

# Station at Bucks County East and West

Township of Warminster | Bucks County, PA



Van Cleef was selected to provide comprehensive Land Development Design for the Station at Bucks County East and West, a transformative 27-acre residential community located along Jacksonville Road in Warminster Township. Ideally positioned adjacent to the SEPTA Warminster Regional Rail Station, this project embraces the principles of Transit-Oriented Development (TOD), leveraging immediate access to public transit to reduce reliance on personal vehicles and promote sustainable living.

The development features 408 modern apartment residences across 28 thoughtfully planned buildings, complemented by two clubhouse facilities and two resort-style pools that enhance community amenities and lifestyle offerings. The design also includes the creation of an additional access connection to SEPTA’s parking lot, strategically aligned with one of the main development driveways at a new signaled intersection—improving both circulation and safety for residents and commuters.

In addition to the residential components, the project incorporates the redesign of an adjacent retail shopping center, supporting a cohesive and revitalized mixed-use environment.

Van Cleef delivered a comprehensive suite of services, including detailed survey work, site layout and design, full land development planning, landscape architecture, and site lighting design. Our team also led public presentations and secured all necessary approvals while managing every aspect of environmental permitting, including NPDES compliance.

## CLIENT CONTACT

J.G. Petrucci Company, Inc.  
Asbury, NJ

## PROJECT HIGHLIGHTS

- ☞ Surveying Services
- ☞ Site Layout & Design Services
- ☞ Land Development
- ☞ Landscape Architecture
- ☞ Site Lighting
- ☞ Public Presentations
- ☞ Environmental Permitting