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: November 6, 2026

The Quakertown Area Planning Committee will hold its monthly meeting on **Tuesday, November 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 of October 13, 2026
4. Consideration of 2027 QAPC Meeting Dates and Chairperson Schedule
5. Preliminary Plan of Land Development for 118 North Main Street Partners—Trumbauersville Borough
6. Addition to Agricultural Security Area—Milford Township
7. Old Business/New Business
8. Approval of Invoice
9. 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, November 9th, 2026**. Thank you.

MMW

*Note: A Richland Township representative will serve as Chairperson for the 4rd Quarter (October – December).

QUAKERTOWN AREA PLANNING COMMITTEE
MONTHLY MEETING
October 13, 2026

The monthly meeting of the Quakertown Area Planning Committee (QAPC) was called to order at 7:09 p.m. by Vice-Chair Tim Ritter (Quakertown Borough). The following members were in attendance: Chris Betz (Trumbauersville Borough); Ed Child (Trumbauersville Borough); Andrew Janke (Richlandtown Borough); Tim Ritter (Quakertown Borough); and Adam Sherwin (Quakertown Borough) Rusty Taft (Haycock Township). Also in attendance: Matt Walters (Bucks County Planning Commission).

Public Comment

There was no public comment.

Approval of Minutes of September 8, 2026

Matt Walters presented the meeting minutes for the September 2026 meeting. On a motion by Ed Child, with a second by Adam Sherwin, the minutes of the September 8, 2026, monthly meeting were unanimously approved. Rust Taft abstained from the vote because he did not attend the meeting.

Request for Zoning Ordinance Amendment (Definition of Yard and Yard Requirements)—Milford Township

The Committee reviewed the request by Faith Christian Academy for the township to amend the zoning ordinance by revising the definition of Yard and revising the yard requirements to allow for structures such as stormwater facilities, seating, lighting, and playground equipment to be permitted within required yard setbacks.

The Committee discussed the proposal and on a motion by Ed Child, with a second by Rusty Taft, the Committee unanimously voted to endorse the recommendations in the Bucks County Planning Commission review, BCPC #23-26-1(P), dated October 7, 2026.

Addition to Agricultural Security Area—Milford Township

The Committee reviewed the request to add TMPs #23-7-190 and 23-10-42 to the township's ASA. The parcels total 155.05 acres and are located on Weisel Road, between Kumry Road and Trumbauersville Road. The parcels are actively farmed, and the soils are in Class 1 through 4. The Committee had no comments on the request.

The Committee discussed the proposal and voted to endorse the recommendations in the Bucks County Planning Commission review, BCPC #23-26-ASA1, dated October 7, 2026. On a motion by Chris Spear, with a second by Adam Sherwin, the Committee unanimously voted to provide a review letter with the noted comments.

Invoice

Matt Walters presented a draft invoice from the Bucks County Planning Commission for planning services provided in August and September 2026. On a motion by Ed Child, with a second by Andrew Janke, the Committee unanimously approved the BCPC invoices for August 2026 in the amount of $357.50 and September 2026 in the amount of $330.00.

Adjournment

On a motion by Rusty Taft, with a second by Ed Child, the Committee unanimously voted to adjourn the meeting at 7:27 p.m.

Respectfully submitted,

Matthew M. Walters

Matthew M. Walters, Secretary

MEETING NOTICE

Notice is hereby given that for the year 2027, the **Quakertown Area Planning Committee** will meet every second Tuesday of each month, beginning at 7:00 p.m. in the Council Chambers at Quakertown Borough Hall, located at 35 N. Third Street in Quakertown, PA. The meeting dates for 2027 are:

January 12
February 9
March 9
April 13
May 11
June 8
July 13
August 10
September 14
October 12
November 9
December 14

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: Rotating Chairperson Schedule

DATE: November 6, 2026

The past few years the Quakertown Area Planning Committee (QAPC) has used a quarterly rotating schedule to fill the chairperson's role and has elected a permanent vice-chairperson to preside over the meeting in the absence of the chairperson. If the Committee elects to continue this practice, here is the quarterly schedule for chairperson duties for 2027:

1st Quarter (January – March)	Richlandtown Borough
2nd Quarter (April – June)	Trumbauersville Borough
3rd Quarter (July – September)	Haycock Township
4th Quarter (October – December)	Milford Township

MMW

SIGNATURE BLOCKS

I, the owner of the land involving the accompanying plans, being duly sworn according to law, depose and say I am the sole owner or am the authorized officer of the corporation that is the sole owner of this property in peaceful possession of it, and that there are no suits pending affecting the title of same and that I acknowledge the accompanying plan, and that all improvements identified as proposed public property are proposed for dedication to the public use, and that I propose the attached record plan for recording, after receiving all required municipal approvals.

T.P. 45-3-6-1 118 N. Main St. Partners LLC

Commonwealth of Pennsylvania: County of Bucks
On this, the ____ Day of _____ 20____, before me the subscriber a notary public of the Commonwealth of Pennsylvania, personally

appeared _____ , who

acknowledged this plan to be the official plan of property shown thereon, situate in the Borough of Trumbauersville, County of Bucks, Commonwealth of Pennsylvania, and desired that this plan be recorded according to law.

Notary Public _____
My Commission Expires _____

Reviewed by the Trumbauersville Borough Engineer this _____ day of _____, 20____.

_____

Approved by the Trumbauersville Borough Planning Commission this _____ day of _____, 20____.

_____

Approved by the Trumbauersville Borough Council this _____ day of _____, 20____.

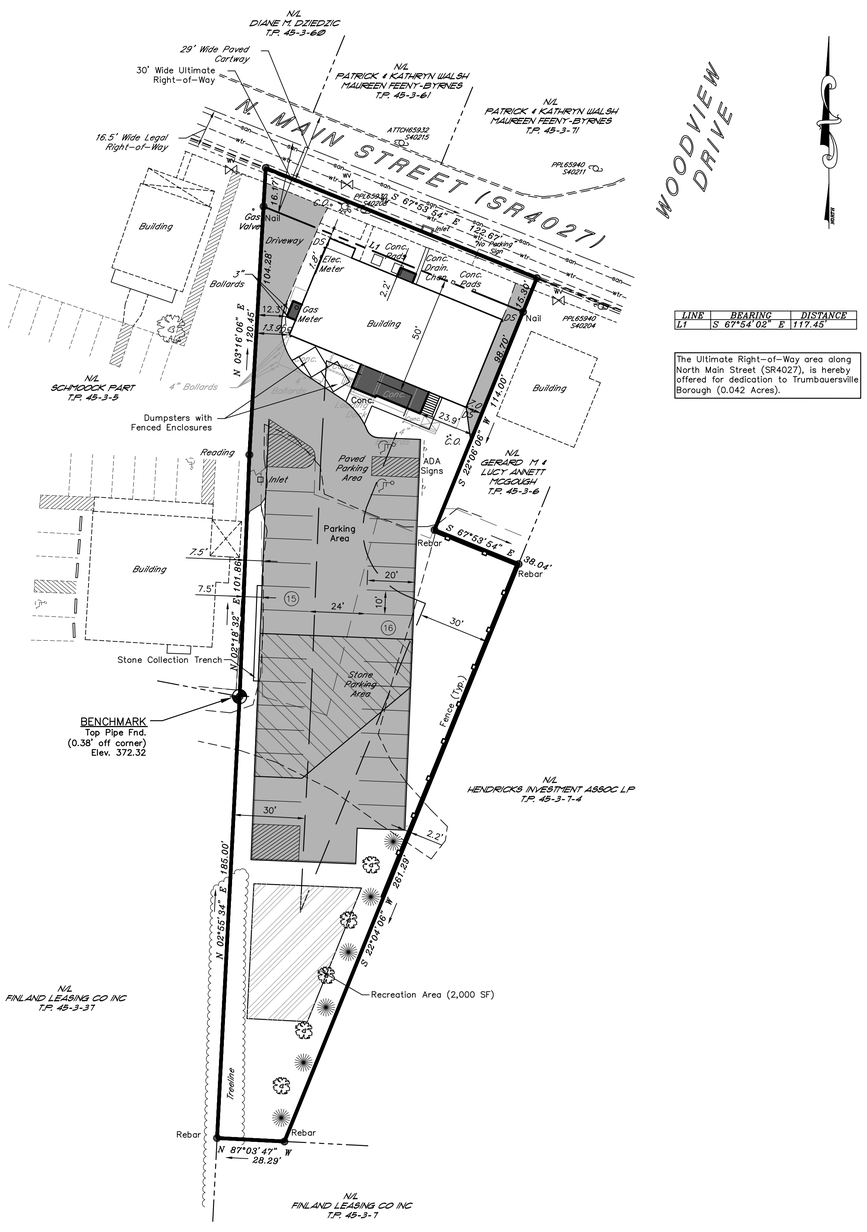
_____ _____ _____

BCPC No. 13097
Certified by the Executive Director of the Bucks County Planning Commission this _____ day of _____, 20____.

_____

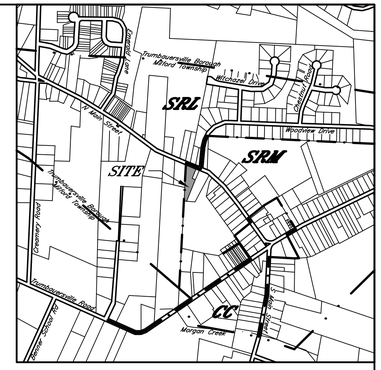
NOTIFICATION REGARDING MAINTENANCE OF PUBLIC STREETS DURING CONSTRUCTION ACTIVITY

Mud, sediment, and/or debris tracked from the site onto a public cartway shall be immediately removed by brooming and/or mechanical means to the satisfaction of the Township. Use of a backhoe bucket to scrape roadway surface is prohibited. Where mud and/or sediment is causing slick and/or hazardous conditions, roadway surface shall be immediately pressure washed to remove condition. All sediment laden water must be filtered in a manner satisfactory to the Bucks County Conservation District before entering storm sewers and/or drainage channels.



LINE	BEARING	DISTANCE
L1	S 67°54'02" E	117.45'

The Ultimate Right-of-Way area along North Main Street (SR4027), is hereby offered for dedication to Trumbauersville Borough (0.042 Acres).



LOCATION MAP

800 0 400 800
GRAPHIC SCALE
1" = 800'

SYMBOLS

- Property Corner Marker
- Utility Pole
- Adjoining Property Line (Approx.)
- Building Setback Line
- Treeline
- Deciduous Tree
- Evergreen Tree
- Proposed Fence Line
- Existing Sanitary Sewer Line
- Existing Water Line
- Midnight Madness Plan Edge of Stone/Paving Line
- Existing Water Valve
- Existing Fire Hydrant
- Existing Sanitary Manhole
- (5) Number of Parking Spaces
- SRM Zoning District
- Zoning District Boundary Line
- Municipal Boundary Line
- Building Addition
- Proposed Driveway/Parking
- Stormwater BMP
- Recreation Area
- Conc. Existing Features To Be Removed
- Slanted Text Existing Features
- Straight Text Proposed Features

ZONING HEARING DECISION

The Trumbauersville Borough Zoning Hearing Board granted the following variances:

1. From section 503 & 507 to permit a balcony to be constructed in the front yard, a balcony in the side yard, and a stair tower in the side yard.
2. From section 502 to permit a density that allows for 10 units on this lot.
3. From section 502 to permit an impervious surface percentage of 60.7%.
4. From section 404.B.2.g to permit the recreation land to be within the rear yard.
5. From section 505 to not comply with the buffer yard requirements.

A special exception was granted to permit a non conforming building to be expanded. The variances and special exception are conditioned upon the following:

1. Applicant shall allow emergency vehicle ingress and egress across the Applicant's Property to address an emergency that exists at 116 North Main Street, Trumbauersville Borough.
2. Applicant shall not install any improvements that impede the existing driveway access to 116 North Main Street.
3. Any exterior lighting shall be shielded and installed in a manner that directs light in a downward manner to avoid it from emanating over the property line.
4. Applicant shall comply with the Trumbaersville Borough Stormwater Management Ordinance.
5. Applicant shall maintain and/or install bollards to protect the gas meter on the property.
6. Applicant shall install a fence and/or landscaping to the satisfaction of the Borough Engineer for the parking area and the recreational area on the Property.
7. Applicant shall comply with all testimony and exhibits introduced by the Applicant at the Zoning Hearing Board hearing.

NOTES

1. The site plan information is based on a field survey performed in March 2025. Site features beyond the property line are based on aerial data obtained through the Pennsylvania Spatial Data Access.
2. This property was subjected to a prior plan called the Midnight Madness Distilling LLC Subdivision Plan, prepared by Schlosser & Clauss Consulting Engineers, INC 10/19/2017.
3. Resource Protection calculations are not shown since no resources are located on the property as defined in the zoning ordinance.
4. All users of this plan are referred to and cautioned to comply with PA Act 287 as amended by PA Act 172, HB 2543, enacted 06-10-1987, and by PA HB 722, P.L. 364, Act 38, enacted 12-12-1991, and by PA HB 2627, Act 187, effective 12-19-96, and by PA Act 199, P.L. 1567, enacted 11-30-2004, and by PA Act 181, P.L. 1593, enacted 11-29-2006.
5. This plan contains information pertaining to underground utilities which is for general information only, and may not be based on an actual subsurface location survey. All subsurface information shown on this plan needs to be verified by the plan user. The preparer of this plan assumes no responsibility for and makes no representations or warranties as to the accuracy of the location of underground utilities or other underground features. Repair of damages to any underground utilities, structures, and appurtenances will be the sole responsibility of the contractor, and at the contractor's expense.
6. All paving, sidewalk, earthwork and concrete work shall be supplied and constructed in accordance with Pennsylvania Department of Transportation (PennDOT) specifications, Publication 408, latest edition, and shall also conform to all local building codes.
7. Proposed utilities shall be installed in accordance with all utility company and local building code requirements.
8. Any relocated utility services shall be run underground from existing overhead services.
9. The contractor performing the work is responsible for contacting "PA ONE CALL" (1-800-242-1776) for location of all underground lines at least one week prior to the beginning of construction.
10. If any conflicts, discrepancies, or other unsatisfactory conditions are discovered, either on the construction documents or the field conditions, the contractor must notify the owner and project engineer immediately and shall not commence operations until the conflicts, discrepancies, or other unsatisfactory conditions are resolved.

IMPERVIOUS SURFACE CALCULATIONS

Existing Impervious Surfaces	
Building	3,470 SF
Driveway/Parking Areas	13,115 SF
Conc/Walks/Etc.	+ 855 SF
Total Existing Impervious Surfaces	17,440 SF
Existing Impervious Surfaces TBR	
Building	242 SF
Driveway/Parking	11,150 SF
Conc/Walks/Etc.	+ 796 SF
Total Existing Impervious Surfaces TBR	12,188 SF
Proposed Impervious Surfaces	
Building	362 SF
Driveway/Parking	12,027 SF
Conc/Walks/Etc.	+ 437 SF
Total Proposed Impervious Surfaces	12,826 SF
Impervious Surfaces Per Midnight Madness Plan (See Note 2)	
Building	3,470 SF
Driveway/Parking Areas	9,614 SF
Conc/Walks/Etc.	+ 344 SF
Total Existing Impervious Surfaces	13,428 SF
Impervious Surface Calculations	
Total Existing Impervious Surfaces	17,440 SF
Total Existing Impervious Surfaces TBR	- 12,188 SF
Total Proposed Impervious Surfaces	+ 12,826 SF
Total Post-Development Impervious Surface	18,078 SF
Post-Development Imp. Surface Ratio [18,078/43,560)/0.684]*100 = 60.7%	
Existing Imp. Surface Ratio [17,440/43,560)/0.684]*100 = 58.5%	
Midnight Madness Plan Imp. Surface Ratio [13,428/43,560)/0.684]*100 = 45.1%	

ZONING REQUIREMENTS

Zoning District	– SRM (Suburban Residential, Medium)
Min. Lot Area	– 1 Acre
Min. Lot Width	– 150 Feet
Min. Front Yard	– 50 Feet
Min. Side Yard	– 30 Feet
Min. Rear Yard	– 50 Feet
Max. Bldg. Height	– 35 Feet
Max. Imp. Surf. Ratio	– 0.25
Max. Density DU/AC	– 1.9

SITE DATA

Total Tract Area	– 0.726 Acres (Gross), 0.684 Acres (Net)
Tax Parcel Number	– 45-3-6-1
Instrument Number	– 2024021872
Proposed Use	– B2 (Residential Conversion)
Units	– 10 (10 Two Bedroom)
Water	– Public
Sewer	– Public

SITE CAPACITY CALCULATIONS (In Acres)

Base Site Area:	
Site Area	0.726
Road R/W	– 0.042
Base Site Area	0.684
Net Buildable Site Area:	
Base Site Area	0.684
Unusable Land	– 0.000
Net Buildable Site Area	0.684

PARKING CALCULATIONS

Required: 3 Spaces per 2 bedroom apt.	3 x 10 = 30
Proposed:	31

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

ENGINEER'S CERTIFICATION

I, being a registered engineer in the Commonwealth of Pennsylvania, do hereby certify that the accompanying application, plans, and supporting documentation are true and correct to the best of my knowledge.

Registered Engineer
Registration No. PE094862

PROJECT PLAN INDEX

SHEET NO.	TITLE
1	Record Plan
2	Existing Features Plan
3	Aerial Plan
4	Grading/Stormwater Management/Landscape/Lighting Plan
5	Erosion & Sedimentation Control Plan

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE.
STOP!! CALL!!
PENNSYLVANIA ONE CALL SYSTEM
1-800-242-1776
PROJECT SERIAL NO.

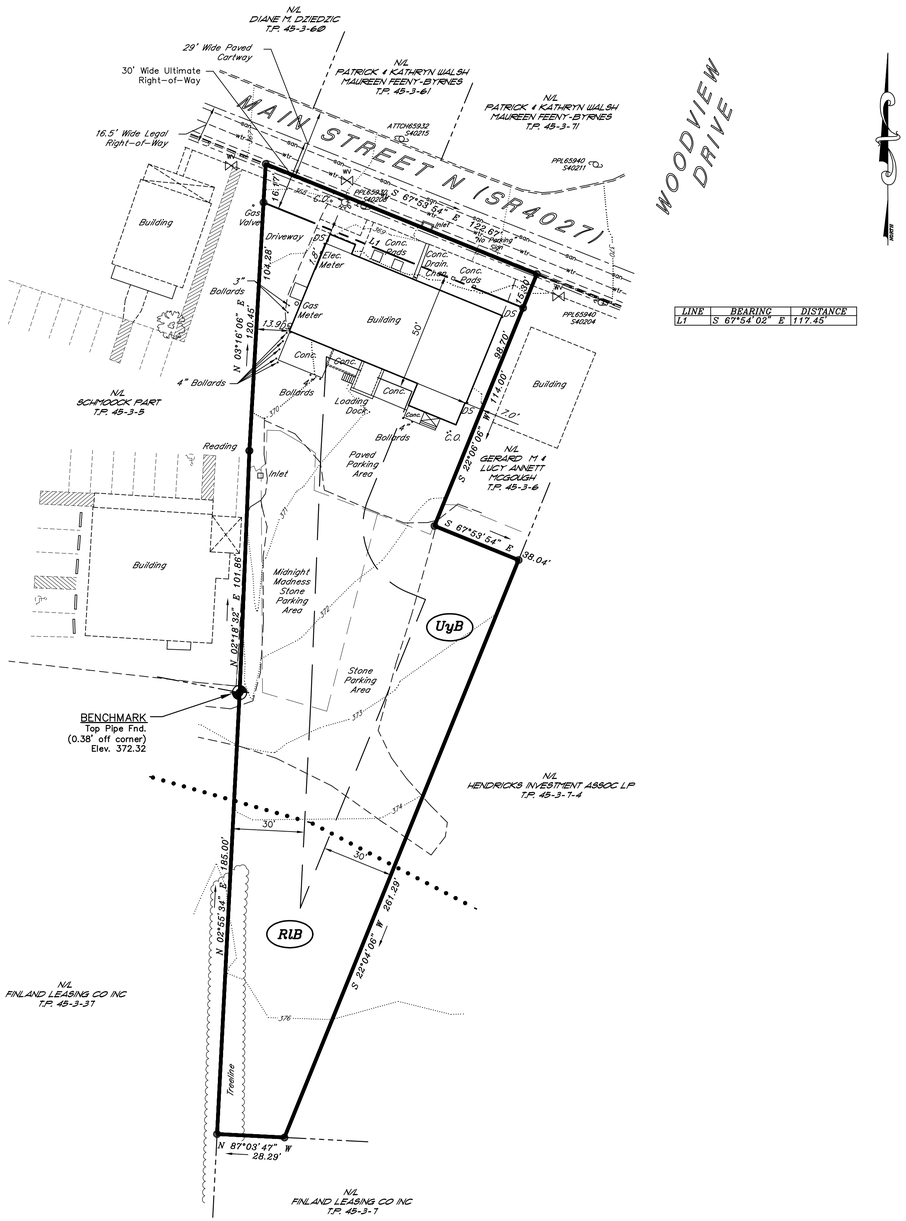
Mease Engineering, P.C.
Office (215) 536-7005
Fax (215) 536-8581
516 W. Broad Street
Quakertown, PA 18951
PROFESSIONAL ENGINEERING & SURVEYING

NO.	DATE	DESCRIPTION	BY

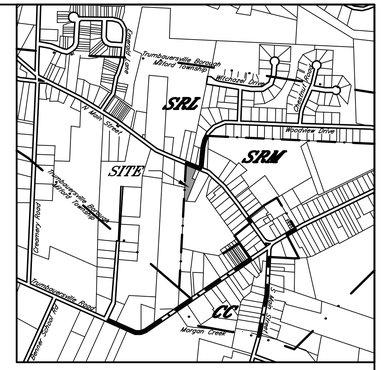
118 N. MAIN ST. PARTNERS LAND DEVELOPMENT PLAN

Trumbauersville Borough, Bucks County, Pennsylvania

SCALE: 1" = 30'	Site Address: 118 N. Main St	DRAWN BY: FKM
DATE: 21 Sep. '26	Trumbauersville, PA 18970	FILE: 25180101
OWNERS OF RECORD:	118 North Main Street Partners LLC 308 W Broad Street, Suite 105 Quakertown, PA 18951	
Record Plan		SHEET 1 of 5



LINE	BEARING	DISTANCE
L1	S 67°54'02" E	117.45'



LOCATION MAP

800 0 400 800

GRAPHIC SCALE
1" = 800'

ZONING REQUIREMENTS

Zoning District	– SRM (Suburban Residential, Medium)
Min. Lot Area	– 1 Acre
Min. Lot Width	– 150 Feet
Min. Front Yard	– 50 Feet
Min. Side Yard	– 30 Feet
Min. Rear Yard	– 50 Feet
Max. Bldg. Height	– 35 Feet
Max. Imp. Surf. Ratio	– 0.25
Max. Density DU/AC	– 1.9

SITE DATA

Total Tract Area	– 0.726 Acres (Gross), 0.684 Acres (Net)
Tax Parcel Number	– 45-3-6-1
Instrument Number	– 2024021872
Proposed Use	– B2 (Residential Conversion)
Units	– 10 (10 Two Bedroom)
Water	– Public
Sewer	– Public

SOILS

Soil survey of Bucks County, PA USDA – NRCS:
Soil Map Legend

RlB	– Reaville channery silt loam, 3 to 8 percent slopes
UyB	– Urban land–Reaville complex, 0 to 8 percent slopes

SITE CAPACITY CALCULATIONS (In Acres)

Base Site Area:	
Site Area	0.726
Road R/W	– 0.042
Base Site Area	0.684
Net Buildable Site Area:	
Base Site Area	0.684
Unusable Land	– 0.000
Net Buildable Site Area	0.684

NOTES

1. The site plan information is based on a field survey performed in March 2025. Site features beyond the property line are based on aerial data obtained through the Pennsylvania Spatial Data Access.
2. This property was subjected to a prior plan called the Midnight Madness Distilling LC Subdivision Plan, prepared by Schlosser & Clauss Consulting Engineers, INC 10/19/2017.

ENGINEER'S CERTIFICATION

I, being a registered engineer in the Commonwealth of Pennsylvania, do hereby certify that the accompanying application, plans, and supporting documentation are true and correct to the best of my knowledge.

Registered Engineer
Registration No. PE094862

SYMBOLS

- ○ – Property Corner Marker
- ○ – Utility Pole
- – Adjoining Property Line (Approx.)
- – Building Setback Line
- – Treeline
- –wtr– – Existing Water Line
- –san– – Existing Sanitary Sewer Line
- – Midnight Madness Plan Edge of Stone/Paving Line
- WV – Existing Water Valve
- – Existing Fire Hydrant
- S – Existing Sanitary Manhole
- RlB – Soil Type
- – Soils Boundary Line
- SRM – Zoning District
- – Zoning District Boundary Line
- – Municipal Boundary Line
- *Slanted Text* – Existing Features
- Straight Text – Proposed Features

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE.
STOP!! CALL!!
PENNSYLVANIA ONE CALL SYSTEM
1-800-242-1776
PROJECT SERIAL NO.

Mease Engineering, P.C.
Office (215) 536-7005
Fax (215) 536-8581
516 W. Broad Street
Quakertown, PA 18951
PROFESSIONAL ENGINEERING & SURVEYING

NO.	DATE	DESCRIPTION	BY

118 N. MAIN ST. PARTNERS LAND DEVELOPMENT PLAN

Trumbauersville Borough, Bucks County, Pennsylvania

SCALE: 1" = 30'	Site Address: 118 N. Main St Trumbauersville, PA 18970	DRAWN BY: FKM
DATE: 21 Sep. '26		FILE: 25180102
OWNERS OF RECORD:	118 North Main Street Partners LLC 308 W Broad Street, Suite 105 Quakertown, PA 18951	

Existing Features Plan

SHEET 2 of 5



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

ENGINEER'S CERTIFICATION

I, being a registered engineer in the Commonwealth of Pennsylvania, do hereby certify that the accompanying application, plans, and supporting documentation are true and correct to the best of my knowledge.

Registered Engineer
Registration No. PE094862

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE.
STOP!! CALL!!
PENNSYLVANIA ONE CALL SYSTEM
1-800-242-1776
PROJECT SERIAL NO.

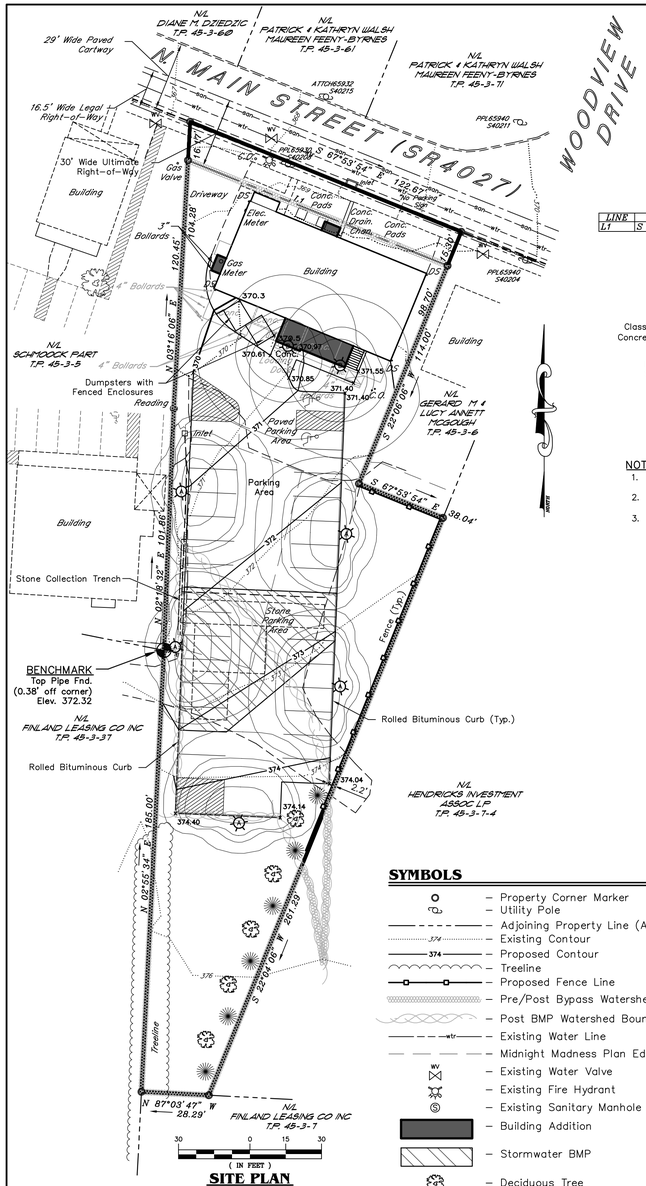
Mease Engineering, P.C.
Office (215) 536-7005
Fax (215) 536-8581
516 W. Broad Street
Quakertown, PA 18951
PROFESSIONAL ENGINEERING & SURVEYING

NO.	DATE	DESCRIPTION	BY

118 N. MAIN ST. PARTNERS
LAND DEVELOPMENT PLAN
Trumbauersville Borough, Bucks County, Pennsylvania

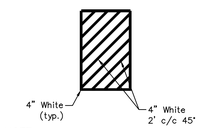
SCALE: 1" = 40'	Site Address: 118 N. Main St, Trumbauersville, PA 18970	DRAWN BY: FKM
DATE: 21 Sep. '26		FILE: 25180103
OWNERS OF RECORD:	118 North Main Street Partners LLC, 308 W Broad Street, Suite 105, Quakertown, PA 18951	

Aerial Plan



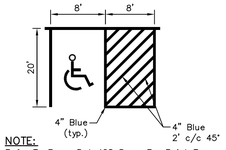
SITE PLAN
1" = 30'

LINE	BEARING	DISTANCE
L1	S 67°54'02" E	117.45



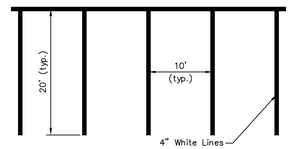
NOTE:
Refer To Penn. Dot 408 Spec. For Paint Type.

MISCELLANEOUS PARKING AREA PAINT STRIPING
N.T.S.



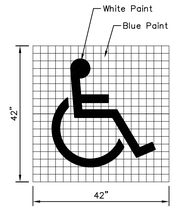
NOTE:
Refer To Penn. Dot 408 Spec. For Paint Type.

PAINTING VAN ACCESSIBLE PARKING
N.T.S.

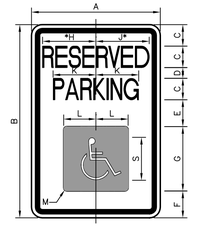


Note:
Refer To Penn. Dot 408 Spec. For Paint Type.

PARKING STALL PAINTING
N.T.S.



ACCESSIBLE PARKING LOGO PAINTING
N.T.S.



* VAN–ACCESSIBLE

* Note: Van–Accessible Sign Shall Be Applied Only To Those Parking Stalls Designated As Such.

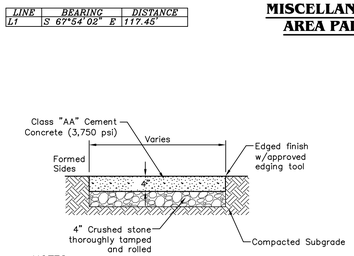
COLOR
LEGEND & BORDER – GREEN (NON–REFLECTORIZED)
BACKGROUND – WHITE (NON–REFLECTORIZED)
SYMBOL – WHITE (NON–REFLECTORIZED)
BACKGROUND – BLUE (NON–REFLECTORIZED)

SIGN SIZE	DIMENSIONS													SERIES LABEL		MAR-GIN	BOR-DER	BLANK STD.
	A	B	C	D	E	F	G	H	J	K	L	M	S					
12x18	12	18	2	1	2½	2½	6	4½	5	4½	3	¾	4	C	C	3/8	3/8	BS–1812

* Reduce spacing by 50%

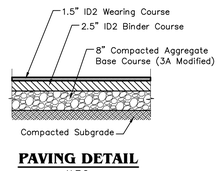
NOTE:
Signs are to be mounted on a standard breakaway post.

VAN ACCESSIBLE PARKING SIGN
N.T.S.

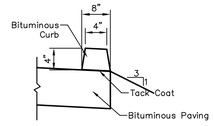


NOTES:
1. Sidewalks to slope 1/4" per foot away from building or in direction of parking lots, roadways, and driveways.
2. There shall be a separation control joint every five feet and 3/8" pre–molded expansion joint every thirty feet.
3. Broom finish.

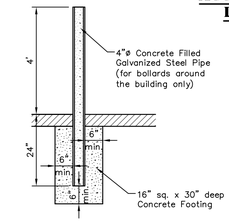
CONCRETE SIDEWALK
N.T.S.



PAVING DETAIL
N.T.S.



BITUMINOUS CURB DETAIL
N.T.S.

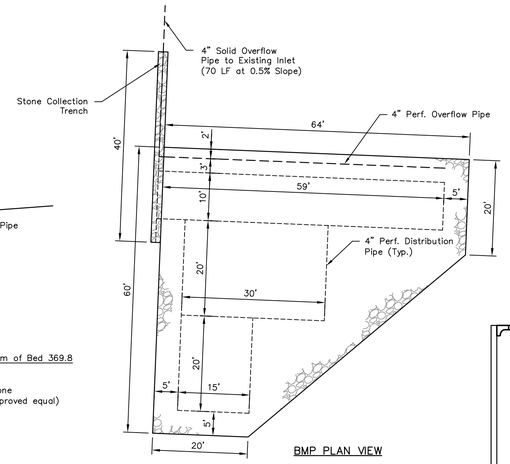


BOLLARD DETAIL
N.T.S.

SYMBOL	QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	6		Picea abies	Norway Spruce	5' min. height	balled & burlapped
	5		Acer rubrum	Red Maple	2.5"ø min. caliper	balled & burlapped

PLANTING SCHEDULE

NOTES:
1. Or approved equal.
2. Native wildflowers and grasses may have a maximum height of 36".



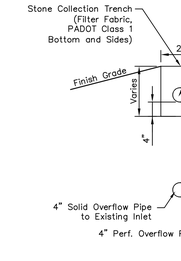
BMP CROSS–SECTION

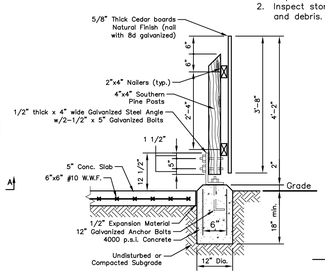
BMP PLAN VIEW

General Notes:
1. The bottom of the stormwater BMP shall be installed level.

Maintenance Notes:
The property owner(s) shall periodically inspect the stormwater bed an perform maintenance as needed. The inspections/maintenance shall include the following, (a minimum of once a year):
1. Inspect outlet structure for drawdown. Contact engineer if bed is not dewatering.
2. Inspect stone collection trench for sediment and debris. Clean out accumulated sediment and debris.

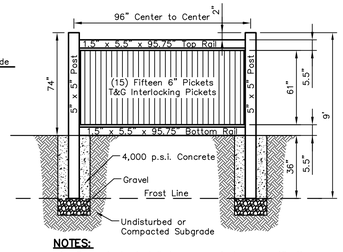
STORMWATER BMP DETAILS
N.T.S.





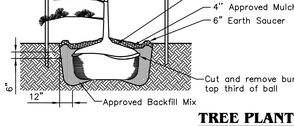
NOTES:
1. Posts & nailers to be pressure treated w/C.C.A. to 40 lbs retention per cu. ft. of wood.
2. All metal attaching devices (i.e. nails, bolts etc.) to be hot dipped galvanized.
3. Any alteration to this design or these materials shall be approved by the Township Engineer.

GATED DUMPSTER ENCLOSURE
N.T.S.



NOTES:
1. Fence to be installed per manufacturer specifications.
2. Material, dimensions, and style may vary. Fence shall be approved by the Borough.

6' HIGH PVC PRIVACY FENCE DETAIL
N.T.S.



NOTES:
Any nylon rope used in balling the tree shall be cut and removed from root ball.

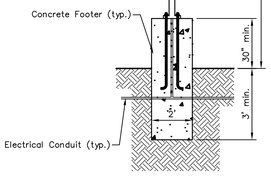
Peel back burlap 1/3 from top of root ball and cut all binding rope.

Tree and shrub massings shall be encompassed by one larger mulched bed.

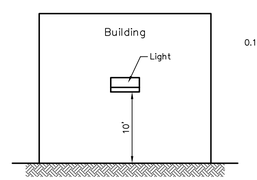
Evergreen plantings to be sprayed with wilt–proof when planted in the fall.

Foliage of deciduous trees to be pruned back by one–fourth, cutting off whole branches, not tips. Retain natural shape, do not cut leader.

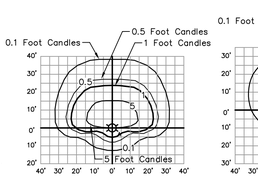
TREE PLANTING DETAIL
N.T.S.



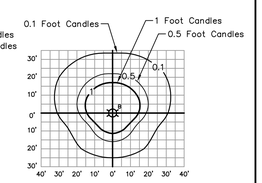
LIGHT A ELEVATION DETAIL
N.T.S.



LIGHT B ELEVATION DETAIL
N.T.S.



LIGHT A ISOLUX LINES
N.T.S.



LIGHT B ISOLUX LINES
N.T.S.

LIGHTING SCHEDULE

Symbol	Quantity	Manufacturer	Catalog Number	Lamp	Lumens Per Lamp	Light Loss Factor	Wattage
A	5	Holophane	MGLEDM P11 27K AG HSS Single Luminaire, Mount HT. 10'	LED	9,464	1	60
B	2	Holophane	HLWPC2 P10 30K XX ASYDF Single, Wall Mount, 10'	LED	2,756	1	28

NOTES:
1. Contractor may install different lights than that specified in this table as long as they are an approved equal by the Borough.
2. Lights are to be installed per manufactur specifications.
3. All lights meet the full cutoff criteria specified by IESNA.

SYMBOLS

- Property Corner Marker
- Utility Pole
- Adjoining Property Line (Approx.)
- Existing Contour
- Proposed Contour
- Treeline
- Proposed Fence Line
- Pre/Post Bypass Watershed Boundary
- Post BMP Watershed Boundary
- Existing Water Line
- Midnight Madness Plan Edge of Stone/Paving Line
- Existing Water Valve
- Existing Fire Hydrant
- Existing Sanitary Manhole
- Building Addition
- Stormwater BMP
- Deciduous Tree
- Evergreen Tree
- Proposed Light
- Existing Features To Be Removed
- Existing Features
- Proposed Features

ZONING REQUIREMENTS

Zoning District	– SRM (Suburban Residential, Medium)
Min. Lot Area	– 1 Acre
Min. Lot Width	– 150 Feet
Min. Front Yard	– 50 Feet
Min. Side Yard	– 30 Feet
Min. Rear Yard	– 50 Feet
Max. Bldg. Height	– 35 Feet
Max. Imp. Surf. Ratio	– 0.25
Max. Density DU/AC	– 1.9

SITE DATA

Total Tract Area	– 0.726 Acres (Gross), 0.684 Acres (Net)
Tax Parcel Number	– 45–3–6–1
Instrument Number	– 2024021872
Proposed Use	– B2 (Residential Conversion)
Units	– 10 (10 Two Bedroom)
Water	– Public
Sewer	– Public

ENGINEER'S CERTIFICATION

I, being a registered engineer in the Commonwealth of Pennsylvania, do hereby certify that the accompanying application, plans, and supporting documentation are true and correct to the best of my knowledge.

Registered Engineer
Registration No. PE094862

NOTES

1. The site plan information is based on a field survey performed in March 2025. Site features beyond the property line are based on aerial data obtained through the Pennsylvania Spatial Data Access.
2. This property was subjected to a prior plan called the Midnight Madness Distilling LLC Subdivision Plan, prepared by Schlosser & Clauss Consulting Engineers, INC 10/19/2017.
3. Resource Protection calculations are not shown since no resources are located on the property as defined in the zoning ordinance.
4. All users of this plan are referred to and cautioned to comply with PA Act 287 as amended by PA Act 172, HB 2543, enacted 06–10–1987, and by PA HB 722, P.L. 364, Act 38, enacted 12–12–1991, and by PA HB 2627, Act 187, effective 12–19–96, and by PA Act 199, P.L. 1567, enacted 11–30–2004, and by PA Act 181, P.L. 1593, enacted 11–29–2006.
5. This plan contains information pertaining to underground utilities which is for general information only, and may not be based on an actual subsurface location survey. All subsurface information shown on this plan needs to be verified by the plan user. The preparer of this plan assumes no responsibility for and makes no representations or warranties as to the accuracy of the location of underground utilities or other underground features. Repair of damages to any underground utilities, structures, and appurtenances will be the sole responsibility of the contractor, and at the contractor's expense.
6. All paving, sidewalk, earthwork and concrete work shall be supplied and constructed in accordance with Pennsylvania Department of Transportation (PennDOT) specifications, Publication 408, latest edition, and shall also conform to all local building codes.
7. Proposed utilities shall be installed in accordance with all utility company and local building code requirements.
8. Any relocated utility services shall be run underground from existing overhead services.
9. The contractor performing the work is responsible for contacting "PA ONE CALL" (1–800–242–1776) for location of all underground lines at least one week prior to the beginning of construction.
10. If any conflicts, discrepancies, or other unsatisfactory conditions are discovered, either on the construction documents or the field conditions, the contractor must notify the owner and project engineer immediately and shall not commence operations until the conflicts, discrepancies, or other unsatisfactory conditions are resolved.

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE.
STOP!! CALL!!
PENNSYLVANIA ONE CALL SYSTEM
1–800–242–1776
PROJECT SERIAL NO.

Mease Engineering, P.C.
Office (215) 536-7005
Fax (215) 536-8581
516 W. Broad Street
Quakertown, PA 18951
PROFESSIONAL ENGINEERING & SURVEYING

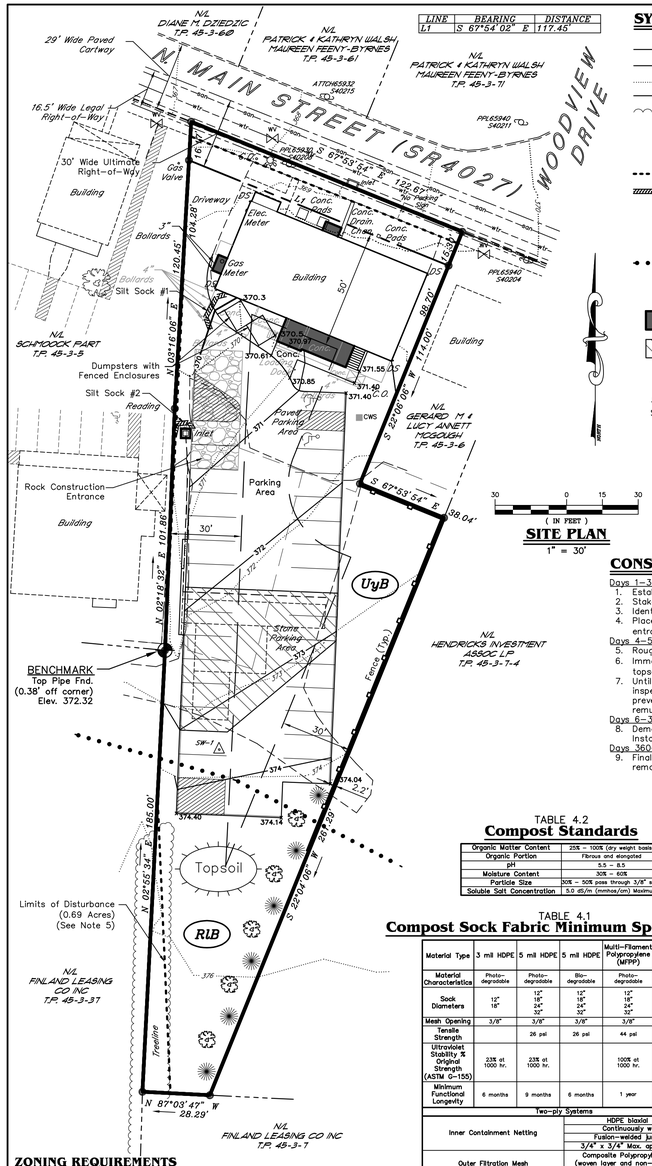
NO.	DATE	DESCRIPTION	BY

118 N. MAIN ST. PARTNERS
LAND DEVELOPMENT PLAN
Trumbauersville Borough, Bucks County, Pennsylvania

SCALE: As Noted	Site Address: 118 N. Main St Trumbauersville, PA 18970	DRAWN BY: FKM
DATE: 21 Sept. '26		FILE: 25180104
OWNERS OF RECORD:	118 North Main Street Partners LLC 308 W Broad Street, Suite 105 Quakertown, PA 18951	

Grading, Stormwater Management, Landscape, Lighting Plan

SHEET 4 of 5



SITE PLAN

1" = 30'

SYMBOLS

- Property Corner Marker
- Adjoining Property Line (Approx.)
- Building Setback Line
- Existing Contour
- Proposed Contour
- Existing Treeline
- Deciduous Tree
- Evergreen Tree
- Limits of Disturbance
- Silt Sock
- Topsoil Stockpile
- Concrete Washout Station
- Soil Boundary Line
- Soil Type
- Building Addition
- Stormwater BMP
- Inlet Filter Bag
- Existing Features
- Proposed Features

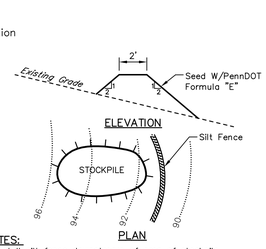
Slanted Text / Straight Text

SOILS

Soil Survey of Bucks County, PA USDA – RCS: Soil Map Legend

(RlB) Reaville channery silt loam:
Slopes: 3 to 8 percent
Depth to Bedrock: 20 to 40 inches
Depth to Water Table: 6 to 36 inches
Land Capability Classification: 3w
Hydric Soil: No
Hydrological Soil Group Listing: D
Limitations and Resolutions:
Cutbanks cave– shoring may be required
Corrosive to concrete/steel– contact structural engineer for design
Depth to saturated zone/high water table; Hydric/hydric inclusions; wetness– pump excess water through filter bag
Low strength/landslide prone– contact structural engineer to resolve
Slow percolation– have soils scientist evaluate for on–site sewage
Piping– use seepage collar
Poor source of topsoil– sufficient topsoil exists on–site
Frost action– install footer below frost line

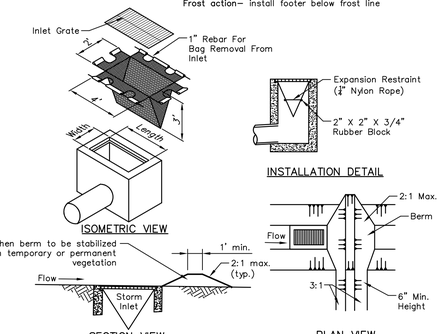
(UyB) Urban land–Reaville complex:
Slopes: 0 to 8 percent
Depth to Bedrock: 20 to 40 inches
Depth to Water Table: 6 to 36 inches
Land Capability Classification: 3w
Hydric Soil: No
Hydrological Soil Group Listing: D
Limitations and Resolutions:
Cutbanks cave– shoring may be required
Corrosive to concrete/steel– contact structural engineer for concrete/steel design
Depth to saturated zone/high water table; Hydric/hydric inclusions; wetness– pump excess water through filter bag
Low strength/landslide prone– contact structural engineer to resolve
Slow percolation– have soils scientist evaluate for on–site sewage
Piping– use seepage collar
Poor source of topsoil– sufficient topsoil exists on–site
Frost action– install footer below frost line



NOTES:
1. Install silt fence downstream of area of stockpile.
2. Place stockpile in areas shown on this drawing without blocking natural drainage patterns.
3. Follow dimensions shown above. Height should not exceed 35'. Side slopes should not be steeper than 2(h):1(v).
4. Seed immediately with PennDOT seeding formula "E"

TOPSOIL STOCKPILES & MAINTENANCE

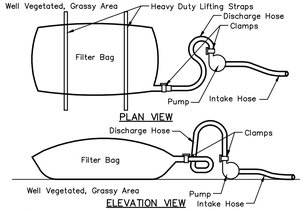
N.T.S.



Notes:
1. Maximum drainage area = 1/2 acre.
2. Inlet protection shall not be required for inlet tributary to sediment basin or trap. Berms shall be required for all installations.
3. Rolled earthen berm on roadway shall be maintained until roadway is stoned. Road subbase berm on roadway shall be maintained until roadway is paved. Earthen berm in channel shall be maintained until permanent stabilization is completed or remain permanently.
4. At a minimum, the fabric shall have a minimum grab tensile strength of 120 lbs, a minimum burst strength of 200 psi, and a minimum trapezoidal tear strength of 50 lbs. Filter bags shall be capable of trapping all particles not passing a no. 40 sieve.
5. Inlet filter bags shall be inspected on a weekly basis and after each runoff event. Bags shall be emptied and rinsed or replaced when half full or when flow capacity has been reduced so as to cause flooding or bypassing of the inlet. Damaged or clogged bags shall be replaced. A supply shall be maintained on site for replacement of bags. All needed repairs shall be initiated immediately after the inspection. Dispose of accumulated sediment as well as all used bags according to the plan notes.
6. Do not use on major paved roadways where ponding may cause traffic hazards.

STANDARD CONSTRUCTION DETAIL #4-16
FILTER BAG INLET PROTECTION - TYPE M INLET

N.T.S.



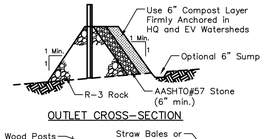
NOTES
1. Low volume filter bags shall be made from non–woven geotextile material sewn with high strength, double stitched "J" type seams. They shall be capable of trapping particles larger than 150 microns. High volume filter bags shall be made from woven geotextiles that meet the following standards:

Property	Test Method	Minimum Standard
Avg. Wide Width Strength	ASTM D–4884	60 lb/in
Grab Tensile	ASTM D–4632	205 lb
Puncture	ASTM D–4633	110 lb
Mullen Burst	ASTM D–3786	350 PSI
UV Resistance	ASTM D–4355	70%
AOS % Retained	ASTM D–4751	80 Sieve

2. A suitable means of accessing the bag with machinery required for disposal purposes shall be provided. Filter bags shall be replaced when they become 1/2 full of sediment. Spare bags shall be kept available for replacement of those that have failed or are filled. Bags shall be placed on straps to facilitate removal unless bags come with lifting straps already attached.
3. Bags shall be located in a well–vegetated (grassy) area, and discharge onto stable, erosion resistant areas. Where this is not possible, a geotextile underlayment and flow path shall be provided. Bags may be placed on filter stone to increase discharge capacity. Bags shall not be placed on slopes greater than 5%. For slopes exceeding 5%, clean rock or other non–erodible and non–polluting material may be placed under the bag to reduce slope steepness.
4. No downslope sediment barrier is required for most installations. Compost berm or compost filter sock shall be installed below bags located in HQ or EV watersheds, within 50' of any receiving surface water, or where a grassy area is not available.
5. The pump discharge hose shall be inserted into the bags in the manner specified by the manufacturer and securely clamped. A piece of PVC pipe is recommended for this purpose.
6. The pumping rate shall be no greater than 750 gpm or 1/2 the maximum specified by the manufacturer, whichever is less. Pump intakes shall be floating and screened.
7. Filter bags shall be inspected daily. If any problem is detected, pumping shall cease immediately and not resume until the problem is corrected.

STANDARD CONSTRUCTION DETAIL 3-16
PUMPED WATER FILTER BAG

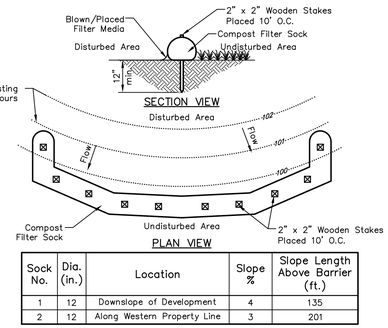
N.T.S.



NOTES:
1. A rock filter outlet shall be installed where failure of a silt fence or straw bale barrier has occurred due to concentrated flow. Anchored compost layer shall be used on upslope face in HQ and EV watersheds.
2. Sediment shall be removed when accumulations reach 1/3 the height of the outlet.

STANDARD CONSTRUCTION DETAIL 4-6
ROCK FILTER OUTLET

N.T.S.



Sock No.	Dia. (in.)	Location	Slope %	Slope Length Above Barrier (ft.)
1	12	Downslope of Development	4	135
2	12	Along Western Property Line	3	201

NOTES
1. Sock fabric shall meet the standards of Table 4.1. Compost shall meet the standards of Table 4.2
2. Compost filter sock shall be placed at existing level grade. Both ends of the sock shall be at least 8 feet upslope at 45° to the main sock alignment. Stakes may be installed immediately downslope of the sock if so specified by the manufacturer.
3. Traffic shall not be permitted to cross filter socks.
4. Accumulated sediment shall be removed when it reaches half the above ground height of the sock and disposed in the manner described elsewhere on the plan.
5. Socks shall be inspected weekly and after each runoff event. Damaged socks shall be repaired according to manufacturer's specifications or replaced within 24 hours of inspection.
6. Biodegradable filter socks shall be replaced after 6 months; photodegradable socks after 1 year. Polypropylene socks shall be replaced according to manufacturer's recommendations.
7. Upon stabilization of the area tributary to the sock, stakes shall be removed. The sock may be left in place and vegetated or removed. In the latter case, the mesh shall be cut open and the mulch spread as a soil supplement.

STANDARD CONSTRUCTION DETAIL 4-1
COMPOST FILTER SOCK

N.T.S.

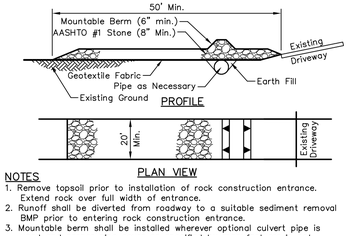


LOCATION MAP

800 0 400 800

GRAPHIC SCALE

1" = 800'



NOTES
1. Remove topsoil prior to installation of rock construction entrance. Extend rock over full width of entrance.
2. Runoff shall be diverted from roadway to a suitable sediment removal BMP prior to entering rock construction entrance.
3. Mountable berm shall be installed wherever optional culvert pipe is used and proper pipe cover as specified by manufacturer is not otherwise provided. Pipe shall be sized appropriately for size of ditch being crossed.

Maintenance: Rock construction entrance thickness shall be constantly maintained to the specific dimensions by adding rock. A stockpile of rock material shall be maintained on site for this purpose. All sediment deposited onto paved roadways shall be removed and returned to the construction site immediately. If excessive amounts of sediment are being deposited on the roadway, extend the length of the rock construction entrance by 50' increments until condition is alleviated or install wash rack. Washing the roadway or sweeping the deposits into roadway ditches, sewers, culverts, or other drainage courses is not acceptable.

*The existing stone driveway/parking will function as the rock construction entrance. Should mud be tracked onto the road, the mud shall be removed immediately and rock construction entrance installed.

STANDARD CONSTRUCTION DETAIL 3-1
ROCK CONSTRUCTION ENTRANCE

N.T.S.

CONSTRUCTION SEQUENCE

Days 1–3:
1. Establish the location of the proposed building additions and parking area.
2. Stakeout the limits of disturbance.
3. Identify existing drainage direction for undeveloped site.
4. Place silt sock where shown on plan, install concrete washout station, inlet filter bag, and rock construction entrance (if necessary).

Days 4–5:
5. Rough grade site to direct all drainage and runoff to silt sock installation.
6. Immediately stabilize areas expected to be bare for more than 3 days with temporary seed mixture (includes topsoil stockpiles).
7. Until the site is stabilized, all erosion and sedimentation must be maintained properly. Maintenance must include inspections of all erosion and sedimentation control after each runoff event and on a weekly basis. All preventative and remedial maintenance work, including clean out repair, replacement, regrading, reseeding, remulching, and renetting must be performed immediately.

Days 6–359:
8. Demolish existing features to be removed. Construct building additions, stormwater BMP, and parking area. Install fence and landscaping.

Days 360–365:
9. Final grade and immediately stabilize disturbed areas. Relocate silt sock if necessary and allow silt sock to remain until grass stand has provided 70% cover.

TABLE 4.2
Compost Standards

Organic Matter Content	25% – 100% (dry weight basis)
Organic Portion	Fibrous and elongated
pH	5.5 – 8.5
Moisture Content	30% – 60%
Particle Size	30% – 50% pass through 3/8" sieve
Soluble Salt Concentration	5.0 dS/m (mmhos/cm) Maximum

TABLE 4.1
Compost Sock Fabric Minimum Specifications

Material Type	3 mil HDPE	5 mil HDPE	5 mil HDPE	Multi–Filament Polypropylene (MPPP)	Heavy Duty Multi–Filament Polypropylene (HPPP)
Material Characteristics	Photo–degradable	Photo–degradable	Bio–degradable	Photo–degradable	Photo–degradable
Sock Diameters	12" 18"	12" 18" 24" 32"	12" 18" 24" 32"	12" 18" 24" 32"	12" 18" 24" 32"
Mesh Opening	3/8"	3/8"	3/8"	3/8"	1/8"
Tensile Strength		26 psi	26 psi	44 psi	202 psi
Ultraviolet Stability % Original Strength (ASTM G–155)	23% at 1000 hr.	23% at 1000 hr.		100% at 1000 hr.	100% at 1000 hr.
Minimum Functional Longevity	6 months	9 months	6 months	1 year	2 years
Two–ply Systems					
Inner Containment Netting	HDPE biaxial net				
	Continuously wound				
	Fusion–welded junctures				
Outer Filtration Mesh	3/4" x 3/4" Max. aperture size				
	Composite Polypropylene Fabric (woven layer and non–woven fleece mechanically fused via needle punch				
	3/16" Max. aperture size				
Sock fabrics composed of burlap may be used on projects lasting 6 months or less.					

Ground Cover Seed Mixtures:

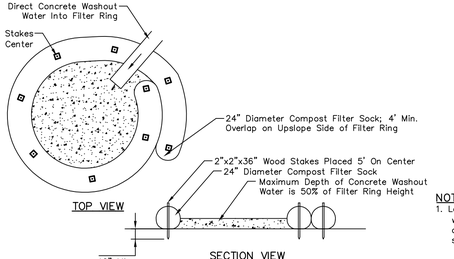
Permanent groundcover
Formula 'B'
mix: 20% perennial rye, 30% red fescue, 50% Kentucky bluegrass
rate: 21 lbs./1,000 S.Y.
mulch: See table below
liming: 2,480 lbs./1,000 S.Y. (Agricultural Lime)
fertilizer: 210 lbs./1,000 S.Y. (10–10–20 Fertilizer)
slow–release nitrogen fertilizer (38–0–0 ureaform):
50 lbs./1,000 S.Y.

Temporary groundcover
Formula 'E'
mix: annual rye
rate: 10 lbs./1,000 S.Y.
mulch: See mulch table
liming: 410 lb/1,000 S.Y. (Not req. for stockpiles)
fertilizer: 100 lb/1,000 S.Y. (10–10–10 fertilizer)

MULCH APPLICATION RATES

Mulch Type	Application Rates (min.)			Notes
	Per Acre	Per 1,000 SF	Per 1,000 SY	
Straw	3 Tons	140 lb.	1,240 lb.	Either wheat or oat straw, free of weeds, not chopped or finely broken.
Hay	3 Tons	140 lb.	1,240 lb.	Timothy, mixed clover and timothy or other native forage grasses.
*Wood Chips	4–6 Tons	185–275 lb.	1,650 lb. to 2,500 lb.	May prevent germination of grasses and legumes.
Hydromulch	1 Ton	47 lb.	415 lb.	**Has limitations.

*Not suitable for vegetative cover
**Shredded paper hydromulch should not be used on slopes steeper than 5%. Wood fiber hydromulch may be applied on steeper slopes provided a tackifier is used. The application rate for any hydromulch should be 2,000 lb/acre at a minimum.



NOTES:
1. Do not place concrete washout facility within 50 feet of storm drains, open ditches, or water bodies.
2. Check concrete washout facility daily to determine if they have been filled to 50% full.
3. When the washout is nearing capacity, remove hardened concrete, vacuum and dispose of liquids in an approved manner. Do not discharge liquids to waterways, storm drains, or directly onto the ground.
4. When materials are removed from the washout make any necessary repairs.
5. Install on flat grade for optimum performance.
6. 18" diameter filter sock may be stacked onto double 24" diameter socks in pyramidal configuration for added height.
7. A suitable impervious geomembrane shall be placed at the location of the washout prior to installing the socks.

STANDARD CONSTRUCTION DETAIL 3-18
CONCRETE WASHOUT

N.T.S.

EROSION/SEDIMENTATION CONTROL NOTES

1. Stockpile heights must not exceed 35 feet; stockpile slopes must not exceed 2:1.
2. The operator/responsible person (O/RP) on site shall assure that the approved erosion and sediment control plan is properly and completely implemented.
3. Immediately upon discovering unforeseen circumstances posing the potential for accelerated erosion and/or sediment pollution, the O/RP shall implement appropriate Best Management Practices (BMPs) to eliminate the potential for accelerated erosion and/or sediment pollution.
4. The O/RP shall assure that an erosion and sediment control plan has been prepared and approved by the Bucks County Conservation District and is being implemented and maintained for all soils and/or rock spoil and borrow areas regardless of their locations.
5. All pumping of sediment–laden water shall be through a sediment control BMP such as a pumped water filter bag discharging over an undisturbed area.
6. A copy of the approved erosion and sediment control plan must be available on the project site at all times.
7. Erosion and sediment BMPs must be constructed, stabilized and functional before site disturbance begins within the tributary areas of those BMPs.
8. After final site stabilization has been achieved, temporary erosion and sediment BMP controls must be removed. Areas disturbed during the removal of the BMPs must be stabilized immediately.
9. At least seven (7) days before starting any earth disturbance activity, the O/RP shall invite all contractors involved in that activity, the landowner, all appropriate municipal officials, the erosion and sediment control plan designer and the Bucks County Conservation District to a pre–construction meeting. Also, at least three (3) days before starting any earth disturbance activity, all contractors involved in that activity shall notify the Pennsylvania One–Call System Inc. 1–800–242–1776 to determine any underground utilities locations.
10. Immediately after earth disturbance activity ceases, the O/RP shall stabilize any areas disturbed by the activity. During non–germinating periods, mulch must be applied at specified rates. Disturbed areas that are not at finished grade and which will be re–disturbed within one year must be stabilized in accordance with temporary vegetative stabilization specifications.
11. Disturbed areas that are at finished grade or which will not be re–disturbed within one year must be stabilized in accordance with permanent vegetative stabilization specifications.
12. An area shall be considered to have achieved final stabilization when it has a minimum uniform 70% vegetative or other permanent non–vegetative cover with a density sufficient to resist accelerated surface erosion and subsurface characteristics sufficient to resist sliding and other movements.
13. Upon the installation of temporary sediment basin riser(s), a qualified site representative shall conduct an immediate inspection of the riser(s), whereupon the Bucks County Conservation District shall be notified in writing that the riser is sealed (watertight).
14. At stream crossings, a 50–foot buffer shall be maintained. On buffers, clearings, sod disturbances and excavations, equipment traffic should be minimized. Activity such as stacking logs, burning cleared brush, discharged rainwater from trenches, welding pipe sections, refueling and maintaining equipment should be avoided within buffer zones.
15. Until a site is stabilized, all erosion and sediment BMPs must be maintained properly. Maintenance must include inspections of all erosion control BMPs after each runoff event and on a weekly basis. All preventative and remedial maintenance work, including cleanout, repair, replacement, re–grading, re–seeding, re–mulching and re–netting must be performed immediately. If erosion and sediment control BMPs fail to perform as expected, replacement BMPs, or modifications of those installed, will be required.
16. Sediment removed from BMPs shall be disposed of on–site in landscaped areas outside of steep slopes, wetlands, floodplains or drainage swales and immediately stabilized or placed in soil stockpiles and stabilized.
17. All building material and wastes must be removed from the site and recycled in accordance with DEP's Solid Waste Regulations (25 PA Code 260.1 et seq., 271.1 et seq., and 287.1 et seq.) and/or any additional local, state or federal regulations. No building materials (used or unused) or waste materials shall be burned, buried, dumped or discharged at the site.
18. Each stage of earth moving must be completed and stabilized prior to commencing the next earth moving stage.
19. Any sediment that is tracked on to the road must be cleaned off before the end of the day.
20. Disturbed areas should be temporarily stabilized if no work is to be done within three (3) days. Stockpiles should be stabilized immediately.
21. The limits of trenching completed in one day shall be limited to what can be backfilled and stabilized in the same day.

ZONING REQUIREMENTS

Zoning District	– SRM (Suburban Residential, Medium)
Min. Lot Area	– 1 Acre
Min. Lot Width	– 150 Feet
Min. Front Yard	– 50 Feet
Min. Side Yard	– 30 Feet
Min. Rear Yard	– 50 Feet
Max. Bldg. Height	– 35 Feet
Max. Imp. Surf. Ratio	– 0.25
Max. Density DU/AC	– 1.9

SITE DATA

Total Tract Area	– 0.726 Acres (Gross), 0.684 Acres (Net)
Tax Parcel Number	– 45–3–6–1
Instrument Number	– 2024021872
Proposed Use	– B2 (Residential Conversion)
Units	– 10 (10 Two Bedroom)
Water	– Public
Sewer	– Public

NOTES

1. The site plan information is based on a field survey performed in March 2025. Site features beyond the property line are based on aerial data obtained through the Pennsylvania Spatial Data Access.
2. This property was subjected to a prior plan called the Midnight Madness Distilling LLC Subdivision Plan, prepared by Schlosser & Clauss Consulting Engineers, INC 10/19/2017.
3. Resource Protection calculations are not shown since no resources are located on the property as defined in the zoning ordinance.
4. All utilities must be installed within the limits of disturbance.
5. The limits of disturbance follows the property line with exception to the rear treeline and street line.

ENGINEER'S CERTIFICATION

I, being a registered engineer in the Commonwealth of Pennsylvania, do hereby certify that the accompanying application, plans, and supporting documentation are true and correct to the best of my knowledge.

Registered Engineer
Registration No. PE094862

EROSION & SEDIMENTATION CONTROL BMP INSPECTION/MAINTENANCE SCHEDULE

	TYPE OF BMP	MAINTENANCE ACTIVITY	FREQUENCY	CLEAN-OUT LEVEL
Temporary	Rock Construction Entrance	1. Check for appropriate thickness of stone	Daily	N/A
		2. Street sweeping	As Necessary	
	Silt Sock	1. Check for sediment level	After every storm event	When accumulations reach 1/2 the above ground height
		2. Inspect to ensure that BMP is not compromised	After every storm event	

Note: For additional maintenance information pertaining to the individual BMPs, refer to each BMP's respective detail.

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE.
STOP!! CALL!!
PENNSYLVANIA ONE CALL SYSTEM
1–800–242–1776
PROJECT SERIAL NO.

Mease Engineering, P.C.
516 W. Broad Street
Quakertown, PA 18951
Office (215) 536-7005
Fax (215) 536-8581
PROFESSIONAL ENGINEERING & SURVEYING

NO.	DATE	DESCRIPTION	BY

118 N. MAIN ST. PARTNERS
LAND DEVELOPMENT PLAN

Trumbauersville Borough, Bucks County, Pennsylvania

SCALE: As Noted
DATE: 21 Sep. '26
Site Address: 118 N. Main St, Trumbauersville, PA 18970
DRAWN BY: FKM
FILE: 25180105

OWNERS OF RECORD: 118 North Main Street Partners LLC, 308 W Broad Street, Suite 105, Quakertown, PA 18951

Erosion & Sedimentation Control Plan

SHEET 5 of 5

LAW OFFICES

CLEMONS REISS MACNAIR & KUSHTO, P.C.

SCOTT A. MACNAIR
VICKI L. KUSHTO
ASHLEY C. GARRIDO

2003 S. Easton Road, Suite 300
Doylestown, PA 18901
Phone 215 348 1776 Fax 215 348 9450
www.clemonslaw.com

OF COUNSEL:
TERRY W. CLEMONS
PETER L. REISS, LLM.

August 17, 2026

Vince Randazzo
308 W. Broad Street, Suite 105
Quakertown, PA 18951

Re: Trumbauersville Borough Zoning Hearing Board – Signed Decision
Application of Vince Randazzo –118 N. Main Street, Trumbauersville, PA

Dear Mr. Randazzo:

Enclosed please find an executed copy of the Decision in the above-referenced matter.

If you have any questions, please feel free to contact me.

Very truly yours,

Scott A. MacNair

/de

Enclosure

cc: Dani McClanahan, Borough Manager (via email)
cc: Zoning Hearing Board Members (via email)
cc: Party Status: Annette McGough (via regular mail)
cc: Party Status: Gary Parzych (via regular mail)

U:\SMacnair\Clients\Trumbauersville Borough\Randazzo, Vince\Decision\Ltr 8.17.26 to Applicant fwding signed Decision.doc

DATE OF DECISION: 8/17/26

DATE OF MAILING: 8/17/26

BEFORE THE TRUMBAUERSVILLE BOROUGH ZONING HEARING BOARD

RE: APPLICATION OF VINCENT RANDAZZO FOR VARIANCES FOR PROPERTY LOCATED AT 118 N. MAIN STREET, TRUMBAUERSVILLE BOROUGH, BUCKS COUNTY, PENNSYLVANIA, FURTHER IDENTIFIED AS TAX MAP PARCEL NO. 45-003-006-001

FINDINGS OF FACT

1. On July 22, 2026, at 7:00 p.m. at the Trumbauersville Borough Hall, 1 Evergreen Drive, Trumbauersville, Pennsylvania, the Trumbauersville Borough Zoning Hearing Board ("Board") held a duly noticed hearing on the application of Vincent Randazzo ("Applicant").

2. 118 North Main Street Partners LLC is the record owner of 118 North Main Street, Trumbauersville Borough, also known as Bucks County Tax Map Parcel No. 45-003-006-001 (the "Property"). The Property is approximately .7264 acres in size.

3. 118 North Main Street Partners LLC purchased the property on May 30, 2024, as evidenced by a Deed recorded at the Bucks County Recorder of Deeds Office at Instrument Number 2024021872.

4. Notice of the July 22, 2026 hearing was published in advance of the hearing in the July 8, 2026 and July 15, 2026 editions of The Intelligencer, a newspaper publication of general circulation in Trumbauersville Borough.

5. Notice of the hearing was sent by first class mail to all property owners of record whose properties adjoin or are across public roads from the Property on July 1, 2026 by the office of Clemons Reiss MacNair & Kushto, PC, the Solicitor for the Zoning Hearing Board.

6. Notice of the hearing was posted on the Property on July 15, 2026, at 9:34 a.m. by the Trumbauersville Borough Manager, Dani McClanahan.

7. As Vice-President of 118 North Main Street Partners LLC, the Applicant has the requisite standing to prosecute this zoning hearing board application.

8. The Property is located in the SRM, Suburban Residential Medium zoning district under the Trumbauersville Borough Zoning Ordinance (the "Zoning Ordinance").

9. The Applicant is seeking the following variances from the Trumbauersville Borough Zoning Ordinance: (1) from Sections 503 and 527 of the zoning ordinance to permit a balcony to be constructed in the front yard, a balcony in the side yard and a stair tower in the side yard; (2) from Section 502 to permit a density of 6.8 dwelling units per acre where 1.9 dwelling units per acre are permitted; (3) from Section 502 to permit an impervious surface percentage of 60.7% where 25% is permitted; (4) from Section 404.B2.g to permit recreation land to be located in the rear yard; (5) from Section 505 to not comply with buffer yard requirements. In addition, Applicant is seeking a special exception to permit a nonconforming building to be expanded.

10. Introduced as exhibits at the zoning hearing are the documents identified on Schedule A – Table of Exhibits attached to this decision. The Table of Exhibits is incorporated by reference as though fully set forth herein at length.

11. The Applicant was not represented by an attorney.

12. The following individuals requested and were granted party status:

a. Annette McGough – 116 N. Main Street, Trumbauersville, Pennsylvania

b. Gary Parzych - President of Finland Lease, 138 N. Main Street, Trumbauersville, Pennsylvania

13. Trumbauersville Borough was represented by its Solicitor, David Keightly, Esq. Solicitor Keightly advised that the Borough was taking a neutral position concerning the application.

14. Tyler Freed, a Professional Engineer with Mease Engineering, P.C. testified on behalf of the Applicant.

15. Christopher LaBonge, President of 118 North Main Street Partners LLC and Vincent Randazzo, Vice President of 118 North Main Street Partners LLC also testified in support of the application.

16. The Property contains a preexisting legal nonconforming four (4) story building that is located within the front and side yards of the Property.

17. The Property is irregular in shape. It is long and narrow and side lot lines almost come to a point at the rear of the Property.

18. Vince Marucci, the applicant's architect, summarized the project. He advised that the Applicant is proposing a change of use for the Property from an existing manufacturing use to a B2 – Residential Conversion use. The Applicant is

proposing ten (10) two-bedroom residential units, with a parking lot and recreational area to the rear of the Property.

19. The Applicant is proposing the following additions to the building: (1) construction of balconies on the upper three (3) floors on the front of the building; (2) construction of balconies on the upper three (3) floors on the west side of the building; (3) a small addition to the rear of the building to house a stair tower.

20. The building is currently setback 1.8' at its closest point to the ultimate right-of-way. The Applicant is proposing a setback of 2.2' for the balconies from the ultimate right-of-way.

21. The Applicant is proposing a side yard setback of 12.3' on the west side of the Property where the balconies will be installed.

22. The existing impervious surface percentage for the Property is 58.5% and the Applicant is seeking to increase the impervious surface percentage to 60.7%.

23. The Applicant will be installing stormwater management facilities on the Property to address the existing and proposed stormwater runoff related to the impervious surface on the Property.

24. The Applicant performed a cost feasibility study to determine the financial viability of the project and determined that ten (10) units is the minimum number of units necessary for the project to be financially viable.

25. The proposed recreation area is located almost entirely outside of the rear yard setback. This is a result of the irregular shape of the Property and the size and location of the parking lot.

26. The parking lot conforms to the requirements of the Zoning Ordinance, as the Applicant is proposing a total of 31 parking spaces where 30 parking spaces are required (3 spaces for each two-bedroom apartment).

27. Due to the long, narrow, irregular shape of the Property, there is inadequate space to install the required 50' buffers. However, the Applicant agreed to install any fencing or buffering on the sides and rear of the Property that the Borough would require.

28. The Property is served by public water and public sewer.

29. Vincent Randazzo testified that it is his intention to own and manage the Property. Mr. Randazzo currently owns and manages other residential units and has been doing so for approximately thirty-two years.

30. The proposed residential units will contain two bedrooms and two bathrooms. He is proposing installation of a dog wash in the basement.

31. He is proposing higher-end units and will be targeting younger individuals to lease the units to.

32. Mr. Randazzo agreed to allow emergency vehicle access to the rear of the building if necessary to access the adjacent property to the east (116 N. Main Street).

33. In addition, the Applicant specifically agreed not to disturb the existing paving located between the building on the Property and 116 N. Main Street. The Applicant also agreed to continue to allow vehicular ingress and agrees from Main Street to the rear of 116 N. Main Street, notwithstanding the lack of recorded easement.

34. The Applicant agreed to shield and direct any exterior lighting in a downward manner.

35. The Applicant will need to obtain the necessary EDUs to obtain approval for the sewage facility needs associated with the change of use.

36. The surrounding neighborhood contains a mix of commercial and residential uses. There is a post office and laundromat located to the west of the Property, open space to the rear and residential uses to the east and across the street to the north.

37. Mr. Marucci testified that he exercised efforts to make as few modifications to the building and the Property as possible when preparing the proposal for the Project.

38. The Applicant testified that he will maintain the existing bollards that protect the gas meter on the west side of the building.

39. Annette McGough testified and provided public comment concerning access to her property located at 116 N. Main Street. She advised that there has been access to the rear of her property over a portion of the Applicant's property since 1962. She provided an exhibit containing meeting minutes related to a March 18, 1978 Zoning Hearing Board Hearing that reference a shared right of way between 118 and 116 North Main Street.

40. Diane Dziedzic provided public comment concerning potential construction noise, increased traffic and speeding issues related to the Application.

41. Shawn McGough provided public comment concerning his opinion that the proposed density is too high.

CONCLUSIONS OF LAW

1. Required public notice of the hearing was made by sufficient publication, posting and mailing to affected property owners.

2. In order to show entitlement to a variance, an applicant must demonstrate all the following elements:

a. an unnecessary hardship stemming from unique physical characteristics or conditions will result if the variance is denied;

b. because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning ordinance and a variance is necessary to enable the reasonable use of the property;

c. the hardship has not been created by the applicant;

d. granting the variance will not alter the essential character of the neighborhood nor be detrimental to the public welfare; and

e. the variance sought is the minimum that will afford relief.

3. The Applicant is seeking only dimensional variances.

4. In Hertzberg v. Zoning Board of Adjustment, 554 Pa. 249, 721 A.2d 43 (1998), the Pennsylvania Supreme Court provided some clarity to these standards concerning a landowners' request for a dimensional variance, as opposed to a use variance. Specifically, the court set forth the below language which has commonly been referred to as the relaxed standard for dimensional variance cases:

> [t]o justify the grant of a dimensional variance, courts may consider multiple factors, including the economic detriment to the applicant if the variance was denied, the financial hardship created by any work necessary to bring the building into strict compliance with the zoning requirements and the characteristics of the surrounding neighborhood.

Hertzberg v. Zoning Bd. of Adjustment of City of Pittsburgh, 554 Pa. 249, 264, 721 A.2d 43, 50 (1998).

5. The Board finds that there are unique physical characteristics associated with the Property that result in an unnecessary hardship. Specifically, the lot is an undersized preexisting lawful nonconforming lot that contains a preexisting lawful nonconforming building. The building is nonconforming in several respects. The

building encroaches into the front and side yards. The Property is irregular in shape resulting in a small, narrow building envelope.

6. The Applicant did not create the hardship as the building existed in its present location when he purchased the Property.

7. The existing nonconforming nature of the building restricts the Applicant's ability to perform renovations to the building and the lot for reasonable use of the Property.

8. The Board finds that the minor additional encroachments into setbacks proposed by the Applicant do not alter the essential character of the neighborhood.

9. The Board finds that the overall proposal does not alter the essential character of the neighborhood.

10. Provided the Applicant complies with the conditions contained herein, approval of the requested variances will have no detrimental impacts on the public health, safety or welfare.

11. Provided the Applicant complies with the conditions contained herein, the Applicant has met the legal requirements for variances requested.

12. Provided the Applicant complies with the conditions contained herein, the approved variances represent the minimum variance that will afford relief and represent the least modification of the zoning regulations under the circumstances.

13. In order to show entitlement to a special exception, an applicant must demonstrate the proposal meets the following criteria:

a. In accordance with the Quakertown Area Comprehensive Plan and Section 105 of the Zoning Ordinance and consistent with the spirit, purposes, and the intent of the Zoning Ordinance;

b. In the best interests of the Borough, the convenience of the community, the public welfare, and be a substantial improvement to the property in the immediate vicinity;

c. Suitable for the property in question, and designed, constructed, operated, and maintained so as to be in harmony with and appropriate in appearance to the existing or intended character of the general vicinity;

d. In conformance with all applicable requirements of the Zoning Ordinance and all municipal ordinances;

e. Suitable in terms of effects on highway traffic and safety with adequate access arrangements to protect streets from undue congestion and hazard. Where 125 or more trips per day could result from the application a traffic impact study shall be submitted; and

f. In accordance with sound standards of subdivision and land development practice where applicable.

14. The proposed B2 Residential Conversion use is permitted in the SRM zoning district where the Property is located. The need for the special exception arises from the Applicants request to expand the nonconforming building by installing balconies and a stairway addition to the building.

15. The proposed renovation of the building will be an improvement to the community. The minor modifications to the exterior of the building will not modify the essential character of the neighborhood or be detrimental in any way to neighboring properties.

16. The proposed expansion of the building is suitable for the Property and appropriate in appearance for the general vicinity.

17. While limited evidence was presented regarding traffic, it is not anticipated that the proposal will increase the number of trips per day over the number of trips per day associated with the existing manufacturing use.

DECISION

AND NOW, this 17th day of August 2026, upon consideration of the foregoing Findings of Fact and Conclusions of Law, the Trumbauersville Borough Zoning Hearing Board **GRANTS** the Applicant's requests for the following variances: (1) from Sections 503 and 527 of the zoning ordinance to permit a balcony to be constructed in the front yard, a balcony in the side yard and a stair tower in the side yard; (2) from Section 502 to permit a density of 6.8 dwelling units per acre where 1.9 dwelling units per acre are permitted; (3) from Section 502 to permit an impervious surface percentage of 60.7% where 25% is permitted; (4) from Section 404.B2.g to permit recreation land to be located in the rear yard; (5) from Section 505 to not comply with buffer yard requirements and the Applicant's request for a special exception to permit a nonconforming building to be expanded, conditioned upon the following:

1. Applicant shall allow emergency vehicle ingress and egress across the Applicant's Property to address an emergency that exists at 116 North Main Street, Trumbauersville Borough;

2. Applicant shall not install any improvements that impede the existing driveway access to 116 North Main Street;

3. Any exterior lighting shall be shielded and installed in a manner that directs light in a downward manner to avoid it from emanating over the property line;

4. Applicant shall comply with the Trumbauersville Borough Stormwater Management Ordinance;

5. Applicant shall maintain and/or install bollards to protect the gas meter on the Property;

6. Applicant shall install a fence and/or landscaping to the satisfaction of the Borough Engineer for the parking area and the recreational area on the Property; and

7. Applicant shall comply with all testimony and exhibits introduced by the Applicant at the Zoning Hearing Board hearing.

TRUMBAUERSVILLE BOROUGH
ZONING HEARING BOARD

DATE: 8/17/2026 */s/ Travis Angle*
Travis Angle, Chair

DATE: 8/17/2026 */s/ James Weiss*
James Weiss, Vice-Chair

DATE: 8/17/2026 */s/ Nicholas Meo*
Nicholas Meo, Member

DATE: 8/17/2026 */s/ Daniel Marquardt*
Daniel Marquardt, Member

DATE: 8/17/2026 */s/ George Cabot*
George Cabot, Member

Scott A. MacNair, Esquire
Clemons Reiss MacNair & Kushto, P.C.
Solicitor, Trumbauersville Borough Zoning Hearing Board
2003 S. Easton Road, Ste. 300
Doylestown, Pennsylvania 18901
(215)348-1776

SCHEDULE A – TABLE OF EXHIBITS

Exhibit	Description
	ZONING HEARING BOARD'S EXHIBITS
ZHB-1	Zoning Hearing Board application, with attachments
ZHB-2	Public Notice and Proof of Publication
ZHB-3	Letter dated July 1, 2026 to Applicant advising of hearing date
ZHB-4	Certificate of Mailing, List of Property Owners and Sample Letter
ZHB-5	Affidavit of Posting
ZHB-6	Letter submitted to ZHB by Mayor James D. Black, Jr. re. alleged violation of Sunshine Act
McGough-1	Meeting minutes of March 18, 1978 ZHB hearing

Mease Engineering, P.C.

516 West Broad Street
Quakertown, PA 18951

(215) 536-7005
FAX (215) 536-8581

22 September 2026

Borough Council
1 Evergreen Drive, P.O. Box 100
Trumbauersville, PA 18970

RE: 118 N. MAIN STREET PARTNERS LLC LAND DEVELOPMENT
SALDO MODIFICATION REQUEST

Dear Borough Council:

In accordance with the "Municipal Planning Code" Sec. 512.1, the applicant, 118 N. Main Street Partners LLC., does hereby request the following modifications to the requirements of the Trumbauersville Borough Subdivision and Land Development Ordinance (SALDO) for the above referenced Land Development Plan.

Sec. 516.e.6 - A waiver is requested from requiring parking areas to be set back at least fifteen (15) feet from the property line. The existing parking currently extends over the property line and does not comply with the required setback. The proposed parking will maintain the existing setback on the westerly side and will improve the existing setback on the easterly side.

Should you have any questions, please call.

Sincerely,

Tim Kratz

BCPC Bucks County Planning Commission
Celebrating 75 Years

The Almshouse Neshaminy Manor Center 1260 Almshouse Road
Doylestown, Pennsylvania 18901 215.345.3400 FAX 215.345.3886
E-mail: planningcommission@buckscounty.org

PLANNING COMMISSION:
Eleanor M. Breslin, *Chair*
Richard Donovan, *Vice Chair*
Thomas J. Jennings, *Secretary*

James J. Keenan
James E. Miller Jr.
David R. Nyman
Edward J. Tokmajian
Tom Tosti

Michael A. Roedig
Executive Director

MEMORANDUM

To: Trumbauersville Borough Council
Trumbauersville Borough Planning Commission

From: Staff of the Bucks County Planning Commission

Date: October 22, 2026

Subject: BCPC #13097
Preliminary Plan of Land Development for 118 North Main Street Partners
TMP #45-3-6-1
Applicant: Vincent Randazzo
Owner: 118 North Main Street Partners, LLC
Plan Dated: September 21, 2026
Date Received: October 1, 2026

This proposal has been reviewed by the Bucks County Planning Commission professional staff, which prepared the following comments in accordance with the Pennsylvania Municipalities Planning Code (Section 502).

GENERAL INFORMATION

Proposal: Convert an existing commercial building into 10 multifamily dwelling units on a 0.726-acre parcel. The plan indicates that ten two-bedroom units are proposed. Proposed improvements include balconies on the front and west sides of the upper three floors and a small rear addition to accommodate a stair tower. The building previously housed a bottling plant for Millstone Spirits Group, LLC. Public water and sewer are intended to serve the dwellings.

Location: Along the southern side of North Main Street, slightly west of the intersection of Woodview Drive and North Main Street.

Zoning: The SRM Suburban Residential, Medium District permits Use B2 Residential Conversion by right.

Correspondence submitted with the plan indicates that the applicant received special exception approval to expand a nonconforming building and variances from the following requirements of the subdivision and land development ordinance (SALDO):

Sections 503 and 527
to permit a balcony to be constructed in the front yard, a balcony in the side yard, and a stair tower in the side yard

Section 502
to permit a density of 6.8 dwelling units per acre, where 1.9 dwelling units per acre is otherwise permitted

COUNTY COMMISSIONERS:
Diane M. Ellis-Marseglia, *LCSW*, *Chair*; Robert J. Harvie Jr., *Vice Chair*; Gene DiGirolamo, *Secretary*

Section 502
to permit an impervious surface percentage of 60.7 percent where 25 percent is permitted

Section 404.B2.g.
to permit recreation land to be located in the rear yard

Section 505
to not comply with buffer yard requirements

The above-noted relief was granted conditioned on the following:

- the applicant shall allow emergency vehicle ingress and egress across the applicant's property to address any emergency that may exist at 116 North Main Street, Trumbauersville Borough
- the applicant shall not install any improvements that impede the existing driveway access to 116 North Main Street
- all exterior lighting shall be shielded and directed downward to prevent light from spilling over property lines
- the applicant shall comply with the Trumbauersville Borough Stormwater Management Ordinance
- the applicant shall maintain and install bollards to protect the gas meter on the property
- the applicant shall install fencing and/or landscaping around the parking and recreation areas, as approved by the borough engineer
- the applicant shall comply with all testimony and exhibits introduced by the applicant at the zoning hearing board hearing

Present Use: Vacant former commercial building

COMMENTS

We reviewed sketch plan submissions for this site in February of 2026 and June of 2025 (BCPC #13097, dated February 17, 2026, and June 30, 2025). Although several of the comments from our previous reviews have been addressed, we want to reiterate and add comments that should be considered prior to approval:

1. **Density**—Based on the information available to us, the proposed density exceeds the density authorized by the variance. As noted on the plan and in the Trumbauersville Borough Zoning Hearing Board Decision dated August 17, 2026, the applicant received a variance to allow a maximum permitted density of 6.8 dwelling units per acre. However, based on a net buildable site area of 0.684 acres, the plan proposes a density of 14.6 dwelling units per acre.

2. **Requested waiver**—The site plan indicates that the applicant is requesting a waiver from the following requirement of the subdivision and land development ordinance (SALDO):

   Section 516.e.6.
   to waive the requirement that parking areas be set back at least 15 feet from property lines; the application indicates that the existing parking currently extends over the property line and does not comply with the required setback, and that the proposed parking will retain the existing setback along the western property line and increase the setback along the eastern property line

   The final plan should note all granted waivers.

3. **Shared driveway**—The site shares driveway access with adjacent TMP #45-3-5. If a shared access easement has not already been established, we recommend that it be depicted on the plan and documented for both parcels. The access easement should outline maintenance responsibilities and should be incorporated in the deeds for the lots.

4. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development.

This review will be included in the Bucks County Planning Commission board materials for the November 4, 2026, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

In order that we may be more aware of your concerns, please send us a copy of all municipal decisions sent to this applicant.

LMW:emh
26-0286

cc: Vincent Randazzo (via email)
Drew Moyer, PE, Mease Engineering, P.C. (via email)
Steven Baluh, PE, Wynn Associates, Inc., Borough Engineer (via email)
Dani McClanahan, Borough Manager (via email)

PA DEPARTMENT OF AGRICULTURE
ABFP-14, REV. 4/2005

LOCAL GOVERNMENT UNIT USE ONLY

DATE RECEIVED 9/14/810
HEARING DATE
ACTION DATE:

_____ APPROVED W/O MODIFICATION
_____ MODIFIED, THEN APPROVED
_____ REJECTED

PROPOSAL FOR THE ADDITION OF AN AGRICULTURAL SECURITY AREA

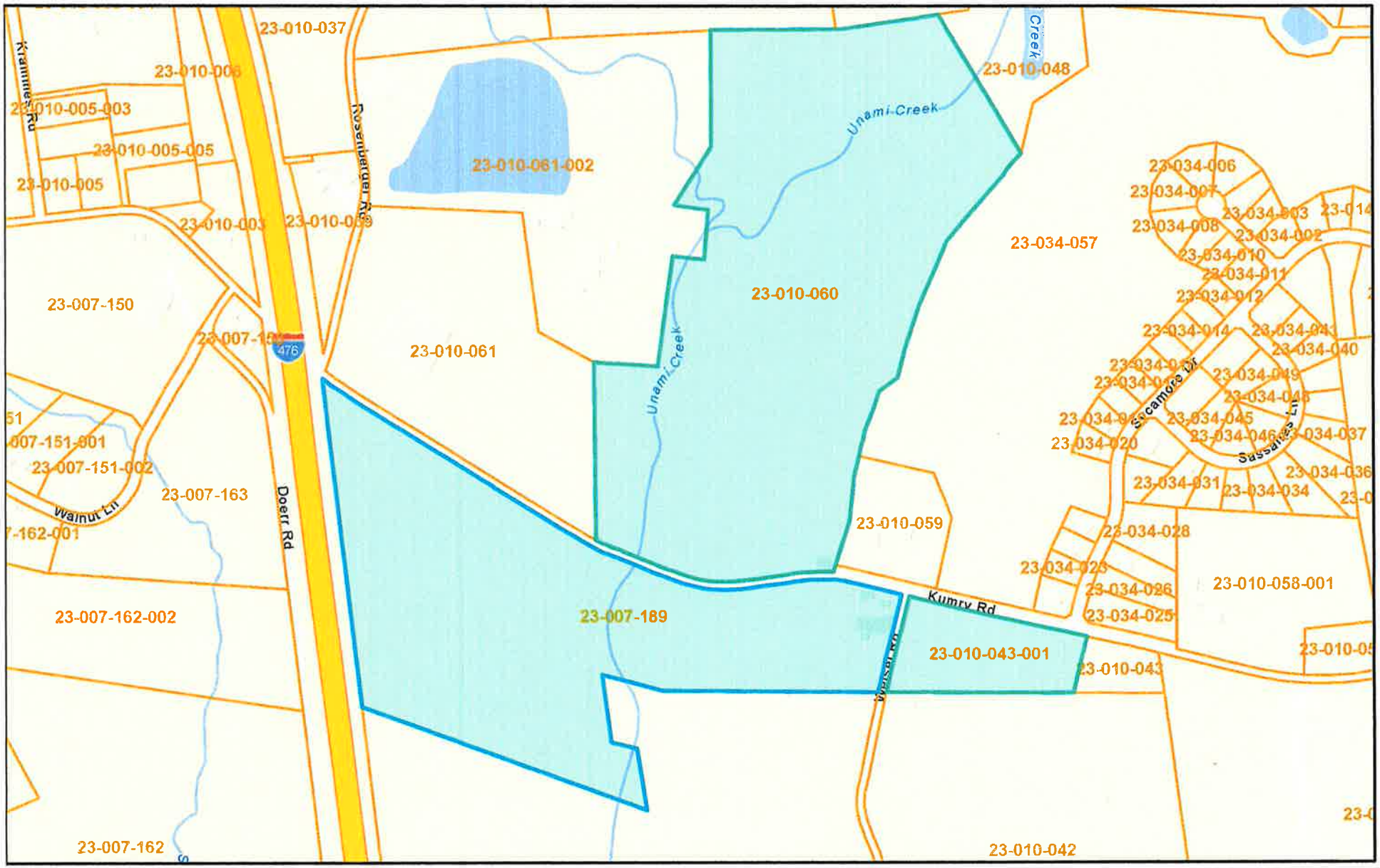
This form is to be completed by the landowner(s) who propose(s) to form an agricultural security area under the Agricultural Area Security Law (Act 43 of 1981). Three copies of this form, including the required map (see below) shall be submitted certified mail, return receipt requested, to the township in which the proposed agricultural security area is located. If the proposed area is located in more than one township (municipality) the proposal shall be submitted to all governing bodies affected. The tax parcel number may be obtained from the property tax notice or the county mapping office. If a number cannot be found, the deed reference numbers/account numbers of the property may be substituted. A map showing the boundary of the proposed agricultural area and boundaries of the properties owned by the undersigned landowners within the proposed agricultural security area should be attached to each copy of this form (A county tax map, US Geological Survey topographic map, or other map as specified by the local government). Properties owned by each petitioner shall be identified on each map. In cases of joint ownership, all owners must sign the proposal.

1. Location of the proposed area: Milford Township (Township, Borough or City) Bucks (County)
2. Total acreage in area: 105.77

3. Names and addressed of landowners proposing the area. Use additional paper with just columns if needed. Signers to this proposal give their consent to include the described land in the agricultural security area once it is approved.

Landowner's Name (PRINTED) and Signature (BELOW LINE)	Address (PRINT)	County Tax Parcel ID Number (PIN) & Account Number	Acreage
Brittany Mellinger Benjamin Mellinger	1670 Weisel Road	23-007-189	43.10
Brittany Mellinger Benjamin Mellinger	Quakertown, PA 18951		
Brittany Mellinger Benjamin Mellinger	1675 Weisel Road	23-010-043-001	5.70
Brittany Mellinger Benjamin Mellinger	Quakertown, PA 18951		
Brittany Mellinger Benjamin Mellinger	Kumry Road	23-010-060	56.97
Brittany Mellinger Benjamin Mellinger	Quakertown, PA 18951		

Mellinger Property Tax Map



9/9/2026, 12:00:17 PM

Bucks County Parcels

1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Bucks County

Esri Community Maps Contributors, Bucks County, PA, data.pa.gov, New Jersey Office of GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS | Pennsylvania

BCPC Celebrating 75 Years
Bucks County Planning Commission
The Almshouse Neshaminy Manor Center 1260 Almshouse Road
Doylestown, Pennsylvania 18901 215.345.3400 FAX 215.345.3886
E-mail: planningcommission@buckscounty.org

PLANNING COMMISSION:
Eleanor M. Breslin, *Chair*
Richard Donovan, *Vice Chair*
Thomas J. Jennings, *Secretary*
James J. Keenan
James E. Miller Jr.
David R. Nyman
Edward J. Tokmajian
Tom Tosti
Michael A. Roedig
Executive Director

MEMORANDUM

To: Milford Township Board of Supervisors
Milford Township Planning Commission

From: Bucks County Planning Commission

Date: November 4, 2026

SUBJECT: BCPC #23-26-ASA2
Request for an Addition to the Agricultural Security Area
TMPs #23-7-189; 23-10-43-1; and 23-10-60
Owner/Applicant: Brittany and Benjamin Mellinger
Date Received: October 22, 2026
Hearing Date: December 1, 2026

In accordance with the provisions of Pennsylvania Act 43 of 1981, the Agricultural Security Act, as amended, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on November 4, 2026.

GENERAL INFORMATION

Requested Action: Add tax map parcels #23-7-189, 23-10-43-1, and 23-10-60 to the Agricultural Security Area (ASA) of Milford Township.

Location and Size of Tract:

Landowner:	Brittany and Benjamin Mellinger
Tax Map Parcel:	23-7-189
Location:	Along the south side of Kumry Road, between I-476 and Weisel Road
Size of tract:	43.10 acres
Zoning:	RP Resource Protection
Comprehensive Plan:	Resource Protection Area
Soil Classes:	2w, 3w, 4w

Landowner:	Brittany and Benjamin Mellinger
Tax Map Parcel:	23-10-43-1
Location:	Southeast of the intersection of Kumry Road and Weisel Road
Size of tract:	5.70 acres

COUNTY COMMISSIONERS:
Diane M. Ellis-Marseglia, *LCSW*, *Chair*; Robert J. Harvie Jr., *Vice Chair*; Gene DiGirolamo, *Secretary*

Zoning:	RD Rural Development
Comprehensive Plan:	Reserve Area
Soil Classes:	2w, 3e, 7s
Landowner:	Brittany and Benjamin Mellinger
Tax Map Parcel:	23-10-60
Location:	Along the north side of Kumry Road, about 1,500 feet east of I-476
Size of tract:	56.97 acres
Zoning:	RP Resource Protection
Comprehensive Plan:	Resource Protection Area
Soil Classes:	3w, 5w, 7s

COMMENTS

Pennsylvania's Agricultural Security Area program[1] includes several criteria for the inclusion of a property in an ASA. These include:

1. Noncontiguous farm parcels must be comprised of 10 acres in size or more or have an anticipated yearly gross income of at least $2,000 from agricultural production.
2. The property must be viable agricultural land. Cropland, pasture, and woodland can all be included in an ASA.
3. Land proposed must have soils that are conducive to agriculture. This is generally met if at least 50 percent of the soils are classified in Classes 1 through 4 or if the soil is currently in active farm use and is being maintained in accordance with a soil erosion and sedimentation plan.
4. The property must be zoned to permit agricultural uses but does not need to be zoned to exclude other uses.
5. Additional factors to be considered are the extent and nature of farm improvements, anticipated trends in agricultural economic and technological conditions, and any other relevant factors.

The proposed parcels for inclusion in the township's ASA appear to be actively farmed and nearly all soils covering the tracts are designated by the Natural Resources Conservation Service's (NRCS) land capability classification as Class 1 through 4.

The goals and objectives of the *Quakertown Area Comprehensive Plan* (2007) include statements to preserve open space and farmland in strategic locations throughout the area, and to promote the preservation of agricultural land through sound land use policies and regulations. The Future Land Use Plan in the comprehensive plan, places this property in Resource Protection and Reserve Areas which are not slated for development.

[1] https://www.pa.gov/content/dam/copapwp-pagov/en/pda/documents/plants_land_water/farmland/asa/documents/ASA%20Handbook%2004.06.16%20single%20sider%20full.pdf

Should the proposal be adopted, a description of the area must be filed with the Bucks County Recorder of Deeds and Bucks County Planning Commission within 10 days. The Agricultural Area Security Law further requires that township's ASA be reviewed and renewed every seven years.

DM:emh
26-0305

cc: Brittany and Benjamin Mellinger (via email)
Catherine M. Harper, Esq., Timoney Knox, LLP, Township Solicitor (via email)
Jeffrey A. Vey, Township Manager (via email)
Devan Ambron, Township Secretary/Treasurer & Office Manager (via email)