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: October 9, 2026

The Quakertown Area Planning Committee will hold its monthly meeting on **Tuesday, October 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. Public Comment
3. Approval of Minutes of September 8, 2026
4. Request for Zoning Ordinance Amendment (Yard and Yard Requirements)—Milford Township
5. Addition to Agricultural Security Area—Milford Township
6. Old Business/New Business
7. Approval of Invoice
8. 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, October 12th, 2026**. Thank you.

MMW

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

QUAKERTOWN AREA PLANNING COMMITTEE
MONTHLY MEETING
September 8, 2026

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

Public Comment

There was no public comment.

Approval of Minutes of August 11, 2026

Matt Walters presented the meeting minutes for the August 2026 meeting. On a motion by Tim Ritter, with a second by Adam Klein, the minutes of August 11, 2026, monthly meeting were unanimously approved.

Zoning Ordinance Amendment (Data Centers)—Richland Township

The Committee reviewed the proposal to amend the zoning ordinance by adding a new use, Use G19 Data Center, with a use description for Data Center, definitions for Data Center Accessory Uses/Structures and Data Center Campus, Data Center Equipment, required area and dimensional requirements, and use requirements and standards.

The Committee discussed the proposal and voted to endorse the recommendations in the Bucks County Planning Commission review, BCPC #36-26-1, dated September 2, 2026. The Committee also recommended that the ordinance be revised to clarify whether on-site energy generation using diesel, gasoline, or other fossil fuels is permitted as a primary source of energy.

Old Business/New Business

Tim Ritter presented the Committee with a conceptual amendment to the Quakertown Borough zoning ordinance. The amendment would add a new use, Adaptive Reuse, to the zoning ordinance. Adaptive Reuse would be permitted by conditional use in the MR Medium Density Residential District and HR High Density Residential District.

Invoice

Matt Walters presented a draft invoice from the Bucks County Planning Commission for planning services provided in July 2026. On a motion by Ed Child, with a second by Adam Klein, the Committee unanimously approved the BCPC invoice for July 2026 in the amount of $412.50.

Adjournment

On a motion by Andrew Janke, with a second by Adam Sherwin, the Committee unanimously voted to adjourn the meeting at 7:58 p.m.

Respectfully submitted,

Matthew M. Walters

Matthew M. Walters, Secretary

HRMM&L
HAMBURG, RUBIN, MULLIN,
MAXWELL & LUPIN, PC

www.HRMML.com
Lawyers@HRMML.com

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Steven H. Lupin
Carl N. Weiner
Mark F. Himsworth
Steven A. Hann
Steven B. Barrett
Christen G. Pionzio
Ethan R. O'Shea
Bernadette A. Kearney
Paul G. Mullin
John J. Iannozzi
William G. Roark
Kevin M. McGrath LL.M.
Lisa A. Shearman, LL.M.
Robert J. Iannozzi Jr.
Michael S. Gill
Ron L. Woodman
Amy C. Quigg
John S. Han
Steven J. English
Zachary R. Morano
Brittany Ann Kane
Jack X. Jiang, LL.M.
Celso L. Leite, Jr.
J. Braun Taylor
Gabriela A. Amado
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Rylie M. Eisenhardt

OF COUNSEL:
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Kathleen A. Maloles

LANSDALE
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Lansdale, PA 19446-5422
Phone 215-661-0400
Fax 215-661-0315

PHILADELPHIA
123 S. Broad Street
Suite 2102
Philadelphia, PA 19109

34494-0001

August 26, 2026

Via Federal Express
Jeff Vey, Township Manager
Milford Township
2100 Krammes Road
Quakertown, PA 18951

Re: Request for Text Amendment

Dear Jeff:

Please be advised that this office represents Faith Christian Academy. On their behalf, I am proposing a text amendment which amends the definition of "Yard" and "Yard Requirements" for better efficiency and understanding relative to the setback requirements as intended for buildings.

I enclose a copy of the proposed Ordinance along with a check in the amount of $1,000.00 as an application fee and a check in the amount of $2,000.00 to establish an escrow for review by Township staff. Both checks are made payable to Milford Township and match the fee and escrow required for a Conditional Use application, the procedure for which closely mirrors that required for an amendment to your Zoning Ordinance. Your fee schedule does not list an application for an amendment to the Zoning Ordinance.

Please review this request with your solicitor and then kindly contact me regarding next steps.

Very truly yours,

HAMBURG, RUBIN, MULLIN,
MAXWELL & LUPIN

By: _____
CHRISTEN G. PIONZIO

CGP/dcbk
Enclosures
CC: Catherine Harper, Esquire – via email
Tyler Freed, PE – via email
Ryan Clymer, Faith Christian Academy – via email
Robert Haines, Faith Christian Academy – via email

#4035362v1

TOWNSHIP OF MILFORD
BUCKS COUNTY, PENNSYLVANIA

ORDINANCE NO._____

AN ORDINANCE OF THE MILFORD TOWNSHIP BOARD OF SUPERVISORS AMENDING THE MILFORD TOWNSHIP ZONING ORDINANCE IN PARTICULAR THE DEFINITIONS OF YARD AND YARD REQUIREMENTS FOR BETTER EFFICIENCY AND UNDERSTANDING.

WHEREAS, the Second Class Township Code authorizes the Board of Supervisors to make and adopt ordinances that are consistent with the Constitution and the laws of the Commonwealth that it deems necessary for the proper management and control of the Township and welfare of the Township and its citizens;

WHEREAS, the Township desires to amend the Zoning Ordinance of Milford Township to clarify the definitions for "Yard" and "Yard Requirements" for better efficiency and understanding.

WHEREAS, the Board of Supervisors met the procedural requirements of the Second Class Township Code, 53 P.S. § 65101, et *seq.* and the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as reenacted and amended ("MPC"), for the adoption of the proposed Ordinance amending the Zoning Ordinance of Milford Township, including holding a public hearing;

WHEREAS, the Township, after due consideration of the proposed Ordinance at a duly advertised public hearing, has determined that the health, safety and general welfare of the residents of Milford Township will be served by this amendment of the Zoning Ordinance of Milford Township.

BE IT ORDAINED AND ENACTED by the Board of Supervisors of Milford Township, Bucks County, and it is hereby ordained and enacted by the authority of same, as follows:

SECTION 1. <u>CODE AMENDMENTS.</u>

Section 292, Subsection a. – <u>Yard</u> is hereby deleted and replaced with the following:

a. <u>Yard</u>: An open space extending along a lot line or street line and inward to the building. The space shall be unobstructed from the ground up except for stormwater facilities, public or private utilities, permitted projections and plantings, and structures otherwise permitted and/or contemplated on the same lot with a building including, but not limited to, fences, walls, signage, lighting, seating, playground equipment and the like. The size of a required yard shall be measured as the shortest distance between the building and a lot line or street line.

Section 526 – Yard Requirements is hereby deleted and replaced with the following:

Yard Requirements No portion of a building shall be built within the required minimum front, side or rear yards, except as permitted in Section 404, 527 and 528.

SECTION 2. REPEALER. All Ordinances or parts of Ordinances inconsistent herewith or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are hereby specifically repealed.

SECTION 3. REVISIONS. The Milford Township Board of Supervisors does hereby reserve the right, from time to time, to adopt modifications of, supplements to, or amendments of its Ordinance, including this provision.

SECTION 4. SEVERABILITY. In the event that any section, sentence, clause, phrase or word of this Ordinance shall be declared illegal, invalid or unconstitutional by any Court of competent jurisdiction, such declaration shall not prevent, preclude or otherwise foreclose enforcement of any of the remaining portions of this Ordinance.

SECTION 5. EFFECTIVE DATE. This Ordinance shall become effective five (5) days after date of adoption.

SECTION 6. FAILURE TO ENFORCE NOT A WAIVER. The failure of Milford Township to enforce any provision of this Ordinance shall not constitute a waiver by the Township of its rights of future enforcement hereunder.

ENACTED AND ORDAINED this _____ day of _____, 2026 by the Board of Supervisors of Milford Township.

MILFORD TOWNSHIP
BOARD OF SUPERVISORS

ATTEST:

By: _____
Township Secretary

By: _____
Christian Haberle, Chairman

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

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

UNOFFICIAL

MEMORANDUM

To: Milford Township Board of Supervisors
Milford Township Planning Commission

From: Bucks County Planning Commission

Date: October 7, 2026

Subject: BCPC # 23-26-1(P)
Proposal to Amend the Zoning Ordinance – Yard Requirements
Applicant: Faith Christian Academy
Date Received: September 23, 2026
Hearing Date: Not indicated

In accordance with the provisions of Section 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on October 7, 2026.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance by revising the definition of Yard and yard requirements to allow for structures such as stormwater facilities, seating, lighting, and playground equipment to be permitted within required yard setbacks.

Proposed Zoning Provisions:

Amend Section 292.a., Definitions, to revise the definition of Yard to permit stormwater facilities, fences, walls, signage, lighting, seating, playground equipment and the like within the yard setbacks of properties.

Amend Section 526, Yard Requirements, to allow for structures such as stormwater facilities, fences, walls, signage, lighting, seating, playground equipment, and the like to be built within the required front, side, or rear yards.

COMMENT

We offer the following comment for the board of supervisors when considering this proposal:

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

Yard functionality—As proposed, the change in definition would permit additional structures within required yard setbacks on all properties in the township. Permitting additional structures and features such as seating, lighting, and playground equipment within required setbacks, does not allow setbacks to serve their intended purposes of providing separation between properties and buffering adjacent uses. The permissive and ambiguous language provides cause for concern about the types and extent of additional structures that could be permitted in required yards in the future.

We would appreciate being notified of the board of supervisors' decision regarding this matter. If the amendment is adopted, please send a copy within 30 days as required by Section 609.(g) of the Pennsylvania Municipalities Planning Code.

DM:tmr
26-0271

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

UNOFFICIAL

STEPHEN A. SHELLY

ATTORNEY AT LAW

525 WEST BROAD STREET

QUAKERTOWN, PENNSYLVANIA 18951

TELEPHONE: (215) 538-1400 FAX:(215)538-9033

Mr. Jeff Vey August 7, 2026

Re: Weisel Property

Dear Jeff,

The Estate of Katie Weisel is the owner of real estate along Weisel Road with an address of 1645 Weisel Road, Quakertown, PA 18951. The property is further identified as TMP: 23-007-190 and 23-010-042. The total acreage is approximately 155 acres.

The Executrix of the Estate is Dorothy Neff. I was asked to send this to you.

Very Truly Yours,

Stephen A. Shelly

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

PROPOSAL FOR THE CREATION OR MODIFICATION OF AN AGRICULTURAL SECURITY AREA

LOCAL GOVERNMENT UNIT USE ONLY
DATE RECEIVED 7/21/16 via Certified Mail
HEARING DATE
ACTION DATE:
_____ APPROVED W/O MODIFICATION
_____ MODIFIED, THEN APPROVED
_____ REJECTED

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

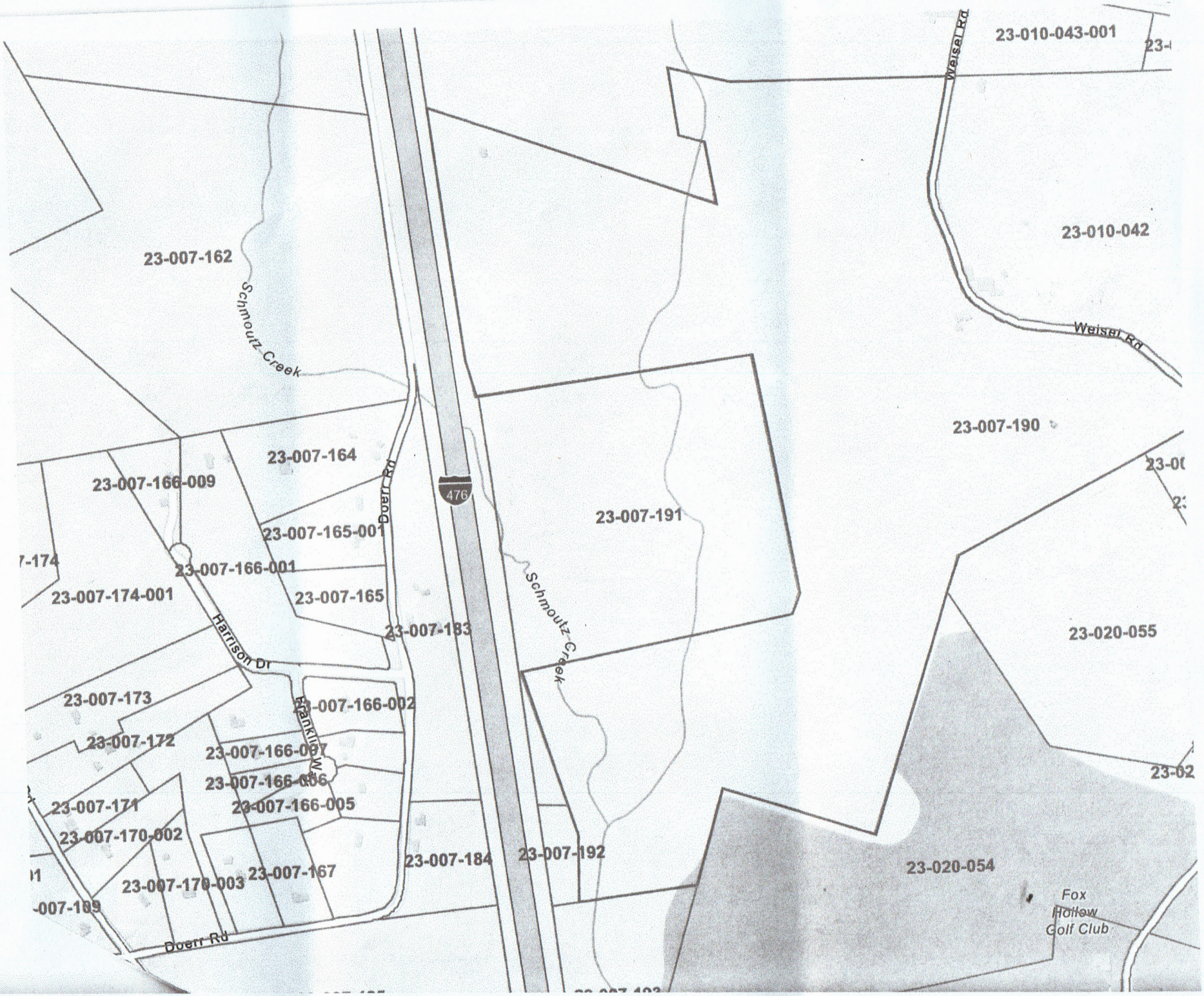
1. Location of the proposed area: Milford Township, Bucks Co. (Township, Borough or City) (County) 2. Total acreage in area: 155 acres

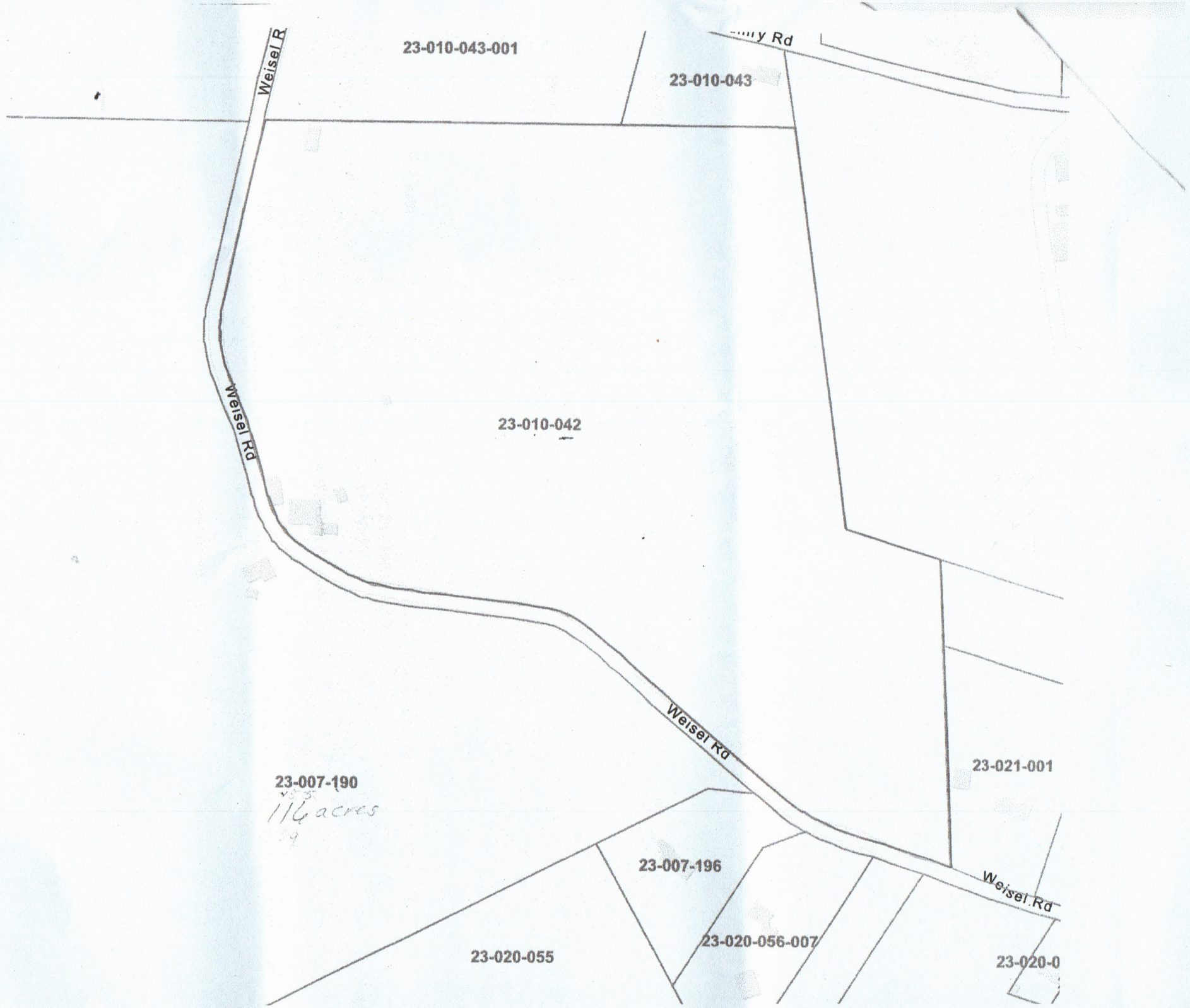
3. Names and addressed of landowners proposing the area. Use additional paper with just columns if needed. Signers to this proposal give their consent to include the described land in the agricultural security area once it is approved.

Landowner's Name (PRINTED) and Signature (BELOW LINE)	Address (PRINT)	County Tax Parcel ID Number (PIN) & Account Number	Acreage
* Dorothy M. Neff	1645 Weisel Rd. Quakertown PA 18951	23-010-042	
* Dorothy M. Neff		23-007-190	155 acres
Katie Weisel Estate			

* Executrix for Katie Weisel Estate.

ASA Handbook.pdf
11.2 MB


23-010-043-001
Weisel Rd
23-010-042
Weisel Rd
23-007-162
Schmoutz Creek
23-007-164
23-007-166-009
Doerr Rd
476
23-007-165-001
23-007-166-001
23-007-165
23-007-174-001
23-007-183
Harrison Dr
23-007-191
Schmoutz Creek
23-007-190
23-020-055
23-007-173
23-007-166-002
23-007-172
Franklin Dr
23-007-166-007
23-007-166-006
23-007-171
23-007-166-005
23-007-170-002
23-007-167
23-007-170-003
23-007-184
23-007-192
23-020-054
Fox Hollow Golf Club
Doerr Rd


Weisel R
23-010-043-001
23-010-043
Weisel Rd
23-010-042
Weisel Rd
23-021-001
23-007-190
11.6 acres
23-007-196
Weisel Rd
23-020-056-007
23-020-055
23-020-0

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

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Executive Director

UNOFFICIAL

MEMORANDUM

To: Milford Township Board of Supervisors
Milford Township Planning Commission

From: Bucks County Planning Commission

Date: October 7, 2026

Subject: BCPC #23-26-ASA1
Request for an Addition to the Agricultural Security Area
TMPs #23-7-190 and 23-10-42
Owner/Applicant: Dorothy Neff, The Estate of Katie Weisel
Date Received: September 24, 2026
Hearing Date: November 4, 2026

In accordance with the provisions of Pennsylvania Act 43 of 1981, the Agricultural Security Act, as amended, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on October 7, 2026.

GENERAL INFORMATION

Requested Action: Add tax map parcels #23-7-190 and #23-10-42 to the Agricultural Security Area (ASA) of Milford Township.

Location and Size of Tract:

Landowner:	The Estate of Katie Weisel
Tax Map Parcel:	#23-7-190
Location:	Along the west side of Weisel Road, between Kumry Road and Trumbauersville Road
Size of tract:	116.86 acres
Zoning:	RP Resource Protection
Comprehensive Plan:	Resource Protection Area
Soil Classes:	2w, 3w, 4w, 3e

Landowner:	The Estate of Katie Weisel
Tax Map Parcel:	#23-10-42
Location:	Along the east side of Weisel Road, between Kumry Road and Trumbauersville Road
Size of tract:	38.19 acres

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

Zoning:	RD Rural Development
Comprehensive Plan:	Reserve Area
Soil Classes:	7s, 3e, 4w

COMMENTS

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

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

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

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

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

DM:emh
26-0273

cc: Catherine M. Harper, Esq., Timoney Knox, LLP, Township Solicitor (via email)
Dorothy Neff, Estate of Katie Weisel (via email)
Jeffrey A. Vey, Township Manager (via email)
Devan Ambron, Township Secretary/Treasurer & Office Manager (via email)

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

BCPC
Bucks County Planning Commission

INVOICE

INVOICE # Pro Forma Invoice/August, 2026

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

CONTRACT #B55-01-10
September 10, 2026

To:
Quakertown Area Planning Committee

For:
QAPC Continued Planning Assistance

DATE	DESCRIPTION	HOURS	RATE	AMOUNT
	Senior Planner: Matthew Walters			
August, 2026	Preparation of agenda, meeting minutes, review correspondence, meeting preparation, and website maintenance.	5	$ 55.00	$ 275.00
August 11, 2026	Attendance at QAPC meeting	1.5	$ 55.00	$ 82.50
			TOTAL	$ 357.50

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