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: January 9, 2026

The Quakertown Area Planning Committee will hold its monthly meeting on **Tuesday, January 13th, 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. Nomination and Election of QAPC Vice-Chairperson
3. Public Comment
4. Approval of Minutes from December 9, 2025
5. Preliminary Plan of Land Development for Richland Tracts—Tollgate Road—Richland Township
6. Preliminary Plan of Subdivision for Weaver—Richland Township
7. Conditional Use Application for Automotive Repair and Warehouse—Richland Township
8. Update to the Official Act 537 Sewage Facilities Plan—Milford Township
9. Preparations for 2025 QAPC/PennDOT Annual Transportation Meeting
10. Old Business/New Business
11. Approval of Invoices
12. 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, January 12th, 2025**. Thank you.

MMW

QUAKERTOWN AREA PLANNING COMMITTEE
MONTHLY MEETING
December 9, 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); Christian Haberle (Milford Township); Andrew Janke (Richlandtown Borough); Adam Klein (Milford Township); Chris Spear (Quakertown Community School District); and Tim Ritter (Quakertown Borough). Also in attendance: Matt Walters (Bucks County Planning Commission).

Public Comment
There was no public comment.

Approval of Minutes from October 14, 2025
Matt Walters presented the meeting minutes for the October 2025 meeting. On a motion by Tim Ritter, with a second by Adam Klein, the minutes of the October 14, 2025, monthly meeting were unanimously approved.

2026 QAPC Meeting Dates and Chairperson Schedule
Mr. Walters presented the Committee with the proposed meeting dates and chairperson schedule for 2026. The schedule is in keeping with the QAPC's traditional meeting time of 7:00 p.m. on the second Tuesday of each month. The Chairperson responsibilities will rotate on a quarterly basis for 2026. On a motion by Chris Spear, seconded by Andrew Janke, the Committee voted to unanimously approve the 2026 meeting dates and Chairperson schedule, and authorized the advertisement of the dates.

Conditional Use Request for Development Services, LLC (Tollgate Road)—Richland Township
The Committee reviewed the proposal to construct two warehouse buildings (Building 1—156,000 square feet and Building 2 – 400,050 square feet) on a 62.32-acre site. The site is located at the southwest corner of the intersection of West End Boulevard (PA 309) and Tollgate Road and is within the township's PC Planned Commercial District and the Arterial Overlay District.

The QAPC reviewed a previous conditional use application in October 2024 that consisted of one warehouse of 649,230 square feet. On a motion by Chris Spear, seconded by Chris Betz, the Committee unanimously voted to reaffirm the comments it provided in the October 10, 2024, review of the conditional use application.

Zoning Ordinance Amendment (Public Community Center Use)—Haycock Township
The Committee reviewed the proposal to add a new use, C16 Public Community Center, to Section 304.C.(16) of the zoning ordinance. The use would be permitted by right in the Resource Protection (RP), Rural Agricultural (RA), Village Center (VC), Suburban Residential High (SRH), Planned Commercial (PC), Select Commercial (SC), and Planned Industrial (PI) districts.

The Committee discussed the proposal and had no comments. On a motion by Adam Klein, seconded by Tim Ritter, the Committee unanimously voted to provide a review letter with no comment.

Zoning Ordinance and Subdivision and Land Development Ordinance Amendment (Parking and Loading Area Design Standards)—Milford Township
The Committee reviewed the proposal to amend the amend the zoning ordinance by deleting Section 518. Design Standards and Section 519. Off-street Loading. The deleted sections will then be made part of Section 509. Street Access, Parking and Loading Standards in the subdivision and land development ordinance.

The Committee discussed the proposal and had no comments. On a motion by Tim Ritter, seconded by Chris Betz, the Committee unanimously voted to provide a review letter with no comment.

Comprehensive Plan Update Status

Mr. Walters asked the Committee to investigate whether their municipalities have formally adopted the amendments made to the comprehensive plan.

Old Business/New Business

Committee members gave updates and discussed local development projects.

Approval of Invoices

Matt Walters presented draft invoices from the Bucks County Planning Commission for planning services provided in September 2025 and October 2025. On a motion by Adam Klein, seconded by Andrew Janke, the Committee unanimously approved the BCPC invoice for September 2025 in the amount of $398.75 and for October 2025 in the amount of $605.00.

Adjournment

On a motion by Andrew Janke, with a second by Adam Klein, the Committee unanimously voted to adjourn the meeting at 7:32 p.m.

Respectfully submitted,

Matthew M. Walters

Matthew M. Walters, Secretary

S. WEST END BOULEVARD, S.R. 0309

45 MPH POSTED SPEED

SEE NOTE 22 ON SHEET 4

PennDot Legal R/W

LEGAL DESCRIPTION
POINT OF BEGINNING

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'
N71°15'21"E 199.00'
S18°44'39"E 281.85'

REQUIRED RIGHT-OF-WAY TO BE DEEDED TO THE COMMONWEALTH

CONC. MON. (TYP.)

DRIVE A SIGHT DISTANCE LEFT DESIRABLE: 500 FT. AVAILABLE: 600+ FT.

Exist. Drainage Easement (Recorded in Instrument #2015067136)

Exist. 80' Wide Paved Cartway

Twp. Ult. R/W

Exist. Sight Line Easement (Recorded in Instrument #2018022658)

Exist. Water Line Easement (Recorded in Deed Book 1794, Page 2705)

Exist. Sight Line Easement (Recorded in Instrument #2018022660)

Exist. Water Line Easement (Recorded in Deed Book 1810, Page 0268)

Exist. Water Line Easement (Recorded in Deed Book 1810, Page 306)

Exist. Water Line Easement (Recorded in Deed Book 1794, Page 2694)

Exist. Water Line Easement (Recorded in Deed Book 1794, Page 2705)

Exist. 26' Wide Paved Cartway

Exist. 33' Wide AT&T Easement (Recorded in Deed Book 1420, Page 952)

Exist. 30' Wide Texas Eastern Easement (Recorded in Deed Book 2021, Page 94)

Exist. 30' Wide Texas Eastern Easement (Recorded in Deed Book 2022, Page 1117)

Exist. 20' Wide AT&T Easement (Recorded in Deed Book 1903, Page 1161)

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

32 CAR PARKING SPACES

207 CAR PARKING SPACES

TRUCK LOADING AREA

40 TRAILER SPACES

TRUCK LOADING AREA

CURB WALL

5' CONC. ISLAND

1,350 LF. PROP. 6 FT. HIGH CHAIN LINK FENCE

PROP. RETAINING WALL #2 WITH 3.5 FT HIGH FENCE PLACED DIRECTLY BEHIND WALL

DRIVE A SIGHT DISTANCE LEFT DESIRABLE: 440 FT. AVAILABLE: 604 FT.

DRIVE A SIGHT DISTANCE LEFT DESIRABLE: 500 FT. AVAILABLE: 604 FT.

TOLLGATE ROAD, S.R. 4045
Suburban Residential Low District
45 MPH POSTED SPEED

N86°13'50"E 987.61'

N04°54'08"W 2229.36'

S04°55'50"E 441.74'

S85°31'16"W 1,026.26'

S77°34'02"W 166.40'

S60°08'06"W 667.06'

MORGAN CREEK

Floodway

100 Year FEMA Floodplain

Exist. Wetlands

Soil Boring B1

Pond

"PC" - Planned Commercial District
"RA" - Rural Agriculture District

WINTERTHUR LANE

Conc. Mon. Fnd.
Conc. Mon. (Broken) Fnd.
3" Alum. Iron Pnd.
3/4" Rodded Pipe (Leaning) Fnd.
1 1/4" Pin (Leaning) Fnd.
1/2" Pipe Fnd.
2" Pipe Fnd.
#Pin #Cap Fnd.
#Pin (Bent) Fnd.
#Pin (Bent) #Cap Fnd.

PROFESSIONAL SURVEYOR CERTIFICATION

I, Clifford T. Stout, a professional land surveyor licensed in the Commonwealth of Pennsylvania (P.L.S. No. 282-A) do hereby certify that the data for lots, streets, open space, etc., shown hereon has been performed under my direct supervision and all dimensions and geodetic details as shown are correct.

Clifford T. Stout, P.L.S. — Date

PROFESSIONAL ENGINEER CERTIFICATION

I, Susan A. Rice, P.E., a professional engineer licensed in the Commonwealth of Pennsylvania (P.E. No. PE074508) do hereby certify to the best of my knowledge and belief, that this map and the information contained in the accompanying plans, specifications, and reports have been prepared in accordance with accepted engineering practice, are true and correct, and are in conformance with the Zoning Ordinance and the Subdivision and Subdivision Ordinance of Richland Township as last amended.

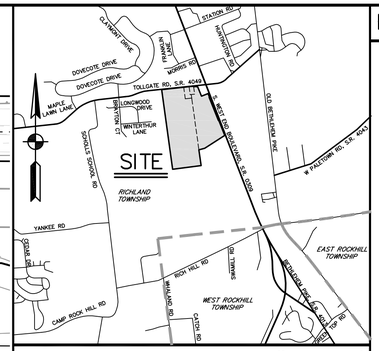
Susan A. Rice, P.E. — Date

WETLAND CONSULTANT CERTIFICATION:

I, John Szczepanski, Nova Consultants, LTD. do hereby certify that I have performed a wetlands evaluation on August 31, 2022 in accordance with state and federal guidelines and have determined that the wetlands boundary as shown hereon represents the extent of on-site wetlands.

Date

For Nova Consultants, LTD.
251 Burgundy Lane
Newtown, PA 18940



SITE LOCATION MAP 1"=2000'

SITE STATISTICS

1. SUBJECT TRACT MAY BE IDENTIFIED BY BUCKS COUNTY TAX ASSESSMENT INFORMATION AS FOLLOWS:

   RICHLAND TOWNSHIP

   A. PARCEL NUMER: 36-013-051
   B. PARCEL NUMER: 36-038-031
   C. PARCEL NUMER: 36-013-052
   D. PARCEL NUMER: 36-013-053

2. RECORDED DEED DATA IS AS FOLLOWS:

   AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF BUCKS AT DOYLESTOWN, PENNSYLVANIA IN:

   A, B. DEED BOOK 1929, PAGE 1865, INSTRUMENT NO. 2023013190
   C. DEED BOOK 4000, PAGE 1526, INSTRUMENT NO. 2023013190
   D. DEED BOOK 1325, PAGE 0593

3. NAME AND ADDRESS OF THE OWNER OF THE SUBJECT TRACT:

   A, B & C:
   FAULKNER-CIOCCA REALTY LP
   2141 DOWNYFLAKE LANE
   ALLENTOWN, PA 18103

   D: CHRISTIAN H. & JEANNE YAICH
   142 TOLLGATE ROAD
   QUAKERTOWN, PA 18951

4. EQUITABLE OWNER:

   DEVELOPMENT SERVICES LLC
   133 SHASTA ROAD
   PLYMOUTH MEETING, PA 19462

5. AREA STATISTICS:

   A. TRACT AREA = 39.56 AC. (TO TITLE LINES)
   B. TRACT AREA = 21.02 AC. (TO TITLE LINES)
   C. TRACT AREA = 1.14 AC. (TO TITLE LINES)
   D. TRACT AREA = 0.60 AC. (TO TITLE LINES)

   TOTAL TRACT AREA = 62.32 AC.

ADJOINING PROPERTY OWNERS

1. HHC MLDG LLC (Parcel 36-038-031-001) 1110 S. WEST END BOULEVARD
2. James Swinney Trust (Parcel 36-038-030)
3. Richland Associates, LP (Parcel 36-038-020)
4. Peak Realty Holding Inc. (Parcel 36-038-019) 1147 RICH HILL ROAD
5. Richland Township (Parcel 36-016-081)
6. Gerald R. & Donnamaria Stanziola (Parcel 36-013-050-001) 232 TOLLGATE ROAD
7. Fred R. & Sherrie L. Braunsberg (Parcel 36-016-005-003) 225 TOLLGATE ROAD
8. Salvatore & Carolina Marsala (Parcel 36-016-005-001) 221 TOLLGATE ROAD
9. Paul & Rina Rompogo (Parcel 36-016-005-004) 215 TOLLGATE ROAD
10. Zerlab Asif Khan (Parcel 36-016-005-002) 211 TOLLGATE ROAD
11. OWNER NOT LISTED
12. Robert J. Scheetz (Parcel 36-016-018-003) 191 TOLLGATE ROAD
13. Robert J. & Patricia B. Scheetz (Parcel 36-016-018-002) 181 TOLLGATE ROAD
14. Randall L. & Katherine S. Lipsincott (Parcel 36-016-018) 171 TOLLGATE ROAD
15. Rochard D. & Jenny Bergman (Parcel 36-016-018-001) 161 TOLLGATE ROAD
16. Baldridge Quakertown LLC (Parcel 36-016-028)
17. B&T Prop Inc (Parcel 36-016-029-001) 1080 S. WEST END BOULEVARD
18. Puskin Enterprises Corp. (Parcel 36-017-024-001) 1095 S. WEST END BOULEVARD
19. California Pacific Quakertown Prop. LLC (Parcel 36-038-032-001) 1101 S. WEST END BOULEVARD
20. Lapp Warehouse Company LLC (Parcel 36-038-032) 1111 S. WEST END BOULEVARD
21. James Swinney Trust (Parcel 36-038-033)

RECORDING ACKNOWLEDGMENTS

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF BUCKS) SS

On the _____ day of _____ 20___ before me, the subscriber, a Notary Public of the Commonwealth of Pennsylvania, personally appeared John Edwin, who acknowledged himself to be a member of Development Services LLC, the owner of the land shown hereon. All necessary approvals of this plan have been obtained and are endorsed thereon and he desires that this plan be duly recorded.

Notary Signature

Notary Public: _____

CERTIFICATES OF OWNERS' ADOPTIONS OF PLAN

I, John Edwin, do hereby certify that Development Services LLC is the registered owner of the subject tract and have laid upon our land situate in Richland Township, Bucks County, Pennsylvania, certain improvements according to the accompanied plan which is intended to be recorded. Witness my hand this _____ day of _____, 20___.

John Edwin, Member

RECOMMENDATION OF THE RICHLAND TOWNSHIP PLANNING COMMISSION

This Land Development Plan was recommended for approval by the Richland Township Planning Commission on this _____ day of _____, 20___.

Member — Member

REVIEW BY THE BUCKS COUNTY PLANNING COMMISSION

This Land Development Plan was reviewed by the Bucks County Planning Commission on the _____ day of _____, 20___.

Chairman — Director

REVIEW OF THE TOWNSHIP ENGINEER

This Land Development Plan was reviewed by _____, P.E. of Gilmore Associates, Inc., the appointed Engineer for Richland Township, this _____ day of _____, 20___.

_____, P.E.

APPROVAL OF THE BOARD OF SUPERVISORS

This Land Development Plan was approved by resolution of the Board of Supervisors of Richland Township this _____ day of _____, 20___.

Member — Member — Member

Township Secretary

CERTIFICATION FOR RECORDING

This Land Development Plan was recorded in the office of Recorder of Deeds in and for Bucks County, at Doylestown, Pennsylvania, this _____ day of _____ 20___.

By: _____
Recorder of Deeds

100 0 50 100 200 300
GRAPHIC SCALE

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

LAND DEVELOPMENT PLAN-RECORD SHEET 2 OF 3
OF THE
RICHLAND TRACTS - TOLLGATE ROAD
PREPARED FOR
DEVELOPMENT SERVICES LLC
SITE SITUATE IN
RICHLAND TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

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

PLAN SCALE HORIZONTAL:	DRAFTED BY	PROJECT MANAGER	PLAN SHEET NUMBER
1"=100'	J.A.C.	S.A.R.	3 OF 69
	PROJECT NUMBER 6172	DRAWING FILE NUMBER 6172LD-A	

TOLLGATE ROAD (STA #6172)

BCPC
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*
Harold Hayes
James J. Keenan
James E. Miller Jr.
David R. Nyman
Edward J. Tokmajian
Tom Tosti
Evan J. Stone
Executive Director

MEMORANDUM

To: Richland Township Board of Supervisors
Richland Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: December 16, 2025

Subject: BCPC #12882
Preliminary Plan of Land Development for Richland Tracts—Tollgate Road
TMPs #36-13-51, -52, -53 and 36-38-31
Applicant: John Edwin, Development Services, LLC
Owner: Faulkner-Ciocca Realty LP and Christian H. and Jeanne Yaich
Plan Dated: August 25, 2025
Date Received: December 8, 2025

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: Consolidate four parcels to create a 62.32-acre site on which two warehouses, one consisting of 156,000 square feet and the other consisting of 400,050 square feet, will be constructed. Approximately 1.2 million square feet of impervious surface are proposed for this development. Public water and private sewer will serve the site.

Location: At the southwest corner of the intersection of West End Boulevard (State Route 309) and Tollgate Road.

Zoning: The PC Planned Commercial District permits Use G17 Flex Building, by right with sub uses G3 Wholesale Business, Wholesale Storage, Warehousing and D1 Office proposed for the site. A minimum site area of 3 acres, a minimum frontage of 150 feet, a minimum property line setback of 25 feet, and minimum building spacing of 50 feet are required. This use is subject to a maximum permitted floor ratio of 40 percent, a maximum permitted impervious surface ratio of 60 percent, and a maximum building height limit of 35 feet.

The site is located within the Arterial Overlay District and is subject to additional requirements pertaining to access management.

Present Use: Single-family residential, vacant

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

COMMENTS

We reviewed a preliminary plan submission for this site in August of 2023 (BCPC #12882, dated August 3, 2023). We note that since that review was issued, TMPs #36-13-52 and 36-13-53 have been rezoned from RA Rural Agricultural to PC Planned Commercial District (BCPC #36-24-1, dated April 3, 2024). The previous plan for this site proposed one warehouse consisting of 649,230 square feet. Although several of the comments from our previous review have been addressed, we want to reiterate and add comments that should be considered prior to approval:

1. **Requested waivers**

   a. **Subdivision and land development ordinance**—The site plan and related correspondence indicate that the applicant is requesting waivers from the following subdivision and land development ordinance (SALDO) requirements:

   Section 22-516.5.B.
   to permit parking to be 17 feet along the front and one side of Warehouse 1 and within 17 feet along the front and 10 feet on the side of Warehouse 2 instead of the required minimum of 20 feet from the outside wall of the nearest building; the application indicates the proposed distances will not present safety and traffic flow problems

   Section 22-516.5.C.
   to permit parking spaces of 9 feet by 18 feet, where 10 feet by 20 feet is required; the application indicates the proposed parking space size will reduce the amount of site impervious surface while maximizing the number of parking spaces provided

   Section 22-702.C.2.
   to not provide the names of adjacent property owners, the locations of watercourses, sanitary sewers, storm drains, and similar features within 400 feet of any development on the site; the application indicates that an aerial is included and that sufficient data has been provided to adequately address site design requirements

   The final plan should note all granted waivers.

   b. **Stormwater management ordinance**—The site plan and related correspondence indicate that the applicant is requesting waivers from the following sections of the township's stormwater management plan:

   Section 25-303.1.B.
   from requiring the design storm rainfall depths to be in accordance with Table 25-1; the application requests NOAA rainfall data be used for the stormwater calculations indicating that NOAA rainfall data is required by the state for NPDES permit calculations, and in most cases is equal to or greater than the rainfall in Table 25-1

   Section 25-307.8.
   from requiring all retention basins to be fenced with gates provided for access to the basin; the application indicates that fencing is not proposed for the interior basins (SCMs 007 through 011), as the development is private and basins without fencing are located close to buildings and parking areas that are expected to be monitored

Section 25-307.9.A.
from requiring basin berm widths to be 10 feet for all retention/detention basins; the application indicates a proposed basin berm width of 5 feet for some basins that are limited in area and have relatively small drainage areas or are forebays for other basins (SCMs 003, 005, 009, 019, and 011)

Section 25-308.1.A.(2)(a)
from requiring a minimum depth of 48 inches between the intended bottom of the facility and limiting zones; the application indicates a minimum separation of 24 inches is proposed for Infiltration SCM 009 due to the topography and site grading necessary to ensure that stormwater runoff reaches the facility and to ensure adequate pipe slopes from the facility

Because this is a stand-alone ordinance, relief from these provisions may not be granted under the subdivision and land development ordinance. For this reason, we did not review these waiver requests, but this issue should be resolved before final plan approval.

2. **Conditional use**—Section 27-602 of the zoning ordinance requires conditional use approval for any proposed use located within the Arterial Corridor (Overlay) District. The site is located along Route 309, which is within the Arterial Corridor (Overlay) District as described in Section 27-601.A. of the zoning ordinance. Township officials should not take official action on this plan until all zoning issues have been resolved.

3. **Warehouse space and market trends**—Current market trends indicate a saturation of warehouse space for potential tenants. As such, warehouse space may remain vacant for long periods of time or revert to other uses, particularly as these spaces are often built on spec, with no tenant in mind. We recommend that the township consider all uses that could potentially occupy buildings of this type to ensure future use of the site is in keeping with the intention of the zoning district.

   One such use that should be considered is data center, as this type of use is not clearly defined in the Richland Township Zoning Ordinance and may be permitted in districts that also permit warehouses. For example, in Falls Township at the Keystone Trade Center, several large buildings that were constructed and intended for warehouse use were ultimately converted to data centers.

   Data centers can have profound impacts on area water resources, electrical grids, and local noise pollution, if not properly regulated. PennFuture has recently published a model ordinance on data centers to address their impacts. Within Bucks County, Tinicum Township amended their ordinance to regulate “intensive digital computer operations,” including data centers. The ordinance contains provisions for screening of HVAC systems, regulation of noise and nuisances, limits on operating temperature, provisions for electrical and fire safety, and bonding for end-of-operations. We recommend the township amend its ordinance to include a data center use to ensure they are properly located and regulated.

   Another use to consider for the large warehouse would be a fulfillment center. Fulfillment centers generally generate more trips than traditional warehouses. As such this could adversely affect the traffic impact study or access management for the site.

4. **Natural resources**

   a. **Drainage to floodplain**—Sheet 12 depicts a stormwater basin draining to the floodplain of Morgan Creek in the southeast section of the site. Sections 22-621.4.A. and C. of the SALDO stipulate that all drainage facilities must comply with regional drainage plans and be constructed

in a manner that is floodproofed over 1 foot of the 100-year flood elevation. Stormwater facilities should be reviewed to ensure compliance with regional drainage plans and facility standards.

b. **Woodland protection**—Aerial imagery on Sheet 11 indicates that woodlands are in the western and southern portions of the site. Section 27-514 of the zoning ordinance states that no more than 20 percent of woodlands are permitted to be altered unless the proposed plan is subject to the tree replacement plan. The plan should indicate compliance with this requirement.

c. **Tree protection**—The site plan does not detail what trees are to be preserved on the site. Section 27-1004 of the zoning ordinance requires that the plan show what trees are to be preserved and the method by which they will be protected. The plan should indicate compliance with this ordinance requirement.

5. **Traffic Impact Study (TIS)**

a. **Concept plan**—The revised traffic impact study, dated July 10, 2024, is for one proposed high cube warehouse for the site. The concept plan included in Appendix A depicts one proposed warehouse for the site, not the two warehouses depicted on this proposed site plan. We recommend the township not approve the proposed development until the applicant presents a current and up-to-date traffic impact study that is consistent with what is presented on this site plan.

b. **Traffic generation information**—The approach used for the trip generation, as specified in the note found in Table 1 of the TIS, does not clearly define the choices used to determine the trip generation for the site. The note should be amended to clearly indicate the assumptions that were used to determine the trip generation calculations.

c. **Route 309 access**—Sheet 3 of 69 depicts a right-in/right-out access for traffic along Route 309. We note that individuals may seek to make left-hand turns out of the right-in/right-out access despite the proposed channelization. We advise the township to coordinate with the Pennsylvania Department of Transportation (PennDOT) to decide what traffic control measures are needed to ensure safe operations of the proposed driveway.

d. **Adaptive traffic signal control system**—The Tollgate Road/Route 309 intersection is part of the Route 309 Adaptive Traffic Signal Control System. Any modifications to the traffic signal timing should be coordinated with the Pennsylvania Department of Transportation (PennDOT) and Richland Township.

e. **Traffic control**—We recommend that left turns onto Tollgate Road from trucks exiting the site be prohibited. Further, we recommend the installation of signage indicating that no left turns are permitted from trucks exiting onto Tollgate Road.

6. **Parking**

a. **Parking**—The site plan proposes 591 parking spaces for the site, as required by local ordinances. However, we recommend that the applicant reduce the number of parking spaces proposed for the site, as recent analysis from the Planning Commission indicates the site may be overparked. We recommend that the number of parking spaces for the site be calculated based on the number of employees working on the site's largest shift. Analysis[1] found within the planning commission's *Bucks County Parking Study* shows how this metric better meets the needs of warehouse tenants.

[1] https://connects.buckscounty.gov/parkingstudy

Furthermore, this reduces the amount of impervious surface within the site and lessens its overall impact on the site's natural resources.

b. **Overnight parking**—Stronger regulation of driver hours of service has created a demand for overnight tractor-trailer parking as drivers now have to take required breaks after their eleventh hour of service. The applicant should consider providing overnight parking spaces and driver amenities at the site to accommodate the growing need for overnight tractor-trailer parking.

c. **Electric vehicle charging stations**—We recommend the inclusion of some parking spaces designated for electric vehicle charging. The growth of electric vehicles will increase the need for more charging facilities. If charging stations are not currently planned on the site at the present time, we recommend that EV-ready charging equipment be planned during the design stage.

Including EV-ready equipment in the construction stage saves money as it eliminates the need to retrofit a site for later installation of such charging stations. EV-ready equipment includes service panels, junction boxes, conduit, wiring, and other components necessary to make a particular location able to accommodate EV charging stations in the future. The Bucks County Planning Commission recently completed the *EV Charging Station Model Ordinance*[2] which provides model zoning ordinance standards for EV charging stations. The model is a follow-up to the *EV Charging Station Best Practices and Standards*[3] which provides guidelines and standards for EV charging stations.

7. **Impacts to nearby residential area**—Section 22-522.5. of the SALDO requires that adjacent residential areas be protected from potential nuisances of the proposed nonresidential development, in accordance with relevant zoning ordinance requirements. The proposed warehouses are adjacent to a residential neighborhood. We recommend consideration be given to how all potential impacts to this established neighborhood from the development can be mitigated or eliminated. Concerns with stormwater, lighting, truck traffic, and ensuring adequate screening should all be carefully considered given the development's proximity to residences.

8. **Sustainable energy**—We strongly encourage the use of alternative forms of energy generation, and conservation be employed as part of this land development. This may include green roofs, solar panels, geothermal systems, or a requirement that the buildings meet a certified energy efficiency standard. We note that the large flat roofs of the proposed buildings are ideal for green roofs and/or solar panels. The benefits of a green roof include reduced air conditioning costs, absorption of rainwater that will reduce stormwater runoff, and reduced heat generated by the flat roof. If solar energy is not currently planned, we recommend that the roofs be made "solar ready" by installing necessary electrical equipment to add solar panels when market conditions change, technology improves, or other opportunities arise in the future.

   The Bucks County Planning Commission completed a model alternative energy ordinance[4] that provides examples of various incentives that could be included to encourage the use and incorporation of alternative energy systems at the beginning stages of a nonresidential development

[2] https://buckscounty.gov/DocumentCenter/View/16508/Electric-Vehicle-Charging-Station-Use-Model-Ordinance---December-2023
[3] https://buckscounty.gov/DocumentCenter/View/12835/EV-Charging-Stations-Best-Practices-and-Standards---March-2023?bidId=
[4] https://buckscounty.gov/DocumentCenter/View/3811/Model-Sustainable-and-Renewable-Energy-Ordinance-pdf

proposal. We recommend the township consider adopting the model, or relevant portions, to address the growing demand for alternative energy generation and conservation techniques.

9. **Proposed trail**—Richland Township's Open Space and Trail System map depicts a proposed shared-use trail traversing the southern ends of TMPs #36-38-31 and 36-13-51, located along the northern side of Morgan Creek. We recommend that the applicant install a shared-use trail, consistent with the alignment depicted on the trail system map, to expand the township's trail and pedestrian network. In lieu of constructing the trail, the township may also pursue a trail easement for this segment of trail, so it can be constructed at a later date.

10. **Canopy tree selection**—The landscape plan proposes sweetgum trees (*Liquidambar styraciflua)* which produce hard, spiky fruit that can be a nuisance. We recommend specifying the fruitless cultivar, 'Rotundiloba,' to avoid or minimize maintenance issues in the future as the trees mature.

11. **Refuse collection**—If outdoor refuse collection stations are intended near the warehouse buildings, compliance with the screening and landscaping requirements outlined in Section 22-522.9. of the SALDO should be verified.

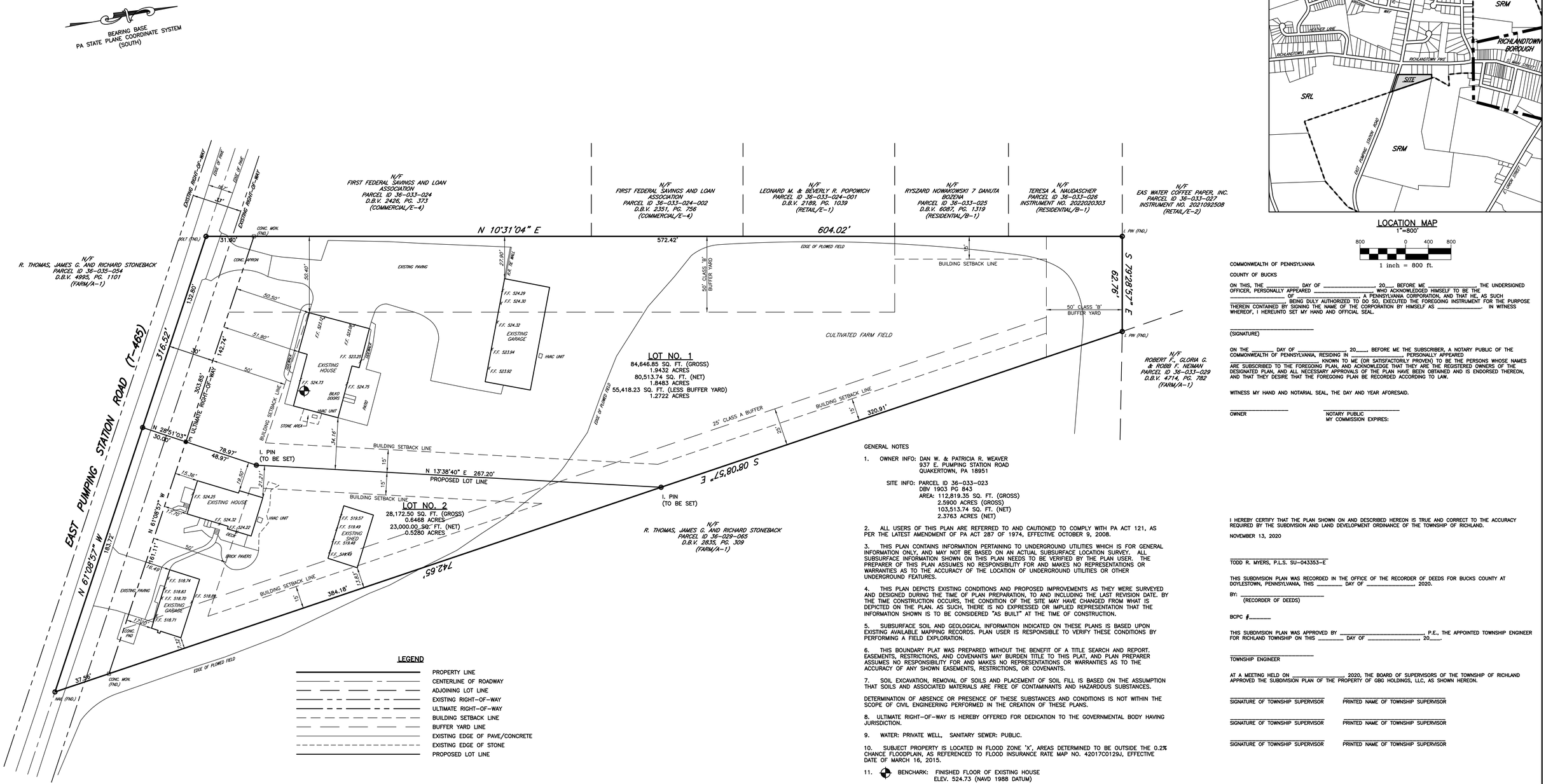
12. **Plan information**—The site is within the Arterial Corridor Overlay District. The zoning data listed on the plan should be revised to include this information.

This review will be included in the Bucks County Planning Commission board materials for the January 7, 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.

CPR:emh
25-0280

cc: John Edwin, Development Services LLC (via email)
Susan Rice, PE, S.T.A. Engineering, Inc. (via email)
Mike Schwartz, PE, Gilmore & Associates, Inc., Township Engineer (via email)
Leslie Huhn, Township Manager (via email)
Vicki Schuller, Township Office Administrator (via email)
Rich Brittingham, Township Zoning Officer (via email)
Matthew Walters, QAPC (via email)



LOCATION MAP

1"=800'

800 0 400 800

1 inch = 800 ft.

LEGEND

- PROPERTY LINE
- CENTERLINE OF ROADWAY
- ADJOINING LOT LINE
- EXISTING RIGHT-OF-WAY
- ULTIMATE RIGHT-OF-WAY
- BUILDING SETBACK LINE
- BUFFER YARD LINE
- EXISTING EDGE OF PAVE/CONCRETE
- EXISTING EDGE OF STONE
- PROPOSED LOT LINE

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

ZONING COMPLIANCE CHART									
LOT NO.	MIN. SITE AREA	MIN. LOT AREA	MIN. LOT WIDTH AT B.S.L.	MAX. IMPERVIOUS COVERAGE	MAX. DENSITY	MAX. BUILDING HEIGHT	MIN. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD
REQUIREMENT	20,000 SQ. FT.	20,000 SQ. FT.	100 FT.	0.20	2 DU/ACRE	35 FT.	50 FT.	15 FT.	50 FT.
EXISTING LOT	103,513.74 SQ. FT.	103,513.74 SQ. FT.	282.74 FT.	0.1794 (18,571 SQ. FT.)	0.84 DU/ACRE	<35 FT.	16.49 FT.*	7.32 FT.*	377.53 FT.
LOT NO. 1	55,418.23 SQ. FT.**	55,418.23 SQ. FT.**	159.03 FT.	0.1352 (13,991 SQ. FT.)	0.54 DU/ACRE	<35 FT.	50.50 FT.	27.90 FT.*	377.53 FT.
LOT NO. 2	23,000.00 SQ. FT.	23,000.00 SQ. FT.	123.72 FT.	0.1991 (4,580 SQ. FT.)	1.89 DU/ACRE	<35 FT.	16.49 FT.*	7.32 FT.*	190.49 FT.

*EXISTING NON-CONFORMITY
** LOT AREA EXCLUDING BUFFER YARDS AND ULT. R.O.W.

GENERAL NOTES

1. OWNER INFO: DAN W. & PATRICIA R. WEAVER
937 E. PUMPING STATION ROAD
QUAKERTOWN, PA 18951

SITE INFO: PARCEL ID 36-033-023
DBV 1903 PG 843
AREA: 112,819.35 SQ. FT. (GROSS)
2.5900 ACRES (GROSS)
103,513.74 SQ. FT. (NET)
2.3763 ACRES (NET)

2. ALL USERS OF THIS PLAN ARE REFERRED TO AND CAUTIONED TO COMPLY WITH PA ACT 121, AS PER THE LATEST AMENDMENT OF PA ACT 287 OF 1974, EFFECTIVE OCTOBER 9, 2008.

3. 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.

4. THIS PLAN DEPICTS EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS AS THEY WERE SURVEYED AND DESIGNED DURING THE TIME OF PLAN PREPARATION, TO AND INCLUDING THE LAST REVISION DATE. BY THE TIME CONSTRUCTION OCCURS, THE CONDITION OF THE SITE MAY HAVE CHANGED FROM WHAT IS DEPICTED ON THE PLAN. AS SUCH, THERE IS NO EXPRESSED OR IMPLIED REPRESENTATION THAT THE INFORMATION SHOWN IS TO BE CONSIDERED "AS BUILT" AT THE TIME OF CONSTRUCTION.

5. SUBSURFACE SOIL AND GEOLOGICAL INFORMATION INDICATED ON THESE PLANS IS BASED UPON EXISTING AVAILABLE MAPPING RECORDS. PLAN USER IS RESPONSIBLE TO VERIFY THESE CONDITIONS BY PERFORMING A FIELD EXPLORATION.

6. THIS BOUNDARY PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND REPORT. EASEMENTS, RESTRICTIONS, AND COVENANTS MAY BURDEN TITLE TO THIS PLAT, AND PLAN PREPARER ASSUMES NO RESPONSIBILITY FOR AND MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OF ANY SHOWN EASEMENTS, RESTRICTIONS, OR COVENANTS.

7. SOIL EXCAVATION, REMOVAL OF SOILS AND PLACEMENT OF SOIL FILL IS BASED ON THE ASSUMPTION THAT SOILS AND ASSOCIATED MATERIALS ARE FREE OF CONTAMINANTS AND HAZARDOUS SUBSTANCES.

DETERMINATION OF ABSENCE OR PRESENCE OF THESE SUBSTANCES AND CONDITIONS IS NOT WITHIN THE SCOPE OF CIVIL ENGINEERING PERFORMED IN THE CREATION OF THESE PLANS.

8. ULTIMATE RIGHT-OF-WAY IS HEREBY OFFERED FOR DEDICATION TO THE GOVERNMENTAL BODY HAVING JURISDICTION.

9. WATER: PRIVATE WELL, SANITARY SEWER: PUBLIC.

10. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN, AS REFERENCED TO FLOOD INSURANCE RATE MAP NO. 42017C0129J, EFFECTIVE DATE OF MARCH 16, 2015.

11. BENCHARK: FINISHED FLOOR OF EXISTING HOUSE
ELEV. 524.73 (NAVD 1988 DATUM)

12. ZONING INFORMATION: DISTRICT = SRL (SUBURBAN RESIDENTIAL LOW)
USE = B1A SINGLE FAMILY DETACHED EXEMPTION

LOT REQUIREMENTS:
MIN. SITE AREA: 20,000 SQ. FT.
MIN. LOT AREA: 20,000 SQ. FT.
MIN. LOT WIDTH: 100 FT.
MAX. IMPERVIOUS COVERAGE: 0.20
MAX. DENSITY: 2 DU/ACRE
MAX. BUILDING HEIGHT: 35 FT.
BUILDING SETBACKS:
FRONT YARD: 50 FT.
SIDE YARD: 15 FT.
REAR YARD: 50 FT.

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF BUCKS

ON THIS, THE _____ DAY OF _____, 20___, BEFORE ME _____, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF TO BE THE _____ OF _____, A PENNSYLVANIA CORPORATION, AND THAT HE, AS SUCH _____, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF AS _____. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____
(SIGNATURE)

ON THE _____ DAY OF _____, 20___, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____, PERSONALLY APPEARED _____, KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING PLAN, AND ACKNOWLEDGE THAT THEY ARE THE REGISTERED OWNERS OF THE DESIGNATED PLAN, AND ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT THEY DESIRE THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.

WITNESS MY HAND AND NOTARIAL SEAL, THE DAY AND YEAR AFORESAID.

_____ _____
OWNER NOTARY PUBLIC
MY COMMISSION EXPIRES:

I HEREBY CERTIFY THAT THE PLAN SHOWN ON AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF THE TOWNSHIP OF RICHLAND.

NOVEMBER 13, 2020

_____
TODD R. MYERS, P.L.S. SU-043353-E

THIS SUBDIVISION PLAN WAS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS FOR BUCKS COUNTY AT DOYLESTOWN, PENNSYLVANIA, THIS _____ DAY OF _____, 2020.

BY: _____
(RECORDER OF DEEDS)

BCPC #_____

THIS SUBDIVISION PLAN WAS APPROVED BY _____, P.E., THE APPOINTED TOWNSHIP ENGINEER FOR RICHLAND TOWNSHIP ON THIS _____ DAY OF _____, 20___.

_____
TOWNSHIP ENGINEER

AT A MEETING HELD ON _____ 2020, THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF RICHLAND APPROVED THE SUBDIVISION PLAN OF THE PROPERTY OF GBG HOLDINGS, LLC, AS SHOWN HEREON.

_____ _____
SIGNATURE OF TOWNSHIP SUPERVISOR PRINTED NAME OF TOWNSHIP SUPERVISOR

_____ _____
SIGNATURE OF TOWNSHIP SUPERVISOR PRINTED NAME OF TOWNSHIP SUPERVISOR

_____ _____
SIGNATURE OF TOWNSHIP SUPERVISOR PRINTED NAME OF TOWNSHIP SUPERVISOR

THIS DRAWING IS COPYRIGHTED AND SHALL REMAIN THE PROPERTY OF COWAN ASSOCIATES, INC. ANY REUSE ON PROJECT EXTENSIONS, ANY OTHER PROJECT, OR ALTERATIONS OR ADDITIONS TO THIS PROJECT SHALL BE MADE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO COWAN ASSOCIATES, INC. ONLY DRAWINGS BEARING ORIGINAL IMPRESSIONS AND /OR GREEN INK PROFESSIONAL SEALS SHALL BE CONSIDERED AS VALID.

NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED BY ENGINEER OR PROJECT MANAGER

VOID UNLESS GREEN PROFESSIONAL SEAL IS AFFIXED

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL TODD ROGER MYERS LAND SURVEYOR No. 43353-E

TODD R. MYERS, P.L.S. SU-043353-E

NO.	DATE	REVISIONS	BY	CHK.

RECORD MINOR SUBDIVISION PLAN

PREPARED FOR ESTATE OF

DAN W. & PATRICIA R. WEAVER

PARCEL ID 36-033-023

RICHLAND TOWNSHIP, BUCKS COUNTY, PENNSYLVNAIA

DRAWN BY: SWW	SURVEY CHK. BY: TRM
FINAL CHK. BY: TRM	PROJECT ENGINEER: TRM
DATE: 11-4-25	SCALE: 1"=30'

COWAN ASSOCIATES, INC.
N.J. General Authorization No. 24GA28059300

PROVIDING A FULL RANGE OF CIVIL ENGINEERING & SURVEYING SERVICES
120 PENN-AM DRIVE P.O. BOX 949
QUAKERTOWN, PENNSYLVANIA 18951
TELEPHONE (215) 536-7075
FAX (215) 536-1582

DWG. NO. SP-1
OF 2
JOB NO. 14585.03

V:\PROJECTS\14585\03 Weaver 937 E Pumping Station Rd Minor Subdivision Plan\SUBDIVISION PLANS\TRM 2025-11-13\SP-01 MINOR SUBDIVISION PLAN.dwg

BCPC
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*
Harold Hayes
James J. Keenan
James E. Miller Jr.
David R. Nyman
Edward J. Tokmajian
Tom Tosti
Evan J. Stone
Executive Director

MEMORANDUM

To: Richland Township Board of Supervisors
Richland Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: December 5, 2025

Subject: BCPC #13144
Preliminary Plan of Subdivision for Weaver
TMP #36-33-23
Applicant: Susan Weaver
Owner: Same
Plan Dated: November 4, 2025
Date Received: November 5, 2025

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: Subdivide a 2.36-acre parcel into two lots. Lot 1 (1.84 acres) contains a single-family detached dwelling and detached garage that are to remain. An existing single-family detached dwelling, garage, and shed are proposed to be situated on Lot 2 (0.52 acres). Public water and sewer facilities will serve both lots.

Location: Along the north side of East Pumping Station Road approximately two hundred feet east of its intersection with Richlandtown Pike.

Zoning: The SRL Suburban Residential Low District permits use B1A Single Family Detached, by right, on a minimum site area of 20,000 square feet and a minimum lot area of 20,000 square feet. The site is also subject to an impervious surface ratio of 20 percent and maximum dwelling unit density of 2 dwelling units per acre.

The plan indicates existing non-conformities with respect to minimum front and side yards.

Present Use: Residential

COMMENTS

1. **Requested waivers**—The site plan indicates that the applicant is requesting waivers from the following subdivision and land development ordinance (SALDO) requirements:

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

Sections 22-702.C.2, -702.C.3, and -704.C.2
from showing features within 400 feet of the proposed subdivision

Sections 22-702.D.5 and -703.D.5
from providing drainage plans

Sections 22-702.D.14 and 22-703.D.14
from providing an encroachment map

Section 22-703.E
from providing a construction improvement plan

Sections 22-515 and 22-610
from providing curbing along property frontage

Sections 518 and 22-609
from providing sidewalks along the property's frontage

Section 22-611
from providing a storm system sewage plan

Section 512.1.(b) of the Pennsylvania Municipalities Planning Code requires applicants to state in full the grounds and facts of unreasonableness or hardship on which the request for the waiver is based, the ordinance sections involved, and the minimum modification necessary. The final plan should note all granted waivers.

2. **Stormwater drainage**—Section 22-606 of the SALDO requires applicants provide an adequate storm drainage system. Due to the proximity of the structures to the site's frontage on proposed Lot 2 and in accordance with this provision, we recommend the applicant explore improvements to the swale along the site's frontage to reduce the stormwater impacts to East Pumping Station Road.

3. **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 subdivision.

This review will be included in the Bucks County Planning Commission board materials for the January 7, 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.

CPR:emh
25-0275

cc: Susan Weaver
Todd Myers, PE, Cowan Associates Inc. (via email)
Mike Schwartz, PE, Gilmore & Associates, Inc., Township Engineer (via email)
Leslie Huhn, Township Manager (via email)
Vicki Schuller, Township Office Administrator (via email)
Rich Brittingham, Township Zoning Officer (via email)

MEMORANDUM

Date: January 6, 2026

To: Board of Supervisors

From: Richard Brittingham

Re: VVRichland LLC c/o Velocity Venture Partners, LLC (751 S West End Blvd.)
TMP No. 36-017-023 - Conditional Use Application – Proposed E19 Automotive Repair (AAMCO Transmissions & Total Car Care) and a G3 Warehouse, Wholesale Storage Use (Power Home Remodeling Group) to be included within the existing G17 Flex Building Use

Please review the Conditional Use application and plans for VVRichland LLC. The subject property is located at 751 S West End Boulevard, Tax Map Parcel No. 36-017-023 and is located within the (PC) Planned Commercial Zoning District and the (AC) Arterial Corridor Overlay Zoning District. The subject property has been approved as a G17 Flex Building Use. The Applicant is proposing to convert existing vacant space for an E19 Automotive Repair Establishment (AAMCO Transmission & Total Car Care) and a G3 Warehouse, Wholesale, Storage Use (Power Home Remodeling Group) to be included within the existing G17 Flex Building Use designation of the subject property. The applicant is seeking a conditional use from Chapter 27, 404 E19, 602 & 1109 of the Zoning Ordinance..

Prior to the Conditional Use Hearing the Planning Commission will review the application on Tuesday, February 17, 2026.

The Conditional Use Hearing before the Board of Supervisors will be scheduled for Monday, March 9, 2026.

Thank you,

Richard Brittingham
Assistant Township Manager/Zoning Officer, CZO

Cc: Linc Treadwell, Township Solicitor
Mike Schwartz, Gilmore & Associates
Leslie Huhn, Township Manager
Vicki Schuller, Administrative Assistant
Matthew Walters, 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
DEC 29 2025
Richland Township

SUBMIT ONE (1) ORIGINAL COPY

TMP# 36 - 017 - 023

VVRichland LLC
Name of Applicant

c/o Velocity Venture Partners LLC
One Belmont Ave., Suite 520
Bala Cynwyd, PA 19004
Address

215-680-0212
Telephone

751 S. West End Blvd.
Street or Location of Property

See attached Deed
Legal Description - Lot No./Block No.

PC - Planned Commercial
(subject to Arterial Corridor Overlay)
Present Zoning District

Property Size: _____
Width

18.5 +/- acres
Depth – Area: (Sq. Ft./Acres)

Conversion of the vacant Bon-Ton Space to AAMCO Transmissions & Car Care and Power Home Remodeling Group
Proposed Use of Property: (Describe in detail, using separate sheet if necessary)

Existing shopping center, commonly known as Richland Plaza
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) Sections 27-404 (Table E19), 27-602 + 27-1109. See attached Addendum for additional information. of Township Zoning Ordinance.

1. Nature of Conditional Use requested See attached Addendum.

2. Reason for said Request See attached Addendum.

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.

11/25/25
Date

Signature of Applicant

Revised 1/4/2022

Received
DEC 2 9 2025
Richland Township

KAPLIN STEWART MELOFF REITER & STEIN, P.C.
By: Gregg I. Adelman, Esquire
Attorney I.D. No.: 84137
Union Meeting Corporate Center
910 Harvest Drive
P.O. Box 3037
Blue Bell, PA 19422
(610) 260-6000

Attorneys for Applicant
VVRichland LLC

BEFORE THE BOARD OF SUPERVISORS
RICHLAND TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

In the Matter of:

VVRICHLAND LLC
c/o Velocity Venture Partners LLC
One Belmont Avenue, Suite 520
Bala Cynwyd, PA 19004

Premises:

751 S. West End Blvd.
Quakertown, PA 18951

Parcel No. 36-017-023

ADDENDUM TO CONDITIONAL USE APPLICATION

VVRichland LLC (**"Applicant"**), by and through its attorneys, Kaplin Stewart Meloff Reiter & Stein, P.C., hereby submits this Addendum to its Conditional Use Application seeking certain conditional use approval for an AAMCO Transmissions & Total Car Care ("**AAMCO**"), an automotive repair shop, and Power Home Remodeling Group ("**PHRG**"), a wholesaler for windows, doors and roofing/siding products, under the Richland Township Zoning Code ("**Code**") and in support thereof states as follows:

1. **Location & Description of Property**. The property is comprised of approximately 18.5 +/- acres of land located at 751 S. West End Boulevard in Richland Township, Bucks County, Pennsylvania (Tax Parcel No. 36-017-023), and more commonly known as Richland Plaza ("**Property**").

2. **Name and Address of Applicant/Owner**: The Applicant is VVRichland LLC, c/o Velocity Venture Partners LLC, One Belmont Avenue, Suite 520, Bala Cynwyd, PA 19004.

The Applicant is the record owner of the Property. A copy of the Special Warranty Deed for the Property is attached as **Exhibit "A"**.

3. **Zoning Classifications**. The Property is located in the PC-Planned Commercial Zoning District ("**PC District**"), subject to the Arterial Corridor (Overlay) District.

4. **Existing Conditions**. The Property presently contains a shopping center with off-street parking and other related improvements. The portion of the shopping center that is subject to this Application is the vacant Bon-Ton Department Store space ("**Vacant Bon-Ton Space**").

5. **Proposed Use of the Property**. Applicant proposes to convert the Vacant Bon-Ton Space to AAMCO and PHRG as follows:

- AAMCO proposes to lease 5,021 s.f., designated as Suite 12, for its use as an automotive repair shop ("**AAMCO Use**"); and

- PHRG proposes to lease 15,829 s.f., designated as Suite 13, for its use as a wholesaler for windows, doors and roofing/siding products ("**PHRG Use**").

The AAMCO Use and PHRG Use are shown in accordance with the Conditional Use Plans entitled "Waiver of Land Development Plans", prepared by Bohler Engineering, dated May 23, 2024, last revised December 22, 2025, attached as **Exhibit "B"**, and a Proposed Floor Plan rendering, attached as **Exhibit "C"**.

6. **Conditional Use Relief Requested**. In connection with the AAMCO Use and the PHRG Use, the Applicant seeks the following conditional use approvals:

a. Section 27-404 (Table E19) for the AAMCO Use as an automotive repair shop in the PC District; and

b. Section 27-602 for both the AAMCO Use and PHRG Use under the Arterial Corridor (Overlay) District use regulations.

7. **Basis for Relief Requested**. Applicant is entitled to conditional use approvals of the AAMCO Use and the PHRG Use shop in accordance with the applicable specific and objective provisions of the Richland Township Zoning Code described above, which will be demonstrated at the hearing held on the Application.

Respectfully Submitted,

KAPLIN STEWART MELOFF REITER & STEIN, P.C.

Dated: December 23, 2025

By: _____

Gregg I. Adelman, Esquire
Attorneys for VVRichland LLC

Received
DEC 2 9 2025
Richland Township

EXHIBIT "B"

WAIVER OF LAND DEVELOPMENT PLANS

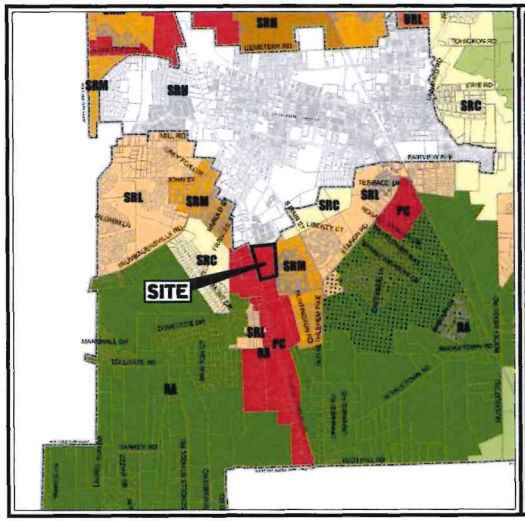
WAIVER OF LAND DEVELOPMENT PLANS

FOR

VVRICHLAND LLC

PROPOSED REDEVELOPMENT

751 S WEST END BOULEVARD
BUCKS COUNTY
RICHLAND TOWNSHIP
QUAKERTOWN, PA 18951



ZONING MAP
SCALE: 1" = 2,000'
SOURCE: RICHLAND TOWNSHIP



AERIAL MAP
SCALE: 1" = 250'
SOURCE: GOOGLE EARTH

DRAWING SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-101
GENERAL NOTES SHEET	C-102
EXISTING CONDITIONS/DEMOLITION PLAN	C-201
OVERALL SITE PLAN	C-300
SITE PLAN	C-301
ROUTE 309 TRUCK CIRCULATION PLAN	C-302
QUAKERS WAY TRUCK CIRCULATION PLAN	C-303
GARAGE DOOR TRUCK CIRCULATION PLAN	C-304
GRADING AND UTILITY PLAN	C-401
SOIL EROSION AND SEDIMENT POLLUTION CONTROL PLAN	C-501
SOIL EROSION AND SEDIMENT POLLUTION CONTROL NOTES & DETAILS	C-502, C-503
LANDSCAPE PLAN	C-701
LIGHTING PLAN	C-702
LIGHTING DETAILS	C-703
DETAILS SHEET	C-901

VARIANCES APPROVED BY THE RICHLAND TOWNSHIP ZONING HEARING BOARD ON 4/25/2024

1. A VARIANCE FROM §27-405.D.07(H) TO ALLOW FOR LOADING FACILITIES ON THE BUILDING FRONTAGE.
2. A VARIANCE FROM §27-416 TO PROVIDE LESS THAN THE REQUIRED BUFFER WIDTH AND ALTERNATIVE PLANTING DESIGN.

PREPARED BY

BOHLER

BOHLER
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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	07/11/2025	PER TOWNSHIP COMMENTS	AM / LB
2	12/22/2025	PER CLIENT COMMENTS	EP / SPLB

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PROJECT No.: PAC220244.00
DRAWN BY: AM
CHECKED BY: LB
DATE: 06/23/2024
CAD I.D.: PAC220244.00-CHC0-2A

PROJECT:
WAIVER OF LAND DEVELOPMENT PLANS
FOR
VVRICHLAND LLC
PROPOSED REDEVELOPMENT
751 S WEST END BOULEVARD
BUCKS COUNTY
RICHLAND TOWNSHIP
QUAKERTOWN, PA 18951

BOHLER
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
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COMMONWEALTH OF PENNSYLVANIA
MATTHEW JOHN KEARSE
PROFESSIONAL ENGINEER

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
C-101

REVISION 2 - 12/22/2025

GENERAL NOTES

1. THESE PLANS ARE SOLELY BASED ON INFORMATION THE OWNER AND OTHERS PROVIDED TO BOHLER ENGINEERING, PENNSYLVANIA, LLC (HEREIN "BOHLER") PRIOR TO THE DATE ON WHICH THE PROFESSIONAL OF RECORD AND BOHLER PREPARED THESE PLANS. THE CONTRACTOR MUST FIELD VERIFY ALL EXISTING CONDITIONS AND IMMEDIATELY NOTIFY BOHLER, IN WRITING, IF ANY ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THESE PLANS, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.
2. THE CONTRACTOR MUST STRICTLY COMPLY WITH THESE NOTES AND ALL SPECIFICATIONS/REPORTS CONTAINED HEREIN. THE CONTRACTOR MUST ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS. THESE NOTES, AND THE REQUIREMENTS ARTICULATED IN THE NOTES CONTAINED IN ALL THE OTHER DRAWINGS THAT COMPRISE THE PLAN SET OF DRAWINGS. ADDITIONAL NOTES AND SPECIFIC PLAN NOTES MAY BE FOUND ON THE INDIVIDUAL PLANS. THESE GENERAL NOTES APPLY TO THIS ENTIRE DOCUMENT PACKAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE, PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION.
3. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST CONFIRM WITH THE PROFESSIONAL OF RECORD AND BOHLER THAT THE LATEST EDITION OF THE DOCUMENTS AND/OR REPORTS REFERENCED WITHIN THE PLAN REFERENCES ARE BEING USED FOR CONSTRUCTION. THIS IS THE CONTRACTOR'S SOLE AND COMPLETE RESPONSIBILITY.
4. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION IS TO BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE CONDITIONS OF APPROVAL TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND HAS ALSO CONFIRMED THAT ALL NECESSARY AND REQUIRED PERMITS HAVE BEEN OBTAINED. THE CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.
5. THE CONTRACTOR MUST ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS/REPORTS AND CONDITIONS OF APPROVAL, AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT, AND ALL PROVISIONS IN AND CONDITIONS OF THE CONSTRUCTION CONTRACT WITH THE OWNER/DEVELOPER INCLUDING ALL EXHIBITS, ATTACHMENTS AND ADDENDA TO SAME.
6. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFULLY REVIEWING THE MOST CURRENT ARCHITECTURAL, CIVIL AND STRUCTURAL CONSTRUCTION DOCUMENTS (INCLUDING, BUT NOT LIMITED TO, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLANS, WHERE APPLICABLE). THE CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST BETWEEN THESE PLANS AND ANY OTHER PLANS THAT COMPRISE THE CONSTRUCTION DOCUMENTS.
7. CONTRACTOR MUST REFER TO AND ENSURE COMPLIANCE WITH THE APPROVED ARCHITECTURAL/BUILDING PLANS OF RECORD FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.
8. THE CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS AND MEASUREMENTS SHOWN ON THESE PLANS, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR MUST IMMEDIATELY NOTIFY PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE RE-DONE OR REPAIRED DUE TO DIMENSIONS, MEASUREMENTS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO BOTH (A) THE CONTRACTOR GIVING PROFESSIONAL OF RECORD AND BOHLER WRITTEN NOTIFICATION OF SAME AND (B) PROFESSIONAL OF RECORD AND BOHLER, THEREAFTER, PROVIDING THE CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK.
9. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND MEASUREMENTS INCLUDED ON DESIGN DOCUMENTS HEREIN AND MUST NOT SCALE OFF THE DRAWINGS DUE TO POTENTIAL PRINTING INACCURACIES. ALL DIMENSIONS AND MEASUREMENTS ARE TO BE CHECKED AND CONFIRMED BY THE GENERAL CONTRACTOR PRIOR TO PREPARATION OF SHOP DRAWINGS, FABRICATION/ORDERING OF PARTS AND MATERIALS AND COMMENCEMENT OF SITE WORK. SITE PLAN DRAWINGS ARE NOT INTENDED AS SURVEY DOCUMENTS. DIMENSIONS SUPERSEDE GRAPHICAL REPRESENTATIONS. THE CONTRACTOR MUST MAKE CONTRACTOR'S OWN MEASUREMENTS FOR LAYOUT OF IMPROVEMENTS.

DEMOLITION NOTES

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. THE CONTRACTOR MUST CONDUCT DEMOLITION/REMOVALS ACTIVITIES IN SUCH A MANNER AS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND ALL OTHER ADJACENT FACILITIES. THE CONTRACTOR MUST OBTAIN ALL APPLICABLE PERMITS FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY(IES) PRIOR TO THE COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY.
3. WHEN DEMOLITION-RELATED ACTIVITIES IMPACT ROADWAYS AND/OR ROADWAY RIGHT-OF-WAY, THE CONTRACTOR MUST PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), AND THE FEDERAL, STATE, AND LOCAL REGULATIONS.
4. THE DEMOLITION (AND/OR REMOVALS) PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION AND TO IDENTIFY ONLY CONDITIONS REGARDING ITEMS TO BE DEMOLISHED, REMOVED, AND/OR TO REMAIN.
   A. THE CONTRACTOR MUST ALSO REVIEW ALL CONSTRUCTION DOCUMENTS AND INCLUDE WITHIN THE DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.
   B. THIS PLAN IS NOT INTENDED TO AND DOES NOT PROVIDE DIRECTION REGARDING THE MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE EMPLOYED TO ACCOMPLISH THE WORK. ALL MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE USED MUST BE IN STRICT ACCORDANCE AND CONFORMANCE WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR MUST COMPLY WITH ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE FOR THE CONTRACTOR AND THE PUBLIC.
5. THE CONTRACTOR MUST PROVIDE ALL "METHODS AND MEANS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR, AT THE CONTRACTOR'S SOLE COST, MUST REPAIR ALL DAMAGE TO ALL ITEMS AND FEATURES THAT ARE TO REMAIN. CONTRACTOR MUST USE NEW MATERIAL FOR ALL REPAIRS. CONTRACTOR'S REPAIRS MUST INCLUDE THE RESTORATION OF ALL ITEMS AND FEATURES REPAIRED TO THEIR PRE-DEMOLITION CONDITION, OR BETTER. CONTRACTOR MUST PERFORM ALL REPAIRS AT THE CONTRACTOR'S SOLE EXPENSE.
6. PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. THE CONTRACTOR MUST PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, COMPLYING WITH ALL OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY AND SAFETY TO ALL PROPERTY ON THE SITE OR ADJACENT OR NEAR TO THE SAME.
7. THE CONTRACTOR IS RESPONSIBLE FOR JOB SITE SAFETY, WHICH MUST INCLUDE, BUT IS NOT LIMITED TO, THE INSTALLATION AND MAINTENANCE OF BARRIERS, FENCING, OTHER APPROPRIATE AND/OR NECESSARY SAFETY FEATURES AND ITEMS NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR MUST SAFEGUARD THE SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF ALL UNAUTHORIZED PERSONS AT ANY TIME, TO OR NEAR THE DEMOLITION AREA.
8. PRIOR TO THE COMMENCEMENT OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY, THE CONTRACTOR MUST, IN WRITING, RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS AND/OR SPECIFICATIONS, ALL CONCERNS OR QUESTIONS REGARDING THE APPLICABLE SAFETY STANDARDS, AND/OR THE SAFETY OF THE CONTRACTOR AND/OR THIRD PARTIES IN PERFORMING THE WORK ON THIS PROJECT. ANY SUCH CONCERNS MUST BE CONVEYED TO THE PROFESSIONAL OF RECORD AND BOHLER, IN WRITING AND MUST ADDRESS ALL ISSUES AND ITEMS RESPONDED TO, BY THE PROFESSIONAL OF RECORD AND BY BOHLER, IN WRITING. ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, RULES, REQUIREMENTS, STATUTES, ORDINANCES AND CODES.

ACCESSIBILITY DESIGN GUIDELINES

1. ALL ACCESSIBLE (A.K.A. ADA) COMPONENTS AND ACCESSIBLE ROUTES MUST BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF: (A) THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA) CODE (42 U.S.C. § 12101 ET SEQ. AND 42 U.S.C. § 4151 ET SEQ.); AND (B) ANY APPLICABLE LOCAL AND STATE GUIDELINES, AND ANY AND ALL AMENDMENTS TO BOTH, WHICH ARE IN EFFECT WHEN THESE PLANS WERE COMPLETED.
2. THE CONTRACTOR MUST REVIEW ALL DOCUMENTS REFERENCED IN THESE NOTES FOR ACCURACY, COMPLIANCE AND CONSISTENCY WITH INDUSTRY GUIDELINES.
3. THE CONTRACTOR MUST EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ACCESSIBLE (ADA) COMPONENTS AND ACCESSIBLE ROUTES FOR THE SITE. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACES, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, AND INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EXIT, MUST COMPLY WITH THE ACCESSIBLE GUIDELINES AND REQUIREMENTS WHICH INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
   A. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SLOPES MUST NOT EXCEED 1:50 (2.0%) IN ANY DIRECTION.
   B. PATH OF TRAVEL ALONG ACCESSIBLE ROUTE MUST PROVIDE A 36-INCHES MINIMUM WIDTH (48-INCHES PREFERRED), OR AS SPECIFIED BY THE GOVERNING AGENCY. UNOBSTRUCTED WIDTH OF TRAVEL (CAR OVERHANGS AND/OR HANDRAILS) MUST NOT REDUCE THIS MINIMUM WIDTH. THE SLOPE MUST NOT EXCEED 1:20 (5.0%) IN THE DIRECTION OF TRAVEL AND MUST NOT EXCEED 1:50 (2.0%) IN CROSS SLOPE. WHERE ACCESSIBLE PATH OF TRAVEL IS GREATER THAN 1:20 (5.0%), AN ACCESSIBLE RAMP MUST BE PROVIDED. ALONG THE ACCESSIBLE PATH OF TRAVEL, OPENINGS MUST NOT EXCEED 1/2-INCH IN WIDTH. VERTICAL CHANGES OF UP TO 1/2-INCH ARE PERMITTED ONLY IF THEY INCLUDES A 1/4-INCH BEVEL AT A SLOPE NOT STEEPER THAN 1:2. NO VERTICAL CHANGES OVER 1/4-INCH ARE PERMITTED.
   C. ACCESSIBLE RAMPS MUST NOT EXCEED A SLOPE OF 1:12 (8.3%) AND A RISE OF 30-INCHES. LEVEL LANDINGS MUST BE PROVIDED AT EACH END OF ACCESSIBLE RAMPS. LANDING MUST PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES, AND MUST NOT EXCEED 1:50 (2.0%) SLOPE IN ANY DIRECTION. RAMPS THAT CHANGE DIRECTION BETWEEN RUNS AT LANDINGS MUST HAVE A CLEAR LANDING OF A MINIMUM OF 60-INCHES BY 60-INCHES. HAND RAILS ON BOTH SIDES OF THE RAMP MUST BE PROVIDED ON AN ACCESSIBLE RAMP WITH A RISE GREATER THAN 6-INCHES.
   D. ACCESSIBLE CURB RAMPS MUST NOT EXCEED A SLOPE OF 1:12 (8.3%). WHERE FLARED SIDES ARE PROVIDED, THEY MUST NOT EXCEED 1:10 (10%) SLOPE. LEVEL LANDING MUST BE PROVIDED AT RAMPS TOP AT A MINIMUM OF 36-INCHES LONG (48-INCHES PREFERRED). IN ALTERATIONS, WHEN THERE IS NO LANDING AT THE TOP, FLARE SIDES SLOPES MUST NOT EXCEED A SLOPE OF 1:12 (8.3%).
   E. DOORWAY LANDINGS AREAS MUST BE PROVIDED ON THE EXTERIOR SIDE OF ANY DOOR LEADING TO AN ACCESSIBLE PATH OF TRAVEL. THIS LANDING MUST BE SLOPED AWAY FROM THE DOOR NO MORE THAN 1:50 (2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA MUST BE NO FEWER THAN 60-INCHES (5 FEET) LONG, EXCEPT WHERE OTHERWISE CLEARLY PERMITTED BY ACCESSIBLE STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS. (SEE ICC/ANSI A117.1-2009 AND OTHER REFERENCES INCORPORATED BY CODE).
   F. WHEN THE PROPOSED CONSTRUCTION INVOLVES RECONSTRUCTION, MODIFICATION, REVISION OR EXTENSION OF OR TO ACCESSIBLE COMPONENTS FROM EXISTING DOORWAYS OR SURFACES, THE CONTRACTOR MUST VERIFY ALL EXISTING ELEVATIONS SHOWN ON THE PLAN. NOTE THAT TABLE 405.2 OF THE DEPARTMENT OF JUSTICE'S ADA STANDARDS FOR ACCESSIBLE DESIGN ALLOWS FOR STEEPER RAMP SLOPES, IN RARE CIRCUMSTANCES. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROFESSIONAL OF RECORD, IN WRITING, OF ANY DISCREPANCIES AND/OR FIELD CONDITIONS THAT DIFFER IN ANY WAY OR IN ANY RESPECT FROM WHAT IS SHOWN ON THE PLANS BEFORE COMMENCING ANY WORK. CONSTRUCTED IMPROVEMENTS MUST FALL WITHIN THE MAXIMUM AND MINIMUM LIMITATIONS IMPOSED BY THE BARRIER FREE REGULATIONS AND THE ACCESSIBLE GUIDELINES.
   G. THE CONTRACTOR MUST VERIFY ALL OF THE SLOPES OF THE CONTRACTOR'S FORMS PRIOR TO POURING CONCRETE. IF ANY NON-CONFORMANCE EXISTS OR IS OBSERVED OR DISCOVERED, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROFESSIONAL OF RECORD, IN WRITING, PRIOR TO POURING CONCRETE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL COSTS TO REMOVE, REPAIR AND/OR REPLACE NON-CONFORMING CONCRETE AND/OR PAVEMENT SURFACES.
4. IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION TO ENSURE SAME IS CONSISTENT WITH THE LOCAL BUILDING CODE PRIOR TO COMMENCING CONSTRUCTION.

DRAINAGE AND UTILITY NOTES

GENERAL

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. LOCATIONS OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE, AND THE CONTRACTOR MUST INDEPENDENTLY VERIFY AND CONFIRM THOSE LOCATIONS AND SERVICES WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCING ANY CONSTRUCTION OR EXCAVATION.

GRADING NOTES

SITE LAYOUT NOTES

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. PRIOR TO THE COMMENCEMENT OF GENERAL CONSTRUCTION, THE CONTRACTOR MUST INSTALL SOIL EROSION CONTROL AND ANY STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MEASURES NECESSARY, AS INDICATED ON THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN AND IN ACCORDANCE WITH APPLICABLE AND/OR APPROPRIATE AGENCIES' GUIDELINES TO PREVENT SEDIMENT AND/OR LOOSE DEBRIS FROM WASHING ONTO ADJACENT PROPERTIES OR THE RIGHT OF WAY.
3. ALL DIRECTIONAL/TRAFFIC SIGNING AND PAVEMENT STRIPING MUST CONFORM TO THE LATEST STANDARDS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ANY APPLICABLE STATE OR LOCALLY APPROVED SUPPLEMENTS, GUIDELINES, RULES, REGULATIONS, STANDARDS AND THE LIKE.
4. THE LOCATIONS OF PROPOSED UTILITY POLES AND TRAFFIC SIGNS SHOWN ON THE PLANS ARE SCHEMATIC AND PRELIMINARY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD-VERIFYING THEIR LOCATION. THE CONTRACTOR MUST COORDINATE THE RELOCATION OF TRAFFIC SIGNS WITH THE ENTITY WITH JURISDICTION OVER THE PROJECT.
5. ALL DIMENSIONS SHOWN ARE TO BOTTOM FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, EXCEPT WHEN DIMENSION IS TO A PROPERTY LINE. STAKE OUT OF LOCATIONS OF INLETS, LIGHT POLES, ETC. MUST BE PERFORMED IN STRICT ACCORDANCE WITH THE DETAILS, UNLESS NOTED CLEARLY OTHERWISE.

SITE SPECIFIC NOTES

1. PROPERTY OWNER:
   VVRICHLAND LLC
   1 BELMONT AVENUE, BALA CYNWYD, PA 19004
2. EXISTING PROPERTY INFORMATION:
   TMP 36-017-028
   751 S WEST END BOULEVARD, QUAKERTOWN, PA 18951
   ZONED PC (PLANNED COMMERCIAL) WITHIN THE AC (ARTERIAL CORRIDOR) OVERLAY DISTRICT
3. APPLICANT/EQUITABLE OWNER:
   VVRICHLAND LLC
   C/O JOHN FIORE
   1 BELMONT AVENUE, BALA CYNWYD, PA 19004
   (610) 352-6400
4. HORIZONTAL DATUM IS BASED ON PENNSYLVANIA STATE PLANE SOUTH COORDINATES, NAD 83. VERTICAL DATUM IS NAVD 1988.
   TEMPORARY BENCHMARKS SET:
   TBM-A: MAG NAIL SET IN CONCRETE CURB, ELEVATION: 505.87
   TBM-B: MAG NAIL SET IN CONCRETE CURB, ELEVATION: 503.49
5. BY GRAPHIC PLOTTING ONLY, THE PROPERTY IS PARTIALLY LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND PARTIALLY LOCATED IN FLOOD HAZARD ZONE AE (AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD) AS SHOWN ON THE FLOOD INSURANCE RATE MAP 42017C0136J, EFFECTIVE 3/16/2015.
6. ALL CURB AND PAVEMENT RADII ARE 5', UNLESS OTHERWISE NOTED.

REFERENCES AND CONTACT INFORMATION

1. SURVEY:
   PLANS BY CONTROL POINT ASSOCIATES, INC.
   1600 MANOR DRIVE, SUITE 210, CHALFONT, PA 18914
   ENTITLED: "TOPOGRAPHIC SURVEY VELOCITY VENTURE PARTNERS, LLC"
   FILE NO: 02-220133-01
   DATED: 9/8/2023
   SHEET 1 OF 1

   PLANS BY BURSICH ASSOCIATES
   2129 EAST HIGH STREET, POTTSTOWN, PA 19464
   ENTITLED: "ALTA/NSPS LAND TITLE SURVEY"
   FILE NO: 228322-00
   DATED: 12/7/2022
   SHEETS 1-2 OF 2

THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS, HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

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REVISIONS

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1	07/11/2024	PER TOWNSHIP COMMENTS	AM / LB
2	12/22/2025	PER CLIENT COMMENTS	EP / SP/LB

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PROJECT No.: PAC220244.00
DRAWN BY: JB
CHECKED BY: LB
DATE: 05/23/2024
CAD I.D.: PAC220244.00-CNDS-2A

PROJECT:

WAIVER OF LAND DEVELOPMENT PLANS

FOR

VVRICHLAND LLC

PROPOSED REDEVELOPMENT

751 S WEST END BOULEVARD
BUCKS COUNTY
RICHLAND TOWNSHIP
QUAKERTOWN, PA 18951

BOHLER//
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com

M. KEARSE
MATTHEW JOHN KEARSE
PROFESSIONAL ENGINEER
COMMONWEALTH OF PENNSYLVANIA

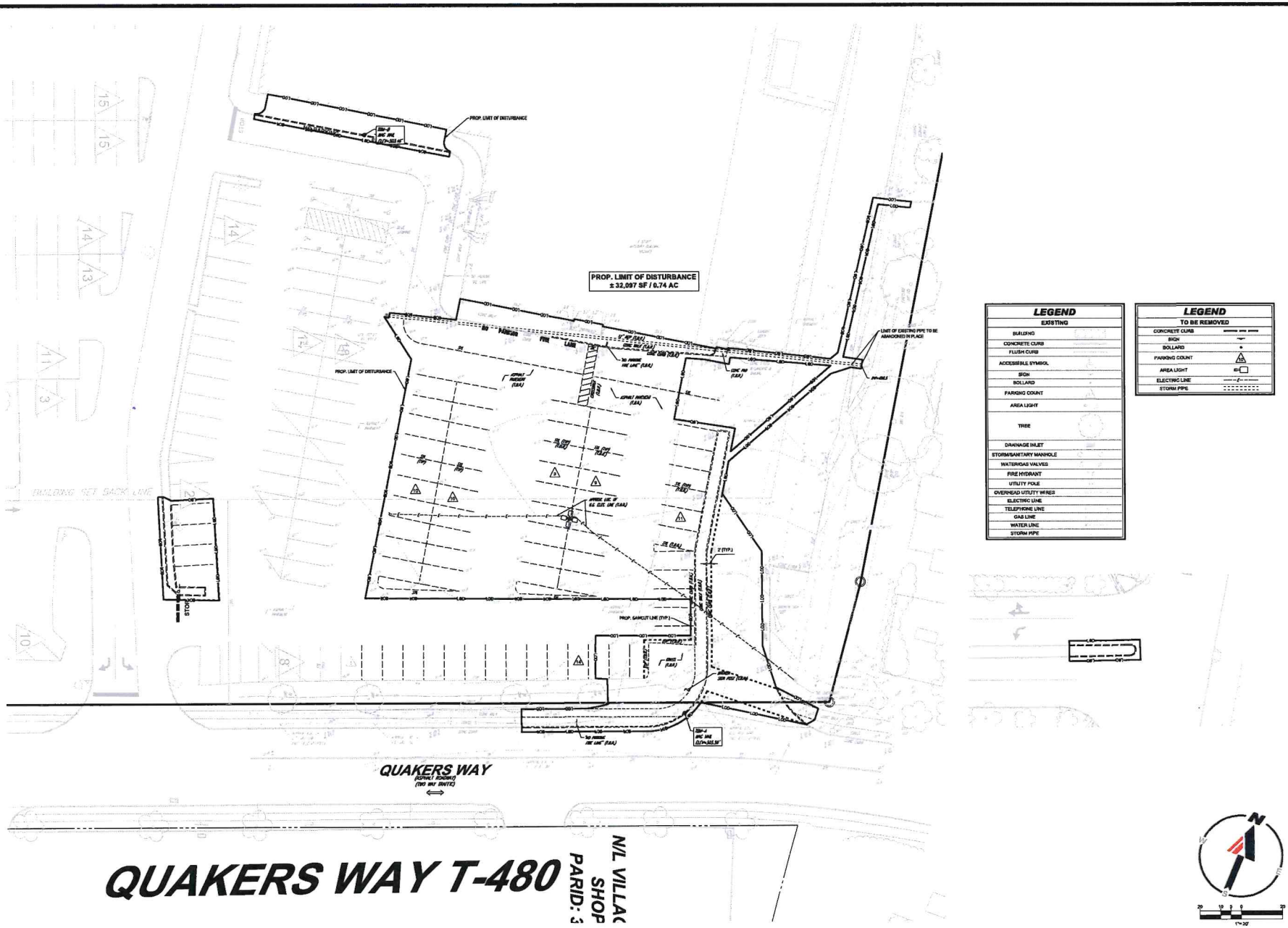
SHEET TITLE:

GENERAL NOTES SHEET

SHEET NUMBER:

C-102

REVISION 2 - 12/22/2025



LEGEND	
EXISTING	
BUILDING	
CONCRETE CURB	
FLUSH CURB	
ACCESSIBLE SYMBOL	
SIGN	
BOLLARD	
PARKING COUNT	
AREA LIGHT	
TREE	
DRAINAGE INLET	
STORM/SANITARY MANHOLE	
WATER/GAS VALVES	
FIRE HYDRANT	
UTILITY POLE	
OVERHEAD UTILITY WIRES	
ELECTRIC LINE	
TELEPHONE LINE	
GAS LINE	
WATER LINE	
STORM PIPE	

LEGEND	
TO BE REMOVED	
CONCRETE CURB	
SIGN	
BOLLARD	
PARKING COUNT	
AREA LIGHT	
ELECTRIC LINE	
STORM PIPE	

N

20 10 0 20

1"=20'

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
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REVISIONS

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1	07/11/2024	PER TOWNSHIP COMMENTS	AM
2	12/23/2025	PER CLIENT COMMENTS	LB CP SPALS

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PROJECT No.:	PAC220244.00
DRAWN BY:	JD
CHECKED BY:	LB
DATE:	06/23/2024
CAD I.D.:	PAC220244.00-LDVP-2A

PROJECT:

WAIVER OF LAND DEVELOPMENT PLANS

FOR

VVRICHLAND LLC

PROPOSED REDEVELOPMENT

751 S WEST END BOULEVARD
BUCKS COUNTY
RICHLAND TOWNSHIP
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COMMONWEALTH OF PENNSYLVANIA
MATTHEW JOSH KEARSE
PROFESSIONAL ENGINEER

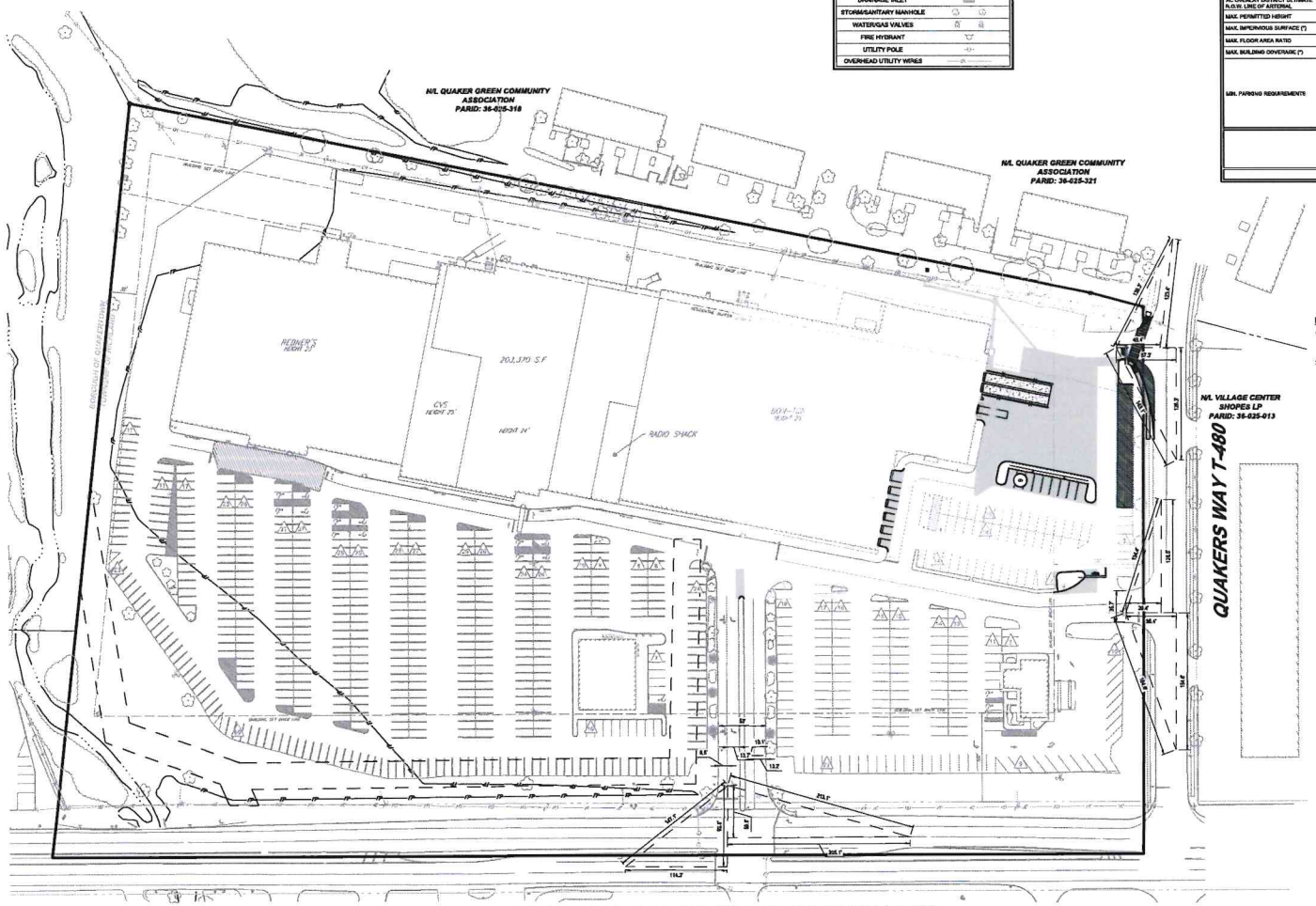
SHEET TITLE:

EXISTING CONDITIONS/ DEMOLITION PLAN

SHEET NUMBER:

C-201

REVISION 2 - 12/23/2025



LEGEND

EXISTING

PROPERTY LINE	
R.O.W. LINE	
ADJACENT PROPERTY LINE	
EASEMENT LINE	
SETBACK LINE	
FLOODPLAIN BOUNDARY	
BUILDING	
CONCRETE CURB	
FLUSH CURB	
ACCESSIBLE SYMBOL	
SIGN	
BOLLARD	
PARKING COUNT	
AREA LIGHT	
TREE	
DRAINAGE INLET	
STORM/SANITARY MANHOLE	
WATER/GAS VALVES	
FIRE HYDRANT	
UTILITY POLE	
OVERHEAD UTILITY WIRES	

LEGEND

PROPOSED

SAWCUT	
RETAINING WALL	
CONCRETE CURB	
FENCE	
ASPHALT	
CONCRETE	
SIDEWALK	

ZONING TABLE

ZONED: PC PLANNED COMMERCIAL DISTRICT WITHIN THE AC ARTERIAL CORRIDOR OVERLAY DISTRICT
USE: MULTIPLE COMMERCIAL USES
PARCEL NUMBER: 36-017-020

APPLICANT/ OWNER INFORMATION

APPLICANT:	VVRICHLAND LLC 1 BELMONT AVENUE, SUITE 520 BALA CYNWYD, PA 19004
PROPERTY OWNER:	VVRICHLAND LLC 1 BELMONT AVENUE, SUITE 520 BALA CYNWYD, PA 19004

BULK REQUIREMENTS

ITEM	CODE	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA (*)	§ 27-145	130,680 SF (3.00 AC)	874,149 SF (20.067 AC)	874,149 SF (20.067 AC)
MIN. LOT WIDTH	§ 27-513	150.0'	1,224'	1,224'
MIN. YARD SETBACKS				
FRONT YARD	§ 27-513	100.0' FROM STREET R.O.W.	94.1' (ENC)	94.1' (ENC)
SIDE YARD	§ 27-513	30.0' FROM SIDE LOT LINE	65.8' (NORTH LOT LINE)	65.8' (NORTH LOT LINE)
REAR YARD	§ 27-513	50.0' FROM REAR LOT LINE	56.2'	56.2'
MINIMUM BUFFER YARD ABUTTING RESIDENTIAL DISTRICT	§ 27-513	100' FROM LOT LINE	25.0 (EAST LOT LINE) (ENC)	25.0 (EAST LOT LINE) (ENC)
MINIMUM BUILDING SPACING (*)	§ 27-606	50'	151'	151'
AC OVERLAY DISTRICT ULTIMATE R.O.W. LINE OF ARTERIAL	§ 27-608	100' FROM R.O.W.	94.1' (ENC)	94.1' (ENC)
MAX. PERMITTED HEIGHT	§ 27-513	35.0'	<35.0'	<35.0'
MAX. IMPERVIOUS SURFACE (*)	§ 27-605	0.60 (524,444 SF)	0.82 (714,140 SF) (ENC)	0.82 (712,614 SF) (ENC)
MAX. FLOOR AREA RATIO	§ 27-613	0.40 (349,896 SF)	0.24 (210,384 SF)	0.24 (210,384 SF)
MAX. BUILDING COVERAGE (*)	§ 27-606	0.40 (349,896 SF)	0.24 (210,384 SF)	0.24 (210,384 SF)
MIN. PARKING REQUIREMENTS:	§ 27-943	FLEX BUILDING: 1 SPACE PER 400 SF OF GFA (93,370 SF / 400 = 356) FLEX BUILDING: 1 SPACE PER 400 SF OF GFA (5,120 SF / 400 = 13) FINANCIAL ESTABLISHMENT: 1 SPACE PER 300 SF OF GFA (2,494 / 300 = 8) TOTAL PARKING REQUIRED: 628 SPACES	798 TOTAL PARKING SPACES	748 TOTAL PARKING SPACES
				KEY = (ENC) : EXISTING NON-CONFORMITY (*) : TO BE REVISED PER G-17 FLEX BUILDING AREA & DIMENSIONAL REQUIREMENTS

EXISTING USE : E22 MULTIPLE COMMERCIAL USE
PROPOSED USE: G17 FLEX BUILDING USE

PER ORDINANCE NO. 298, THE PROPOSED G17 FLEX BUILDING USE IS PERMITTED BY RIGHT IN THE PC DISTRICT.

NOTES

1. ALL COMMONLY OWNED ELEMENTS SHALL BE OWNED AND MAINTAINED IN ACCORDANCE WITH THE PENNSYLVANIA UNIFORM CONDOMINIUM ACT OR OTHER OWNERSHIP ARRANGEMENT APPROVED BY THE TOWNSHIP.
2. THE PROPOSED REDEVELOPMENT SHALL COMPLY WITH THE TOWNSHIP NUISANCE STANDARD PROVISIONS LISTED IN SECTIONS 27-531 THROUGH 27-534.

N

60 30 15 0 60

1" = 60'

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
PLANNING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	07/11/2024	PER TOWNSHIP COMMENTS	AM LB
2	12/23/2025	PER CLIENT COMMENTS	LP SPLB

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www.paonecall.org
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PERMIT SET

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PROJECT No.:	PAC220244.00
DRAWN BY:	JS
CHECKED BY:	LB
DATE:	05/23/2024
CAD I.D.:	PAC220244.00-LDVP-2A

PROJECT:

WAIVER OF LAND DEVELOPMENT PLANS

FOR

VVRICHLAND LLC

PROPOSED REDEVELOPMENT

751 S WEST END BOULEVARD
BUCKS COUNTY
RICHLAND TOWNSHIP
QUAKERTOWN, PA 18951

BOHLER
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com

COMMONWEALTH OF PENNSYLVANIA
MATTHEW JOHN KEARSE
PROFESSIONAL ENGINEER

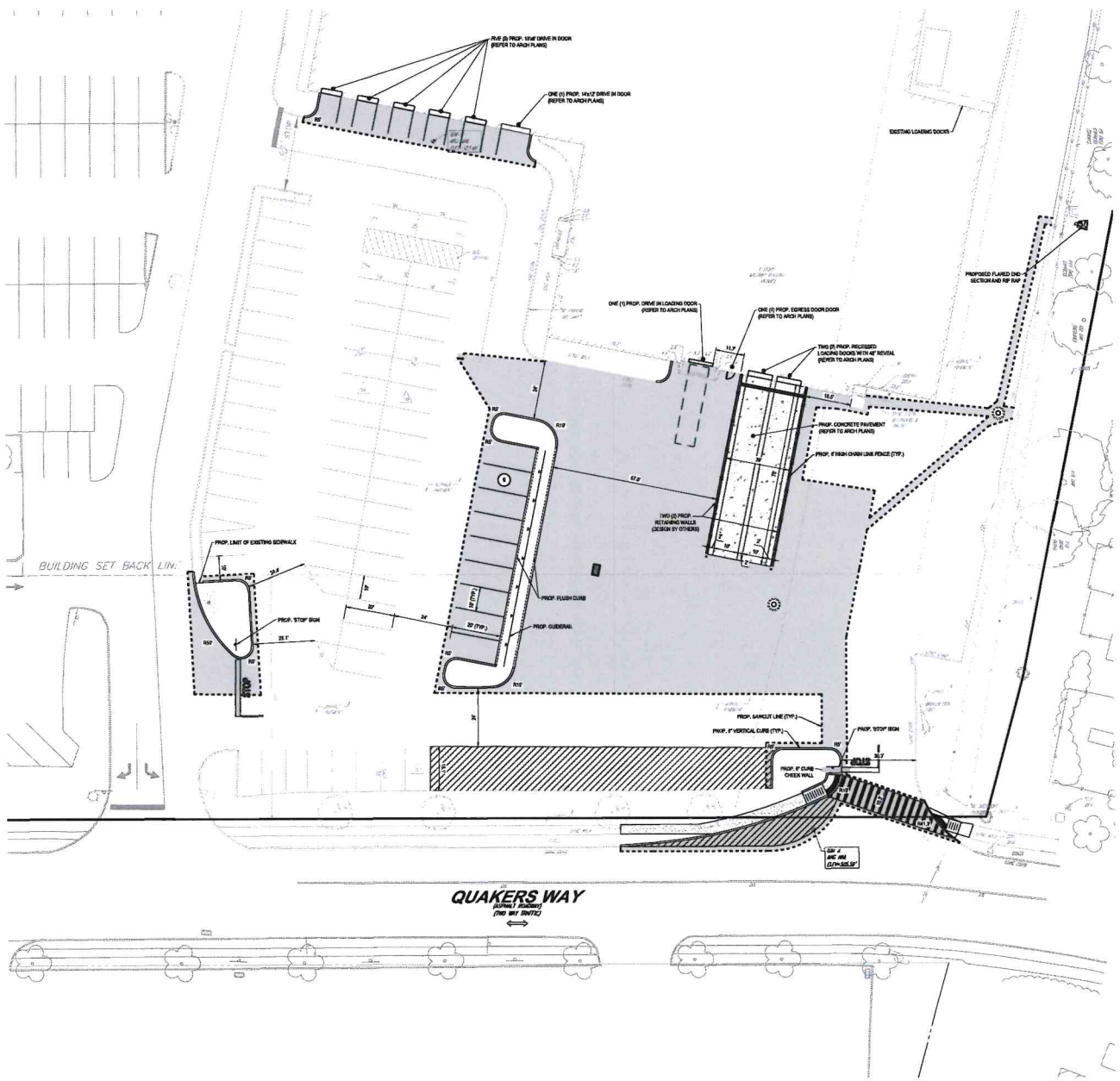
SHEET TITLE:

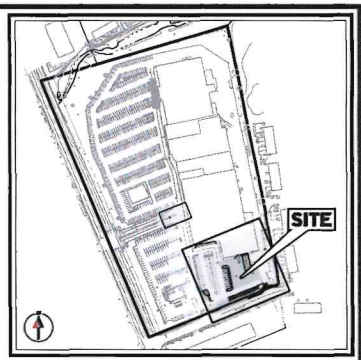
OVERALL SITE PLAN

SHEET NUMBER:

C-300

REVISION 2 - 12/23/2025





LOCATION MAP
SCALE: 1" = 250'

LEGEND
EXISTING

BUILDING	
CONCRETE CURB	
FLUSH CURB	
ACCESSIBLE SYMBOL	
SIGN	
BOLLARD	
PARKING COUNT	
AREA LIGHT	
TREE	
DRAINAGE INLET	
STORM/SANITARY MANHOLE	
WATER/GAS VALVES	
FIRE HYDRANT	
UTILITY POLE	
OVERHEAD UTILITY WIRES	

LEGEND
PROPOSED

SAWCUT	
RETAINING WALL	
CONCRETE CURB	
FENCE	
ASPHALT	
CONCRETE	
SIDEWALK	

N
20 10 5 0 20
1"=20'

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BTE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	Issued by
1	07/11/2024	PER TOWNSHIP COMMENTS	AM LB
2	12/23/2025	PER CLIENT COMMENTS	LP SPJLB

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PERMIT SET

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PROJECT No.: PAC220244.00
DRAWN BY: JD
CHECKED BY: LB
DATE: 05/23/2024
CAD I.D.: PAC220244.00-LDVP-3A

PROJECT:
WAIVER OF LAND DEVELOPMENT PLANS
FOR
VVRICHLAND LLC
PROPOSED REDEVELOPMENT
751 S WEST END BOULEVARD
BUCKS COUNTY
RICHLAND TOWNSHIP
QUAKERTOWN, PA 18951

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1515 MARKET STREET, SUITE 920
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MATTHEW JOHN KEARSE
COMMONWEALTH OF PENNSYLVANIA
PROFESSIONAL ENGINEER

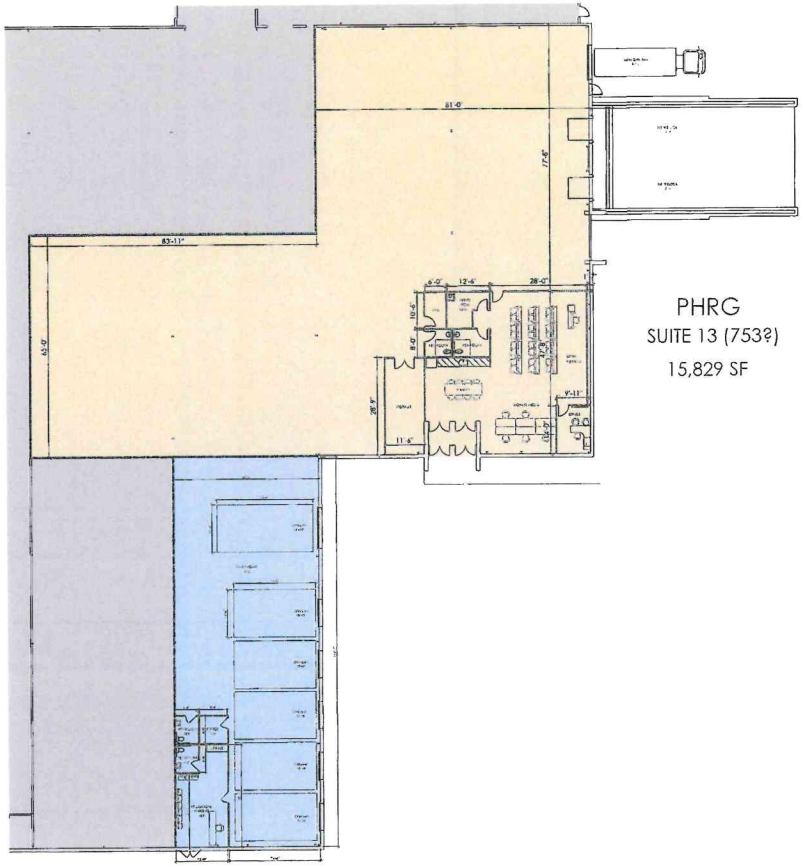
SHEET TITLE:
SITE PLAN
SHEET NUMBER:
C-301
REVISION 2 - 12/23/2025

Received
DEC 29 2025
Richland Township

EXHIBIT "C"

PROPOSED FLOOR PLAN

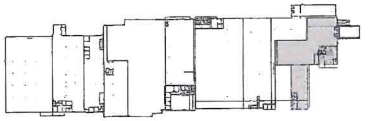
DEC 29 2025
Township



PHRG
SUITE 13 (753?)
15,829 SF

AAMCO
SUITE 12 (751?)
5,021 SF

1 / SK PROPOSED FLOOR PLAN
SCALE: NTS



KEY PLAN - NOT TO SCALE

VELOCITY VENTURES

CLIENT

-

PROJECT ADDRESS

Richland Plaza
701 S. West End Blvd.
Suite 200
Quakertown | PA

SUITE 12 + 13
PROPOSED FLOOR PLANS

REVISIONS

November 20th, 2025

SK-1

Milford Township
2100 Krammes Road
Quakertown, PA 18951
Phone: (215) 536-2090 Fax (215) 529-9127

Pennsylvania Department of Environmental Protection
Southeast Regional Office
Thomas Magge, Regional Manager
2 East Main Street
Norristown, PA 19401

December 23, 2025

Dear Mr. Magge,

Milford Township has revised our Act 537 Plan Update using your review dated June 4, 2025 to resolve deficiencies. This letter describes how each review point was addressed in the Update.

1. The entire Update was restructured and revised to make it more coherent and internally consistent. The evaluation of alternatives and subsequent selected alternatives were reevaluated and clearly identified removing inconsistencies.

2. "Future Growth Areas" now includes a description of the difference between Development Areas and Sewer Service Areas that addresses why there are differences. A problem that resulted from the use of the Old Bethlehem Pike line for subdivision is included illustrating how appropriate policy is needed.

3. The Plan was revised to clarify retained alternatives. The Resolution for this Update will specifically identify chosen alternatives.

4. a. Old Bethlehem Pike extensions were completed previously. Outdated Appendix information is removed.

   b. Sewage Management Districts had been considered in previous plans. Milford Township pursued a course to buy-out and remove structures with non-existent and inadequate systems. Sewage Management Districts are not an accepted alternative.

   c. Sewage Management Districts are not an accepted alternative.

   d. The use of community on-lot land application and community holding tanks have been eliminated as acceptable alternative. Consequently, these alternatives have been removed from the plan and continued use of on-lot systems with mandatory pumping are the primary alternative.

5. The plan includes defined alternatives addressing costs and financing with an implementation schedule. Its adoption will follow required administrative procedure with a new sealed resolution addressing alternatives.

6. The implementation schedule is amended clearly identifying selected alternatives.
7. Section VIII referenced in your letter is now found in Section VI and Section VII. These sections now identify what alternatives have been specifically selected, both generally for the Township and specifically for each problem area. A table has been added to the end of Section VII to identify the alternatives for each problem area.

8. The Tirjan Avenue Area had been an area of concern due to previous repairs that had been done. The area has not had recent problem probably due to mandatory pumping. Old Bethlehem Pike around East Swamp has been corrected with the installation of public sewer.

9. The Sewer Plant Re-Rate is added as a selected alternative.

10. Flows from Trumbauersville are only being used for the to determine the size needed for the proposed re-rate. It is noted that Trumbauersville will have to adopt the Act 537 Plan before utilizing the additional capacity obtained by a re-rate.

11. The Consistency Section was revised to state "The MTASA collection and treatment system continues to have an existing hydraulic overload as documented by information submitted under Chapter 94. An approved Corrective Action Plan and Connection Management Plan currently exists to help mitigate this existing overload condition."
12. Previous wastewater planning referenced in your letter as Section I is now found in Section IV. The reference to the sewage facilities plan has been amended to identify that it was approved by DEP on May 28, 2004.

13. The Milford Township Sewage Facilities Plan, adopted September 16, 2003, and approved May 28, 2004, is added as the first consideration under "Previous Wastewater Planning" with the rationale behind policy changes from that plan to the current Update.

14. Milford Township did not implement a Sewage Management District for the Finland area and pursued property buy-outs as the alternative coupled with mandatory pumping. The concept of a Sewage Management District proved to be problematic on multiple levels. Mandatory actions including municipal control of private property has legal considerations extending beyond strictly regulatory action. The operations have staffing/scheduling implications including field operations and administrative support. This effort would have an end-result of making problems permanent that conflict with land use policy. Specifically, concentrated development that produce potential pollution would remain in environmentally sensitive areas.

15. The status update of the infiltration and inflow investigations undertaken by Milford Township Trumbauersville Area Sewer Authority for Faber Distilling, Post Turnpike Construction, Pre-Turnpike Construction areas are referenced in your letter as being described in Section II of the plan. The status of these investigations are now provided in Section III.

16. The approved projects portion of the Major Subdivision and Land Development since 2020 table has been amended to include the date the project was approved along with the DEP Code Number. This is found in Section IV.

17. The holding tank policy has been amended to reference Section 71.63E to allow the specified non-residential uses. This was referenced in your letter as apart of Section IV and is now found in Section VI.

18. Camp Oaks Association has no reported failures. Milford Township continues to monitor the situation with the major concern being that Camp Oaks be used for summer recreation and not year-round occupancy.

19. Camp Cozy Nook had enforcement actions taken by the Bucks County Department of Health. A meeting was held with Camp Oaks Association owners, the Health Department and Milford Township. Milford Township offered to pursue property buyouts and indicated that would be our preferred alternative. The situation is pending.

20. The update of the Act 537 Plan will provide proof of publication along with any comments received within the 30-day comment period. The advertisement will include selected alternatives and the municipal address.

21. The update of the Act 537 Plan will include the Milford Township Planning Commission review.

Sincerely,

Jeffrey A. Vey
Township Manager

2025 QAPC: Regional PennDOT Priorities - Maintenance Projects

2025 Rank	Project Description	Status Notes
1	Route 663, from just past Hickory Drive intersection to just past Portzer Road intersection, repaving (Quakertown)	2026/2027 Plan
2	Allentown Road/Main Street repaving (Trumbauersville)	2026/2027 Plan
3	Intersection of Route 309 and Tollgate Road repaving (Richland)	PennDOT to explore breaking this into smaller projects
4	Allentown Road from 663 to Trumbauersville, repaving (Trumbauersville)	2026/2027 Plan
5	Route 309 repaving between Tollgate Road and Pumping Station Road, (Quakertown/Richland)	PennDOT to explore breaking this into smaller projects
6	Route 663, northbound right lane from Krammes Road to PA Turnpike entrance, repaving (in Milford, submitted by Levi Bus Co.)	
7	Broad Street repaving (Trumbauersville)	Not on current list, 5-yr plan revisions underway
8	Storm pipe along south side of Allentown Road on both sides of Grant Road (Milford)	PennDOT to work with township
9	Allentown Road Longitudinal pipe: Sycamore to Trumbauersville Road (Milford)	
~~10~~	~~Improve median barriers along Route 309, between Quakertown-Richland municipal boundaries (Quakertown)~~	
~~11~~	~~West Thatcher Road repaving (Haycock and Richland Townships)~~	Was chipped and sealcoated in 2024
12	North Old Bethlehem Pike, north of PA 663, repaving and clean out of ditches (Richland)	Will be chipped and sealcoated in 2025
13	Broad Street (Route 313) from 5th Street to Route 309, paving (Quakertown)	Not on current list, 5-yr plan revisions underway
14	Tollgate Road, between Trumbauersville Road and Route 309, drainage improvements (Trumbauersville/Milford/Richland)	Pipes and base repair completed in 2024
15	Main Street/Cherry Street drainage repair (Richlandtown)	Borough project
16	~~Repair roof on PennDOT owned covered bridge on Covered Bridge Road. Bridge is closed. PennDOT is replacing the deck (Haycock/East Rockhill)~~	
17	~~Repair roof on PennDOT owned covered bridge on Covered Bridge Road. Bridge is closed. PennDOT is replacing the deck (Haycock/East Rockhill)~~	
18	Maple Street/Main Street drainage repair (Richlandtown)	Borough project
19	Richlandtown Pike/Depot Lane road hump (Richlandtown)	Inlet needs to be raised
20	Krammes Road, overlay and ditch cleaning (Milford Township)	PennDOT to work with township to see if more cleaning necessary, chipped and sealcoated in 2024
21	Allentown Road at Bauman Road, replace cross pipe (Milford Township)	Utility pole has been moved, piping will be redisigned
22	Steinsburg Road, oil and chip	Planned for 2025
23	Creamery Road, between Trumbauersville and Main Street, repave and clean ditches (Milford Township)	Sealcoated in 2025
24	~~Trumbauersville Road, replace cross pipe near Finland Inn (Milford Township)~~	Fixed in 2024
25	Sheard's Mill Covered Bridge on Covered Bridge Road steel expansion joint damaged (Haycock)	Waiting on steel to be available
26	Deerwood Lane road/shoulder washout near 892 Deerwood Lane (Haycock Township)	PennDOT will investigate
27	PA 309 Northbound near Tractor Supply (Richland Township)	To be added to maintenance list
28	PA 309 Northbound near Walmart @ Richland Crossing entrance drainage pipe (Richland Township)	Metal pipe has failed, PennDOT working with Verizon

2025 QAPC: Regional PennDOT Priorities - Capital Projects

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

2026 QAPC Transportation Project Ranking Process

January 13*	**Review 2025 Priorities and discuss potential projects**
January 16	Invite PennDOT representatives
January 23	Send 2025 Priority Lists (with updated status) to QAPC members and municipalities and request new projects
February 10*	**Due date for new projects**
February 13	List of projects sent to municipalities for rankings
March 10*	**Due date for project rankings**
March 13	Send out revised project list to PennDOT and QAPC
April 14*	**QAPC Transportation Meeting**

*QAPC Meeting Date