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: June 6, 2025

The Quakertown Area Planning Committee will hold its monthly meeting on **Tuesday, June 10th, 2025,** at **7:00 p.m.** in the **Council Chambers** at Quakertown Borough Hall, located at 35 North Third Street, Quakertown, PA.

AGENDA

1. Call to Order
2. Public Comment
3. Approval of Minutes from April 8th, 2025
4. Perkiomen Mapping & Flood Mitigation Study (Crystal Gilchrist, AICP)
5. Old Business/New Business
6. Approval of Invoice
7. Adjournment

Also, as a courtesy to those members who plan on attending **Tuesday** night's meeting, I am asking members who will not be able to attend the meeting to kindly **notify me** by noon on **Monday, June 9th, 2025**. Thank you.

MMW

QUAKERTOWN AREA PLANNING COMMITTEE
MONTHLY MEETING
April 8, 2025

The monthly meeting of the Quakertown Area Planning Committee (QAPC) was called to order at 7:00 p.m. by Chair Andrew Janke (Richlandtown Borough). The following members were in attendance: Edward Child (Trumbauersville Borough); Henry DePue (Haycock Township); Christian Haberle (Milford Township); Ronald Jackson (Quakertown Community School District); Adam Klein (Milford Township); Michael Orzel (Quakertown Borough); Tim Ritter (Quakertown Borough); Jonathan Sell (Quakertown Borough); and Rusty Taft (Haycock Township). Also in attendance: Kevin Herdin (PennDOT); Doug Propst (Quakertown Borough); Michael Quali (PennDOT); Christian Regosch (Bucks County Planning Commission); Gwen Simek; Tim Stevenson (PennDOT); Jeff Vey (Milford Township); and Matt Walters (Bucks County Planning Commission).

Public Comment
There was no public comment.

Approval of Minutes from February 11, 2025
Matt Walters presented the meeting minutes for March 2025. On a motion by Rusty Taft, with a second by Jon Sell, the minutes of the March 11, 2025, monthly meeting were unanimously approved.

2025 QAPC/PennDOT Annual Transportation Meeting
Representatives from PennDOT (Tim Stevenson, Design Portfolio Manager; Kevin Herdin, Chief, Pavement Management; and Michael Quali, PennDOT Bucks County Assistant Highway Maintenance Manager) were present to discuss capital and maintenance projects within QAPC municipalities.

Tim Stevenson then discussed the capital projects by sharing the PennDOT bridge list and reviewing the QAPC capital project spreadsheet. (The attached spreadsheet summarizes the discussion.) Mr. Herdin then reviewed the list of maintenance projects and provided the status of each project.

Christian Regosch gave an update on the transportation planning efforts of the Bucks County Planning Commission. Mr. Regosch informed the group that an update to the 2023 Bucks County Transportation Improvement Inventory will be forthcoming. He encouraged the member municipalities to submit projects for consideration. The Upper Bucks Rail Trail is nearing the preliminary design and engineering phase.

Special Exception Requests for Krevitz Family, LP—Milford Township
The Committee reviewed the special exception requests to allow new uses on a 12.48-acre nonconforming property (2385 John Fries Highway) with more than 60,000 square feet of office, light industrial, and warehouse spaces in a district that does not permit such uses. The site is located along the south side of John Fries Highway, about 1,000 feet west of Commerce Drive. The new uses in the request include a retail and manufacturing business for fireams and firearm components, a processing facility for CBD products, a baseball academy, and an office for HVAC/plumbing business.

After discussion the Committee offered the following comment for the township's consideration:

> Setback from educational facility—The Committee has been made aware that the Quakertown Community School District's District Services Center, which is located within 1,000 feet of 2385 John Fries Highway, provides educational services to district students at this location. The Committee recommends that a legal determination is made that state and federal regulations permit the processing facility for CBD and the manufacturing and sale of firearms within 1,000 feet of an educational use.

On a motion by Rusty Taft, with a second by Tim Ritter, the Committee unanimously voted to provide a review letter to the township reflecting the comments as discussed.

Preliminary Plan of Subdivision for Brookfield Estates—Milford Township

The committee reviewed and discussed the proposal for the subdivision of a 122.694-acre site into 104 single-family dwelling lots. The site is located along the eastern side of North Old Bethlehem Pike, at its intersection with Brick Tavern Road and is within the township's RD Rural Development District.

The QAPC discussed the proposal and offered the following comments for the township's consideration:

> Transportation Impact Study (TIS)—The Committee is aware of and has advocated for improvements to the left turning lane on northbound PA 309 at Pumping Station Road. We recommend that a revised TIS is prepared to expand the scope of the study, in accordance with Section 1205.c.1)b) of the zoning ordinance, to examine the impact the development will have on the intersection of West End Boulevard (PA 309) and Pumping Station Road.
>
> Stormwater management—The Committee is concerned about the impact that stormwater management could have on adjoining properties due to the soil types present on the site and the use of spray irrigation. Township officials should ensure that the project will use effective stormwater management and soil erosion and sedimentation control techniques, as required by Section 22-512 of the subdivision and land development ordinance.

On a motion by Tim Ritter, with a second by Adam Klein, the Committee unanimously voted to endorse the comments in the Bucks County Planning Commission review (BCPC #10037-B, dated March 25, 2025) and provide a review letter to the township reflecting the comments as discussed.

Preliminary Plan of Land Development for Rotho Blaas USA, Inc.—Milford Township

The Committee reviewed and discussed the proposal to construct a two-story warehouse and office consisting of 96,700 square feet on a 6.46-acre site. The site is located along the southern side of John Fries Highway (PA 663) at the southeastern intersection with Rosenberger Road and is within the township's PC Planned Commercial District.

On a motion by Rust Taft, with a second by Edward Child, the Committee unanimously voted to endorse the comments in the Bucks County Planning Commission review (BCPC #12906, dated March 18, 2025).

Zoning Ordinance Amendment (Flex Use Parking)—Richland Township

The Committee reviewed and discussed the proposal to amend Section 27-541.9. of the zoning ordinance (Table of Off-Street Parking Space Requirements) to require one off-street parking space per 500 square feet of gross floor area (GFA) for Use G17 Flex Building and each permitted sub-use.

On a motion by Adam Klein, with a second by Henry DePue, the Committee unanimously voted to endorse the comments in the Bucks County Planning Commission review (BCPC #36-35-2, dated April 2, 2025).

Old Business/New Business

Committee members gave updates and discussed local development projects.

Approval of Invoice

Matt Walters presented draft invoices from the Bucks County Planning Commission for planning services provided in February 2025 and March 2025. On a motion by Rusty Taft, with second by Michael Orzel, the Committee unanimously approved the BCPC invoice for February 2025 in the amount of $330.00 and for March 2025 in the amount of $330.00

Adjournment

On a motion by Ronald Jackson, with a second by Jonathan Sell, the Committee unanimously voted to adjourn the meeting at 9:03 p.m.

Respectfully submitted,

Matthew M. Walters

Matthew M. Walters, Secretary

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)	

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