QUAKERTOWN AREA PLANNING COMMITTEE

Haycock Township
Milford Township
*Quakertown Borough
Quakertown Community School District
Richland Township
Richlandtown Borough
Trumbauersville Borough

MEMORANDUM

TO: Quakertown Area Planning Committee

FROM: Matthew M. Walters, Secretary

SUBJECT: Monthly Meeting

DATE: March 6, 2026

The Quakertown Area Planning Committee will hold its monthly meeting on **Tuesday, March 10th, 2026,** at **7:00 p.m.** in the **Council Chambers** at Quakertown Borough Hall, located at 35 North Third Street, Quakertown, PA.

AGENDA

1. Call to Order
2. Public Comment
3. Approval of Minutes from February 10, 2026
4. Preparations for 2026 QAPC/PennDOT Annual Transportation Meeting
5. Old Business/New Business
6. Approval of Invoice
7. Adjournment

Also, as a courtesy to those members who plan on attending **Tuesday** night's meeting, I am asking members who will not be able to attend the meeting to kindly **notify me** by noon on **Monday, March 9th, 2026**. Thank you.

MMW

*Note: A Milford Township representative will serve as Chairperson for the 1st Quarter (January – March)

QUAKERTOWN AREA PLANNING COMMITTEE
MONTHLY MEETING
February 10, 2026

The monthly meeting of the Quakertown Area Planning Committee (QAPC) was called to order at 7:00 p.m. by Chair Adam Klein (Milford Township). The following members were in attendance: Chris Betz (Trumbauersville Borough); Ed Child (Trumbauersville Borough); Andrew Janke (Richlandtown Borough); Tim Ritter (Quakertown Borough); Chris Spear (Quakertown Community School District); and Rusty Taft (Haycock Township). Also in attendance: Doug Propst (Quakertown Borough) and Matt Walters (Bucks County Planning Commission).

Public Comment
There was no public comment.

Approval of Minutes from January 13, 2026
Matt Walters presented the meeting minutes for the January 2026 meeting. On a motion by Rusty Taft, with a second by Ed Child, the minutes of the January 13, 2026, monthly meeting were unanimously approved.

Sketch Plan of Land Development for Milford Village Section 6—Milford Township
The Committee reviewed the proposal to develop a49.5-acre site with 96 age-restricted townhouse units, a 5,000-square-foot clubhouse with an outdoor swimming pool, renovations to the existing medical office building, and construction of a two-story, 25,000-square-foot wellness center. The site is along the southern of Old Bethlehem Pike, approximately 1,000 feet southeast of the intersection of Mill Hill Road and is within the township's Arterial Mixed Use (AMU) District.

The Committee reviewed and discussed the plan and had no comments at this time.

Preliminary Plan of Subdivision for Weaver—Richland Township
The Committee reviewed the proposal to subdivide a 2.36-acre parcel into two lots. Lot 1 (1.84 acres) contains a single-family detached dwelling and detached garage that are to remain. An existing single-family detached dwelling, garage, and shed are proposed on Lot 2 (0.52 acres). The site is along the north side of East Pumping Station Road, about 200 feet east of its intersection with Richlandtown Pike, and is within the township's Suburban Residential Low District (SRL).

On motion by Chris Spear, with a second by Andrew Janke the Committee unanimously voted to endorse the recommendations in the Bucks County Planning Commission review (BCPC #13144, dated December 5, 2025).

Conditional Use Application for Northfield Business Campus, LLC (Lots 3 and 8)—Richland Township
The Committee reviewed the conditional use application for the development of an outdoor storage area that would be larger than 50 percent of building coverage but less than 50 percent of the lot area. The H7 Outside Storage is to support the operations of Klover Contracting which is developing a G17 Flex Building on Lot 3. The site is located at the terminus of Richland Commerce Drive, off East Pumping Station Road, and is within the township's Extraction (EXT) District.

On a motion by Tim Ritter, with a second by Andrew Janke, the Committee unanimously voted to provide a review with comments on the floodplain and stream crossing, the use of clean fill, and stormwater management.

Preliminary Plan of Land Development for Quakertown Community School District—Quakertown Borough

The Committee reviewed the proposal to redevelop a 5.33-acre site through demolition of an existing elementary school and the construction of a new 60,241-square-foot elementary school. The new school is larger than the existing school by approximately 35,180 square feet. The plan also proposes improvements to parking, vehicular circulation, and stormwater management. The site is bounded by School Lane to the north, South 6th Street to the east, Park Avenue to the south, and South 7th Street to the west and is within the HR High Density Residential District.

On a motion by Rusty Taft, with a second by Tim Ritter, the Committee unanimously voted to endorse the recommendations in the Bucks County Planning Commission review (BCPC #35-26-SD1, dated February 4, 2026). In addition, the Committee noted that if conditional use approval is necessary the Committee should be given an opportunity to review and comment.

Preparations for 2025 QAPC/PennDOT Annual Transportation Meeting

The Committee continued preparations for its annual transportation meeting by reviewing the 2025 capital and maintenance projects. New projects will be added to the list in March.

Old Business/New Business

Committee members gave updates and discussed local development projects.

Approval of Invoices

Matt Walters presented a draft invoice from the Bucks County Planning Commission for planning services provided in December 2025. On a motion by Ed Child, with a second by Tim Ritter, the Committee unanimously approved the BCPC invoice for December 2025 in the amount of $385.00.

Adjournment

On a motion by Rusty Taft, with a second by Andrew Janke, the Committee unanimously voted to adjourn the meeting at 7:57 p.m.

Respectfully submitted,

Matthew M. Walters

Matthew M. Walters, Secretary

2025 QAPC: Regional PennDOT Priorities - Maintenance Projects

2025 Rank	Project Description	Status Notes
1	Route 663, from just past Hickory Drive intersection to just past Portzer Road intersection, repaving (Quakertown)	2026/2027 Plan
2	Allentown Road/Main Street repaving (Trumbauersville)	2026/2027 Plan
3	Intersection of Route 309 and Tollgate Road repaving (Richland)	PennDOT to explore breaking this into smaller projects
4	Allentown Road from 663 to Trumbauersville, repaving (Trumbauersville)	2026/2027 Plan
5	Route 309 repaving between Tollgate Road and Pumping Station Road, (Quakertown/Richland)	PennDOT to explore breaking this into smaller projects
6	Route 663, northbound right lane from Krammes Road to PA Turnpike entrance, repaving (in Milford, submitted by Levi Bus Co.)	
7	Broad Street repaving (Trumbauersville)	Not on current list, 5-yr plan revisions underway
8	Storm pipe along south side of Allentown Road on both sides of Grant Road (Milford)	PennDOT to work with township
9	Allentown Road Longitudinal pipe: Sycamore to Trumbauersville Road (Milford)	
12	North Old Bethlehem Pike, north of PA 663, repaving and clean out of ditches (Richland)	Will be chipped and sealcoated in 2025
13	Broad Street (Route 313) from 5th Street to Route 309, paving (Quakertown)	Not on current list, 5-yr plan revisions underway
14	Tollgate Road, between Trumbauersville Road and Route 309, drainage improvements (Trumbauersville/Milford/Richland)	Pipes and base repair completed in 2024
15	Main Street/Cherry Street drainage repair (Richlandtown)	Borough project
18	Maple Street/Main Street drainage repair (Richlandtown)	Borough project
19	Richlandtown Pike/Depot Lane road hump (Richlandtown)	Inlet needs to be raised
20	Krammes Road, overlay and ditch cleaning (Milford Township)	PennDOT to work with township to see if more cleaning necessary, chipped and sealcoated in 2024
21	Allentown Road at Bauman Road, replace cross pipe (Milford Township)	Utility pole has been moved, piping will be redisigned
22	Steinsburg Road, oil and chip	Planned for 2025
23	Creamery Road, between Trumbauersville and Main Street, repave and clean ditches (Milford Township)	Sealcoated in 2025
~~25~~	~~Sheard's Mill Covered Bridge on Covered Bridge Road steel expansion joint damaged (Haycock)~~	~~Waiting on steel to be available~~
26	Deerwood Lane road/shoulder washout near 892 Deerwood Lane (Haycock Township)	PennDOT will investigate
27	PA 309 Northbound near Tractor Supply (Richland Township)	To be added to maintenance list
~~28~~	~~PA 309 Northbound near Walmart @ Richland Crossing entrance drainage pipe (Richland Township)~~	~~Metal pipe has failed, PennDOT working with Verizon~~
	Items 25 and 28 completed	
New Project	East Sawmill Road - North bound Washout (Haycock Township)	
New Project	Brush cutting -- issue with Contracts thru Township personnel to do work (Haycock Township)	
New Project	Sawmill & Old School Road -- Drainage box access into County Park (Haycock Township)	
New Project	563 Bridges - issues with regard to dips and concrete displacement (Haycock Township)	

2025 QAPC: Regional PennDOT Priorities - Capital Projects

2025 Rank	Project Description	Status Notes
1	Route 663 widening to 4 lanes with left turning lanes at: Turnpike to Allentown Road; Allentown Road to Portzer Road; Portzer Road to Route 309 (Milford)	Consultant on board for Allentown Road to Turnpike
2	Replacement of Engelman Bridge on Kumry Road over Unami Creek (Milford)	Not funded on current TIP, will submit for next round
3	663/Allentown Road Intersection and Bridge Improvments (Milford Township)	In design stage, project to be let in next 6 months, water permits are being submitted, 1 parce to be condemned
4	Replacement of bridge on Old Bethlehem Road (Haycock)	Plans are being developed in house by PennDOT, meetings with municipalities in July
5	Union Road, from Main Street in Richlandtown to Thatcher Road (Richland/Richlandtown)-widen one-lane bridge near Apple Road to two lanes	Not programmed, bridge is in fair condition and not PennDOT priority
6	Portzer Road extension to roundabout at BJs/Target (Milford)	Still not on TIP
7	Cherry Road, from Route 309 to Main Street in Richlandtown (Richland/Richlandtown)-needs to be resurfaced with drainage problems corrected; also there are two one-lane bridges that should be widened	Bridges in fair condition
8	Alternate truck route around Quakertown Borough (Paletown Road) (Quakertown)	
9	Replace bridge on Stony Garden Road between Roundhouse Road and Reed Lane. (Haycock)	Starting March 9, 2026
10	Extend the left turn lane on Route 309 North at the Pumping Station Road intersection (Richland)	No project planned
11	Drainage improvements on Allentown Road between Starr Road and Campbells Bridge over Unami Creek (Milford)	
12	Trumbauersville Road Bridge Replacement, one-lane bridge between Fels and Nursery roads (Milford Township)	Bridge is in fair condition
13	Pedestrian safety improvements on Route 309 at the Park Avenue traffic light (as part of the Highland Trail) (Quakertown)	
14	Rosedale Road "Twin" Bridge Replacements (Milford Township)	In design/preliminary engineering
15	AM Drive Signage Improvements (Milford Township)	
16	Replace one-lane bridge on Old Bethlehem Road between Oak Lane and Pullen Station Road (Haycock Township)	
New Project	Sawmill Road and Old Bethlehem Road 4-way stop sign option (Hacock Township)	
New Project	SR 309 and Pumping Station Road modification of egress and ingress east bound for truck traffick. Question due to additional truck traffic into and out of Pumping Station Road. (Richland Township)	