROUGH  
RESOLUTION NO. 2025-37**

**A RESOLUTION OF THE BOROUGH COUNCIL IN AND  
FOR THE BOROUGH OF PERKASIE, BUCKS COUNTY,  
COMMONWEALTH OF PENNSYLVANIA, APPROVING  
THE WP PERKASIE, LLC PRELIMINARY AS FINAL  
LAND DEVELOPMENT PLAN**

**WHEREAS**, WP Perkasia, LLC (“Applicant”) proposes the construction of a Two-Tenant Retail/Restaurant Building with associated parking, driveways, walkways, and the like. The plan relates to Bucks County Tax Parcels 33-016-010 and 33-016-022, containing approximately 2.2877 acres. The property, which is the subject of this Resolution, is located on the Southwest corner of North 5th Street and West Blooming Glen Drive. The site is zoned Business Professional (C-1), and the intended use is planned commercial development (Use E-15). The site will have access to Shadywood Drive and West Blooming Glen Drive;

**WHEREAS**, the Plans were prepared by SR3Engineers, consisting of sheets 1 through 15, dated October 2, 2024, and last revised July 24, 2025; and

**WHEREAS**, the property which is the subject of this Resolution was the subject of a prior Resolution of Borough Council, wherein the AutoZone retail outlet was approved by Borough Council, subject to conditions noted in that Resolution.

**NOW THEREFORE BE IT RESOLVED** by the Borough Council of the Borough of Perkasia, that the Borough Council hereby approves the Preliminary as Final Land Development Plan of WP Perkasia, LLC, for the Two-Tenant Retail/Restaurant Building, subject to the following conditions:

1. Compliance with the Conditional Use Decision rendered by Borough Council on or about February 17, 2025;

2. Continued compliance with the Resolution of approval related to the AutoZone to the extent it is applicable to this project;
3. Compliance with the Gilmore & Associates, Inc., review letter dated July 31, 2025;
4. Compliance with the Gilmore & Associates, Inc., planning review letter dated July 29, 2025;
5. Compliance with the Perkasio Borough Zoning Hearing Board Decision rendered on July 10, 2025, together with any conditions noted therein;
6. Confirmation that the Borough will **not** accept the ultimate right-of-way along 5th Street in the Borough;
7. Applicant shall obtain the appropriate approvals from the Perkasio Regional Authority for the purpose of providing water and sanitary sewer facilities to the project;
8. Applicant shall obtain any additional approvals and/or permits as may be required by the Bucks County Conservation District; the Pennsylvania Department of Environmental Protection; the Perkasio Regional Authority; the Perkasio Electric Department; the Pennsylvania Department of Transportation; and/or any other local, state, county, and/or federal authority or agency requiring a permit and/or approval ("Additional Permits"). Copies of said permits and approvals shall be submitted to the Borough;
9. Applicant shall fund and execute land development and financial security agreements, in a form satisfactory to the Borough Solicitor, prior to plan recordation;
10. To assist the Applicant in securing all of the appropriate permits, the Borough agrees to sign paper copies of the approved revised final plan provided they bear the legend "not to be recorded" if signed paper copies are required to be submitted to the various local, state, and federal agencies that must approve the various approvals, permits, certificates and the like for the

land development. Provided, however, that the Borough reserves the rights of participation in all approval and permitting procedures which will be required for the approval of this plan;

11. The Applicant shall execute and record a Stormwater Facilities Maintenance and Monitoring Agreement, if necessary, in a form acceptable to the Borough Solicitor, prior to plan recordation;

12. Applicant shall pay all review and professional fees in connection with all prior reviews and the reviews and construction observation in connection with this approval as required by the Borough Subdivision and Land Development Ordinance and its applicable rate structure;

13. The Plan shall be ADA compliant; and

14. The Borough agrees to be the applicant or co-applicant for the PennDOT Highway Occupancy Permit (HOP), if needed, for any drainage connection from the Applicant's project to North 5<sup>th</sup> Street, which said permit is required by PennDOT. The HOP shall state that the stormwater pipe and any other stormwater system facilities located on the Applicant's property shall be maintained by the Applicant, including its point of connection to the drainage pipe located within the PennDOT Right-of-Way. Furthermore, all costs associated with the application for the HOP shall be borne by the Applicant.

**NOW, THEREFORE, BE IT RESOLVED**, that the Perkasio Borough Council, in lieu of a public hearing, has offered the public the opportunity to comment on the proposed plan at a public meeting in accordance with the requirements of 53 P.S. §10508, and has provided residents with the ability to comment and address concerns relative to the Final Land Development Plan at all public meetings discussing this Plan, and after consideration of the Plan and the aforementioned conditions, finds that the approval of the Applicant's Preliminary as

Final Land Development Plan will not be detrimental to the welfare, health, peace, and morals of the Perkasio Borough or its residents; and


**BE IT FURTHER RESOLVED**, that the Perkasio Borough Council approves, by adoption of this Resolution, the Applicant's Preliminary as Final Land Development Plan referenced above, subject to the aforementioned conditions; and

**THIS RESOLUTION WAS DULY ADOPTED** by the Perkasio Borough Council on the 4<sup>th</sup> day of August, 2025.

**ATTEST:**

By:   
Andrea L. Coaxum, Secretary

**BOROUGH OF PERKASIE:**

By:   
James Ryder, Council President