

**BEDMINSTER TOWNSHIP**  
**Bucks County, PA**

**ORDINANCE NO. 248**

**AN ORDINANCE OF BEDMINSTER TOWNSHIP AMENDING THE  
BEDMINSTER TOWNSHIP STORMWATER MANAGEMENT  
ORDINANCE AMENDING THE DEFINITION OF "REGULATED  
ACTIVITIES" AND REQUIRING THE SUBMISSION OF SIMPLIFIED  
STORMWATER MANAGEMENT PLANNING FOR RESIDENTIAL  
CONSTRUCTION ON LOTS OF ONE ACRE OR LESS PROPOSING LESS  
THAN ONE THOUSAND SQUARE FEET OF IMPERVIOUS SURFACE  
AND CORRECTING TYPOGRAPHICAL ERRORS.**

IT IS HEREBY ORDAINED AND ENACTED by the Board of Supervisors of Bedminster Township, Bucks County, Pennsylvania, as follows:

**SECTION I      REGULATED ACTIVITIES**

Subsection 105.D.4 of the Bedminster Township Stormwater Management Ordinance is hereby amended to clarify the applicability of the one thousand square foot threshold at which the addition of impervious surface is considered a Regulated Activity. The revised Subsection 105.D.4 shall read as follows:

4. Subsequent to October 19, 2020 (the effective date of this Ordinance), the construction of additional impervious surfaces (e.g. driveways, parking lots, etc.) and/or construction of new buildings/additions to existing buildings, which, solely and/or cumulatively (refer Section 106.B), results in more than one thousand (1,000) square feet of additional impervious surface.

**SECTION II      SIMPLIFIED PROCEDURE FOR CERTAIN RESIDENTIAL LOTS**

Section 105 of the Bedminster Township Stormwater Management Ordinance is hereby amended with the inclusion of a new Subsection "E" to require compliance with the Simplified Procedure for lots of one acre or less containing residential uses and which propose between 500 and 1,000 square feet, inclusive, of additional impervious surface. This new Subsection "E" shall read as follows:

- E. On residential lots of one (1) acre or less, any proposed individual home construction projects, accessory structures projects, and/or other projects involving the construction or installation of impervious surfaces, which, solely and/or cumulatively, propose from five hundred (500) square feet up to one thousand (1,000) square feet of additional impervious surface, shall either comply with the Stormwater Management requirements set forth in

Article III of this Ordinance or utilize the simplified procedure set forth within Appendix I to this Ordinance to meet the requirements of this Ordinance. Such projects are not required, however, to submit formal SWM Site plans to the Township. This procedure may not be utilized in conjunction with or concerning any proposed subdivision or land development.

### **SECTION III APPEALS**

Table 106.1 of the Bedminster Township Stormwater Management Ordinance is hereby amended to read as follows:

Table 106.1 Stormwater Management Exemption Criteria

Total Parcel Area (acres)	Maximum Impervious Surface Area (square feet)
<0.5	1,000
0.5 to 1.0	2,500
>1.0 to 2.0	4,000
>2.0 to 5.0	5,000
>5.0	7,500

### **SECTION IV APPEALS**

Subsection 106.D of the Bedminster Township Stormwater Management Ordinance is hereby amended to read as follows:

#### **D. Simplified Procedure for Single Family Dwelling Lots**

Individual home construction projects and accessory structures on existing single-family lots which result in less than two thousand five hundred (2,500) square feet of new impervious area (including the building footprint, driveway, sidewalks, and parking areas) and less than five thousand (5,000) square feet of earth disturbance but do not meet exemption criteria of Section 106.B or are subject to the additional criteria of Section 106.E may utilize the simplified procedure within Appendix I to this Ordinance to meet requirements of this Ordinance and are not required to submit formal SWM Site plans to the Township. This procedure may not be utilized for, in conjunction with, or concerning any proposed subdivision or land development.

### **SECTION V APPEALS**

The second Subsection 106.E of the Bedminster Township Stormwater Management Ordinance is hereby renumbered as Subsection 106.F and the opening paragraph shall read as follows:

- F. All applicants seeking an exemption from the stormwater management requirements of this Ordinance based upon criteria contained in this Section 106 shall be required, at a minimum, to submit to the Township the following documentation for review:

## **SECTION VI APPEALS**

Section 907.A of the Bedminster Township Stormwater Management Ordinance is hereby amended to read as follows:

- A. Appeals from the determination of the Township Zoning Officer, Township Engineer, or Township designee in the administration of this Ordinance that relate to applications for land development under Article V and VII of the Municipalities Planning Code shall be made to the Township Board of Supervisors within thirty (30) days of that determination or decision, pursuant to Section 909.1(b)(6) of the Municipalities Planning Code.

## **SECTION VII APPENDIX I**

The opening paragraph of Appendix I to the Bedminster Township Stormwater Management Ordinance is hereby amended to read as follows:

### **Projects eligible for this procedure**

The following two types of projects may utilize the simplified procedure contained in this Appendix to meet volume requirements of this Part and are not required to submit detailed stormwater management plans as required by Article IV to the Township:

- Any proposed individual home construction projects, accessory structures projects, and/or other projects involving the construction or installation of impervious surfaces, taking place on residential lots of one (1) acre or less, which, solely and/or cumulatively, propose from five hundred (500) square feet up to one thousand (1,000) square feet of additional impervious surface; and
- Individual home construction projects on single family lots which result in less than two thousand five hundred (2,500) square feet of new impervious area (including the building footprint, driveway, sidewalks, and parking areas) and less than five thousand (5,000) square feet of earth disturbance.

This procedure may not be utilized for proposed subdivisions or land developments.

## **SECTION VIII REPEALER.**

All ordinances or parts of ordinances which are inconsistent herewith are hereby repealed.

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**BEDMINSTER TOWNSHIP  
STORMWATER MANAGEMENT ORDINANCE AMENDMENT**

**ORDINANCE NO. \_\_\_\_\_**

**SECTION IX SEVERABILITY.**

If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality, or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts of this Ordinance. It is hereby declared as the intent of the Board of Supervisors of Bedminster Township, that this Ordinance would have been adopted had such unconstitutional, illegal, or invalid sentence, clause, section, or part thereof not been included therein.

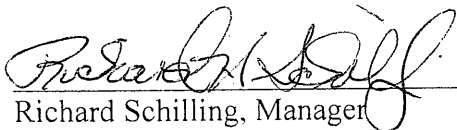
**SECTION X EFFECTIVE DATE.**

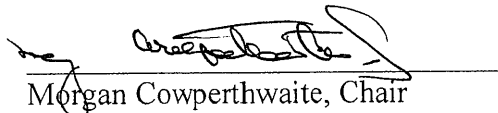
This Ordinance shall become effective five (5) days after its adoption.

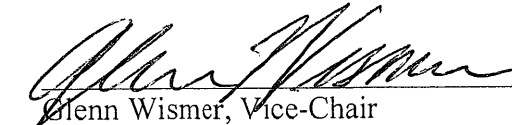
**ORDAINED AND ENACTED** by the Bedminster Township Board of Supervisors this  
14<sup>th</sup> day of July, A.D., 2021.

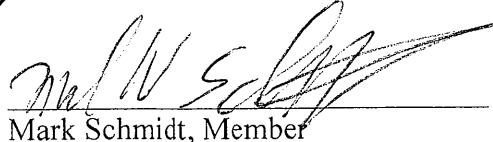
**BEDMINSTER TOWNSHIP  
BOARD OF SUPERVISORS**

**ATTEST:**

  
Richard Schilling, Manager

  
Morgan Cowperthwaite, Chair

  
Glenn Wismer, Vice-Chair

  
Mark Schmidt, Member