# 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: December 5, 2025

The Quakertown Area Planning Committee will hold its monthly meeting on **Tuesday, December 9th, 2025,** 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 October 14, 2025
4. Consideration of 2026 QAPC Meeting Dates and Chairperson Schedule
5. Conditional Use Request for Development Services, LLC (Tollgate Road)—Richland Township
6. Zoning Ordinance Amendment (Public Community Center Use)—Haycock Township
7. Zoning Ordinance and Subdivision and Land Development Ordinance Amendment (Parking and Loading Area Design Standards)—Milford Township
8. Comprehensive Plan Update Status
9. Old Business/New Business
10. Approval of Invoices (September and October 2025)
11. 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, December 8th, 2025**. Thank you.

MMW

# QUAKERTOWN AREA PLANNING COMMITTEE
# MONTHLY MEETING
# October 14, 2025

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

Public Comment

There was no public comment.

Approval of Minutes from September 9, 2025

Matt Walters presented the meeting minutes for the September 2025 meeting. On a motion by Tim Ritter, with a second by Andrew Janke, the minutes of the September 9, 2025, monthly meeting were unanimously approved.

Zoning Ordinance Amendment (Mixed-Use Development)—Richland Township

The Committee reviewed the proposal to add a new use, E31 Mixed-Use Development, to Section 27-405.E.(31) of the zoning ordinance and amend Section 27-404 to allow E31 in the PC Planned Commercial District.

The Committee discussed the proposal and recommended that township officials consider further amending the table of use regulations to indicate which districts, in addition to the PC Planned Commercial district, would permit E31 Mixed-Use Development. The Committee also found it unclear whether Section 27-405.E.(31)(b) permits newly constructed public streets to satisfy the requirement that an E31 Mixed-Use Development have frontage on at least two public streets.

On a motion by Rusty Taft, with a second by Henry DePue, the Committee unanimously agreed to forward a review that endorses the recommendations in the Bucks County Planning Commission review (BCPC #36-25-4, dated October 8, 2025) and includes additional comments related to the table of use regulations and street frontage requirements.

Preliminary Plan of Land Development for White Oak Storage, LLC—Quakertown Borough

The Committee reviewed the proposal to construct an 87,150-square-foot mini warehouse building on a 328,715-square-foot lot. The site is located along the southern side of John Fries Highway (PA 663) at its intersection with Old Bethlehem Pike and within the borough's OB Office/Business District and LR Low Density Residential District.

The Committee discussed the proposal and on a motion by Adam Klein, with a second by Tim Ritter, unanimously voted to endorse the recommendations in the Bucks County Planning Commission review (BCPC #10070-A, dated October 14, 2025). In addition, the Committee directed Matt Walters to craft a comment recommending that borough officials work collaboratively with PennDOT and the applicant to explore potential improvements that would alleviate the turning difficulties for southbound vehicles on Old Bethlehem Pike making a left turn onto eastbound PA 663. Possible solutions should aim to enhance traffic flow and safety at this intersection.

Conditional Use Request for Richland Associates, LLC (1300 and 1320 North West End Boulevard—Richland Township

The Committee reviewed the conditional use request for the proposal to construct E17 Car Wash on a 3.73-acre lot and a G3 Warehouse on a 2.67-acre lot. The site is along the western side of Route 309,

about 900 feet south of Cherry Road and is within the township's PC Planned Commercial District and AC Arterial Corridor Overlay District.

On a motion by Adam Klein, with a second by Andrew Janke, the Committee unanimously voted to reaffirm the comments from its September 11, 2025, review of the site's preliminary plan of land development.

## 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 August 2025. On a motion by Adam Klein, with second by Chris Betz, the Committee unanimously approved the BCPC invoice for August 2025 in the amount of $440.0.

## Adjournment

On a motion by Rusty Taft, with a second by Andrew Janke, the Committee unanimously voted to adjourn the meeting at 7:53 p.m.

Respectfully submitted,

*Matthew M. Walters*

Matthew M. Walters, Secretary

**MEETING NOTICE**

Notice is hereby given that for the year 2026, 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 2026 are:

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

# 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: December 5, 2025

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 2026:

| | |
|---|---|
| 1st Quarter (January – March) | Milford Township |
| 2nd Quarter (April – June) | Quakertown Borough |
| 3rd Quarter (July – September) | Quakertown Community School District |
| 4th Quarter (October – December) | Richland Township |

MMW

**MEMORANDUM**

**Date: November 11, 2025**

**To: Board of Supervisors**

**From: Richard Brittingham**

**Re: Development Services, LLC Conditional Use Application – Proposed G17 Flex Building Use - Building 1 - 156,000sf – Building 2 - 400,050sf**
**Tax Map Parcel Nos. 36-038-031, 36-013-051, 36-013-052 and 36-013-053**

Please review the Conditional Use Application and plans for Development Services, LLC. The subject properties have road frontage along S West End Boulevard and Tollgate Road. The applicant is proposing to consolidate four parcels consisting of 62.32 Acres – Tax Map Parcel Nos. (36-038-031 – 130 S West End Boulevard); (36-013-051 – no assigned address); (36-013-052 – 150 Tollgate Road) and (36-013-053 – 142 Tollgate Road). The applicant is proposing to develop the property as a G17 Flex Building Use (Building 1 – 156,000sf and Building 2 – 400,050sf), which is permitted by right within the (PC) Planned Commercial Zoning District. The subject properties are in the (PC) Planned Commercial Zoning District and lie within the (AC) Arterial Corridor Overlay Zoning District.

The applicant is seeking a conditional use from Chapter 27-601, 27-602 and 27-1109 of the Zoning Ordinance to permit the G17 Flex Building Use within the (AC) Arterial Corridor Overlay Zoning District.

Prior to the Conditional Use Hearing, the Richland Township Planning Commission will review the application on Tuesday, December 16, 2025.

The Conditional Use Hearing will be scheduled for Monday, January 5, 2026.

Thank you,

Richard Brittingham
Assistant Township Manager/Zoning Officer, CZO

Cc: Linc Treadwell, Township Solicitor
Mike Schwartz, Gilmore and Associates
Leslie Huhn, Township Manager
Vicki Schuller, Administrative Assistant
Quakertown Area Planning Committee

# RICHLAND TOWNSHIP

1328 California Road, Suite A, Quakertown, PA 18951
215-536-4066 215-538-3020 (fax)

APPLICATION FOR
**CONDITIONAL USE HEARING**

Received
NOV 03 2025
Richland Township

**SUBMIT ONE (1) ORIGINAL COPY**

TMP# 36-038-031; 36-013-051; 36-013-052; 36-013-053

| Development Services, LLC | 133 Shasta Road<br>Plymouth Meeting, PA 19462 | 267-231-7702 |
|---|---|---|
| Name of Applicant | Address | Telephone |

| Southwest corner of Tollgate and South West End Boulevard | |
|---|---|
| Street or Location of Property | Legal Description - Lot No./Block No. |

| Property Size: _____ | 62.32 acres | PC |
|---|---|---|
| Width | Depth – Area: (Sq. Ft./Acres) | Present Zoning District |

G17 Flex Building
Proposed Use of Property: (Describe in detail, using separate sheet if necessary)

Vacant; Asphalt Lot; 2 Residential Single Family Dwellings
Present Use of Property: (If more than one parcel, include use of each)

THE FOLLOWING MUST BE SUBMITTED WITH APPLICATION:

1. Three (3) site plans – folded to 8 1/2" x 11" size or as near as practical. An electronic submittal is required, and each plan sheet is to be labeled identifying each Title Plan Sheet
2. Name, address, mailing address and Bucks county Tax Map Parcel No. of all properties within 500 feet of the property line of the applicant. (Note: This includes properties across the street.)

A. Request for Conditional Use under Section(s) 27-601, 27-602, 27-1109 of Township Zoning Ordinance.

1. Nature of Conditional Use requested Conditional use to construct a flex building and appurtenant driveways, parking, stormwater management, and landscaping in the PC District.

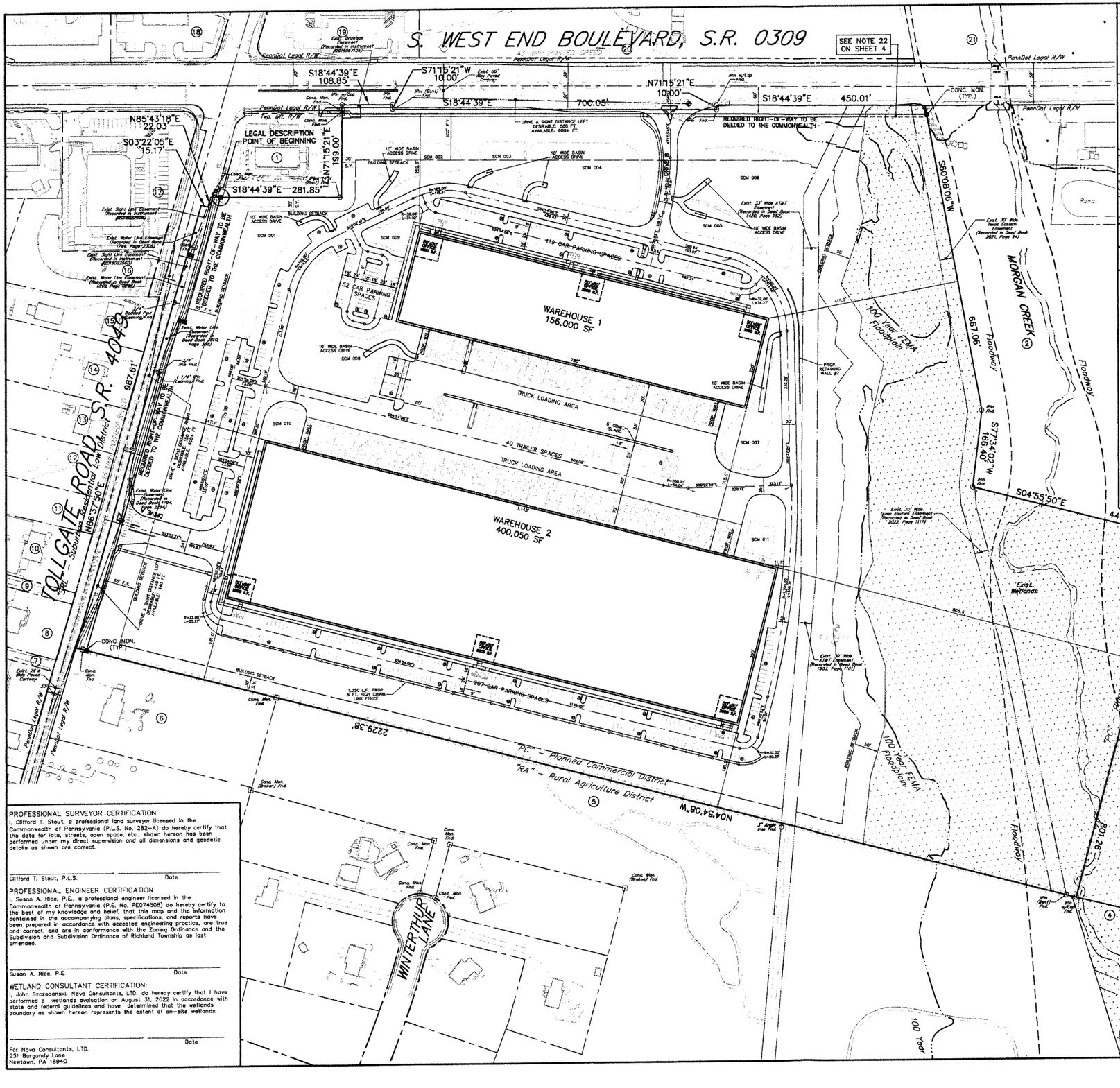
2. Reason for said Request Flex buildings are permitted in the underlying PC District by right and are permitted as a conditional use within the Arterial Corridor Overlay District as a conditional use. The Applicant intends to satisfy all conditions listed in the ordinance to obtain conditional use approval.

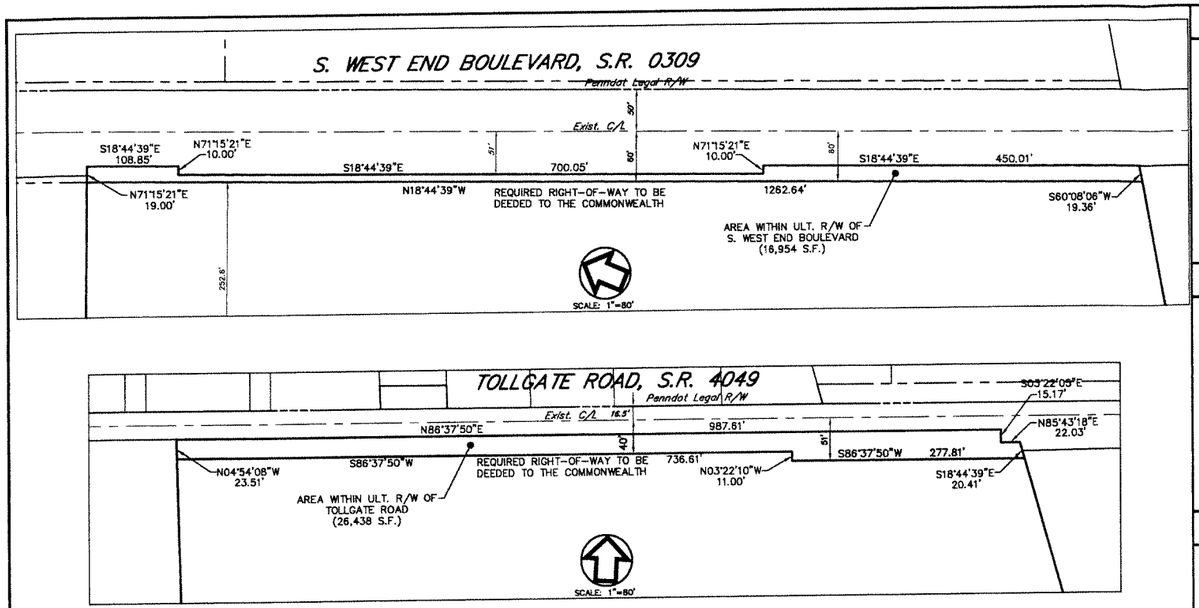
I hereby certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief.

10/24/25
Date

Signature of Applicant

Revised 1/4/2022


S. WEST END BOULEVARD, S.R. 0309
SEE NOTE 22 ON SHEET 4
PennDot Legal R/W
S18°44'39"E 108.85'
S71°15'21"W 10.00'
N71°15'21"E 10.00'
S18°44'39"E 700.05'
S18°44'39"E 450.01'
N85°43'18"E 22.03'
S03°22'05"E 15.17'
LEGAL DESCRIPTION POINT OF BEGINNING
N71°15'21"E 199.00'
S18°44'39"E 281.85'
REQUIRED RIGHT-OF-WAY TO BE DEEDED TO THE COMMONWEALTH
DRIVE A SIGHT DISTANCE LEFT DESIRABLE: 500 FT. AVAILABLE: 600+ FT.
BUILDING SETBACK
10' WIDE BASIN ACCESS DRIVE
SCM 001
SCM 002
SCM 003
SCM 004
SCM 005
SCM 006
SCM 007
SCM 008
SCM 009
SCM 010
SCM 011
WAREHOUSE 1
156,000 SF
WAREHOUSE 2
400,050 SF
119-CAR PARKING SPACES
52 CAR PARKING SPACES
TRUCK LOADING AREA
40 TRAILER SPACES
207-CAR PARKING SPACES
1,350 L.F. PROP. 8 FT. HIGH CHAIN LINK FENCE
PROP. RETAINING WALL #1
TOLLGATE ROAD
Suburban Transit Low District
S.R. 4045
N86°37'50"E 987.61'
S04°55'50"E 441.74'
S85°31'16"W 805.38'
S73°40'02"W 166.40'
S60°06'06"W 667.06'
N04°54'08"W 2229.38'
Floodway
100 Year FEMA Floodplain
MORGAN CREEK
Exist. Wetlands
"PC" - Planned Commercial District
"RA" - Rural Agriculture District
WINTERTHUR LANE
CONC. MON. (TYP.)
Exist. 30' Wide Texas Eastern Easement (Recorded in Deed Book 2071, Page 94)
Exist. 33' Wide AT&T Easement (Recorded in Deed Book 1430, Page 932)
Exist. 30' Wide Texas Eastern Easement (Recorded in Deed Book 2025, Page 117)
Exist. 30' Wide T&T Easement (Recorded in Deed Book 1803, Page 1167)
Exist. Water Line Easement (Recorded in Deed Book 1892, Page 1266)
Exist. Water Line Easement (Recorded in Deed Book 1892, Page 1268)
Exist. Water Line Easement (Recorded in Deed Book 1810, Page 1265)
Exist. Sight Line Easement (Recorded in Instrument #2012052550)
Exist. Sight Line Easement (Recorded in Instrument #2012052552)
Exist. 26.2' Wide Private Cartway
Exist. 3/4" Iron Pipe Found
Exist. 1" Iron Pipe Found
Exist. 1 1/4" Iron Pipe Found
Exist. 5/8" Iron Pipe Found
Exist. 3/4" Iron Pipe Found
Exist. 1/2" Iron Pipe Found
Exist. 3/4" Iron Pipe (Bent) Found
Exist. 1" Iron Pipe Found
Exist. 3/4" Iron Pipe Found
Exist. 3/4" Iron Pipe (Bent) Found
Exist. 1" Iron Pipe Found
Exist. 3/4" Iron Pipe Found
Exist. 3/4" Iron Pipe Found
Exist. 3/4




## PERMITTED USES/ PARKING DATA

G-17 FLEX BUILDING PERMITTED USES:

| ZONING DESIGNATION: | USE DESCRIPTION: |
|---|---|
| D1 | OFFICE |
| D2 | MEDICAL OFFICE |
| E4 | FINANCIAL ESTABLISHMENT |
| E7 | REPAIR SHOP |
| E10 | INDOOR ENTERTAINMENT |
| E11 | ATHLETIC FACILITY |
| G1 | MANUFACTURING |
| G2* | RESEARCH |
| G3 | WHOLESALE BUISNESS, WHOLESALE STORAGE OR WAREHOUSING |
| G5 | PRINTING |
| G6 | CONTRACTING |
| G8 | CRAFTS |
| G9 | MILLS |

*PERMITTED BY CONDITIONAL USE

PARKING:

1 SPACE PER 500 SQUARE FEET OF GFA (SAFE HARBOR) OR EACH SUB-USE WITHIN A FLEX BUILDING USE MUST COMPLY WITH THE OFF-STREET PARKING SPACE REQUIREMENT FOR THAT SUB-USE SET FORTH IN THIS TABLE.

* LAND DEVELOPMENT AND ZONING APPROVALS SHALL IDENTIFY THE SELECTED PARKING REQUIREMENT FOR EACH SPECIFIC PROJECT.

## IMPERVIOUS SURFACE CALCULATIONS

IMPERVIOUS AREA USED FOR SWM CALCULATIONS

6/30/2023; Rev. 8/25/2025

| *EXISTING IMPERVIOUS AREA WITHIN THE R/W* | TOTAL AC. |
|---|---|
| EXISTING IMPERVIOUS - DUNKIN DONUTS | 0.53 |
| EXISTING - TOLLGATE ROAD | 0.34 |
| EXISTING - S. WEST END BOULEVARD | 1.14 |
| **TOTAL EXISTING IMPERVIOUS AREA WITHIN THE R/W** | **2.01** |

| *PROPOSED IMPERVIOUS AREA WITHIN THE R/W* | TOTAL AC. |
|---|---|
| PROPOSED IMPROVEMENTS - TOLLGATE ROAD (WITHIN R/W) | 0.59 |
| PROPOSED IMPROVEMENTS - S. WEST END BOULEVARD (WITHIN R/W) | 0.35 |
| **TOTAL PROPOSED IMPERVIOUS AREA WITHIN THE R/W** | **0.94** |

| *PROPOSED ON-SITE IMPERVIOUS AREA* | TOTAL AC. |
|---|---|
| PROPOSED WAREHOUSE | 12.77 |
| PROPOSED PAVED AREAS (DRIVEWAY / PARKING) | 12.66 |
| PROPOSED SIDEWALK | 0.55 |
| PROPOSED BASIN ACCESS PAVERS | 0.20 |
| ADDITIONAL ALLOTTED IMPERVIOUS AREA (NOT SHOWN ON PLAN) | 0.37 |
| **TOTAL PROPOSED ON-SITE IMPERVIOUS AREA** | **26.55** |
| **TOTAL IMPERVIOUS AREA USED FOR SWM CALCULATIONS** | **29.50** |

## ZONING DATA

DATA OBTAINED FROM RICHLAND TOWNSHIP ZONING ORDINANCE, AS ADOPTED 1958 AND AS LAST AMENDED 1990, REFERENCE ARTICLE IX, SECTION 27-513.

DISTRICT CLASSIFICATION:
"PC" - PLANNED COMMERCIAL DISTRICT
PROPOSED USE: G17 FLEX BUILDING

| CRITERIA: | REQUIRED: | PROPOSED: |
|---|---|---|
| MINIMUM SITE AREA: | 3.0 AC. | 61.32 AC. |
| MINIMUM LOT WIDTH: | 150 FT. | 704 FT. |
| FRONT YARD: | | |
| S. WEST END BOULEVARD | 100 FT. | 252.6 FT. |
| TOLLGATE ROAD | 85 FT. | 247.1 FT. |
| SIDE YARD: | 25 FT. | 181.0 FT. |
| REAR YARD: | 25 FT. | 415.9 FT. |
| MAXIMUM BUILDING HEIGHT: | 35 FT. | WAREHOUSE 1: 35 FT.<br>WAREHOUSE 2: 35 FT. |
| MINIMUM BUILDING SPACING: | 50 FT. | 315 FT. |
| MAXIMUM IMPERVIOUS SURFACE COVERAGE: | 0.60 | 0.573 (BASED ON 46.37 AC. NET BUILDABLE SITE AREA) |
| MAXIMUM BUILDING COVERAGE: | 0.40 | 0.275 |
| MAXIMUM FLOOR AREA RATIO: | 0.40 | 0.275 |

## PARKING CALCULATIONS

PER ZO SECTION 27-541.E.9:

PROPOSED G3 (WAREHOUSE) & D1(OFFICE) USE: 556,050 S.F.

| FOR G3 WAREHOUSING: | REQUIRED | PROVIDED |
|---|---|---|
| 1 SPACE PER 1,000 S.F. OF GFA OF STORAGE OR WAREHOUSE AREA | | |
| FOR 541,050 S.F. | 541 SP. | 541 SP. |
| FOR D1 OFFICE: | | |
| 1 SPACE PER 300 S.F. OF GFA OF OFFICE AREA | | |
| FOR 15,000 S.F. | 50 SP. | 50 SP. |
| TOTAL: | 591 SP. | 591 SP. |

## WAIVERS

1. FROM SALDO §22-516.5.B: WHICH REQUIRES THE EDGE OF ANY PARKING AREA TO BE A MINIMUM OF TWENTY (20) FEET FROM THE OUTSIDE WALL OF THE NEAREST BUILDING. A WAIVER IS REQUESTED TO ALLOW PARKING TO BE WITHIN SEVENTEEN (17) FEET ALONG THE FRONT AND ONE SIDE OF WAREHOUSE 1 AND WITHIN SEVENTEEN (17) FEET ALONG THE FRONT AND TEN (10) FEET ON THE SIDE OF WAREHOUSE 2.
2. FROM SALDO §22-516.5.C: WHICH REQUIRES REGULAR PARKING AREA DIMENSIONS TO BE 10 FT. X 20 FT. A WAIVER IS REQUESTED TO ALLOW REGULAR PARKING AREA DIMENSIONS TO BE 9 FT. X 18 FT.
3. FROM SALDO §22-702.C.2: WHICH REQUIRES THE LOCATION, NAMES OF OWNERS, THE LOCATION OF WATER COURSES, SANITARY SEWERS, STORM DRAINS AND SIMILAR FEATURES WITHIN 400 FEET OF ANY PART OF THE LAND TO BE DEVELOPED BE SHOWN ON THE PLAN. A WAIVER IS REQUESTED BECAUSE SUFFICIENT DATA HAS BEEN PROVIDED TO ADEQUATELY ADDRESS SITE DESIGN REQUIREMENTS.
4. FROM SMO §25-303.1.B: WHICH REQUIRES THE DESIGN STORM RAINFALL DEPTHS TO BE IN ACCORDANCE WITH TABLE 25-1. A WAIVER IS REQUESTED TO ALLOW THE USE OF NOAA RAINFALL DATA FOR THE STORMWATER CALCULATIONS.
5. FROM SMO §25-307.B: WHICH REQUIRES ALL RETENTION BASINS TO BE FENCED WITH GATES PROVIDED FOR ACCESS TO THE BASIN. A PARTIAL WAIVER IS REQUESTED TO PROVIDE FENCING FOR THE BASINS ALONG THE PROPERTY FRONTAGE - SCM'S 001, 002, 003, 004, 005, AND 006 AND TO NOT PROVIDE FENCING FOR THE INTERIOR BASINS - SCM'S 007, 008, 009, 010, AND 011.
6. FROM SMO §25-307.9.A: WHICH REQUIRES BASIN BERM WIDTHS TO BE 10 FEET FOR ALL RETENTION / DETENTION BASINS. A PARTIAL WAIVER IS REQUESTED TO ALLOW THE BERMS FOR SCM'S 003, 005, 009, 010, AND 011 TO BE 5 FEET WIDE.
7. FROM SMO §25-308.1.A.(2)(A): WHICH REQUIRES A MINIMUM DEPTH OF 48-INCHES BETWEEN THE INTENDED BOTTOM OF THE FACILITY AND LIMITING ZONES. A WAIVER IS REQUESTED TO ALLOW THE MINIMUM SEPARATION TO BE 24-INCHES IN INFILTRATION SCM 009.

## PLAN SHEET INDEX


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| 19 OF 69 | EROSION AND SEDIMENT CONTROL PLAN - STAGE 1 |
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| 23 OF 69 | EROSION AND SEDIMENT CONTROL PLAN |
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| 69 OF 69 | HOP INTERSECTION PLAN - S. WEST END BOULEVARD |


* DENOTES PLANS TO BE RECORDED

## NOTES

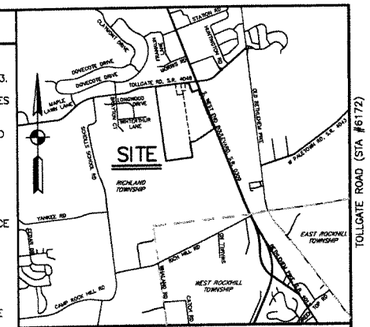
1. TITLE LINE INFORMATION TAKEN FROM EXISTING DEEDS, PLANS OF RECORD, AND VERIFIED BY ACTUAL FIELD MEASUREMENTS TAKEN BY THIS OFFICE IN 2022 & 2023.
2. HORIZONTAL DATUM FOR THE TOPOGRAPHY & FEATURES BASED UPON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM PA. SOUTH ZONE US. FEET (NAD83). VERTICAL DATUM FOR THE TOPOGRAPHY=NAVD 88.
3. CONTOUR DATA SHOWN HEREON HAS BEEN BASED ON NORTH AMERICAN VERTICAL DATUM(NAVD 88).

   BENCHMARK ELEVATION: 504.37

   BENCHMARK DESCRIPTION: SOUTHWEST TOP CORNER FACE OF WALL AT BRIDGE CULVERT ON ROUTE 309. LATITUDE: 40.41294 LONGITUDE: -75.34190

   LOCAL BENCHMARK ELEVATION: 522.17

   BENCHMARK DESCRIPTION: SAN MH #30 AT TOLLGATE ROAD ENTRANCE TO COMMERCIAL DEVELOPMENT ON SW CORNER OF TOLLGATE ROAD AND S. WEST END BOULEVARD.
4. TOPOGRAPHIC DATA AS SHOWN HEREON PROVIDED BY COOPER AERIAL AND SUPPLEMENTED WITH DATA GATHERED FROM A CURRENT FIELD SURVEY PERFORMED BY THIS OFFICE IN 2022 & 2023.
5. THE 100 YEAR FLOODPLAIN LINE AS SHOWN HEREON TAKEN FROM A FLOOD INSURANCE RATE MAP FOR RICHLAND TOWNSHIP, COMMUNITY PANELS No. 42017C0136J & No. 42017C0137J, REVISED MARCH 16, 2015, PREPARED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. FEMA FLOOD ZONE: AE.
6. WETLANDS WERE FIELD DELINEATED BY NOVA CONSULTANTS, LTD. THE WETLANDS SHOWN HEREON HAVE BEEN PLOTTED BY THIS OFFICE.
7. AREA WITHIN ULTIMATE RIGHT OF WAY OF TOLLGATE ROAD AND S. WEST END BOULEVARD IS HEREBY OFFERED FOR DEDICATION TO THE GOVERNMENTAL AGENCY HAVING JURISDICTION AT THE TIME OF DEDICATION.
8. NO BUILDING, STRUCTURE, GRADE OR PLANTING OR OTHER OBSTRUCTION HIGHER THAN TWO (2) FEET NOR LOWER THAN SEVEN (7) FEET ABOVE THE CENTERLINE OF THE STREET SHALL BE PERMITTED WITHIN THE CLEAR SIGHT TRIANGLE.
9. PROPOSED SIGNAGE SHALL CONFORM TO STANDARDS AS OUTLINED IN ZONING PART 9.
10. ALL BUFFER YARDS TO BE KEPT CLEAR OF DEBRIS, RUBBISH AND TALL WEEDS.
11. NO STRUCTURE, SIGN, MANUFACTURING OR PROCESSING ACTIVITY, PARKING OR STORAGE OR DISPLAY OF MATERIALS SHALL BE PERMITTED IN THE BUFFER YARDS UNLESS APPROVED BY THE RICHLAND TOWNSHIP BOARD OF SUPERVISORS.
12. ALL REQUIRED PLANTING MATERIALS SHALL BE PERMANENTLY MAINTAINED. ANY PLANT MATERIAL THAT DIES SHALL BE REPLACED.
13. OPERATION AND MAINTENANCE FOR THE PROPOSED USES WILL BE IN ACCORDANCE WITH THE STANDARDS RELATING TO VARIOUS NUISANCE ITEMS AS STATED IN SECTIONS 27-531 THROUGH 27-538 OF THE ZONING ORDINANCE.
14. THE PROPERTY IS TO BE SERVED BY PUBLIC WATER SUPPLIED BY RICHLAND TOWNSHIP WATER AUTHORITY AND PRIVATE SEWER VIA A SMALL FLOW TREATMENT PLANT WITH STREAM DISCHARGE.
15. IT IS ANTICIPATED THAT LARGE TRUCK LOADING WILL OCCUR BETWEEN 7 A.M. AND 10 P.M. MONDAY THROUGH SATURDAY. LOADING ACTIVITY SHALL CONFORM TO ALL APPLICABLE NUISANCE STANDARDS.
16. ALL PROPOSED WATER FACILITIES MUST BE IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE RICHLAND TOWNSHIP WATER AUTHORITY.
17. ALL NEW UTILITY CONNECTIONS, INCLUDING ELECTRIC, GAS AND COMMUNICATIONS, BOTH MAIN AND SEVICE LINES, SHALL BE PROVIDED VIA UNDERGROUND CABLES, INSTALLED IN ACCORDANCE WITH THE PREVAILING STANDARDS AND PRACTICES OF THE UTILITY AND OTHER COMPANIES PROVIDING SUCH SERVICES.
18. DEVELOPER SHALL COMPLY WITH THE ENVIRONMENTAL PERFORMANCE STANDARDS OF ZONING ORDINANCE SECTION 27-514.
19. ALL MONUMENTS AND MARKERS SHALL BE CHECKED FOR ACCURACY AND CERTIFIED BY A PROFESSIONAL LAND SURVEYOR IN WRITING, (BEARING NAME, SEAL AND SIGNATURE) TO THE TOWNSHIP PRIOR TO ACCEPTANCE OF ANY DEVELOPMENT INTO DEDICATION.
20. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH PENNDOT PUBLICATION 408 (LATEST EDITION), AND RICHLAND TOWNSHIP SPECIFICATIONS (LATEST EDITION).
21. SIDEWALK INSTALLATION REQUIRES PERMITS FOR INSTALLATION THROUGH WETLANDS. APPLICANT TO DEFER INSTALLATION UNTIL FUTURE PHASES OF DEVELOPMENT ARE UNDERTAKEN. IF FUTURE PHASES DO NOT MOVE FORWARD, APPLICANT WILL OBTAIN THE NECESSARY PERMIT TO INSTALL THIS SECTION OF SIDEWALK.
22. NO RETAIL SALES ARE PERMITTED AS PART OF THE G17 USE. NO RETAIL SALES ARE PROPOSED.
23. EACH PROPOSED BUILDING MAY BE OCCUPIED BY A MAXIMUM OF SIX TENANTS AND ANY TENANT SPACE MUST HAVE A MINIMUM OF 2,000 SQUARE FEET.
24. NO MORE THAN 50% OF THE TOTAL GROSS FLOOR AREA OF ANY ONE BUILDING OR GROUP OF BUILDINGS WITHIN A PLANNED DEVELOPMENT MAY BE OCCUPIED BY USE D1 OFFICE AND/OR D2 MEDICAL OFFICE OR ANY COMBINATION THEREOF.




SITE LOCATION MAP 1"=2000'

## ACT 50 UTILITY NOTE

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDER-GROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 121 AS PER THE AMENDMENT OF PA ACT 287 OF 1974, EFFECTIVE OCTOBER 30, 2017 CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK. REFERENCE UTILITY CASE NUMBER: 20173120337.

## STORMWATER NOTES

1. LONG-TERM MAINTENANCE OF THE STORMWATER MANAGEMENT BMP'S IS THE RESPONSIBILITY OF THE PROPERTY OWNER. THE MUNICIPALITY SHALL HAVE THE RIGHT, BUT NOT THE DUTY, TO INSPECT THE STORMWATER MANAGEMENT FACILITIES AND IF THE PROPERTY OWNER FAILS TO DO SO, PERFORM NECESSARY MAINTENANCE. ANY MAINTENANCE PERFORMED BY THE TOWNSHIP SHALL BE AT THE SOLE EXPENSE OF THE PROPERTY OWNER.
2. AN AGREEMENT BETWEEN THE LANDOWNER AND TOWNSHIP WILL BE EXECUTED. THE AGREEMENT SHALL ACKNOWLEDGE THAT THE STORMWATER MANAGEMENT SYSTEM IS A PERMANENT FIXTURE ON THE SITE THAT CANNOT BE ALTERED OR REMOVED WITHOUT AN APPROVAL OF A REVISED PLAN BY THE TOWNSHIP.

## CONTRACTOR AND/OR OWNERS UTILITY RESPONSIBILITY

NOTE (UNDERGROUND PUBLIC AND/OR PRIVATE) UTILITIES ON SAID PROPERTY, PERTAINING TO OR ADJOINING SAID PROPERTY NEED TO BE VERIFIED, MARKED, LOCATED AND PHYSICALLY LOCATED IN THE FIELD PRIOR TO ANY AND/OR ALL EXCAVATION PRIOR TO CONSTRUCTION. AGAIN, NOTE THIS IS THE CONTRACTORS RESPONSIBILITY.

| | | | |
|---|---|---|---|
| 7 | ADM | PER VARIOUS REVIEWS | AUG. 25, 2025 |
| 6 | JAC | REVISE TO 2 BUILDING LAYOUT | JUNE 9, 2025 |
| 5 | JAC | REVISE BUILDING & GRADING PER CLIENT REQUEST | JAN. 15, 2025 |
| 4 | JAC | PER VARIOUS REVIEWS & COMMENT | OCT. 7, 2024 |
| 3 | ADM | PER VARIOUS REVIEWS & COMMENT | JUNE 1, 2024 |
| 2 | JAC | PER VARIOUS REVIEWS | NOV. 27, 2023 |
| 1 | JAC | S.T.A. PLAN ORIGINATION DATE | JUNE 30, 2023 |

RECORD PLAN NOTES-RECORD SHEET 3 OF 3
OF THE
# RICHLAND TRACTS - TOLLGATE ROAD
PREPARED FOR
## DEVELOPMENT SERVICES LLC
SITE SITUATE IN
RICHLAND TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA


S T A Engineering, Inc.
**Civil Engineers • Land Surveyors**
2499 KNIGHT ROAD, PENNSBURG, PA 18073
PH: (215) 679-0200; www.stotac.com


| PLAN SCALE | DRAFTED BY | PROJECT MANAGER | PLAN SHEET NUMBER |
|---|---|---|---|
| N.T.S. | J.A.C. | S.A.R. | 4 OF 69 |
| | PROJECT NUMBER 6172 | DRAWING FILE NUMBER 6172LD-A | |

**ORDINANCE NO. _____**

**AN ORDINANCE OF HAYCOCK TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA, AMENDING THE HAYCOCK TOWNSHIP ZONING ORDINANCE ADOPTED MARCH 8, 2025, BY CREATING A NEW PUBLIC COMMUNITY CENTER USE WITHIN THE TOWNSHIP.**

## BACKGROUND

**WHEREAS**, on or about March 3, 2025, the Board of Supervisors of Haycock Township enacted a new Zoning Ordinance establishing Zoning Districts, use regulations for land use types and establishing general zoning regulations for the entire Township.

**WHEREAS**, the Board of Supervisors finds that it is in the interest of the Township to amend the Zoning Ordinance to create a new Public Community Center use.

**WHEREAS**, in compliance with the requirements of Section 609(c) and (e) of the Pennsylvania Municipalities Planning Code ("MPC"), a copy of this Zoning Ordinance Amendment was forwarded to the Bucks County Planning Commission and the Haycock Township Planning Commission for review and comment.

**WHEREAS**, in compliance with the requirements of Section 609(b)(1) of the MPC, this Ordinance was duly advertised in The Intelligencer on _____ and on _____.

**WHEREAS**, a public hearing was held on the proposed Zoning Ordinance Amendment on _____ in compliance with Section 609(b)(1) of the MPC.

**NOW, THEREFORE,** be it resolved and enacted by the Board of Supervisors of the Township of Haycock that the Haycock Township Zoning Ordinance is hereby amended as follows:

**SECTION 01:**

**Section 304.C.(16)**, is added as follows:

**C16. Public Community Center.** A recreational, educational, social, cultural, or other similar facility, operated by a governmental entity.

a. The following uses are permitted in conjunction with a Public Community Center provided such uses are clearly incidental and subordinate to the Public Community Center:
   i. C1 Place of Worship

ii. C2 School
iii. C3 Library or Museum
iv. D1 Office
v. E1 Retail Shop
vi. E3 Personal Services
vii. E10 Event Venue
viii. E11 Indoor Entertainment Facility
ix. E12 Athletic Facility
x. E26 Parking Lot or Garage
xi. E37 Commercial School
xii. E39 Limited-Access Self-Storage Facility
xiii. E40 Day Care Center
xiv. H9 Nonresidential Accessory Building, Structure or Use
xv. H12 Temporary Community Event

b. The entity operating a Public Community Center may lease space for any of the above uses or any similar use(s), as well as private storage facilities.
c. A Public Community Center may be used to hold public meetings and public or private gatherings, as well as act as shelter in emergency situations.
d. The use shall not include occupancy for residential purposes, other than in emergency situations.
e. Site access. The use must take access by either a Township-classified collector or arterial street, as defined in § 506.3. of the SALDO.
f. No developed outdoor recreation area shall be located closer than 25 feet to any lot line.
g. Parking: a minimum of 1.2 off-street parking spaces for each 250 square feet of gross-floor area used by the public; plus one space per employee.

**SECTION 02:**

**Section 406 Resource Protection (RP) District Chart**, shall be amended to include the following:

Permitted by Right:

| Use # | Use Name | Min Net Lot Area | Min Net Site Area (acres) | Max Density | Min Lot Width at Min. Bldg. Setback Line (ft.) | Max Impervious Surface Ratio (% of site) | Max Bldg. Height (ft.) | Min. Setback Yds (ft.) | | | Min Open Space | Additional Area and Dimensional Requirements in Article III |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | Front | Side | Rear | | |
| C16 | Community Center | 10 Acres | | | 300 | 30 | 35 | 75 | 25 | 75 | | |

**SECTION 03:**

**Section 407 Rural Agricultural (RA) District Chart**, shall be amended to include the following:

Permitted by Right:

| Use # | Use Name | Min Net Lot Area | Min Net Site Area (acres) | Max Density | Min Lot Width at Min. Bldg. Setback Line (ft.) | Max Impervious Surface Ratio (% of site) | Max Bldg. Height (ft.) | Min. Setback Yds (ft.) | | | Min Open Space | Additional Area and Dimensional Requirements in Article III |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | Front | Side | Rear | | |
| C16 | Community Center | 10 Acres | | | 300 | 30 | 35 | 75 | 25 | 75 | | |

**SECTION 04:**

**Section 408 Village Center (VC) District Chart**, shall be amended to include the following:

Permitted by Right:

| Use # | Use Name | Min Net Lot Area | Min Net Site Area (acres) | Max Density | Min Lot Width at Min. Bldg. Setback Line (ft.) | Max Impervious Surface Ratio (% of site) | Max Bldg. Height (ft.) | Min. Setback Yds (ft.) | | | Min Open Space | Additional Area and Dimensional Requirements in Article III |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | Front | Side | Rear | | |
| C16 | Community Center | 10 Acres | | | 300 | 30 | 35 | 75 | 25 | 75 | | |

**SECTION 05:**

**Section 409 Suburban Residential High (SRH) District Chart**, shall be amended to include the following:

Permitted by Right:

| Use # | Use Name | Min Net Lot Area | Min Net Site Area (acres) | Max Density | Min Lot Width at Min. Bldg. Setback Line (ft.) | Max Impervious Surface Ratio (% of site) | Max Bldg. Height (ft.) | Min. Setback Yds (ft.) | | | Min Open Space | Additional Area and Dimensional Requirements in Article III |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | Front | Side | Rear | | |
| C16 | Community Center | 10 Acres | | | 300 | 30 | 35 | 75 | 25 | 75 | | |

**SECTION 06:**

**Section 410 Planned Commercial (PC) District Chart**, shall be amended to include the following:

Permitted by Right:

| Use # | Use Name | Min Net Lot Area | Min Net Site Area (acres) | Max Density | Min Lot Width at Min. Bldg. Setback Line (ft.) | Max Impervious Surface Ratio (% of site) | Max Bldg. Height (ft.) | Min. Setback Yds (ft.) | | | Min Open Space | Additional Area and Dimensional Requirements in Article III |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | Front | Side | Rear | | |
| C16 | Community Center | 10 Acres | | | 300 | 30 | 35 | 75 | 25 | 75 | | |

**SECTION 07:**

**Section 411 Select Commercial (SC) District Chart**, shall be amended to include the following:

Permitted by Right:

| Use # | Use Name | Min Net Lot Area | Min Net Site Area (acres) | Max Density | Min Lot Width at Min. Bldg. Setback Line (ft.) | Max Impervious Surface Ratio (% of site) | Max Bldg. Height (ft.) | Min. Setback Yds (ft.) | | | Min Open Space | Additional Area and Dimensional Requirements in Article III |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | Front | Side | Rear | | |
| C16 | Community Center | 10 Acres | | | 300 | 30 | 35 | 75 | 25 | 75 | | |

**SECTION 08:**

**Section 412 Planned Industrial (PI) District Chart**, shall be amended to include the following:

Permitted by Right:

| Use # | Use Name | Min Net Lot Area | Min Net Site Area (acres) | Max Density | Min Lot Width at Min. Bldg. Setback Line (ft.) | Max Impervious Surface Ratio (% of site) | Max Bldg. Height (ft.) | Min. Setback Yds (ft.) | | | Min Open Space | Additional Area and Dimensional Requirements in Article III |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | Front | Side | Rear | | |
| C16 | Community Center | 10 Acres | | | 300 | 30 | 35 | 75 | 25 | 75 | | |

**SECTION 09**: Appendix A – Table of Permitted Land Uses is hereby amended to add the following:

| | | RP | RA | VC | SRH | PC | SC | PI |
|---|---|---|---|---|---|---|---|---|
| C16 | Public Community Center | P | P | P | P | P | P | P |

**SECTION 10:** *Repealer.* This Ordinance hereby repeals any provision inconsistent with the Zoning Ordinance now in effect or of other Ordinances, to the extent of such inconsistency. All other provisions of the Zoning Ordinance of Haycock Township, not inconsistent herewith, shall remain in full force and effect.

**SECTION 11:** *Severability.* The provisions of this Ordinance are declared to be severable. If any provision of this Ordinance is determined by a court of competent jurisdiction to be invalid or unconstitutional, such determination shall have no effect on the remaining provisions of this Ordinance.

**SECTION 12:** *Effective Date.* This Ordinance shall become effective five (5) days after its adoption.

**ORDAINED AND ENACTED** into Ordinance this ____ day of _____, 2026.

**BOARD OF SUPERVISORS**
**HAYCOCK TOWNSHIP**

_____
Linda Levinski,

**ATTEST:**

_____

_____
David Keefer,

_____
David Kaiser,

CERTIFICATE AND ATTESTATION

I, Scott A. MacNair, do hereby certify and attest that I am the Township Solicitor of Haycock Township. I hereby certify and attest that the attached draft Zoning Ordinance amendment is being considered for adoption at the Haycock Township Board of Supervisors meeting on January 5, 2026.

Scott A. MacNair
Township Solicitor

**ORDINANCE NO. 2025-**

**AN ORDINANCE OF THE MILFORD TOWNSHIP BOARD OF SUPERVISORS AMENDING THE MILFORD TOWNSHIP PORTION OF THE QUAKERTOWN AREA ZONING ORDINANCE BY DELETING SECITONS 518 AND 519 IN THEIR ENTIRETY. AMEND THE MILFORD TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE BY RENAMING SALDO SECTION 509 TO READ "STREET ACCESS, PARKING AND LOADING DESIGN STANDARDS' AND BY APPENDING THE CURRENT ZONING SECIRTONS 518 AND 519 TO SALDO SECTION 509 SO IT READS:**

Section 509 Street Access, Parking and Loading Design Standards

a. All tracts proposing streets must have a minimum of two access points to existing streets. All subdivision and land development proposals that abut an arterial street shall comply with the regulations of the Arterial Corridor (Overlay) District in the Zoning Ordinance.

b. Where a subdivision abuts or contains an existing or proposed arterial or collector street, the applicant shall provide marginal access streets or reverse-frontage lots or such other treatment as will provide protection for abutting properties, reduction in the number of intersections with the major street, and separation of local and through-traffic.

c. The intersection of a private accessway with a public street shall be laid out to intersect as nearly as possible at right angles and shall be not less than eighty (80) degrees.

d. When two (2) adjacent lots proposed for new residential uses front on a collector road, shared access shall be provided unless it is determined to be unfeasible due to existing conditions such as site topography and location of natural resources.

e. When two (2) adjacent lots proposed for nonresidential uses front on a collector or arterial road, the applicant shall be required to provide common ingress and egress. When three (3) or more adjacent lots proposed for nonresidential uses front on a collector or arterial road, the applicant shall be required to provide a marginal access street for common ingress and egress. Provisions shall be made for the eventual continuation of the street to adjacent properties.

1) Access onto marginal access roads from commercial, industrial and other nonresidential uses shall be at intervals of not less than the following:

| | |
|---|---|
| PC District | 150 feet |
| PI District | 150 feet |

2) Access onto arterial or collector highways from a marginal access road shall be at intervals of not less than the following:

| | |
|---|---|
| PC District | 600 feet |
| PI District | 600 feet |

3) Access onto secondary streets from commercial, industrial and other nonresidential uses shall be at intervals of not less than the following:

| | |
|---|---|
| PC District | 150 feet |
| PI District | 150 feet |

f. Within any tract where the proposed accessway onto a collector or arterial street meets criteria for signalization, the accessway must be located at a minimum of 1,600 feet from any signalized intersection or from an intersection which is presently unsignalized but meets criteria for signalization.

g. Parking lots (Common Parking Lot, Private Parking Lot)--All off-street parking lots with a capacity of three (3) or more vehicles shall comply with the standards for automobile parking facilities in the Quakertown Area Subdivision and Land Development Ordinance.

h. Parking areas in villages--All off-street parking areas for nonresidential uses in the VC-1 and VC-2 Districts shall meet the following requirements:

1) All off-street parking spaces shall be located to the side or rear of principal buildings to screen the view of parked cars from the street and to allow the space in front of buildings to be used for pedestrian paths and landscaping. No off-street parking spaces shall be located in front of principal buildings.

2) Plant material sufficient to screen the parking areas from view in the village shall be required.

i. Parking garages (Common Parking Garage, Private Garage or Carport, Community Garage)--The design standards specified below shall be required for all parking garages established after the effective date of this Ordinance.

1) The minimum dimensions of stalls and aisles shall be as follows:

(a) Stall width shall be at least ten (10) feet. Parking stalls next to a wall or pillar shall be one (1) foot wider.

(b) Stall depth shall be at least twenty (20) feet with said dimensions measured on the angle for all angle parking, and twenty-two (22) feet for parallel parking.

(c) Minimum width of aisles providing access to stalls for one-way traffic only, varying with the angle of the parking shall be:

| Angle of Parking | Minimum Aisle Width |
|---|---|
| Parallel | 12 feet |
| 30 degrees | 12 feet |
| 45 degrees | 15 feet |
| 60 degrees | 18 feet |
| 90 degrees | 20 feet |

(d) Minimum width of aisles providing access to stalls for two-way traffic shall be twenty- four (24) feet.

2) Parking areas shall be designed to permit each motor vehicle to proceed to and from the parking space provided for it without requiring the moving of any other motor vehicles.

(a) The width of accessways shall be:

i. A minimum of twelve (12) feet for one-way use only;
ii. A minimum of twenty-four (24) feet for two-way use;
iii. A maximum of thirty-five feet at the street line and fifty-four (54) feet at the curb line.

(b) Parking is prohibited along the length of an accessway.

3) There shall be a minimum transition of twelve (12) feet on all ramps where they meet the parking floor.

4) Maximum grades:

parking floor - five (5) percent

Garage entrance ramp - ten (10) percent

ramp transition - five (5) percent

5) On circular ramp systems, the minimum outside radius on all turns shall be thirty-four (34) feet.

6) Garage entrance

(a) There shall be a minimum stacking area beyond the entrance control point for ten (10) cars. The stacking areas shall not be in a public street, nor shall it interfere with vehicular circulation in the vicinity of the common parking garage.

(b) The grade of the ramp shall begin at least twenty-five (25) feet beyond the control point.

7) Parking garages shall be subject to all minimum building setback requirements of this Ordinance.

j) Off-street loading facilities shall be provided for any use hereafter established or enlarged which customarily receives or distributes goods or materials by trucks.

k) The off-street loading facilities provided shall be sufficient to accommodate the maximum number of trucks that will normally be loading, unloading or stored on the premises at any one time.

l) Off-street loading facilities shall be appropriately dimensioned and located with relation to the types of deliveries and pick-ups anticipated. Loading or unloading which takes place on a platform or dock raised to the height of a truck bed shall be designed to conform to the specifications for a loading berth. Loading or unloading which takes place at ground level shall be designed to conform to the specifications for a loading space.

1) Each loading berth shall be at least fourteen (14) feet in width and fifty-five (55) feet in length and have at least fifteen (15) feet of vertical clearance.

2) Each loading space shall be at least twelve (12) feet in width and thirty-five (35) feet in length.

m) Off-street loading facilities required by this Ordinance shall, in all cases, be on the same lot or parcel of land as the use they are intended to serve.

n) Off-street loading facilities shall have adequate and unobstructed access to a street, service drive or alley. Such facilities shall have adequate maneuvering space and shall be so arranged that they may be used without blocking or otherwise interfering with the use of automobile accessways, parking facilities, fire lanes or pedestrian ways or backing out onto a street.

o) The maximum width of driveway openings measured at the street line shall be thirty-five (35) feet; the minimum width shall be twenty (20) feet.

p) Off-street loading facilities shall be graded, surfaced with asphalt or other suitable material, and drained to the satisfaction of the Municipal Engineer to the extent necessary to prevent dust, erosion or excessive water flow across streets or adjoining property.

q) All required facilities shall be provided and maintained so long as the use exists which the facilities were designed to serve. Off-street loading facilities shall not be reduced in total extent after their provision, except upon the approval of the Zoning Hearing Board and then only after proof that such reduction is in conformity with the requirements of this Ordinance. Reasonable precautions shall be taken by the owner or sponsor of a particular use to assure the availability of required facilities to the delivery and pick-up vehicles they are designed to serve. Such facilities shall be designed and used in such a manner as to at no time constitute a nuisance, a hazard, or an unreasonable impediment to traffic.

r) All off-street loading facilities shall be located to the side or rear of the building.

s) Lighting of off-street loading facilities may be required at the discretion of the Governing Body. All artificial lighting used to illuminate loading facilities shall be so arranged that no direct rays from such lighting fall upon any neighboring property or streets.

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RATIONALE

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Section 518 C2(a) iii

" (a) the width of accessways shall be:
…
iii. A maximum of 35 feet at the street line and 54 feet at the curb line."

Impetus for amendment:

Truck lengths have gotten longer since this zoning provision was put into place. Since it is in the zoning ordinance, it cannot be waived. Zoning relief from the Zoning Hearing Board has already been sought, and obtained, by 400 Commerce Dr. It is now coming before us again with the Rotho Blaas land development.

Zoning Amendment Under Consideration
Move Zoning Sections 518 & 519 provisions in entirety to SALDO Section 509
Rationale – these provisions deal with design standards that are more commonly addressed in the SALDO where they can be waived depending upon the situation.
They would fit best as a continuation of SALDO Section 509 - Street Access with Zoning Section 518 "a, b & c" and Section 519 becoming appended to SALDO Section 509 and having SALDO Section 509 renamed "Street Access, Parking and Loading Design Standards"

BCPC
Bucks County Planning Commission

# INVOICE

**INVOICE # Pro Forma Invoice/September, 2025**

1260 Almshouse Road
Doylestown, PA 18901
215-345-3400

CONTRACT #B55-01-10
October 16, 2025

**To:**
**Quakertown Area Planning Committee**

**For:**
**QAPC Continued Planning Assistance**

| DATE | DESCRIPTION | HOURS | RATE | AMOUNT |
|---|---|---|---|---|
| | **Senior Planner: Matthew Walters** | | | |
| September, 2025 | Preparation of agenda, meeting minutes,review correspondence, meeting preparation, and website maintenance. | 6 | $ 55.00 | $ 330.00 |
| September 9, 2025 | Attendance at QAPC meeting | 1.25 | $ 55.00 | $ 68.75 |
| | | | TOTAL | $ 398.75 |

Payment is requested within 30 days. **Please include invoice number on all paperwork.**
*If you have any questions concerning this invoice, please contact our office at 215-345-3405. Thank you.*

BCPC
Bucks County Planning Commission
1260 Almshouse Road
Doylestown, PA 18901
215-345-3400

# INVOICE

**INVOICE # Pro Forma Invoice/October, 2025**

CONTRACT #B55-01-10
October 16, 2025

**To:**
**Quakertown Area Planning Committee**

**For:**
**QAPC Continued Planning Assistance**

| DATE | DESCRIPTION | HOURS | RATE | AMOUNT |
|---|---|---|---|---|
| | **Senior Planner: Matthew Walters** | | | |
| October, 2025 | Preparation of agenda, meeting minutes,review correspondence, meeting preparation, and website maintenance. | 10 | $ 55.00 | $ 550.00 |
| October 14, 2024 | Attendance at QAPC meeting | 1 | $ 55.00 | $ 55.00 |
| | | | TOTAL | $ 605.00 |

Payment is requested within 30 days. **Please include invoice number on all paperwork.**
*If you have any questions concerning this invoice, please contact our office at 215-345-3405. Thank you.*