

**NOTICE OF PUBLIC HEARING  
MORRISVILLE REDEVELOPMENT AREA  
MORRISVILLE BOROUGH  
BUCKS COUNTY, PENNSYLVANIA**

In compliance with the provisions of the Pennsylvania Urban Redevelopment Law of 1945, P.L. 991 as amended, a public hearing will be held on December 10, 2019 at 6:00 P.M. (EST), at the Morrisville Borough Municipal Building, 35 Union Street, Morrisville, Pennsylvania. The purpose of the public hearing is to consider amending the boundaries of the Morrisville Town Center Redevelopment Area Plan and adoption of a Redevelopment Proposal prepared by the Redevelopment Authority of the County of Bucks. The project area and boundaries of the Morrisville Town Center Redevelopment Area Plan to be amended include the following Tax Parcels:

#24-009-274-001; #24-009-277; #24-009-277-001; #24-009-277-002; #24-009-277-003

Copies of the amendment to the Morrisville Town Center Redevelopment Area Plan and Redevelopment Proposal are available for public view, Monday through Friday, 9:00 A.M. to 4:00 P.M., at the Morrisville Borough Manager's Office, Municipal Building, 35 Union Street, Morrisville Borough, Pennsylvania 19067, at the offices of the Redevelopment Authority of the County of Bucks, 216 Pond Street, Bristol Borough, Pennsylvania, 19007 and during regular operating hours at the Morrisville Free Library, 300 North Pennsylvania Avenue, Morrisville, PA 19067.

Sean D. Schafer, Esq.  
Chairman



**REDEVELOPMENT AUTHORITY  
OF THE COUNTY OF BUCKS**

**BOROUGH OF MORRISVILLE**

**MORRISVILLE BOROUGH CERTIFIED  
REDEVELOPMENT AREA**

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**AMENDMENT TO THE REDEVELOPMENT  
AREA PLAN & PROPOSAL FOR THE  
MORRISVILLE TOWN CENTER**

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**NOVEMBER 2019**

**RESOLUTION OF THE  
PLANNING COMMISSION OF THE  
COUNTY OF BUCKS WITH RESPECT TO AMENDING THE  
MORRISVILLE TOWN CENTER REDEVELOPMENT AREA PLAN**

**WHEREAS**, the Morrisville Borough Planning Commission, the Bucks County Planning Commission and Morrisville Borough Council have established an approved certified redevelopment area for the Borough of Morrisville in accordance with the Pennsylvania Urban Redevelopment Law; and

**WHEREAS**, the Morrisville Town Center Redevelopment Area Plan was established for a portion of the certified redevelopment area and said plan was approved in accordance with the Urban Redevelopment Law; and

**WHEREAS**, in order for the Redevelopment Authority of the County of Bucks to proceed with redevelopment project activity, it is desirous to amend the Morrisville Town Center Redevelopment Area Plan to incorporate other areas to facilitate proposed redevelopment.

**NOW, THEREFORE, BE IT RESOLVED** as follows:

1. That the amendment to the Morrisville Town Center Redevelopment Area Plan of 2006, attached hereto, made a part hereof and marked "Exhibit A", is hereby approved; and
2. That the Redevelopment Proposal for the amended Morrisville Town Center Redevelopment Area Plan, also attached hereto as Exhibit "A", was submitted for review to the Bucks County Planning Commission and the Bucks County Planning Commission after due consideration hereby certifies its approval of the said Redevelopment Proposal to the Board of Commissioners of the County of Bucks; and
3. That said amendment to the Morrisville Town Center Redevelopment Area Plan and Redevelopment Proposal are in conformity with the Comprehensive Plan for the Borough of Morrisville.

This is to certify that the foregoing Resolution is a true and correct copy of the Resolution passed by the Bucks County Planning Commission on November 6, 2019.

  
Secretary 11-08-2019

**Amendment to the Redevelopment Area Plan  
Morrisville Borough Certified Redevelopment Area  
Morrisville Town Center**

**Bucks County Planning Commission  
November 6, 2019**

The Morrisville Borough Certified Redevelopment Area was established in 2004. In 2006, the Morrisville Town Center Redevelopment Area Plan was approved. Exhibit "A" of the Morrisville Town Center Redevelopment Area Plan of 2006 provides the boundaries of the Morrisville Borough Certified Redevelopment Area and the Morrisville Town Center Redevelopment Area Plan.

The following changes to the Morrisville Town Center Redevelopment Area Plan are proposed:

**1. SECTION 1. BOUNDARIES OF REDEVELOPMENT AREA AND EXISTING LAND USES**

The boundaries of the Morrisville Town Center Redevelopment Area shall be amended to include the following Tax Parcels:

- 24-009-274-001
- 24-009-277
- 24-009-277-001
- 24-009-277-002
- 24-009-277-003

Map No. 1 shall be amended to include the above referenced Tax Parcels

The boundaries for "Map No. 2 – Existing Land Use Map" shall be amended to include the above referenced Tax Parcels and shall depict the existing land uses for the above referenced Tax Parcels.

**2. SECTION 2. LAND USE PLAN**

The boundaries for "Map No. 3 – Land Use Plan" shall be amended to include the Tax Parcels identified in Paragraph 1. Proposed land use for parcels 24-009-277, 24-009-277-001, 24-009-277-002 and 24-009-277-003 shall be Commercial Mixed Use. Proposed land use for parcel 24-009-274-001 shall be Transportation/Utilities.

**3. SECTION 5. STATEMENT OF PROPOSED CHANGES IN THE ZONING ORDINANCE AND MAP**

The boundaries for "Map No. 4 – Existing Zoning District Map" shall be amended to include Tax Parcels identified in Paragraph 1. The map shall also be amended to include the existing zoning.

There are not proposed changes to the existing zoning ordinance and map.

All other provisions of the Morrisville Town Center Redevelopment Area Plan of 2006 will remain in effect.

**Morrisville Town Center  
Certified Redevelopment Area  
Map #1**

Morrisville Town Center  
Certified Redevelopment  
Area Boundary

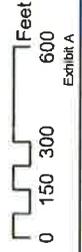


Exhibit A



**DRAFT  
NOT OFFICIAL**

**Morrisville Town Center  
Certified Redevelopment Area  
Existing Land Use  
Map #2**

Morrisville Town Center  
Certified Redevelopment  
Area Boundary

**Existing Land Use**

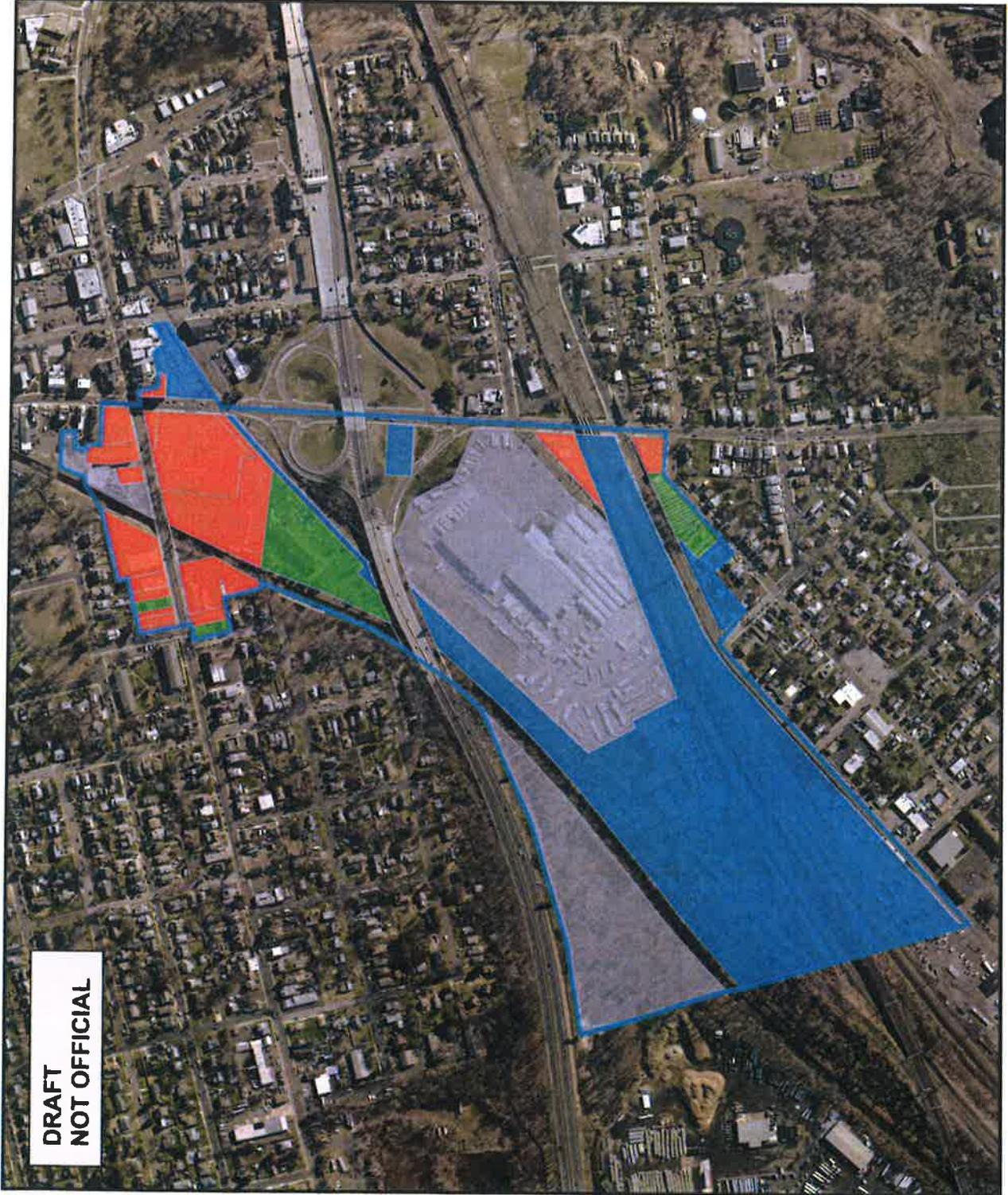
- Commercial
- Industrial
- Residential
- Utilities and Transportation



Bucks County Planning Commission



0 150 300 600  
Feet  
Exhibit A



**DRAFT  
NOT OFFICIAL**

**Morrisville Town Center  
Certified Redevelopment Area  
Proposed Land Use  
Map #3**

Morrisville Town Center  
Certified Redevelopment  
Area Boundary



**Proposed Land Use**

- Commercial
- Commercial Mixed Use/Industrial
- Industrial
- Residential



Bucks County Planning Commission



0 150 300 600 Feet  
Exhibit A



**DRAFT  
NOT OFFICIAL**

**Morrisville Town Center  
Certified Redevelopment Area  
Existing Zoning  
Map #4**

Morrisville Town Center  
Certified Redevelopment  
Area Boundary

**Zoning**

- R-2A Residential
- R-3 Residential
- C-1 Central Commercial
- C-3 Neighborhood Commercial
- C-4 Downtown Industrial
- I-1 Industrial
- I-2 Industrial Technology
- CS-1 Community Service



Bucks County Planning Commission



0 150 300 600 Feet  
Exhibit A



**DRAFT  
NOT OFFICIAL**

**Morrisville Town Center  
Certified Redevelopment Area  
Exhibit "A"**

Redevelopment Area  
Boundary



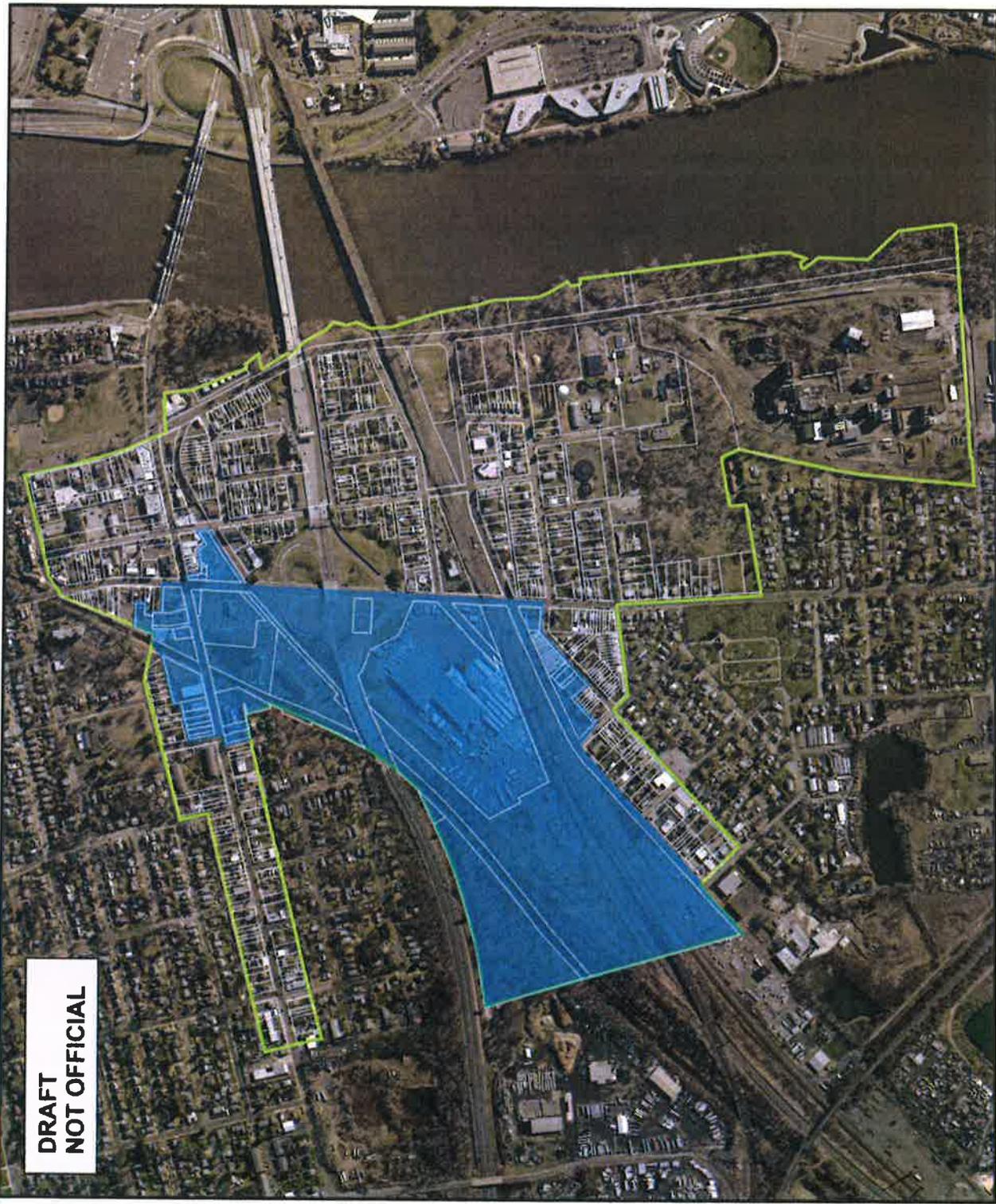
Morrisville Town Center  
Certified Redevelopment  
Area Boundary



Bucks County Planning Commission



0 250 500 750 Feet  
Exhibit A



**DRAFT  
NOT OFFICIAL**

# Redevelopment Proposal

## Morrisville Town Center Redevelopment Area Plan

The Redevelopment Authority's Proposal aims to achieve the goals and objectives adopted under the *Morrisville Town Center Redevelopment Area Plan* ("the Plan") which include:

- "Leveraging new private investment by revitalizing certain areas within the community that include portions of its commercial business district, limited residential areas and its underutilized industrial areas."
- "Improving the composition of the existing mixed land-uses where incompatible adjacent land-uses create problems and conflicts, restricting new growth and investment."
- "Promoting quality of life for all borough residents, by creating opportunities for new private investment, sparking revitalization and generating increased tax revenues."

The Proposal for the Morrisville Town Center includes initiating steps to advance redevelopment on the easterly side of Pennsylvania Avenue. Specifically, the Redevelopment Authority will initiate steps to facilitate the adaptive reuse of the vacant building located on the corner of Pennsylvania Avenue and Bridge Street, commonly referred to as the "Stockham Building". Furthermore, the Proposal entails facilitating public/private partnerships to improve public infrastructure to support new investment in the Morrisville Town Center, particularly the borough owned parking lot adjacent to the Stockham Building.

The Stockham Building is a vacant blighted 26,100+/- square-foot building located in the heart of the borough's commercial business district. The building, in the current deteriorating condition, is an impediment that is limiting new private sector investment and development in the Morrisville Town Center. The Redevelopment Authority's proposal is to acquire the blighted building and work with the Borough and the County to facilitate the adaptive reuse of the building. The Redevelopment Authority will implement various actions outlined in the approved Plan to accomplish the above goals and objectives. These actions include the following:

- "Facilitate private/public partnerships where needed to remove impediments that limit new private sector investment and development"
- "Improve and expand public infrastructure (i.e. access to mass transit, utilities, fiber optics, etc.) where feasible, through public/private partnerships to support new investment in these critical borough assets."
- "Encourage, where appropriate and feasible, the adaptive reuse of existing buildings."

The Redevelopment Authority will work in conjunction with the Borough and County to promote, guide and oversee the implementation of the Redevelopment Authority's Proposal as required under the Pennsylvania Urban Redevelopment Law.

**RESOLUTION OF THE  
PLANNING COMMISSION OF THE  
BOROUGH OF MORRISVILLE WITH RESPECT TO AMENDING THE  
MORRISVILLE TOWN CENTER REDEVELOPMENT AREA PLAN**

**RESOLUTION #BC-2019-04**

**WHEREAS**, the Morrisville Borough Planning Commission, Bucks County Planning Commission and Morrisville Borough Council has established an approved certified redevelopment area in accordance with the Pennsylvania Urban Redevelopment Law; and

**WHEREAS**, the Morrisville Town Center Redevelopment Area Plan was established for a portion of the certified redevelopment area and said plan was approved in accordance with the Urban Redevelopment Law; and

**WHEREAS**, in order for the Redevelopment Authority of the County of Bucks to proceed with redevelopment project activity, it is desires to amend the Morrisville Town Center Redevelopment Area Plan to incorporate other areas to facilitate proposed redevelopment.

**NOW, THEREFORE, BE IT RESOLVED** as follows:

1. That the amendment to the Morrisville Town Center Redevelopment Area Plan as described in "Exhibit A" attached hereto and made part hereof, is hereby approved; and
2. That said amendment to the Morrisville Town Center Redevelopment Area Plan is in conformity with the Comprehensive Plan for the Borough of Morrisville and the plans for the neighborhood and district of which the subject is part.

This is to certify that the foregoing Resolution is a true and correct copy of the Resolution passed by the Morrisville Borough Planning Commission on October 7, 2019.

  
Secretary  
10/7/2019

**Amendment to the Redevelopment Area Plan  
Morrisville Borough Certified Redevelopment Area  
Morrisville Borough Planning Commission**

**October 7, 2019**

The Morrisville Borough Certified Redevelopment Area was established in 2004. In 2006, the Morrisville Town Center Redevelopment Area Plan was approved. Exhibit "A" of the Morrisville Town Center Redevelopment Area Plan of 2006 provides the boundaries of the Morrisville Borough Certified Redevelopment Area and the Morrisville Town Center Redevelopment Area Plan.

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