

**TOWNSHIP OF WARRINGTON
BUCKS COUNTY, PENNSYLVANIA**

ORDINANCE NO. _____

**AN ORDINANCE OF WARRINGTON TOWNSHIP
AMENDING THE ZONING MAP INCLUDED AS PART OF
THE TOWNSHIP ZONING ORDINANCE**

WHEREAS, Section 66601 of the Second Class Township Code, 53 P.S. §66601, authorizes the Warrington Township Board of Supervisors to adopt, amend, repeal or revise existing ordinances; and

WHEREAS, Section 609 of the Pennsylvania Municipalities Planning Code, 53 P.S. §10609, authorizes the Warrington Township Board of Supervisors to enact amendments to the Warrington Township Zoning Ordinance and amendments involving a zoning map change; and

WHEREAS, the Warrington Township Board of Supervisors has determined that it is in the best interests of the municipality to adopt this Ordinance amending the Warrington Township Zoning Ordinance and the Zoning Map included therein to provide additional active recreation for the residents of the Township and to allow the expansion of a long-standing member of the Township business community; and

WHEREAS, a public hearing was held for the purpose of considering the amendment to the Warrington Township Zoning Map included as part of the Warrington Township Zoning Ordinance; and

WHEREAS, the Warrington Township Board of Supervisors, after the public hearing, and after receipt of recommendations from the Warrington Township Planning Commission and the Bucks County Planning Commission, deems it appropriate and proper that the zoning classification of the parcels of real estate hereafter described be changed, as hereinafter more particularly set forth, so that the classification thereof will be in accordance with the spirit and the intent of the Warrington Township Zoning Ordinance.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the Board of Supervisors of Warrington Township, Bucks County, Pennsylvania, that the Zoning Map of Warrington Township and the Warrington Township Zoning Ordinance is hereby amended as follows:

SECTION 1. MAP AMENDMENT. The Zoning Map of Warrington Township is hereby amended as follows:

a. To amend the zoning the portion of Tax Parcel No. 50-26-63-2 located along Bristol Road, consisting of approximately 15.3 acres and currently zoned O-I – Professional Office and Light Industrial District to OS/P – Open Space/Parkland District, as shown on the plan attached hereto as Exhibit “A” and as described in the legal description attached hereto as Exhibit “B”; and

b. To amend the balance of Tax Parcel No. 50-26-63-2, consisting of approximately 43.185 acres to Q - Quarry District shown on the plan attached hereto as Exhibit “A” and as described in the legal description attached hereto as Exhibit “C”.

SECTION 2. SEVERABILITY. It is hereby declared to be the legislative intent that if a court of competent jurisdiction declares any provision of this Amendment to be invalid or ineffective in whole or in part, the effect of such decision shall be limited to those provisions which are expressly stated in the decision to be invalid or ineffective, and all other provisions of this Amendment shall continue to be separately and fully effective. The Board of Supervisors hereby declares that it would have passed this Amendment and each Section or part thereof, other than the part declared invalid, if the Board of Supervisors had advanced knowledge that any part would be declared invalid.

SECTION 3. REPEALER. Any resolution, ordinance or part of any ordinance or resolution inconsistent herewith, and any amendments thereof, are hereby expressly repealed and the provisions of this Ordinance shall prevail.

SECTION 4. In all other respects, the provisions of the Warrington Township Zoning Ordinance, as amended, shall remain in full force and effect.

SECTION 5. EFFECTIVE DATE. This Zoning Ordinance shall become effective five (5) days after adoption thereof immediately after ENACTED and ORDAINED this _____ day of _____, 2018.

Attest:

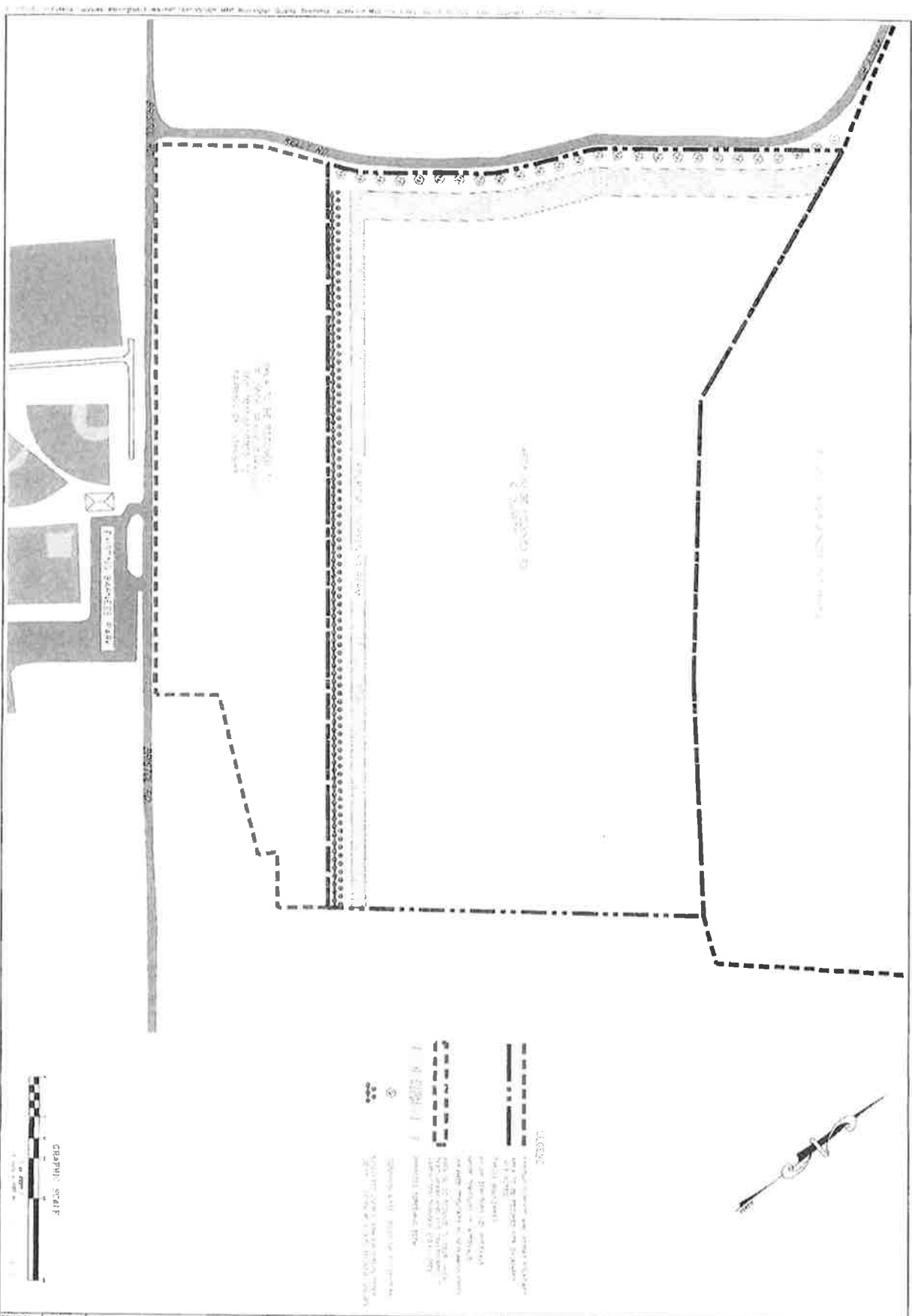
WARRINGTON TOWNSHIP
BOARD OF SUPERVISORS

Barry Luber,
Township Manager

Shirley Yannich, Chairman

EXHIBIT "A"

Plan



DATE: 01/11/11 DRAWN BY: JMM CHECKED BY: JMM SCALE: AS SHOWN SHEET NUMBER: D-001 SHEET 1 OF 1	FIGURE 1 WARRINGTON QUARRY EXPANSION WARRINGTON QUARRY EXPANSION CUREVA STONE QUARRY, INC. WARRINGTON TOWNSHIP, DADE COUNTY PENNSYLVANIA	PREPARED BY: EarthRes CONSULTING ENGINEERS AND PLANNERS 1725 W. 10th St. Suite 200 Warrington, PA 18953 Phone: (610) 421-1111 Fax: (610) 421-1112 Email: info@earthres.com	PREPARED FOR: CUREVA STONE QUARRY, INC. P.O. BOX 240 CHESTER, PA 19314 (215) 333-8000	<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>REVISION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1/22/11</td> <td>JMM</td> <td>PERFORM PER TOWNSHIP COMMENTS</td> </tr> <tr> <td>2</td> <td>2/2/11</td> <td>JMM</td> <td>PERFORM PER TOWNSHIP COMMENTS</td> </tr> <tr> <td>3</td> <td>2/22/11</td> <td>JMM</td> <td>ADDITION OF QUARRY BOUNDARY</td> </tr> <tr> <td>4</td> <td>2/25/11</td> <td>JMM</td> <td>UPDATE PROPOSED QUARRY EXPANSION AREA</td> </tr> </tbody> </table>	NO.	DATE	BY	REVISION	1	1/22/11	JMM	PERFORM PER TOWNSHIP COMMENTS	2	2/2/11	JMM	PERFORM PER TOWNSHIP COMMENTS	3	2/22/11	JMM	ADDITION OF QUARRY BOUNDARY	4	2/25/11	JMM	UPDATE PROPOSED QUARRY EXPANSION AREA
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EXHIBIT "B"

Legal Description

Lands to be Rezoned OS/P – Open Space/Parkland District

LEGAL DESCRIPTION

PORTION OF EUREKA STONE QUARRY INC., A PENNSYLVANIA CORPORATION,
PROPERTY REQUESTED TO BE REZONED

Warrington Township
Bucks County, PA

January 22, 2018

DESCRIPTION of the proposed Open Space/Parkland District of the portion of Eureka Stone Quarry Inc. (Parcel ID 50-026-063-002) in Warrington Township. The area description below is for zoning purposes and is not intended as a property boundary description and is referenced from the legal description recorded in Deed Book 2723 Page 559, recorded Indenture between N. Albert Cornell, Joan Cornell and Anna C. DeHart and Eureka Stone Quarry Inc. dated December 22, 1986 as prepared by Carroll Engineering Corporation, and revised parcel boundary along Kelly Road from Overall Plan of Subdivision (Sheet 1 of 5), Estates at Warrington Ridge dated June 4, 2004 prepared by Horizon Engineering Associates, LLC. The district area described below is represented on the Warrington Quarry Expansion Revision 4, Figure 1, dated January 22, 2017 as prepared by EarthRes Group, Inc.

Beginning; at Point on the South Easterly right-of-way line of Bristol Road (State Road 2025) and Kelly Road with a thirty three foot legal right of way, said point being the Southwest corner of lands now or formerly of Eureka Stone Quarry Inc.; (Parcel ID 50-026-063-002) North 37° 35' 53" East a distance of 233.50-feet to a point;

THENCE along the ultimate right-of-way line for Kelly Road (T330) a curve concave Southeasterly and having a radius of 250-feet, an arc distance of 66.33-feet, chord bearing N 45° 11' 56" E, and a chord distance of 66.14-feet to a point;

THENCE along the ultimate right-of-way line for Kelly Road (T330) North 52° 47' 59" East a distance of 133.10-feet to a point;

THENCE from said point, along the lands now or formerly of Eureka Stone Quarry Inc. South 52° 43' 23" East a distance of 1837.88-feet to a point,

THENCE from said point, South 37° 47' 49" West a distance of 122.84-feet to a point along the lands now or formerly of Eureka Stone Quarry, Inc. and the lands now or formerly of Michael P. and Ellen D. Vesey (Parcel ID 50-026-062),

THENCE from said point, North 52° 47' 10" West a distance of 136.48-feet along the lands now or formerly of Eureka Stone Quarry, Inc. and the lands now or formerly of Michael P. and Ellen D. Vesey (Parcel ID 50-026-062),

THENCE from said point, South 27° 16' 45" West a distance of 48.36-along the lands now or formerly of Eureka Stone Quarry, Inc. and the lands now or formerly of Michael P. and Ellen D. Vesey (Parcel ID 50-026-062) and a common corner of the lands now or formerly of Albert N. and Joan Cornell (Parcel ID 50-026-063),

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THENCE from said point, North 66° 27' 10" West a distance of 405.07-feet along the lands now or formerly of Eureka Stone Quarry, Inc. and the lands now or formerly of Albert N. and Joan Cornell (Parcel ID 50-026-063),

THENCE from said point, South 37° 18' 29" West a distance of 159.00-feet along the lands now or formerly of Eureka Stone Quarry, Inc. and the lands now or formerly of Albert N. and Joan Cornell (Parcel ID 50-026-063),

THENCE from said point, North 52° 47' 10" West a distance of 1361.14-feet along the lands now or formerly of Eureka Stone Quarry, Inc. and the Easterly right-of-way Line of Bristol Road to the **Point of Beginning**.

CONTAINING: an area of 678,060 square feet (15.6 +/- acres).

EXHIBIT "C"

Legal Description

Lands to be Rezoned Q – Quarry District

LEGAL DESCRIPTION

PORTION OF EUREKA STONE QUARRY INC., A PENNSYLVANIA CORPORATION,
PROPERTY REQUESTED TO BE REZONED

Warrington Township
Bucks County, PA

September 7, 2017

DESCRIPTION of the proposed Quarry District of the portion of Eureka Stone Quarry Inc. (Parcel ID 50-026-063-002) in Warrington Township. The area description below is for zoning purposes and is not intended as a property boundary description and is referenced from the legal description recorded in Deed Book 2723 Page 559, recorded Indenture between N. Albert Cornell, Joan Cornell and Anna C. DeHart and Eureka Stone Quarry Inc. dated December 22, 1986 as prepared by Carroll Engineering Corporation, and revised parcel boundary along Kelly Road from Overall Plan of Subdivision (Sheet 1 of 5), Estates at Warrington Ridge dated June 4, 2004 prepared by Horizon Engineering Associates, LLC. The district area described below is represented on the Warrington Quarry Expansion Revision 3, Figure 1, dated September 7, 2017 as prepared by EarthRes Group, Inc.

BEGINNING from a Point in the center of Bristol Road (State Road 2025) with a thirty three foot legal right of way, said point being the southwest corner of lands now or formerly of Eureka Stone Quarry Inc.; thence along the following three (3) courses along the ultimate right-of-way line for Kelly Road (T330):

1. North 37° 35' 53" East a distance of 248.06-feet to a point;
2. From said point along a curve concave Southeasterly and having a radius of 250-feet, an arc distance of 66.33-feet, chord bearing N 45° 11' 56" E, and a chord distance of 66.14-feet to a point;
3. North 52° 47' 59" East a distance of 133.10-feet to a **Point of Beginning**;

THENCE from said **Point of Beginning** following the ultimate right-of-way line for Kelly Road then following seven (7) courses:

1. North 52° 47' 59" East a distance of 41.39-feet to a point;
2. From said point along a curve concave Northwesterly and having a radius of 300-feet, an arc distance of 79.60-feet to a point, chord bearing N 45° 15' 10" E and chord distance of 79.38-feet to a point;
3. North 37° 35' 53" East a distance of 261.94-feet to a point;
4. From said point along a curve concave Northwesterly and having a radius of 300-feet, an arc distance of 75.32-feet to a point, chord bearing N 30° 24' 20" E and chord distance of 75.12-feet to a point;
5. North 23° 12' 44" East a distance of 198.52-feet to a point;
6. From said point along a curve concave Southeasterly and having a radius of 200-feet, an arc distance of 50.22-feet, chord bearing N 30° 24' 20" E, and a chord distance of 50.09-feet to a point and along the following course along lands now or formerly owned by Eureka Stone Quarry, Inc.:

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September 7, 2017*

7. North 37° 35' 53" East a distance of 588.07-feet to a common point between Kelly Road (T330) and lands now or formerly of Eureka Stone Quarry, Inc. (Parcel ID 50-026-063-002);

THENCE from said point along the common boundary with lands now or formerly of Eureka Stone Quarry, Inc. (Parcel ID's 50-026-063-001/50-026-063-002) following four (4) courses:

1. South 22° 45' 23" East a distance of 711.72-feet to a point;
2. South 51° 10' 3" East a distance of 691.07-feet to a point;
3. South 55° 08' 23" East a distance of 584.76-feet to a point;
4. South 38° 20' 27" West a distance of 935.92-feet to a point;

THENCE from said point through lands now or formerly of Eureka Stone Quarry, Inc. (Parcel ID 50-026-063-002) following the course:

1. North 52° 43' 23" West a distance of 1837.88' to the **Point of Beginning**.

CONTAINING: an area of 1,820,839 square feet (41.8 acres).