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: April 3, 2025

The Quakertown Area Planning Committee will hold its monthly meeting on **Tuesday, April 8th, 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 March 11, 2025
4. 2025 QAPC/PennDOT Annual Transportation Meeting
5. Special Exception Request for Pro Shop FFL, LLC—Milford Township
6. Preliminary Plan of Subdivision for Brookfield Estates—Milford Township
7. Preliminary Plan of Land Development for Rotho Blaas USA, Inc.—Milford Township
8. Zoning Ordinance Amendment (Flex Use Parking)—Richland Township
9. Old Business/New Business
10. Approval of Invoices
11. Adjournment

Also, as a courtesy to those members who plan on attending **Tuesday** night's meeting, I am asking members who will not be able to attend the meeting to kindly **notify me** by noon on **Monday, April 7th, 2025**. Thank you.

MMW

QUAKERTOWN AREA PLANNING COMMITTEE
MONTHLY MEETING
March 11, 2025

The monthly meeting of the Quakertown Area Planning Committee (QAPC) was called to order at 7:00 p.m. by Acting Chair Rusty Taft (Haycock Township). The following members were in attendance: Chris Betz (Trumbauersville Borough); Edward Child (Trumbauersville Borough); Henry DePue (Haycock Township); Christian Haberle (Milford Township); Ronald Jackson (Quakertown Community School District); Adam Klein (Milford Township); Doug Propst (Quakertown Borough); and Jonathan Sell (Quakertown Borough). Also in attendance: 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 February 2025. On a motion by Edward Child, with a second by Adam Klein, the minutes of the February 11, 2025, monthly meeting were unanimously approved.

Amendment to Zoning Ordinance and Map (W. Paletown Road)—Richland Township
The Committee reviewed and discussed the proposal to amend the township's zoning map and ordinance by rezoning 115 parcels from RA Rural Agriculture to SRL Suburban Residential Low. Parcels proposed for rezoning include TMPs # 36-17-96, 36-39-25, 36-39-7, and 36-39-7-1 through -7-113.

On a motion by Ronald Jackson, with a second by Henry DePue, the Committee unanimously voted to send a review letter with no comment.

Preparation for 2025 QAPC/PennDOT Annual Transportation Meeting
The Committee continued reviewing the capital and maintenance projects and added several projects to the list. The Committee will rank the projects prior to the April meeting.

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 January 2025. On a motion by Jonathan Sell, with second by Adam Klein, the Committee unanimously approved the BCPC invoice for January 2025 in the amount of $605.00.

Adjournment
On a motion by Ed Child, with a second by Christoper Betz, the Committee unanimously voted to adjourn the meeting at 7:34 p.m.

Respectfully submitted,

Matthew M. Walters

Matthew M. Walters, Secretary

2025 QAPC: Regional PennDOT Priorities - Maintenance Projects

2025 Rank	Project Description	Status Notes	2024 Rank
1	Route 663, from just past Hickory Drive intersection to just past Portzer Road intersection, repaving (Quakertown)		
2	Allentown Road/Main Street repaving (Trumbauersville)		
3	Intersection of Route 309 and Tollgate Road repaving (Richland)		
4	Allentown Road from 663 to Trumbauersville, repaving (Trumbauersville)		
5	Route 309 repaving between Tollgate Road and Pumping Station Road, (Quakertown/Richland)		
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)		
8	Storm pipe along south side of Allentown Road on both sides of Grant Road (Milford)		
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)		
12	North Old Bethlehem Pike, north of PA 663, repaving and clean out of ditches (Richland)		
13	Broad Street (Route 313) from 5th Street to Route 309, paving (Quakertown)		
14	Tollgate Road, between Trumbauersville Road and Route 309, drainage improvements (Trumbauersville/Milford/Richland)		
15	Main Street/Cherry Street drainage repair (Richlandtown)		
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)		
19	Richlandtown Pike/Depot Lane road hump (Richlandtown)		
20	Krammes Road, overlay and ditch cleaning (Milford Township)		
21	Allentown Road at Bauman Road, replace cross pipe (Milford Township)		
22	Steinsburg Road, oil and chip		
23	Creamery Road, between Trumbauersville and Main Street, repave and clean ditches (Milford Township)		
24	Trumbauersville Road, replace cross pipe near Finland Inn (Milford Township)		

2025 QAPC: Regional PennDOT Priorities - Capital Projects

2025 Rank	Project Description	Status Notes	2024 Ranking
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)		1
2	Replacement of Engelman Bridge on Kumry Road over Unami Creek (Milford)		2
3	663/Allentown Road Intersection and Bridge Improvments (Milford Township)		3
4	Replacement of bridge on Old Bethlehem Road (Haycock)		4
5	Union Road, from Main Street in Richlandtown to Thatcher Road (Richland/Richlandtown)-widen one-lane bridge near Apple Road to two lanes		5
6	Portzer Road extension to roundabout at BJs/Target (Milford)		6
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		9
8	Alternate truck route around Quakertown Borough (Paletown Road) (Quakertown)		8
9	Replace bridge on Stony Garden Road between Roundhouse Road and Reed Lane. (Haycock)		10
10	Extend the left turn lane on Route 309 North at the Pumping Station Road intersection (Richland)		12
11	Drainage improvements on Allentown Road between Starr Road and Campbells Bridge over Unami Creek (Milford)		11
12	Trumbauersville Road Bridge Replacement, one-lane bridge between Fels and Nursery roads (Milford Township)		13
13	Pedestrian safety improvements on Route 309 at the Park Avenue traffic light (as part of the Highland Trail) (Quakertown)		14
14	Rosedale Road "Twin" Bridge Replacements (Milford Township)		15
15	AM Drive Signage Improvements (Milford Township)		17

MILFORD TOWNSHIP

Code Enforcement Office

2100 Krammes Road, Quakertown, PA. 18951
Office (215) 536-2090 Fax (215) 529-9127

DATE: March 20, 2025

SUBJECT: Special Exception Request

TO: Quakertown Area Planning Committee

FROM: Gregg J. Kravitsky
Code Enforcement/Zoning Officer
Milford Township

REFERENCE: Special Exception request received for a hearing before the Milford Township Zoning Hearing Board

This office received the following applications for a special exception request to be heard before the zoning hearing board on Tuesday, April 8, 2025.

The following applications involving a large nonconforming property (in excess of 5 acres) with more than 60,000 square feet of office, light industrial, and warehouse space in a district that does not permit such uses. The property is owned by the Krevitz Family Limited Partnership.

1. Application of Pro Shop FFL, LLC and property owner Krevitz Family LP, seeking a special exception under Section 808 of the Milford Township Zoning Ordinance to change a nonconforming vacant business parcel to a nonconforming E1 retail and G1 manufacturing business.

The property is 1171 square feet, and Applicant wishes to use this property as a retail and manufacturing business for firearms and firearm components pursuant to a valid FFL/PA License to Sell Firearms ("License"). Applicants wish to operate this business six (6) days a week from approximately 10:00 a.m. until 7:00 p.m. The applicant would have two (2) employees/owners who would operate the business. The business would sell firearms, there would be no indoor shooting range or any other place in or out of the building on the property to discharge firearms. The property is identified as 2385 John Fries Highway, TMP 23-010-175-003 in the RD- Rural Development Zoning District.

2. Application of property owner Krevitz Family LP, seeking a special exception under Section 808 of the Milford Township Zoning Ordinance to change a nonconforming vacant business parcel to a nonconforming G1 manufacturing business.

The property is 1358 square feet, and Applicant wishes to use this property as a processing facility for CBD (Cannabidiol) products under the name Janus Extracts pursuant to all state licensing requirements. Applicant wishes to operate this business 6 days a week from approximately 10 a.m. until 7 p.m. The applicant would have one employee who would operate the business. The business will be processing for wholesale purposes, and there will be no retail business conducted on site. The property is identified as 2385 John Fries Highway, TMP 23-010-175-003 in the RD- Rural Development Zoning District.

3. Application of property owner Krevitz Family LP, seeking a special exception under Section 808 of the Milford Township Zoning Ordinance to change a nonconforming business parcel to a nonconforming C3 commercial school.

The property is 7,000 square feet, and applicant wishes to use this property as a baseball academy business under the name TSE Sports. Applicant wishes to operate this business 6 days a week from approximately 8 a.m. until 5 p.m. The applicant would have 3 employees who would operate the business. The business has batting cages that are used by members of the academy to train with the coaches of the academy. The property is identified as 2385 John Fries Highway, TMP 23-010-175-003 in the RD- Rural Development Zoning District.

4. Application of property owner Krevitz Family LP, seeking a special exception under Section 808 of the Milford Township Zoning Ordinance to change a nonconforming business parcel to a nonconforming G6 contracting business.

The property is 1,000 square feet, and Applicant wishes to use this property as an office for a HVAC/Plumbing business- Martinelli Plumbing. Applicant wishes to operate this business 5 days a week from approximately 8 a.m. until 5 p.m. The Applicant would have 3 employees who would operate the business. The property is identified as 2385 John Fries Highway, TMP 23-010-175-003 in the RD- Rural Development Zoning District.

The applicant and his attorney were notified via email correspondence advising them to attend the planning commission meeting scheduled for Wednesday, March 26, 2025, to answer any questions or concerns commission members may have regarding their application.

Sincerely,

Gregg J. Kravitsky
gkravitsky@milfordtownship.org

List of Exhibits
04-08-2025

Krevitz Family LP / Eric Chan
2385 John Fries Hwy

Legal Advertising Appeared in the Town & Country on: 03/20/25 & 03/27/25

Property was posted on: 04/01/25

Notice was sent to the adjacent property owners on: 03/20/25

Township property was posted on: 03/20 /25

EXHBITS:

A-1 Application

A-2 Consent of Owner

A-3 Deed

A-4 Addendum

A-5 Plot Plan

ZHB-1 List of adjoining property owners

ZHB-2 Parcel Viewer

ZHB-3 Hearing Notice to Town & Country

ZHB-4 Google Maps

ZHB-5 Prior Order & Decisions (on dias for review)

A.	O&D	12/15/2015						
B.	O&D	09/10/2014	L.	O	11/09/2004	V.	D	04/27/1993
C.	O&D	01/16/2014	M.	O&D	06/10/2004	W.	O	05/04/1998
D.	O&D	05/15/2013	N.	O&D	02/11/2003	X.	O	01/11/1984
E.	O&D	09/07/2012	O.	O&D	09/10/2002	Y.	O	11/11/1981
F.	O&D	03/14/2012	P.	O&D	06/11/2002	Z.	O	07/22/1975
G.	O&D	01/12/2012	Q.	D	11/25/1997			
H.	O&D	05/10/2011	R.	D	06/25/1996			
I.	O	01/30/2009	S.	D	01/24/1995			
J.	O&D	05/10/2005	T.	D	11/22/1994			
K.	O&D	02/08/2005	U.	D	07/27/1993			

PAID CK#NO.: 307
Rev. 1/21 AMOUNT: 575.00
DATE: 3-10-25

Milford Township
2100 Krammes Road
Quakertown, PA 18951
V(215) 536-2090 - F(215) 529-9127

Office Use Only:
Date Application Received: MAR 7 2025
Tax Parcel #: 23-010-175-003
Zoning District: RO

Milford Township Application For Zoning Hearing

A1

Applicant: Pro Shop FFL, LLC

Owner's Name(s): Krevitz Family LP

Phone (H): _____

Mailing Address: 265 Middle Creek Road

Phone (W): 347-610-4974

Gilbertsville, PA 19525

Email echan.official@gmail.com

Location of Property: 2385 John Fries Highway, Ste. 102, Quakertown, PA 18951

Present Use of Property: Vacant

Proposed Use or Change: Retail and Manufacturing

Note: Photographs and other documentation may be submitted with this application to help present your case. Attach additional sheets as necessary.

( ) **Variance** — *(Include with application: three (3) copies of deed of title, seven (7) copies of plot plan(s) showing existing and proposed structures, seven (7) copies of floor plans, if applicable, and full application fee.)*

I request a Variance from Section(s) _____ of the Milford Township Portion of the Quakertown Area Zoning Ordinance. I am currently in compliance with the requirements and standards of Section 1106 and any other requirement of law and the Zoning Ordinance. The request is as follows:

(X) **Special Exception** — *(Include with application: three (3) copies of deed of title, fourteen (14) copies of plot plan showing existing and proposed structures, fourteen (14) copies of floor plans, if applicable, and full application fee.)*

I request a Special Exception under Section(s) 403 and 808 of the Milford Township Portion of the Quakertown Area Zoning Ordinance. I am in compliance with the requirements and standards of Section 1107 and any other requirement of law and the Zoning Ordinance. The request is as follows: Please see attached Addendum and Consent of Owner

Docusign Envelope ID: D3C8A244-626A-4CBC-AD76-DB44A7C24DE4

CONSENT OF OWNER

A-2

I, Jordan Krevitz, as authorized representative of Krevitz Family LP, which is the entity that owns the property located at 2385 John Fries Highway, Ste. 102, Quakertown, Pennsylvania 18951, hereby state that I agree with the Zoning Application submitted by Pro Shop FFL, LLC on March 6, 2025. In doing so, I hereby acknowledge that I have received and reviewed a copy of the Zoning Application, and I agree with the contents thereof.

Krevitz Family LP

DocuSigned by:
Jordan Krevitz
70A429EFB7244D4...
Signature

Name: Jordan Krevitz

Title: Owner

Date: 3/6/2025

BUCKS COUNTY RECORDER OF DEEDS
55 East Court Street
Doylestown, Pennsylvania 18901
(215) 348-6209

Instrument Number - 2011044207
Recorded On 6/24/2011 At 3:44:14 PM * Total Pages - 4
* Instrument Type - DEED
Invoice Number - 443269 User - KLJ
* Grantor - M N M S L P
* Grantee - KREVITZ FAM L P
* Customer - SIMPLIFILE LC E-RECORDING

A-3

*** FEES**

STATE TRANSFER TAX	$16,000.00
RECORDING FEES	$60.00
QUAKERTOWN SCHOOL DISTRICT REALTY TAX	$8,000.00
MILFORD TOWNSHIP	$8,000.00
TOTAL PAID	$32,060.00

This is a certification page

DO NOT DETACH

This page is now part of this legal document.

COPY

RETURN DOCUMENT TO:
FIRST AMERICAN TITLE INSURANCE COMPANY - QUAKERTOWN
472 CALIFORNIA ROAD
QUAKERTOWN, PA 18951

I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office of Bucks County, Pennsylvania.

THE RECORDERS OFFICE OF BUCKS COUNTY, PA.

Joseph J. Szafran, Jr.
Recorder of Deeds

* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

Book: 6751 Page: 396

CERTIFIED PROPERTY IDENTIFICATION NUMBERS
23-010-175--003 - MILFORD TWP
CERTIFIED 06/24/2011 BY MDM

Prepared By: Margle Law Offices P.C.
3839 Easton Avenue
Bethlehem, PA 18020
(610)865-9970

Return To: First American Title Insurance Company
620 Freedom Business Center Drive, 4th Floor
Kind of Prussia, PA 19406
(610)265-2464

Order No.: 1750710KPRF(2385 John Fries Highway)
Property Address: 2385 John Fries Highway, Quakertown, Pennsylvania 18951
Tax Parcel ID: 23-010-175-003
Township of Milford, Buck County

THIS INDENTURE

Made this 20th day of June, 2011, between **MNMS, L.P., A DELAWARE LIMITED PARTNERSHIP** (hereinafter called the Grantor), of the one part, and **KREVITZ FAMILY LIMITED PARTNERSHIP, A PENNSYLVANIA LIMITED PARTNERSHIP** (hereinafter called the Grantee), of the other part.

COPY

WITNESSETH, that the said Grantor for an in consideration of the sum of **ONE MILLION SIX HUNDRED THOUSAND DOLLARS ($1,600,000.00)** lawful money of the United States of America, unto it well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee.

ALL THAT CERTAIN tract of and situate in the Township of Milford, County of Bucks and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Being Uniform Parcel ID No. 23-010-175-003 File No. GPAC12337
Tax Parcel Number: 23-10-175-3

BEGINNING at a point for a corner in the middle of the relocated Route No. 663; Thence along land now or late of John Rotenberger the three following courses and distances; (1) South 14 degrees 32 minutes East 484.19 feet to an iron pin for a corner; (2) South 66 degrees, 23 minutes West 584.71 feet to an iron pin for a corner; and (3) South 66 degrees West 392.14 feet to an iron pin for a corner; Thence along lands now or late of Walter Landis, Richard Schaeffer and Wareen Schaeffer, North 31 degrees 21 minutes West 663.29 feet to a point for a corner in the middle of the above-mentioned relocated Route No. 663; Thence along the middle thereof, North 74 degrees 52 minutes 30 seconds Easton 791.97 feet to the point of curvature of a curve deflecting to the right with a radius of 11,459.19 feet; Thence along said curve for an arc distance of 364.14 feet to the place of beginning.

EXCEPTING AND RESERVING THERE OUT AND THEREFROM, that portion of the above-described premises condemned by the Pennsylvania Department of Highways as set forth in Declaration of Taking filed in the Court of Common Pleas of Bucks County to 25, page 581, a certified copy of which is recorded in Deed Book 1812, Page 90, Bucks County Records.

AND BEING the same property conveyed to MNMS, L.P., a Delaware limited partnership from Lafayette Ambassdor Bank by Deed dated August 14, 2003 and recorded August 19, 2003 in Deed Book 3523, Page 0185

TOGETHER with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of it, the said grantor, as well at law as in equity, of, in and to the same.

TO HAVE AND TO HOLD the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, her heirs and assigns, to and for the only proper use and behoof of the said Grantee, her heirs and assigns, forever.

AND the said Grantor, for itself and its successors, does, by these presents, covenant, grant and agree, to and with the said Grantee, her heirs and assigns, that it, the said Grantor, and its successors and assigns, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, her heirs and assigns, against it, the said Grantor, and its with the appurtenances, unto the said Grantee, her heirs and assigns, against it, the said Grantor, and its successors and assigns, and against all and every other person and persons whosoever lawfully claiming or to claim the same or any part thereof, by from or under him, her, it or any of them, shall and will

SPECIALLY WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, the said Grantor(s) has (have) hereunto set his hands and seals. Dated the day and year first above written.

WITNESS:

MNMS, L.P. a Delaware Limited Partnership

By: Its General Partner, MNMS Management, LLC, a Pennsylvania limited liability company

By: Stephen F. Selvaggio, Sole Member

COPY

State of Pennsylvania)
County of Northampton)

On this, the 20th day of June, 2011, before me the undersigned officer, personally appeared Stephen F. Selvaggio, who acknowledged himself to be the Sole Member of MNMS Management, LLC a Pennsylvania Limited Liability Company, General Partner of MNMS, LP, a Delaware Limited Partnership, and that he as such Sole Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Partnership by himself as Sole Member of the General Partner.

In witness whereof, I hereunto set my hand and official seal.

Rebecca Ann Neith
Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Rebecca Ann Neith, Notary Public
Bethlehem Twp., Northampton County
My Commission Expires March 12, 2013
Member, Pennsylvania Association of Notaries

CERTIFICATE OF RESIDENCE
I hereby certify that the precise residence of the grantee(s) herein is

1548 Ford Rd, Bensalem, PA 19020

Toni M. Hoffman
For Grantee(s)

COPY

Record and return to:
First American Title Insurance Company
620 Freedom Business Center Drive, 4th Floor, King of Prussia, PA 19406

ADDENDUM

A-4

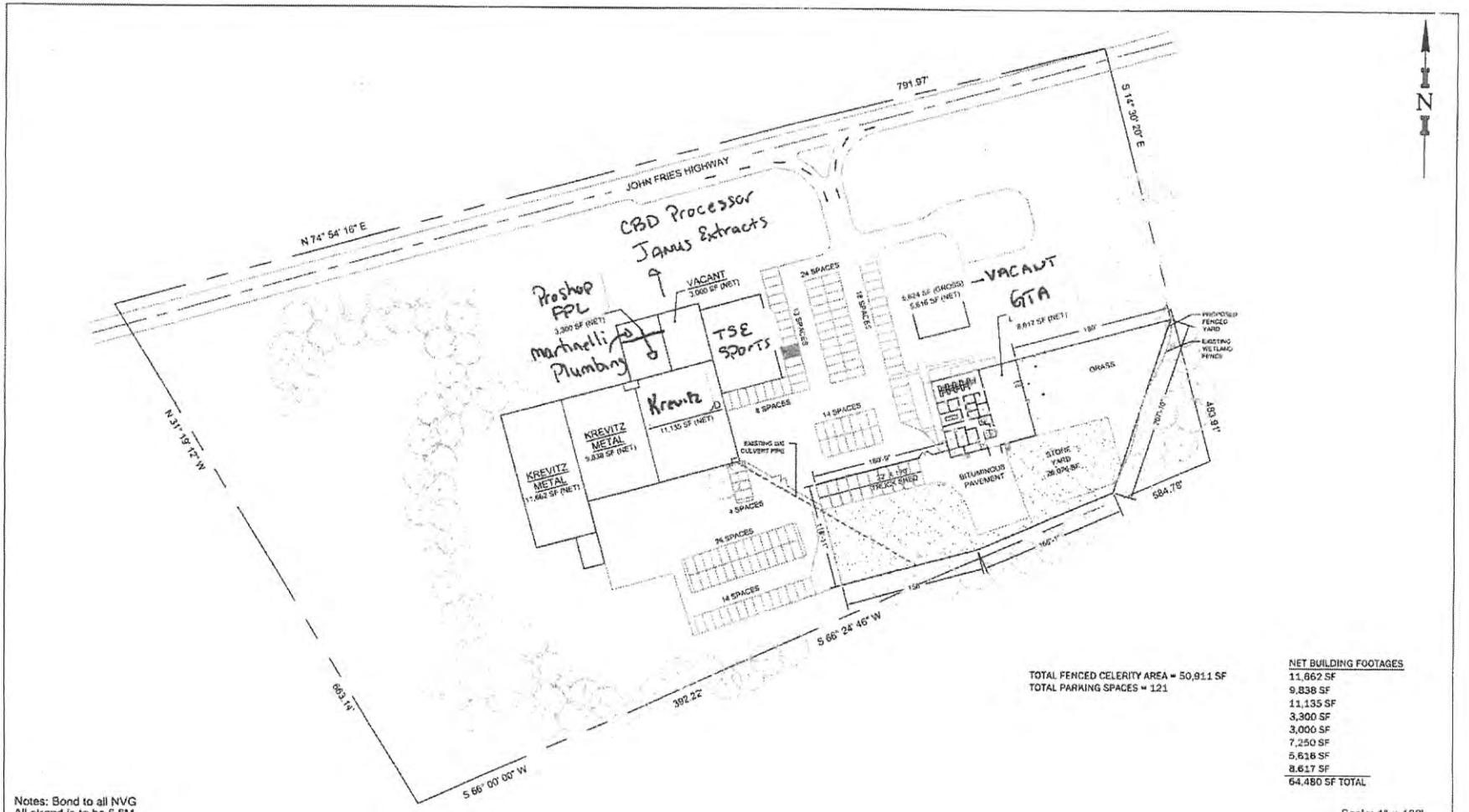
The property, located at 2385 John Fries Highway, Ste. 102, Quakertown, Pennsylvania 18951 ("Property") has been approved by this Zoning Board for non-conforming uses multiple times in the past and is currently vacant. As such, Applicant requests that the property be permitted for use as a retail and manufacturing business pursuant to Section 808 of the Milford Township Portion of the Quakertown Area Zoning Ordinance ("Ordinance") as detailed below.

The property is 1171 square feet, and Applicant wishes to use this property as a retail and manufacturing business for firearms and firearm components pursuant to a valid FFL/PA License to Sell Firearms ("License"). The License would be applied for immediately if this zoning application is granted. Applicants wish to run this business six (6) days a week from around 10:00 a.m. until 7:00 p.m. the Applicant would have only two (2) employees/owners who would operate the business. Finally, while the business would sell firearms, there would be no indoor shooting range or any other place in or out of the building on the Property to discharge firearms.

This Property is currently located in the Rural Development Zone. Pursuant to Section 403 of the Ordinance, there are currently no retail or industrial uses for the Property. However, the Property has been utilized for non-conforming uses regularly in the past. Therefore, it is believed, and averred, that this Board has already determined that non-conforming use of the Property is appropriate. As such, the Applicant respectfully requests that this Zoning Board grant its request for a Special Exception for the following reasons:

1. The proposed use of the Property is in accordance with Section 105 of the Ordinance and is consistent with the spirit, purpose, and the intent of the Ordinance, as it will allow the Property to reach its full economic potential and become economically beneficial;
2. This Special Exception is in the best interest of the community and will be a substantial improvement to the surrounding properties, as it will add a lawful business and retail space to what is now a vacant space;
3. The proposed use is suitable for the Property, as it has been used for retail purposes in the past;
4. The proposed use is in conformance with municipal ordinances and codes;
5. This proposed use will not cause any undue hardship or congestion, as the Property has successfully been used in the past for retail use without issue; and
6. This Special Exception would take a vacant property and allows it to reach its full economic potential, which is in conformance with sound standards of land development practice.

For these reasons, this Special Exception should be granted, and Applicant is respectfully requesting that the Board grant its application.



TOTAL FENCED CELERITY AREA = 50,911 SF
TOTAL PARKING SPACES = 121

NET BUILDING FOOTAGES
11,662 SF
9,838 SF
11,135 SF
3,300 SF
3,000 SF
7,250 SF
5,616 SF
8,617 SF
64,480 SF TOTAL

Notes: Bond to all NVG
All strand is to be 6.6M

Scale: 1" = 100'

Krevitz Family Partnership, LLC
2385 John Fries Highway
Quakertown, PA 18951

Property Plot Plan

Drawn By	SL	Date	01/10/12
Rev.		Rev. Date	
Dwg #	11-2405 JFH	Job #	
Path	S:\Property Aquisitions\Krevitz Property (New Office)		

P-5

ZHB-1

MILFORD TOWNSHIP ZONING HEARING BOARD
April 8, 2025

Applicant: **Krevitz Family LP / Eric Chan**
2385 John Fries Hwy.
Quakertown, PA 18951

Special Exception
TMP# 23-010-175-003
RD **DISTRICT**

Tax Parcel # Name & Addresses of Abutting Property Owners

23-010-172-003 Jeremy & Jill Shaffer
2115 Mill Hill Rd.
Quakertown, PA 18951

23-010-172-006 Judith & Kenneth Leister
2324 Milford Square Pk.
Quakertown, PA 18951

23-010-173 Jeffrey & Jennifer Martin
2125 Mill Hill Rd.
Quakertown, PA 18951

23-010-174-001 Richard & Edna Mae Schaeffer
2135 Mill Hill Rd.
Quakertown, PA 18951

23-010-174 Nancy Ann Brown
2145 Mill Hill Rd.
Quakertown, PA 18951

23-010-175-001 MVP 663, LLC
2205 Mill Hill Rd.
Quakertown, PA 18951

23-010-172 James & Pamela Rotenberger
2330 Milford Square Pk.
Quakertown, PA 18951

23-010-172-005 JMD Group, LLC
Milford Square Pk.
Quakertown, PA 18951

Bucks County Parcels

2HB-2



3/5/2025, 3:54:42 PM

Municipal Boundary

Parcel Annotation

Bucks County Parcels

1:4,514

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.18 km

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

Bucks County

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

ZHB-3

MILFORD TOWNSHIP

Code Enforcement Office
2100 Krammes Road, Quakertown, PA. 18951
Office (215) 536-2090 Fax (215) 529-9127

TAKE NOTICE that the Milford Township Zoning Hearing Board will meet on Tuesday April 8th, 2025, at 7:00 PM in the township building (2100 Krammes Rd.) to consider the following:

The following applications involving a large nonconforming property with more than 60,000 square feet of office, light industrial, and warehouse space in a district that does not permit such uses. The property is owned by the Krevitz Family Limited Partnership.

1. Application of Pro Shop FFL, LLC and property owner Krevitz Family LP, seeking a special exception under Section 808 of the Milford Township Zoning Ordinance to change a nonconforming vacant business parcel to a nonconforming E1 retail and G1 manufacturing business.

The property is 1171 square feet, and Applicant wishes to use this property as a retail and manufacturing business for firearms and firearm components pursuant to a valid FFL/PA License to Sell Firearms ("License"). Applicants wish to operate this business six (6) days a week from approximately 10:00 a.m. until 7:00 p.m. The applicant would have two (2) employees/owners who would operate the business. The business would sell firearms, there would be no indoor shooting range or any other place in or out of the building on the property to discharge firearms. The property is identified as 2385 John Fries Highway, TMP 23-010-175-003 in the RD- Rural Development Zoning District.

2. Application of property owner Krevitz Family LP, seeking a special exception under Section 808 of the Milford Township Zoning Ordinance to change a nonconforming vacant business parcel to a nonconforming G1 manufacturing business.

The property is 1358 square feet, and Applicant wishes to use this property as a processing facility for CBD (Cannabidiol) products under the name Janus Extracts pursuant to all state licensing requirements. Applicant wishes to operate this business 6 days a week from approximately 10 a.m. until 7p.m. The Applicant would have one employee who would operate the business. The business will be processing for wholesale purposes, and there will be no retail business conducted on site. The property is identified as 2385 John Fries Highway, TMP 23-010-175-003 in the RD- Rural Development Zoning District.

3. Application of property owner Krevitz Family LP, seeking a special exception under Section 808 of the Milford Township Zoning Ordinance to change a nonconforming business parcel to a nonconforming C3 commercial school.

The property is 7,000 square feet, and applicant wishes to use this property as a baseball academy business under the name TSE Sports. Applicant wishes to operate this business 6 days a week from approximately 8 a.m. until 5p.m. The Applicant would have 3 employees who would operate the business. The business has batting cages that are used by members of the academy to train with the coaches of the academy. The property is identified as 2385 John Fries Highway, TMP 23-010-175-003 in the RD- Rural Development Zoning District.

4. Application of property owner Krevitz Family LP, seeking a special exception under Section 808 of the Milford Township Zoning Ordinance to change a nonconforming business parcel to a nonconforming G6 contracting business.

The property is 1,000 square feet, and Applicant wishes to use this property as an office for a HVAC/Plumbing business- Martinelli Plumbing. Applicant wishes to operate this business 5 days a week from approximately 8 a.m. until 5 p.m. The Applicant would have 3 employees who would operate the business. The property is identified as 2385 John Fries Highway, TMP 23-010-175-003 in the RD- Rural Development Zoning District.

All interested parties may attend and be heard.

Gregg J. Kravitsky
Zoning Officer


Zoning Hearing Board
Legend
2385 John Fries Hwy
ZHB-4
Lifequest Dr
Lifequest Dr
Mill Hill Rd
663
John Fries Hwy
663
Doors In A Day
Geo-Technology Associates, Inc
2385 John Fries Hwy
Classic Home Painting Experts
Google Earth
Image © 2025 Airbus
500 ft
N

PRELIMINARY-FINAL PLAN

FOR

BROOKFIELD ESTATES

MILFORD TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

RECORD TITLE OWNER:

QUAKERTOWN COMM. SCH. DIST.
100 COMMERCE DRIVE
QUAKERTOWN, PA 18951
215-529-2000

EQUITABLE OWNER/APPLICANT:

D.R. HORTON
489 DEVON PARK DR, SUITE 320
WAYNE, PA 19087
610-360-0758

PROJECT LOCATION:

QUAKERTOWN, PENNSYLVANIA, 18951
MILFORD TOWNSHIP, BUCKS COUNTY

TAX PARCEL:

23-015-036, 23-015-037, 23-015-039

UTILITIES:

WATER: PUBLIC
SEWER: PUBLIC

ZONING DATA TABLE:

	REQUIRED
SINGLE-FAMILY DETACHED CLUSTER (B5 STANDARDS)	
MINIMUM AVERAGE LOT AREA:	20,000 SF
MINIMUM LOT AREA:	16,000 SF
MINIMUM LOT WIDTH AT BUILDING LINE:	100 FT
MAXIMUM ON-LOT IMPERVIOUS SURFACE RATIO:	20%
MINIMUM FRONT YARD BUILDING SETBACK:	50 FT
MINIMUM SIDE YARD (EA.) BUILDING SETBACK:	15 FT
MINIMUM REAR YARD BUILDING SETBACK:	50 FT
MAXIMUM BUILDING HEIGHT:	35 FT

SITE CAPACITY CALCULATIONS:

A. BASE SITE AREA

TOTAL SITE AREA	= 122.694 Ac
EXISTING ROADS ULTIMATE RIGHTS OF WAY (EAST SWAMP ROAD & BETHLEHEM PIKE)	- 2.208 Ac
EXISTING UTILITY EASEMENT	- 3.042 Ac
BASE SITE AREA	= 117.444 Ac

B. LAND WITH RESOURCE RESTRICTIONS AND RESOURCE PROTECTION LAND

RESOURCE	(A) TOTAL RESOURCE PROTECTION LAND (Ac)	(B) AREA LOCATED IN MORE RESTRICTIVE RESOURCE (Ac)	(C) RESOURCE PROTECTION LAND EXCLUSIVE OF MORE RESTRICTIVE RESOURCE (A-B) (Ac)	(D) OPEN SPACE RATIO	(E) REQUIRED RESOURCE PROTECTION LAND (C x D) (Ac)
FLOOD PLAINS	0.000	0.000	0.000	1.00	0.000
FLOODPLAIN SOILS	0.000	0.000	0.000	1.00	0.000
STEEP SLOPES					
8-15%	7.980	6.180	1.800	0.60	1.080
15-25%	2.685	2.463	0.222	0.70	0.155
25% OR MORE	1.480	0.522	0.958	0.85	0.815
WOODLANDS	40.628	6.910	33.718	0.80	26.975
LAKES AND PONDS	0.000	0.000	0.000	1.00	0.000
LAKE SHORE AREAS	0.000	0.000	0.000	0.70	0.000
POND SHORE AREAS	0.691		0.061	0.80	0.049
WATERCOURSES	0.000	0.000	0.000	1.00	0.000
WETLANDS	6.286	0.000	6.286	1.00	6.286
WETLAND MARGINS	0.000	0.000	0.000	0.80	0.000

LAND WITH RESOURCE RESTRICTIONS = 43.904
TOTAL RESOURCE PROTECTION LAND = 36.046

C. RECREATION LAND

BASE SITE AREA	= 117.444 Ac
LAND WITH RESOURCE RESTRICTIONS	- 43.904 Ac
REMAINDER	= 73.540 Ac
MULTIPLY BY 1/3 MINIMUM OPEN SPACE RATIO	x 0.333
RECREATION LAND	= 24.513 Ac

D. COMBINE RESOURCE PROTECTION LAND AND RECREATION LAND

TOTAL RESOURCE PROTECTION LAND	36.046 Ac
RECREATION LAND	+ 24.513 Ac
TOTAL RESOURCE PROTECTION LAND AND RECREATION LAND	= 60.560 Ac

E. STANDARD MINIMUM OPEN SPACE

BASE SITE AREA	= 117.444 Ac
MULTIPLY BY OPEN SPACE RATIO	x 0.50
STANDARD MINIMUM OPEN SPACE	= 58.722 Ac

F. REQUIRED OPEN SPACE
THE REQUIRED OPEN SPACE IS THE RESOURCE PROTECTION AND RECREATION LAND OR THE STANDARD MINIMUM OPEN SPACE, WHICHEVER IS GREATER.

REQUIRED OPEN SPACE	60.560 Ac

G. UNUSABLE LAND

RESOURCE PROTECTION AND RECREATION LAND	60.560 Ac
SUBTRACT STANDARD MINIMUM OPEN SPACE	- 58.722 Ac
UNUSABLE LAND	1.838 Ac

H. NET BUILDABLE SITE AREA

BASE SITE AREA	117.444 Ac
SUBTRACT UNUSABLE LAND	1.838 Ac
NET BUILDABLE SITE AREA	115.607 Ac

I. NUMBER OF DWELLING UNITS

NET BUILDABLE SITE AREA	115.607 Ac
MULTIPLY BY MAXIMUM DENSITY	x 0.90
NUMBER OF DWELLING UNITS	= 104

J. IMPERVIOUS SURFACES

NET BUILDABLE SITE AREA	115.607 Ac
MULTIPLY BY MAXIMUM IMPERVIOUS SURFACE RATIO	x 0.13
ALLOWABLE IMPERVIOUS SURFACES	= 15.029 Ac

K. BUILDABLE PORTION OF THE SITE

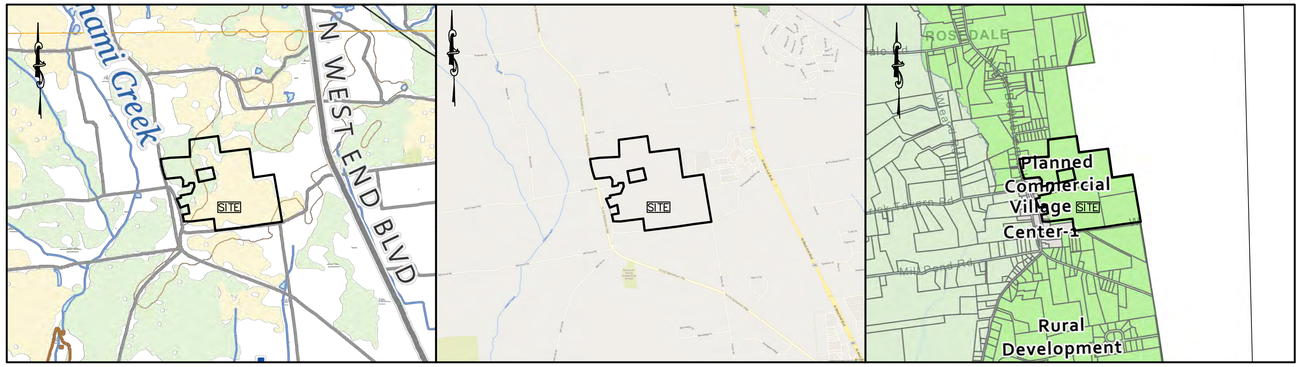
BASE SITE AREA	117.444 Ac
SUBTRACT REQUIRED OPEN SPACE	- 60.560 Ac
BUILDABLE PORTION OF THE SITE	= 56.885 Ac

L. SITE CAPACITY SUMMARY

NET BUILDABLE SITE AREA (H)	115.607 Ac
MAXIMUM NUMBER OF DWELLING UNITS (I)	104
MAXIMUM IMPERVIOUS SURFACES (J)	15.029 Ac
REQUIRED OPEN SPACE (F)	60.560 Ac
PROPOSED NUMBER OF DWELLING UNITS	104
PROPOSED IMPERVIOUS SURFACES	15.029 Ac
PROVIDED OPEN SPACE (SEE OPEN SPACE CALCULATIONS)	60.610 Ac

OPEN SPACE CALCULATIONS:

OPEN SPACE A:	54.20 Ac
OPEN SPACE B:	2.05 Ac
OPEN SPACE C:	5.54 Ac
TOTAL OPEN SPACE	= 61.79 Ac
EXCLUDING DETENTION BASIN #1	- 1.18 Ac
OPEN SPACE PROVIDED BY ORDINANCE	= 60.61 Ac



USGS MAP
SCALE: 1"=2000'

LOCATION MAP
SCALE: 1"=2000'

ZONING MAP
SCALE: 1"=2000'

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	LEGEND
3	SITE CONTEXT MAP
4	EXISTING FEATURES PLAN – OVERALL
5	EXISTING FEATURES PLAN – NORTHWEST
6	EXISTING FEATURES PLAN – NORTHEAST
7	EXISTING FEATURES PLAN – WEST
8	EXISTING FEATURES PLAN – EAST
9	EXISTING FEATURES PLAN – SOUTHWEST
10	EXISTING FEATURES PLAN – SOUTHEAST
11	EXISTING RESOURCES AND SITE ANALYSIS PLAN
12	RECORD PLAN – OVERALL
13	RECORD PLAN – NORTHWEST
14	RECORD PLAN – NORTHEAST
15	RECORD PLAN – WEST
16	RECORD PLAN – EAST
17	RECORD PLAN – SOUTHWEST
18	RECORD PLAN – SOUTHEAST
19	GRADING PLAN – OVERALL
20	GRADING PLAN – NORTHWEST
21	GRADING PLAN – NORTHEAST
22	GRADING PLAN – WEST
23	GRADING PLAN – EAST
24	GRADING PLAN – SOUTHWEST
25	GRADING PLAN – SOUTHEAST
26	UTILITY PLAN – OVERALL
27	UTILITY PLAN – NORTHWEST
28	UTILITY PLAN – NORTHEAST
29	UTILITY PLAN – WEST
30	UTILITY PLAN – EAST
31	UTILITY PLAN – SOUTHWEST
32	UTILITY PLAN – SOUTHEAST
33	ROAD A-100+00.00 TO 114+00.00
34	ROAD A-114+00.00 TO 128+00.00
35	ROAD A-128+00.00 TO 142+00.00
36	ROAD B-200+00.00 TO 214+00.00
37	ROAD B-214+00.00 TO 219+52.37
38	ROAD C-0+00.00 TO 3+98.34
39	ROAD D-0+00.00 TO 2+53.28
40	DETENTION BASIN CROSS-SECTION
41	WET POND CROSS SECTION
42	MISCELLANEOUS STORM PROFILES (1 OF 4)
43	MISCELLANEOUS STORM PROFILES (2 OF 4)
44	MISCELLANEOUS STORM PROFILES (3 OF 4)
45	MISCELLANEOUS STORM PROFILES (4 OF 4)
46	SANITARY SEWER PROFILE – ROAD A-100+00.00 TO 114+00.00
47	SANITARY SEWER PROFILE – ROAD A-114+00.00 TO 128+00.00
48	SANITARY SEWER PROFILE – ROAD A-128+00.00 TO 142+00.00
49	SANITARY SEWER PROFILE – ROAD B-200+00.00 TO 214+00.00
50	SANITARY SEWER PROFILE – ROAD B-214+00.00 TO 219+52.37
51	SANITARY SEWER PROFILE – ROAD C-0+00.00 TO 3+98.34
52	SANITARY SEWER PROFILE –ROAD D-0+00.00 TO 2+53.28
53	LANDSCAPE PLAN – OVERALL
54	LANDSCAPE PLAN – NORTHWEST
55	LANDSCAPE PLAN – NORTHEAST
56	LANDSCAPE PLAN – WEST
57	LANDSCAPE PLAN – EAST
58	LANDSCAPE PLAN – SOUTHWEST
59	LANDSCAPE PLAN – SOUTHEAST
60	LANDSCAPE PLAN – BASINS
61	PREDEVELOPMENT DRAINAGE AREA PLAN
62	POSTDEVELOPMENT DRAINAGE AREA PLAN
63	SEWER DETAILS (2 OF 2)
64	SEWER DETAILS (2 OF 2)
65	WATER DETAILS (1 OF 3)
66	WATER DETAILS (2 OF 3)
67	WATER DETAILS (3 OF 3)
68	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

Supplemental Plansets – Spray Irrigation Plans	
Sheet Number	Sheet Title
1	OVERALL SITE PLAN
2	SITE PLAN
3	SITE PLAN
4	SITE PLAN
5	OVERALL SITE PLAN
6	PUMP & DETAILS
7	DETAILS
8	O & M SCHEDULE

*THE SPRAY IRRIGATION PLANS WERE PREPARED BY AQUAMIST AND DATED 12/20/2024

PARCEL AREA TABLE							
PARCEL #	AREA	PARCEL #	AREA	PARCEL #	AREA	PARCEL #	AREA
1	18851.77 S.F. 0.433 ACRES	27	18613.40 S.F. 0.427 ACRES	53	16000.00 S.F. 0.367 ACRES	79	31063.89 S.F. 0.713 ACRES
2	16000.00 S.F. 0.367 ACRES	28	22872.34 S.F. 0.525 ACRES	54	21118.28 S.F. 0.485 ACRES	80	24701.58 S.F. 0.567 ACRES
3	16000.00 S.F. 0.367 ACRES	29	35970.34 S.F. 0.826 ACRES	55	29320.82 S.F. 0.673 ACRES	81	20000.00 S.F. 0.459 ACRES
4	16000.00 S.F. 0.367 ACRES	30	23562.83 S.F. 0.541 ACRES	56	27965.00 S.F. 0.642 ACRES	82	20000.00 S.F. 0.459 ACRES
5	16000.00 S.F. 0.367 ACRES	31	17302.65 S.F. 0.729 ACRES	57	31757.02 S.F. 0.729 ACRES	83	20000.00 S.F. 0.459 ACRES
6	16000.00 S.F. 0.367 ACRES	32	16000.00 S.F. 0.367 ACRES	58	46003.47 S.F. 1.056 ACRES	84	25489.16 S.F. 0.585 ACRES
7	16000.00 S.F. 0.367 ACRES	33	16000.00 S.F. 0.367 ACRES	59	39833.55 S.F. 0.914 ACRES	85	17050.00 S.F. 0.391 ACRES
8	16000.00 S.F. 0.367 ACRES	34	16000.00 S.F. 0.367 ACRES	60	24870.35 S.F. 0.571 ACRES	86	22380.87 S.F. 0.514 ACRES
9	16000.00 S.F. 0.367 ACRES	35	16000.00 S.F. 0.367 ACRES	61	20000.00 S.F. 0.459 ACRES	87	20000.00 S.F. 0.459 ACRES
10	16000.00 S.F. 0.367 ACRES	36	19021.78 S.F. 0.437 ACRES	62	20000.00 S.F. 0.459 ACRES	88	20000.00 S.F. 0.459 ACRES
11	16000.00 S.F. 0.367 ACRES	37	17271.94 S.F. 0.397 ACRES	63	20000.00 S.F. 0.459 ACRES	89	20000.00 S.F. 0.459 ACRES
12	16000.00 S.F. 0.367 ACRES	38	24987.63 S.F. 0.574 ACRES	64	20000.00 S.F. 0.459 ACRES	90	20000.00 S.F. 0.459 ACRES
13	16000.00 S.F. 0.367 ACRES	39	25034.54 S.F. 0.575 ACRES	65	20000.00 S.F. 0.459 ACRES	91	24851.71 S.F. 0.573 ACRES
14	16000.00 S.F. 0.367 ACRES	40	22505.55 S.F. 0.517 ACRES	66	22271.39 S.F. 0.511 ACRES	92	20000.00 S.F. 0.459 ACRES
15	16000.00 S.F. 0.367 ACRES	41	24937.90 S.F. 0.572 ACRES	67	16319.90 S.F. 0.375 ACRES	93	20000.00 S.F. 0.459 ACRES
16	17838.94 S.F. 0.410 ACRES	42	33676.91 S.F. 0.773 ACRES	68	22437.04 S.F. 0.515 ACRES	94	20000.00 S.F. 0.459 ACRES
17	27087.31 S.F. 0.622 ACRES	43	26022.89 S.F. 0.597 ACRES	69	20000.00 S.F. 0.459 ACRES	95	16543.97 S.F. 0.380 ACRES
18	16183.28 S.F. 0.372 ACRES	44	20820.47 S.F. 0.478 ACRES	70	20000.00 S.F. 0.459 ACRES	96	17363.15 S.F. 0.399 ACRES
19	19215.92 S.F. 0.441 ACRES	45	15999.72 S.F. 0.367 ACRES	71	20000.00 S.F. 0.459 ACRES	97	17036.14 S.F. 0.391 ACRES
20	23579.56 S.F. 0.541 ACRES	46	21904.42 S.F. 0.503 ACRES	72	20000.00 S.F. 0.459 ACRES	98	20235.85 S.F. 0.465 ACRES
21	23579.56 S.F. 0.541 ACRES	47	17650.86 S.F. 0.405 ACRES	73	20000.00 S.F. 0.459 ACRES	99	19071.20 S.F. 0.438 ACRES
22	23579.56 S.F. 0.541 ACRES	48	16000.00 S.F. 0.367 ACRES	74	20000.00 S.F. 0.459 ACRES	100	18701.53 S.F. 0.429 ACRES
23	19215.92 S.F. 0.441 ACRES	49	16000.00 S.F. 0.367 ACRES	75	20000.00 S.F. 0.459 ACRES	101	20000.00 S.F. 0.459 ACRES
24	22466.84 S.F. 0.516 ACRES	50	16000.00 S.F. 0.367 ACRES	76	20000.00 S.F. 0.459 ACRES	102	20000.00 S.F. 0.459 ACRES
25	20438.77 S.F. 0.469 ACRES	51	16000.00 S.F. 0.367 ACRES	77	25876.60 S.F. 0.594 ACRES	103	20000.00 S.F. 0.459 ACRES
26	23770.60 S.F. 0.546 ACRES	52	16000.00 S.F. 0.367 ACRES	78	33110.99 S.F. 0.760 ACRES	104	24951.72 S.F. 0.573 ACRES

COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
BENJAMIN A. KUTZ
ENGINEER
PE087776
PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA
REGISTRATION NUMBER LA003356

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
STABLER CORPORATE CENTER
3850 SIERRA CIRCLE , SUITE 100 CENTER VALLEY, PA 18034 ● (610).366-8064 ● www.gilmore-assoc.com

CERTIFICATIONS

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I,_____, AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA; THAT THIS IS A TRUE AND ACCURATE SURVEY MADE ON THE GROUND COMPLETED BY ME ON THE _____ DAY OF _____, 20__, THAT ALL THE MARKERS SHOWN THERON ACTUALLY EXIST; THAT THEIR LOACTION, SIZE, TYPE AND MATERIAL ARE ACCUARTLELY SHOWN; AND THAT NO ENCROACHMENTS, RIGHTS-OF-WAY, OR EASEMENTS EXIST, EXCEPT AS SHOWN HEREIN.

_____ _____ _____
SURVEYOR SIGNATURE DATE LICENSE NUMBER

OWNER'S CERTIFICATION

TO ALL WHOM THESE PRESENTS MAY COME WE, _____ SEND GREETINGS. KNOW YE THAT WE HAVE LAID OUT UPON OUR LAND SITUATE IN MILFORD TOWNSHIP, BUCKS COUNTY, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS AND STREETS ACCORDING TO THE ACCOMPANYING PLAN WHICH IS HEREWITH INTENDED TO BE RECORDED. WITNESS OUR HAND AND SEAL THIS _____ DAY OF _____, 20__.

_____
OWNER SIGNATURE OWNER SIGNATURE

NOTARY

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUCKS, ON THE _____ DAY OF _____, 20__, BEFORE ME, THE SUBSCRIBER A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED

_____
OWNER SIGNATURE OWNER SIGNATURE OWNER SIGNATURE

WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF PROPERTY SHOWN THEREON, SITUATE IN THE TOWNSHIP OF MILFORD, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA AND DESIRED THAT THIS PLAN BE RECORDED ACCOPRDING TO LAW.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES ON THE _____ DAY OF _____, 20__.

DESIGN ENGINEER CERTIFICATION

TO THE BEST OF MY KNOWLEDGE, THE PLANS ARE IN CONFORMITY WITH ENGINEERING, ZONING, BUILDING, SANITATION, AND OTHER APPLICABLE MILFORD ORDINACES AND REGULATIONS.

_____
DESIGN ENGINEER SIGNATURE

TOWNSHIP ENGINEER REVIEW

REVIEWED BY THE MILFORD TOWNSHIP ENGINEER THIS _____ DAY OF _____ 20__.

_____
TOWNSHIP ENGINEER'S SIGNATURE

BUCKS COUNTY PLANNING COMMISSION REVIEW: BCPC NO. _____

CERTIFIED BY THE EXECUTIVE DIRECTOR OF THE BUCKS COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 20__.

_____
BCPC SIGNATURE

TOWNSHIP PLANNING COMMISSION APPROVAL

APPROVED BY THE MILFORD TOWNSHIP PLANNING COMMISSION ON THIS _____ DAY OF _____, 20__.

_____ _____
MTPC SIGNATURE

MILFORD TOWNSHIP BOARD OF SUPERVISORS APPROVAL

APPROVED BY THE MILFORD TOWNSHIP PLANNING COMMISSION ON THIS _____ DAY OF _____, 20__.

_____ _____ _____
SUPERVISOR SUPERVISOR SUPERVISOR

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

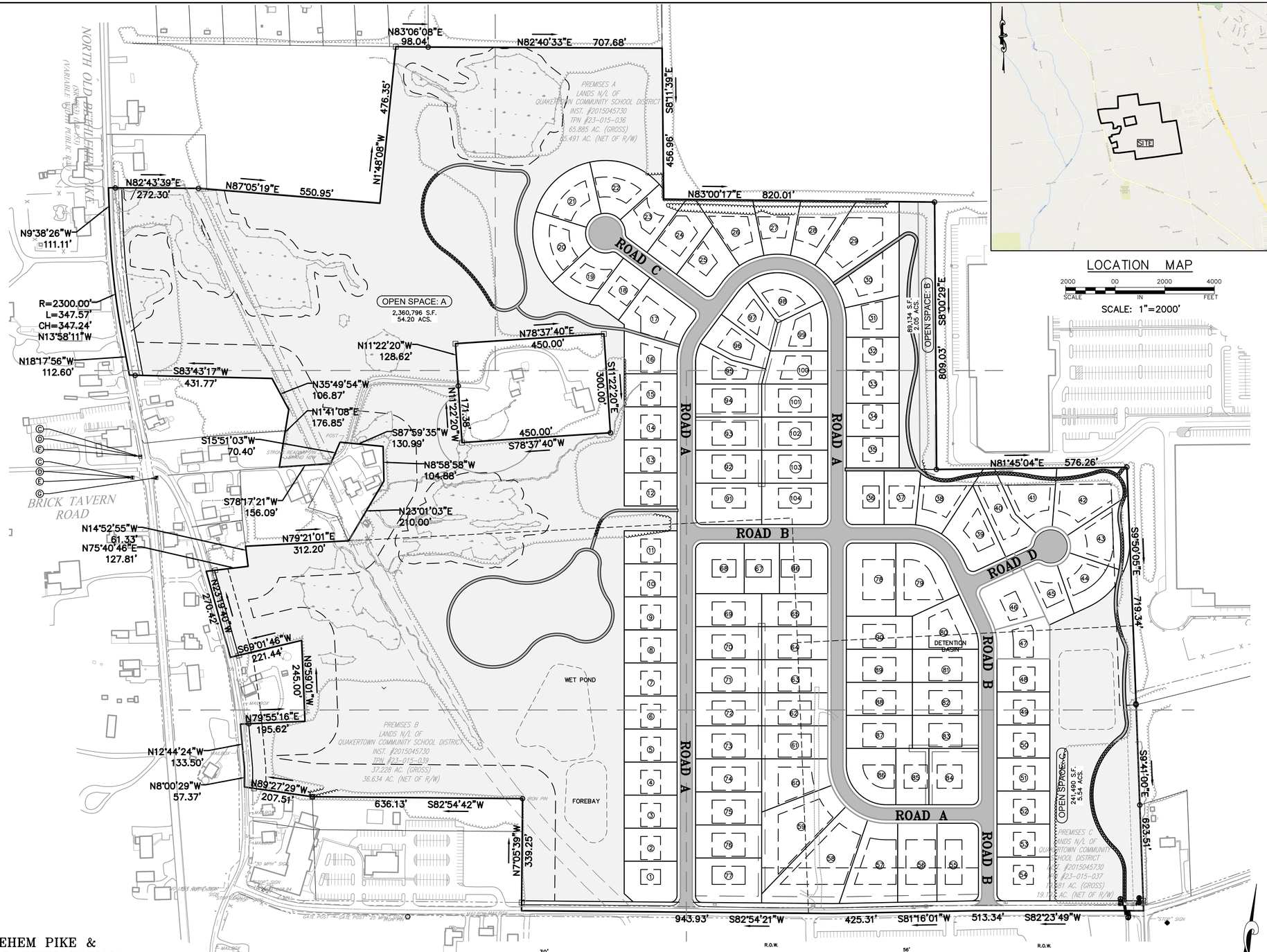
230200301 BROOKFIELD ESTATES – –

PLAN DATE: 11/13/24
LAST REVISED: -

SHEET NO.:
1 OF 68

C:\Autodesk Docs\ACCDocs\Gilmore and Associates\230200301_01_Brookfield_Est\Project Files\2023\230200301_01\DESIGN\CAD\Production Drawings\230200301 CVR.dwg Layout: COVER SHEET Plotted By: rporter, on Tue Feb 18, 2025 at 3:27pm

CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	31.59'	20.00'	S37°39'04"W	28.41'
C2	51.01'	178.00'	S0°36'24"W	50.84'
C3	62.80'	178.00'	S18°55'25"W	62.47'
C4	31.42'	20.00'	S15°58'09"E	28.28'
C5	18.55'	20.00'	S87°32'03"E	17.89'
C6	66.37'	60.00'	S82°24'41"E	63.03'
C7	63.16'	60.00'	S20°34'02"E	60.28'
C8	63.16'	60.00'	S39°44'45"W	60.28'
C9	63.16'	60.00'	N79°56'29"W	60.28'
C10	43.93'	60.00'	N28°48'43"W	42.95'
C11	18.55'	20.00'	N34°24'15"W	17.89'
C12	31.42'	20.00'	S74°01'51"W	28.28'
C13	71.56'	208.00'	S38°53'12"W	71.21'
C14	80.62'	208.00'	S59°50'46"W	80.12'
C15	80.62'	208.00'	S82°03'14"W	80.12'
C16	80.62'	208.00'	N75°44'18"W	80.12'
C17	80.62'	208.00'	N53°31'51"W	80.12'
C18	80.62'	208.00'	N31°19'23"W	80.12'
C19	45.80'	208.00'	N13°54'40"W	45.71'
C20	31.42'	20.00'	N52°36'11"W	28.28'
C21	18.14'	177.99'	S85°18'51"W	18.13'
C22	84.00'	177.99'	N78°14'46"W	83.23'
C23	100.31'	177.99'	N48°34'52"W	98.99'
C24	31.42'	20.00'	N77°26'27"W	28.29'
C25	18.10'	19.95'	S31°33'52"W	17.49'
C26	54.55'	60.00'	S60°49'39"W	52.69'
C27	54.55'	60.00'	N67°05'08"W	52.69'
C28	54.73'	60.00'	N14°54'29"W	52.86'
C29	54.36'	60.00'	N37°10'44"E	52.52'
C30	49.79'	60.00'	N86°54'15"E	48.37'
C31	18.55'	20.01'	N84°09'21"E	17.90'
C32	31.41'	20.00'	N12°33'33"E	28.28'
C33	29.85'	178.00'	N27°38'02"W	29.82'
C34	31.42'	20.00'	N52°36'11"W	28.28'
C35	31.42'	20.00'	N37°23'49"E	28.28'
C36	31.42'	20.00'	S52°36'11"E	28.28'
C37	58.52'	178.00'	S88°11'07"E	58.25'
C38	78.07'	178.00'	S66°12'10"E	77.45'
C39	78.07'	178.00'	S41°04'22"E	77.45'
C40	64.94'	178.00'	S18°03'20"E	64.59'
C41	31.42'	20.00'	S52°36'11"E	28.28'
C42	31.42'	20.00'	N37°23'49"E	28.28'
C43	31.24'	20.00'	N52°20'55"W	28.16'
C44	31.42'	20.00'	N52°36'11"W	28.28'
C45	59.62'	122.00'	N6°23'49"E	59.03'
C46	18.38'	122.00'	N24°42'50"E	18.37'
C47	45.10'	152.00'	N37°31'51"E	44.93'
C48	266.26'	152.00'	S83°47'10"E	233.50'
C49	68.98'	152.00'	S20°36'11"E	68.39'
C50	31.42'	20.00'	S37°23'49"W	28.28'
C51	31.42'	20.00'	N37°23'49"E	28.28'
C52	138.76'	122.00'	S65°01'15"E	131.40'
C53	52.88'	122.00'	S20°01'15"E	52.47'
C54	31.42'	20.00'	S37°23'49"W	28.28'
C55	191.64'	122.00'	N52°36'11"W	172.53'
C56	29.16'	220.00'	N88°27'44"W	29.14'
C57	130.32'	220.00'	N67°41'39"W	128.43'
C58	231.58'	220.00'	N20°34'02"W	221.04'
C59	231.58'	220.00'	N39°44'45"E	221.04'
C60	231.58'	220.00'	S79°56'29"E	221.04'
C61	20.04'	220.00'	S47°10'33"E	20.03'
C62	97.45'	213.94'	S3°12'51"W	96.61'
C63	154.19'	213.94'	S36°54'35"W	150.87'
C64	47.30'	178.00'	N15°12'59"W	47.16'



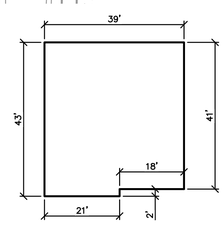
LOCATION MAP

SCALE: 1"=2000'

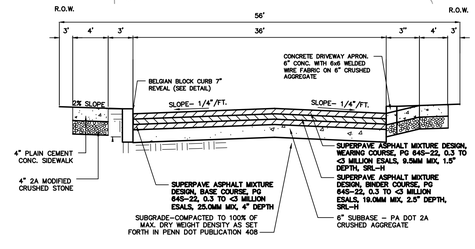
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SCALE IN FEET

NORTH OLD BETHLEHEM PIKE & BRICK TAVERN ROAD INTERSECTION SIGNAGE SYMBOL LEGEND

- Ⓒ PROPOSED 'TO' SIGN (M4-5)
- Ⓓ PROPOSED PENNSYLVANIA ROUTE MARKER (M1-5)
- Ⓔ PROPOSED LEFT/RIGHT ARROW SIGN (M6-1)
- Ⓕ PROPOSED UP ARROW SIGN (M6-3)
- Ⓖ PROPOSED 'NO THRU TRAFFIC' SIGN (W14-2-4)



TYPICAL WEXFORD GLEN DWELLING DIMENSIONS
SCALE: 1"=20'



TYPICAL ROADWAY SECTION
NOT TO SCALE

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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
BENJAMIN A. KUTZ
ENGINEER
PE087776

DATE: 02/19/25

REV.	DESCRIPTION	DATE	BY

PRELIMINARY-FINAL PLAN

BROOKFIELD ESTATES

MILFORD TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

RECORD PLAN - OVERALL

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2302200301

APPLICANTS INFO:
D.R. HORTON
489 DEVON PARK DR, SUITE 320
WAYNE, PA 19087
610-360-0758

MUNICIPAL FILE No.: ##########

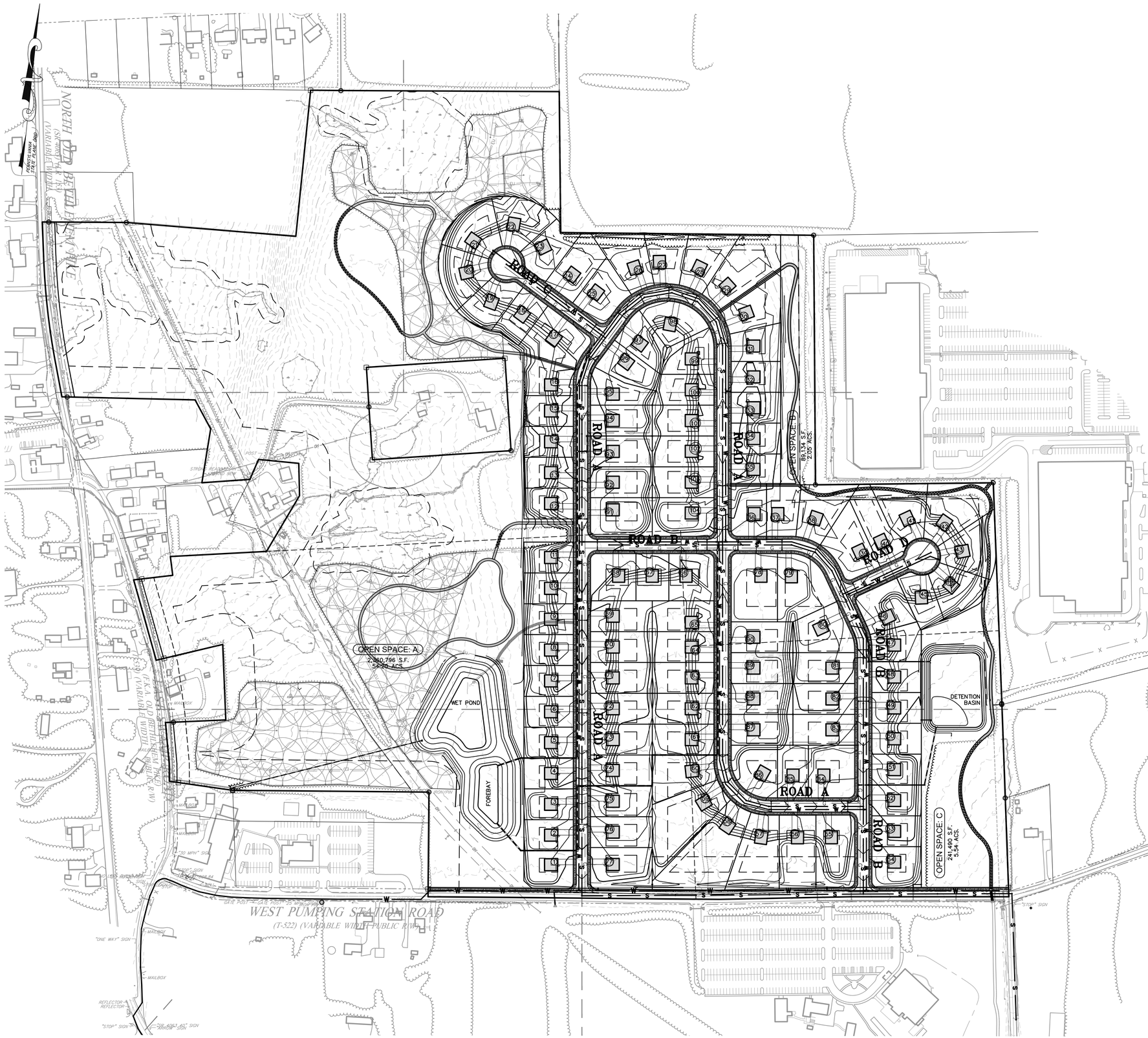
TAX MAP PARCEL No.: 23-015-036, 23-015-037, 23-015-039

TOTAL AREA:	TOTAL LOTS:
122.694	104
DATE:	SCALE:
11/13/24	1"=150'
DRAWN BY:	CHECKED BY:
SRT	BAK

SHEET NO.: 12 OF 68

SCALE: 1"=150'
150 0 150 300
SCALE IN FEET

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UTILITY NOTES

1. CONCRETE ENCASEMENTS SHALL BE PROVIDED WHERE CLEARANCE BETWEEN SANITARY SEWER MAINS AND STORM SEWER MAINS IS LESS THAN 18" VERTICALLY OR 10' HORIZONTALLY, OR WHERE SANITARY SEWER MAINS CROSS STORM SEWER MAINS (SEE DETAIL). THE CONCRETE ENCASEMENT SHALL EXTEND A MINIMUM OF 10' ON EITHER SIDE OF THE CROSSING.
2. A MINIMUM COVER OF FOUR (4) FEET SHALL BE PROVIDED ON ALL SANITARY SEWER PIPE.
3. NO PLANTINGS OR STRUCTURES SHOULD BE LOCATED WITHIN THE SANITARY SEWER OR STORM SEWER EASEMENTS OR WITHIN TEN (10) FEET OF THE SEWER.
4. ALL SANITARY MANHOLES LOCATED OUTSIDE PAVED AREAS SHALL BE PROVIDED WITH WATER TIGHT BOLT DOWN FRAMES AND COVERS.
5. ALL SANITARY SEWER PIPES AND LATERALS SHALL BE C-900 DR25 PVC PIPE. THE SEWER LATERALS MUST BE CONNECTED TO THE SEWER MAIN BY A HARCO C-900 WYE FITTING.
6. ALL DESIGN AND CONSTRUCTION OF THE SANITARY SEWER MUST BE IN COMPLIANCE WITH THE MILFORD TRUMBAUERSVILLE AREA SEWER AUTHORITY'S STANDARD SPECIFICATION FOR SANITARY SEWER CONSTRUCTION, DATED JUNE 1, 1999, UPDATED MAY 1, 2003.
7. GAS, ELECTRIC, PHONE, AND CABLE UTILITIES SHALL BE LOCATED WITHIN THE ROAD RIGHTS-OF-WAY.

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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
BENJAMIN A. KUTZ
ENGINEER
PE087776

DATE: 02/19/25

REV.	DESCRIPTION	DATE	BY

PRELIMINARY-FINAL PLAN

BROOKFIELD ESTATES

MILFORD TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

UTILITY PLAN – OVERALL

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 230200301

APPLICANTS INFO:
D.R. HORTON
489 DEVON PARK DR, SUITE 320
WAYNE, PA 19087
610-360-0758

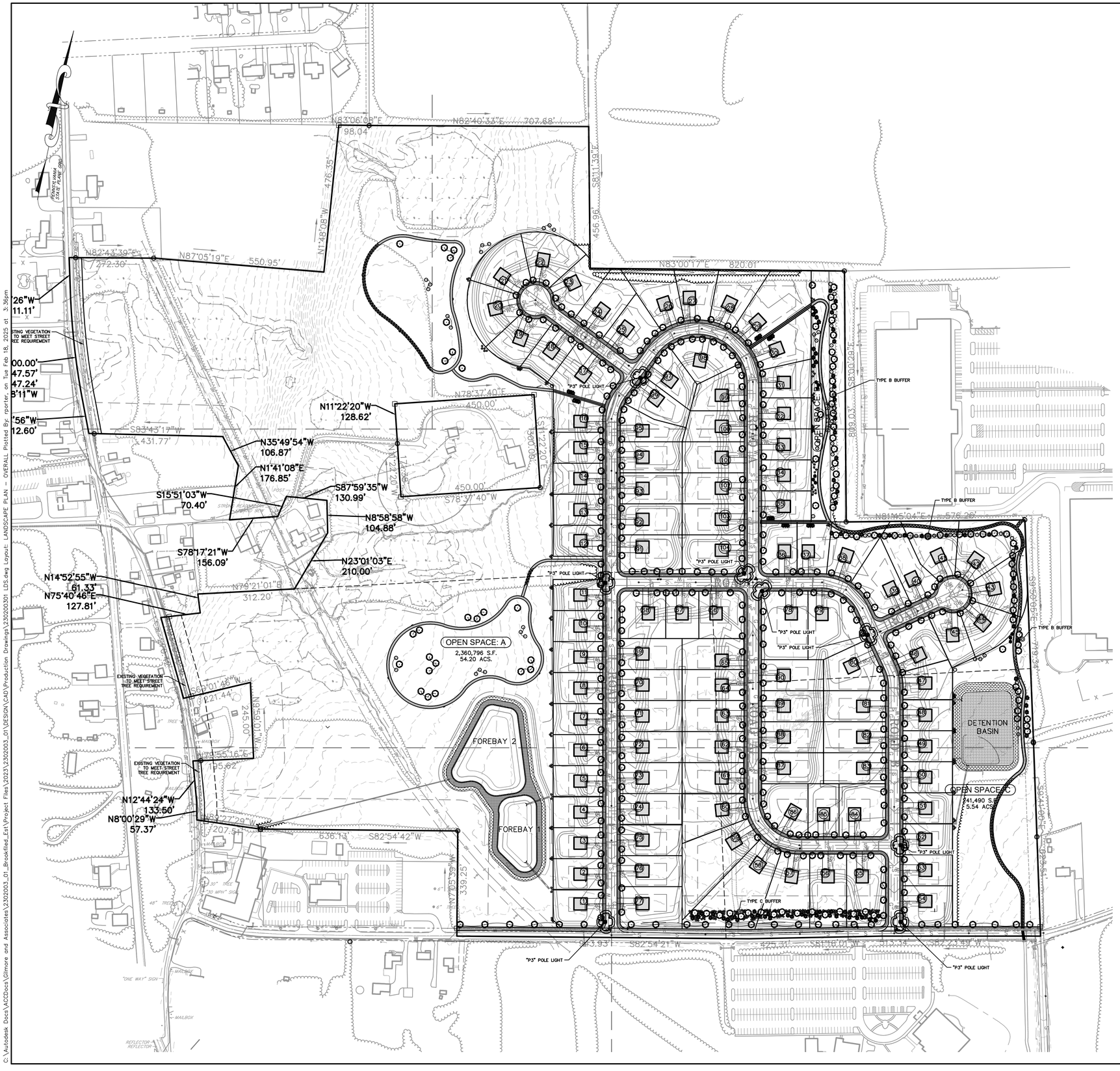
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TAX MAP PARCEL No.: 23-015-036, 23-015-037, 23-015-039

TOTAL AREA:	TOTAL LOTS:
122.694	104
DATE: 11/13/24	SCALE: 1"=150'
DRAWN BY: SRT	CHECKED BY: BAK

SHEET NO.: 26 OF 68

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COMPLIANCE CHART

THE FOLLOWING CHART REPRESENT THE MINIMUM QUANTITIES OF REQUIRED PLANT MATERIAL ACCORDING TO THE MILFORD TOWNSHIP ZONING AND SUBDIVISION AND LAND DEVELOPMENT ORDINANCES, AND TO DEMONSTRATE COMPLIANCE WITH THE SAME.

§520.a.3 - STREET TREES	REQUIRED	PROPOSED	TOTAL
REQUIREMENT:			
1 LARGE TREE PER 50 L.F.			
ROAD A (8,022 L.F.)	160	160	160
ROAD B (3,250 L.F.)	65	66	66
ROAD C (921 L.F.)	18	18	18
ROAD D (632 L.F.)	13	14	14
E SWAMP ROAD* (XX L.F.)	*	*	*
W PUMPING STATION ROAD (XX L.F.)	25	25	25
NOTE: WIDTH OF ENTRANCE DRIVES AND EASEMENTS AT RIGHT-OF-WAY NOT INCLUDED IN STREET LENGTH.			
*EXISTING VEGETATION TO MEET STREET TREE REQUIREMENT.			
§520.c. - BUFFER YARD			
REQUIREMENT:			
TYPE B (50' WIDE) REQUIRED FOR RESIDENTIAL ADJACENT TO RETAIL/CONSUMER SERVICES (2,104.63 L.F.)			
1 CANOPY TREE PER 40 L.F.	53	53	53
1 FLOWERING TREE PER 60 L.F.	35	36	36
1 EVERGREEN TREE PER 60 L.F.	35	36	36
TYPE C BUFFER (100' WIDE) REQUIRED FOR REVERSE FRONTAGE LOTS (656 L.F.)			
1 CANOPY TREE PER 40 L.F.	16	16	16
1 EVERGREEN TREE PER 20 L.F.	33	33	33
1 SHRUB PER 4 L.F.	164	164	164

PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES
STREET TREES						
GB[S]	61	GINKGO BILBOA	GINKGO	2 1/2" CAL	B&B	MALE
GT[G]	61	GLEDITSIA TRIACANTHOS 'INERMIS'	THORNLESS HONEYLOCUST	2 1/2" CAL	B&B	
LS[L]	54	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	SWEET GUM	2 1/2" CAL	B&B	SEEDLESS
QA[Q]	53	QUERCUS ALBA	WHITE OAK	2 1/2" CAL	B&B	
ZS[L]	54	ZELKOVA SERRATA	JAPANESE ZELKOVA	2 1/2" CAL	B&B	
BUFFER AREA PLANTINGS						
CANOPY TREES						
AS[R]	13	ACER SACCHARUM	SUGAR MAPLE	2" CAL	B&B	
LT[R]	14	LIRIODENDRON TULIPIFERA	TULIP TREE	2" CAL	B&B	
PA[P]	14	PLATANUSxACERIFOLIA	LONDON PLANE TREE			
QC[R]	14	QUERCUS COCCINEA	SCARLET OAK			
QP[Q]	14	QUERCUS PALUSTRIS	PIN OAK	2" CAL	B&B	
FLOWERING TREES						
AC[U]	11	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	2" CAL	B&B	
CF[U]	13	CORNUS FLORIDA	FLOWERING DOGWOOD	2" CAL	B&B	
MV[U]	12	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	2" CAL	B&B	
EVERGREEN TREES						
IO[H]	22	ILEX OPACA	AMERICAN HOLLY	48" MIN.	B&B	
PaB[H]	23	PICEA ABIES	NORWAY SPRUCE	48" MIN.	B&B	
PS[R]	24	PINUS STROBUS	EASTERN WHITE PINE	48" MIN.	B&B	
SHRUBS						
HV[A]	33	HAMAMELIS VIRGINIANA	COMMON WITCH HAZEL	48" MIN.	CONT.	
IG[S]	33	ILEX GLABRA	INKBERRY HOLLY	48" MIN.	CONT.	
IVA[S]	4	ILEX VERTICILLATA 'APOLLO'	WINTERBERRY	48" MIN.	CONT.	MALE
IVW[S]	29	ILEX VERTICILLATA 'WINTER RED'	WINTERBERRY	48" MIN.	CONT.	FEMALE
VC[D]	33	VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	48" MIN.	CONT.	
VD[U]	32	VIBURNUM DENTATUM	ARROWWOOD VIRBURNUM	48" MIN.	CONT.	
OPEN SPACE DELINEATION PLANTINGS						
CANOPY TREES						
AG[U]	9	AESCULUS GLABRA	OHIO BUCKEYE	2 1/2" CAL	B&B	
CO[U]	7	CELTIS OCCIDENTALIS	HACKBERRY	2 1/2" CAL	B&B	
CoV[U]	4	CARYA OVATA	SHAGBARK HICKORY	2 1/2" CAL	B&B	
OV[U]	6	OSTRYA VIRGINIANA	HORNBEAM	2 1/2" CAL	B&B	
PO[D]	4	PLATANUS OCCIDENTALIS	SYCAMORE	2 1/2" CAL	B&B	
UNDERSTORY TREES						
BN[C]	13	BETULA NIGRA 'DURA HEAT'	RIVER BIRCH	6' HT.	B&B	
CC[C]	12	CERCIS CANADENSIS	EASTERN REDBUD	6' HT.	B&B	
HT[C]	8	HALESIA TETRAPTERA	CAROLINA SILVERBELL	6' HT.	B&B	
EVERGREEN TREES						
JV[J]	9	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	6' HT.	B&B	
TO[T]	25	THUJA OCCIDENTALIS 'GREEN GIANT'	AMERICAN ARBORVITAE	6' HT.	B&B	
SHRUBS						
CS[T]	50	CORNUS SERICEA	REDTWIG DOGWOOD	24" MIN.	CONT.	
SC[T]	50	SAMBUCUS CANADENSIS	ELDERBERRY	24" MIN.	CONT.	
VT[T]	24	VIBURNUM TRILOBUM	AMERICAN CRANBERRY BUSH	24" MIN.	CONT.	
PERENNIALS						
FOREBAY 1						
AA*	50	ACORUS AMERICANUS	SWEETFLAG	50 LP	PLUG	18" O.C.
AI*	50	ASCLEPIAS INCARNATA	SWAMP MILKWEED	50 LP	PLUG	18" O.C.
CV*	150	CAREX VOLPINOIDEA	FOX SEDGE	50 LP	PLUG	18" O.C.
EF*	50	EUPATORIUM FISTULOSUM	TRUMPETWEED	50 LP	PLUG	18" O.C.
EP*	150	ELEOCHARIS PALUSTRIS	COMMON SPIKERUSH	50 LP	PLUG	18" O.C.
HM*	50	HIBISCUS MOSCHEUTOS	HIBISCUS MARSH	50 LP	PLUG	18" O.C.
IV*	50	IRIS VERSICOLOR	BLUEFLAG IRIS	50 LP	PLUG	18" O.C.
JE*	150	JUNCUS EFFUSUS	SOFT RUSH	50 LP	PLUG	18" O.C.
SA*	150	SCIRPUS ACUTUS	HARD-STEM BULRUSH	50 LP	PLUG	18" O.C.
FOREBAY 2						
AA*	100	ACORUS AMERICANUS	SWEETFLAG	50 LP	PLUG	18" O.C.
AI*	100	ASCLEPIAS INCARNATA	SWAMP MILKWEED	50 LP	PLUG	18" O.C.
CV*	200	CAREX VOLPINOIDEA	FOX SEDGE	50 LP	PLUG	18" O.C.
EF*	100	EUPATORIUM FISTULOSUM	TRUMPETWEED	50 LP	PLUG	18" O.C.
EP*	150	ELEOCHARIS PALUSTRIS	COMMON SPIKERUSH	50 LP	PLUG	18" O.C.
HM*	100	HIBISCUS MOSCHEUTOS	HIBISCUS MARSH	50 LP	PLUG	18" O.C.
IV*	50	IRIS VERSICOLOR	BLUEFLAG IRIS	50 LP	PLUG	18" O.C.
JE*	200	JUNCUS EFFUSUS	SOFT RUSH	50 LP	PLUG	18" O.C.
SA*	150	SCIRPUS ACUTUS	HARD-STEM BULRUSH	50 LP	PLUG	18" O.C.

LUMINAIRE SCHEDULE

LABEL	QTY	MANUFACTURER	MODEL NUMBER	DESCRIPTION	# OF LAMPS	LUMENS/ LAMP	LLF	WATTAGE
P3	8	SENTRY ELECTRIC	SUB-NL-LED/29W -1.00A-830-XHTS -X-X	DECORATIVE POST TOP, TYPE3 DISTRIBUTION, MOUNTED TO 15FT POLE	1	6149	.9	59

PROPOSED 59W STREET LIGHT (QTY: 8)
LIMIT OF 1.0 Fc LIGHT INTENSITY
LIMIT OF 0.5 Fc LIGHT INTENSITY

150 0 150 300
SCALE IN 1"=150' FEET

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COMMONWEALTH OF PENNSYLVANIA — CYNTHIA MARIE GILMORE — REGISTRATION NUMBER LA003364

DATE: 02/19/25

REV.	DESCRIPTION	DATE	BY

PRELIMINARY–FINAL PLAN

BROOKFIELD ESTATES

MILFORD TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

LANDSCAPE PLAN – OVERALL

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 230200301

APPLICANTS INFO:
D.R. HORTON
489 DEVON PARK DR, SUITE 320
WAYNE, PA 19087
610-360-0758

MUNICIPAL FILE No.: ##########

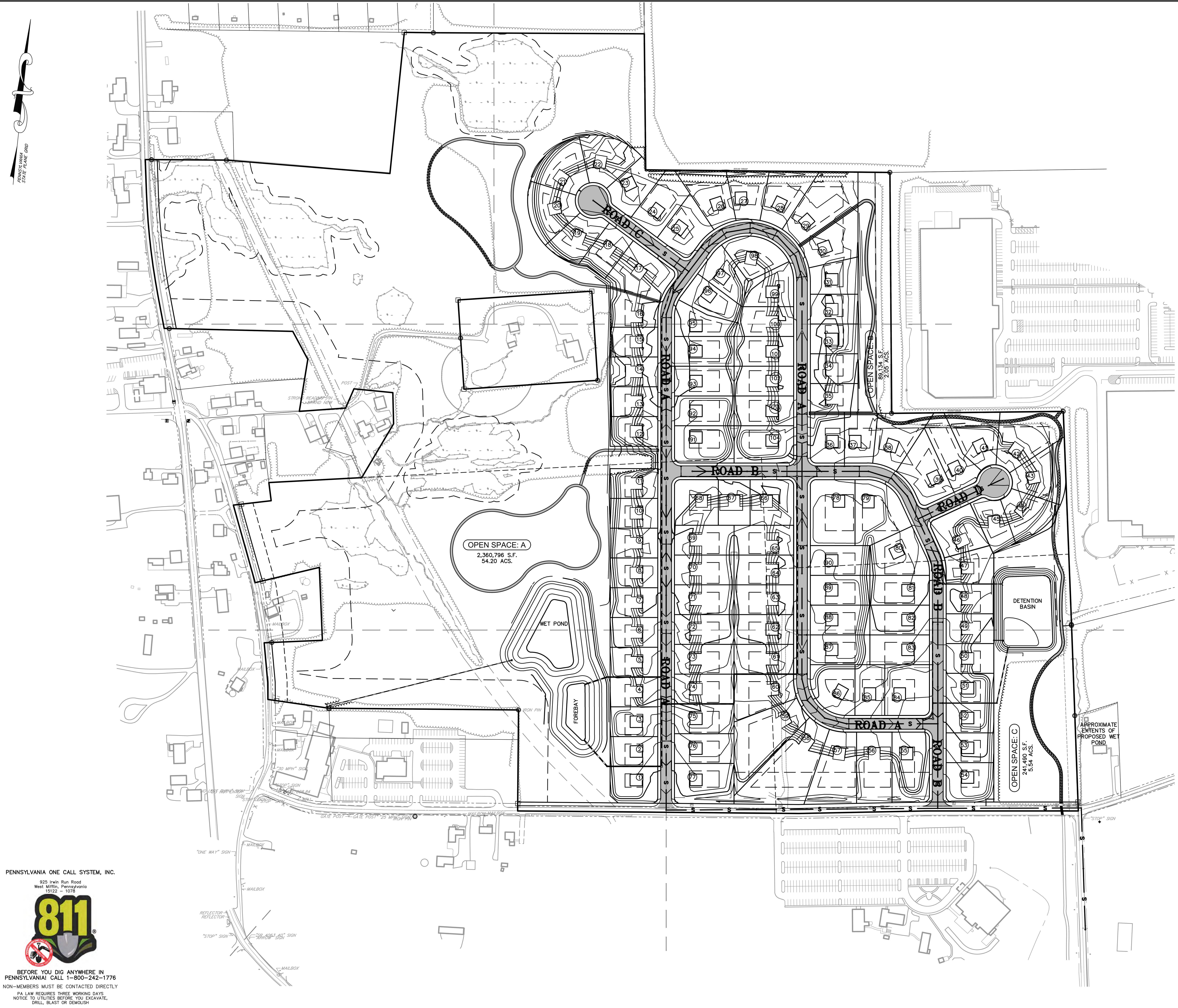
TAX MAP PARCEL No.: 23-015-036, 23-015-037, 23-015-039

TOTAL AREA:	TOTAL LOTS:
122.694	104
DATE: 11/13/24	SCALE: 1"=150'
DRAWN BY: SRT	CHECKED BY: BAK

SHEET NO.: 53 OF 68

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MAINTENANCE REQUIREMENTS FOR DRAINAGE SYSTEMS

THE STORMWATER MANAGEMENT FACILITIES, INCLUDING THE INLETS, STORMWATER PIPING, AND DETENTION BASIN ON THIS SITE SHALL BE MAINTAINED IN PROPER WORKING ORDER IN ACCORDANCE WITH THESE PLANS AND PER THE RECOMMENDATION OF THE STRUCTURE(S) MANUFACTURER(S). MAINTENANCE OF THESE STORMWATER MANAGEMENT FACILITIES, AS NOTED BELOW, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) UPON WHOSE PROPERTY THE FACILITIES ARE LOCATED.

- ALL ON-SITE INLETS, MANHOLES, AND STORMWATER PIPING SHALL BE CLEARED OF DEBRIS EVERY THREE (3) MONTHS OR WHEN ACCUMULATION HINDERS OPERATION OF THE FACILITY.
- ALL SEDIMENT/DEBRIS/OIL REMOVED FROM THE STORMWATER MANAGEMENT SYSTEM SHALL BE DISPOSED OF PROPERLY PER LOCAL, STATE, AND FEDERAL STANDARDS.
- SHOULD ON-SITE EROSION OCCUR FROM THE LANDSCAPED AREAS, SOURCE OF EROSION SHALL BE IMMEDIATELY STABILIZED AND THE INLETS, MANHOLES AND STORMWATER PIPING SHALL BE CHECKED FOR ACCUMULATION AND CLEARED IF ACCUMULATION OF SEDIMENT EXISTS.

GENERAL DESCRIPTION OF THE CONSERVATION PROGRAM

THE ACCOMPANYING PROGRAM IS PROPOSED TO PREVENT ACCELERATED EROSION OF THE SOILS AND SUBSEQUENT SEDIMENTATION OF THE EXISTING ADJACENT PROPERTIES. THE CONSERVATION PROGRAM WAS DEVELOPED IN ACCORDANCE WITH THE APPLICABLE ORDINANCE OF MILFORD TOWNSHIP AND THE STANDARDS OF BUCKS COUNTY SOIL CONSERVATION DISTRICT. THE PROJECT, AS DESCRIBED HEREIN, IS PRESENTED IN DETAIL ON THE ACCOMPANYING LAND DEVELOPMENT PLANS.

THE PROGRAM PROVIDES FOR ON-SITE RETENTION OF SEDIMENT PRODUCED DURING THE CONSTRUCTION PERIOD. THE PROPOSED DEVELOPMENT IS DESIGNED TO MINIMIZE THE EXTENT OF GRADING WHERE POSSIBLE AND TO MINIMIZE CHANGES IN THE EXISTING DRAINAGE PATTERNS. THE EXTENT OF CUTS/FILLS ARE INDICATED BY COMPARISON OF THE EXISTING AND PROPOSED GROUND SURFACE CONTOURS SHOWN ON THE LAND DEVELOPMENT PLANS.

THE PROPOSED, TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL TECHNIQUES ARE PRESENTED ON THE ACCOMPANYING DRAWINGS. GENERAL CONSERVATION NOTES, SPECIFICATIONS AND MAJOR SURFACE SOIL TYPES ARE SHOWN ON THE SEDIMENT AND EROSION CONTROL PLAN. IT IS SPECIFIED THAT CONSTRUCTION BE SEQUENCED TO MINIMIZE THE TIME OF EXPOSURE OF ANY DENUDED SOIL SURFACES AND TO DIRECT RUNOFF FROM THE CONSTRUCTION AREAS INTO EITHER FILTER FENCES OR SEDIMENT BASINS/TRAPS. THE CONTROL STRUCTURES ARE TO BE INSTALLED AS SHOWN ON THE SEDIMENT AND EROSION CONTROL PLAN PRIOR TO LAND DISTURBANCE.

THE PERMANENT SITE SURFACES WILL BE PROTECTED FROM ACCELERATED SOIL EROSION BY THE INSTALLATION OF PAVEMENTS, BUILDINGS AN EITHER TURF GRASSES OR MULCH IN ALL DISTURBED VEGETAL AREAS. FINISHED GRASSED SLOPES WILL TYPICALLY BE GRADED TO PRESERVE TREES AND TO PREVENT UNCONTROLLED, CONCENTRATED RUNOFF PATTERNS DOWN THE SLOPE.

GILMORE & ASSOCIATES INC. TRUSTS THIS CONSERVATION PROGRAM IS IN COMPLIANCE WITH THE INTENT OF THE CLEAN STREAMS ACT AND THE PROVISIONS OF THE BUCKS COUNTY CONSERVATION DISTRICT.

BMP MAINTENANCE NOTES

UNTIL THE SITE IS STABILIZED AND DURING THE CONSTRUCTION ACTIVITIES, ALL BMPS MUST BE MAINTAINED PROPERLY BY CONTRACTOR. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL BMPS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN-OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RENETTING MUST BE PERFORMED IMMEDIATELY AND IN ACCORDANCE WITH THESE PROCEDURES, PLANS AND DETAILS. ANY AREAS DISTURBED DURING MAINTENANCE MUST BE STABILIZED IMMEDIATELY IN ACCORDANCE WITH THE GENERAL CONSERVATION NOTES AND SPECIFICATIONS.

TEMPORARY BMP MEASURES - EROSION AND SEDIMENT POLLUTION CONTROL

- SILT FENCE (STANDARD, REINFORCED AND SUPER): INSPECTIONS SHALL BE CONDUCTED ON A WEEKLY BASIS AND/OR AFTER EACH RUNOFF EVENT. NEEDED REPAIRS SHOULD BE INITIATED IMMEDIATELY AFTER THE INSPECTION. SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH $\frac{1}{2}$ THE ABOVE GROUND HEIGHT OF THE FENCE. THE SEDIMENT SHALL BE DISPOSED OF ON SITE AND/OR IN ACCORDANCE WITH APPLICABLE STATE REGULATIONS. ANY SECTION OF SILT FENCE, WHICH HAS BEEN UNDERMINED OR TOPPED MUST BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET IN ACCORDANCE WITH THE DETAIL PROVIDED.
- INLET PROTECTION: INSPECTIONS SHALL BE CONDUCTED ON A WEEKLY BASIS AND/OR AFTER EACH RUNOFF EVENT. NEEDED REPAIRS SHOULD BE INITIATED IMMEDIATELY AFTER THE INSPECTION. FILTER BAGS SHOULD BE CLEANED AND/OR REPLACED WHEN THE BAS IS $\frac{1}{2}$ FULL. THE SEDIMENT SHALL BE DISPOSED OF ON SITE AND/OR IN ACCORDANCE WITH APPLICABLE STATE REGULATIONS. DAMAGED FILTER BAGS SHOULD BE REPLACED.

PERMANENT BMP MEASURES

- WET PONDS: SHALL BE INSPECTED FOR CLOGGING AND EXCESSIVE DEBRIS AND SEDIMENT ACCUMULATION AT LEAST FOUR TIMES ANNUALLY AS WELL AS AFTER EVERY STORM EXCEEDING ONE INCH OF RAINFALL. SUCH COMPONENTS INCLUDE FOREBAYS, BOTTOMS, TRASH RACKS, OUTLET STRUCTURES, AND RIPRAP APRONS.
- FOREBAYS: SHALL BE INSPECTED FOR LITTER AND SEDIMENT ACCUMULATION ON AN ANNUAL BASIS OR AS DIRECTED BY THE TOWNSHIP ENGINEER. NEEDED MAINTENANCE SHOULD BE INITIATED IMMEDIATELY AFTER THE INSPECTION. THE LITTER AND SEDIMENT MUST BE REMOVED TO RESTORE DESIGN CAPACITIES. THE LITTER AND SEDIMENT SHALL BE DISPOSED OF IN AN APPROVED MANNER AND IN ACCORDANCE WITH APPLICABLE STATE REGULATIONS. ANY AREAS DISTURBED DURING MAINTENANCE MUST BE STABILIZED IMMEDIATELY IN ACCORDANCE WITH THE GENERAL CONSERVATION NOTES AND SPECIFICATIONS.
- EXTENDED DRY DETENTION BASIN: SHALL BE INSPECTED FOR EROSION AND/OR SEDIMENT ACCUMULATION ON AN ANNUAL BASIS, AFTER A SIGNIFICANT RUNOFF EVENT OR AS DIRECTED BY THE TOWNSHIP ENGINEER. NEEDED MAINTENANCE SHOULD BE INITIATED IMMEDIATELY AFTER THE INSPECTION. AREAS OF EROSION SHALL BE REGRADED AND STABILIZED AND SEDIMENT MUST BE REMOVED TO RESTORE DESIGN CAPACITIES. ANY REMOVED SEDIMENT SHALL BE DISPOSED OF IN AN APPROVED MANNER AND IN ACCORDANCE WITH APPLICABLE STATE REGULATIONS. ALL AREAS DISTURBED DURING MAINTENANCE MUST BE STABILIZED IMMEDIATELY IN ACCORDANCE WITH THE GENERAL CONSERVATION NOTES AND SPECIFICATIONS.

150 0 150 300
SCALE IN FEET
1"=150'

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
STABLER CORPORATE CENTER
3850 SIERRA CIRCLE , SUITE 100 CENTER VALLEY, PA 18034 • (610) 366-8064 • www.gilmore-assoc.com

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NOT APPROVED FOR CONSTRUCTION

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
BENJAMIN A. KUTZ
PE087776

DATE: 02/19/25

REV.	DESCRIPTION	DATE	BY

PRELIMINARY–FINAL PLAN

BROOKFIELD ESTATES

MILFORD TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 230200301	
APPLICANTS INFO: D.R. HORTON 489 DEVON PARK DR, SUITE 320 WAYNE, PA 19087 610–360–0758	
MUNICIPAL FILE No.: ###########	
TAX MAP PARCEL No.: 23–015–036, 23–015–037, 23–015–039	
TOTAL AREA: 122.694	TOTAL LOTS: 104
DATE: 11/13/24	SCALE: 1"=150'
DRAWN BY: SRT	CHECKED BY: BAK
SHEET NO.: 68 OF 68	

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: Milford Township Board of Supervisors
Milford Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: March 25, 2025

Subject: BCPC #10037-B
Preliminary Plan of Subdivision for Brookfield Estates
TMPs #23-15-36, -37, -39
Applicant: D.R. Horton
Owner: Quakertown Community School District
Equitable Owner: D.R. Horton
Plan Dated: November 13, 2024
Date Received: March 3, 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 122.694-acre site consisting of three tax parcels into 104 lots with single-family dwellings. The proposed lots range in size from 16,000 square feet to 36,000 square feet. Three areas of open space, totaling 60.61 acres, are proposed for the site. Four roads are proposed for the site, including two cul-de-sacs. The site is to be served by public water and sewerage systems.

Location: Along the eastern side of North Old Bethlehem Pike, at its intersection with Brick Tavern Road.

Zoning: The RD Rural Development District permits Use B5 Single-Family Cluster on a minimum site area of 4 acres. Single-family detached dwellings are permitted on lots with a minimum average lot area of 20,000 square feet (per Sections 404.B5.b. and 502 of the zoning ordinance) and a minimum lot width of 100 feet. The permitted maximum impervious surface ratio is 20 percent and a minimum open space ratio of 50 percent is required.

Present Use: Agricultural

COMMENTS

1. **Minimum lot area**—Provisions for Use B5 Single-Family Detached Cluster in Section 404.B5.b. of the zoning ordinance state that the requirements of Section 502 Table of Performance Standards shall be

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

met for the use. The Table of Performance Standards in Section 502 indicates that the minimum lot area for Use B5 Single-Family Detached Cluster in the RD District shall be the minimum average lot area, which is listed as 20,000 square feet. Almost half of the proposed lots are less than the required 20,000 square feet.

2. **Historic resources**—The correspondence from the Pennsylvania State Historic Preservation Office, dated December 10, 2024, states that more information is requested for the existing resource on the site. The township should ensure the applicant complies with providing further documentation to confirm the project does not negatively impact the historically associated farmland.

3. **Buffers**—The project site abuts the PC Planned Commercial District in Richland Township, with several of the proposed residential units adjacent to commercial development. We recommend the plan be redesigned to eliminate Road D, a proposed cul-de-sac, and the five dwellings associated with the cul-de-sac to create a more conducive buffer between the existing commercial use and the proposed residential use.

4. **Open space**

   a. **Private or common open space**—The application for the plan states that private open space is proposed. Per Section 404 of the zoning ordinance, Use B5 Single-Family Detached Cluster is described as single-family detached dwellings on individual lots with private yards on all sides of the houses which are clustered to preserve common open space. The plan should note if the proposed open space is private or public.

   b. **Stormwater management facilities**—Per Section 301 of the subdivision and land development ordinance (SALDO), open space shall not include stormwater detention or retention basins. Section 251 of the zoning ordinance indicates that stormwater basins designed to retain water year-round may be included as open space. The plan shows stormwater basins within delineated open space. We recommend the plan clearly indicate what basins are intended to retain stormwater so that compliance with the stated ordinance requirements can be verified.

5. **Tree protection**—Per Section 301 of the SALDO, the tree protection zone is an area that is radial to the trunk of a tree in which no construction activity shall occur. The tree protection zone shall be 15 feet from the trunk of the tree to be retained, or the distance from the trunk to the dripline, whichever is greater. The tree protection zone should be shown on the plan and compliance with the tree protection standards in Section 512 of the SALDO should be shown.

6. **Trail network**—The proposed trail network through the development should be redesigned so that the walkways do not intrude through individual lots.

7. **Cluster mailboxes**—We recommend a centralized location for mailboxes for this proposed development. Cluster mailboxes shall be located by approval of the board of supervisors, per Article V. Design Standards of the SALDO.

8. **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 May 7, 2025, 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.

B-EK:emh
25-0055

cc: D.R. Horton (via email)
Benjamin A. Kutz, PE, Gilmore & Associates, Inc. (via email)
Todd C. Baldwin, PE, Andersen Engineering Associates, Inc., Township Engineer (via email)
Jeffrey A. Vey, Township Manager (via email)
Devan Ambron, Township Secretary/Treasurer & Office Manager (via email)
Matthew Walters, QAPC (via email)
Leslie Huhn, Richland Township Manager/Municipal Administrator (via email)

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

FOR

ROTHO BLAAS USA, INC.

PROPOSED

WAREHOUSE & OFFICES

LOCATION OF SITE

2075 ROSENBERGER ROAD

MILFORD TOWNSHIP, BUCKS COUNTY, PA

PARCEL ID: 23-010-073

STATEMENT OF INTENT: TO DEVELOP AN EXISTING PROPERTY WITH A ±79,138 SF BUILDING INCLUDING WAREHOUSE SPACE AND OFFICES. THE SITE WILL ALSO CONTAIN RELATED SITE AMENITIES AND IMPROVEMENTS INCLUSIVE OF PARKING, ACCESS, LIGHTING, LANDSCAPING, UTILITIES, AND STORMWATER MANAGEMENT FACILITIES AS NECESSARY TO SUPPORT THE FACILITY.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I, (NAME)_____, AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA: THAT THIS IS A
TRUE AND ACCURATE SURVEY MADE ON THE GROUND COMPLETED BY ME ON THE _____ DAY OF _____, 20___; THAT ALL THE MARKERS SHOWN THEREON ACTUALLY EXIST; THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN; AND THAT NO ENCROACHMENTS, RIGHTS-OF-WAY, OR EASEMENTS EXIST, EXCEPT AS SHOWN HEREIN.

_____ _____ _____
SURVEYOR SIGNATURE DATE LICENSE NUMBER

OWNERS'S CERTIFICATION

TO ALL WHOM THESE PRESENTS MAY COME WE, (OWNER NAME(S)_____ SEND GREETINGS. KNOW YE THAT WE HAVE LAID OUT UPON OUR LAND SITUATE IN MILFORD TOWNSHIP, BUCKS COUNTY, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS
AND STREETS ACCORDING TO THE ACCOMPANYING PLAN WHICH IS HEREWITH INTENDED TO BE RECORDED.
WITNESS OUR HAND AND SEAL THIS ____DAY OF _____ ,20___.

_____
OWNER SIGNATURE

_____
OWNER SIGNATURE

DESIGN ENGINEER CERTIFICATION

TO THE BEST OF MY KNOWLEDGE, THE PLANS ARE IN CONFORMITY WITH ENGINEERING, ZONING, BUILDING, SANITATION, AND OTHER APPLICABLE MILFORD TOWNSHIP ORDINANCES AND REGULATIONS.

_____ _____
DESIGN ENGINEER SIGNATURE DATE

TOWNSHIP ENGINEER REVIEW

REVIEWED BY THE MILFORD TOWNSHIP ENGINEER THIS _____DAY OF _____ 20__.

_____
TOWNSHIP ENGINEER'S SIGNATURE

BUCKS COUNTY PLANNING COMMISSION REVIEW: BCPC NO._____

CERTIFIED BY THE EXECUTIVE DIRECTOR OF THE BUCKS COUNTY PLANNING COMMISSION THIS _____ DAY OF
_____, 20__.

_____
BCPC SIGNATURE

TOWNSHIP PLANNING COMMISSION APPROVAL

APPROVED BY THE MILFORD TOWNSHIP PLANNING COMMISSION ON THIS ____DAY OF _____, 20__.

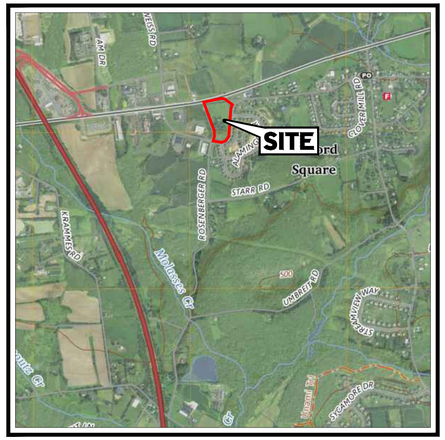
_____
MTPC SIGNATURE

MILFORD TOWNSHIP BOARD OF SUPERVISORS APPROVAL

APPROVED BY THE MILFORD TOWNSHIP BOARD OF SUPERVISORS ON THIS ____DAY OF _____, 20__.

_____ _____ _____
SUPERVISOR SUPERVISOR SUPERVISOR

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.



USGS MAP
SCALE: 1" = 1,500'
SOURCE: U.S. GEOLOGICAL SURVEY



LOCATION MAP
SCALE: 1" = 500'
SOURCE: GOOGLE MAPS



AERIAL MAP
SCALE: 1" = 1,000'
SOURCE: NEARMAP

REFERENCES AND CONTACTS

REFERENCES

♦BOUNDARY & TOPOGRAPHIC SURVEY:
VALLEY LAND SERVICES, LLC
4383 HECKTOWN ROAD
BETHLEHEM, PA 18020
DATED: 02/16/2024
DATE REVISED: 11/18/2024 (REV. 2)
JOB #: V24001/2
ELEVATIONS: NAVD 1988

♦ENVIRONMENTAL REPORT:
PENNS TRAIL ENVIRONMENTAL, LLC
21 E. LINCOLN AVE, SUITE 160
HATFIELD, PA 19440
PTE # 7219
DATED: 11/12/2024
PHONE: (215) 362-4610

GOVERNING AGENCIES

♦PLANNING, ZONING COMMITTEE
2100 KRAMMES ROAD
QUAKERTOWN, PA 18951
PHONE: (215) 536-2090
FAX: (215) 529-9127

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.

OWNER
MILFORD 6.5 INVESTORS LP
957 TENNIS AVE
AMBLER, PA 19002

DEVELOPER
ROTHO BLAAS USA, INC.
30 WALL STREET, 8TH FLOOR
NEW YORK, NY 10005

PREPARED BY

BOHLER

CONTACT: MARY BACHERT, RLA, LLA
74 W. BROAD STREET SUITE 500
BETHLEHEM, PA 18018
(610) 709-9971

THE FOLLOWING WAIVERS ARE REQUESTED FOR APPROVAL:

FROM SALDO SECTION 404- FROM THE REQUIREMENT OF A PRELIMINARY PLAN SUBMISSION. REQUEST FOR A SUBMISSION TO OBTAIN A PRELIMINARY AND FINAL LAND DEVELOPMENT APPROVAL OF THE PRELIMINARY/FINAL LAND DEVELOPMENT PLAN SET.

FROM SALDO SECTION 512-I.2.(B)- FROM THE REQUIREMENT OF PROPOSING CLASS III REINFORCED CONCRETE PIPES. HDPE PIPES ARE TO BE PROPOSED.

FROM SALDO SECTION 520.(C)- PARTIAL WAIVER REQUESTED FROM THE REQUIREMENT TO PROVIDE PLANT MATERIALS ALONG THE EASTERN AND SOUTHERN 25-FOOT "CLASS A" BUFFERS. REQUIRED PLANT MATERIALS ARE PROPOSED, HOWEVER, RELIEF IS REQUESTED FOR LOCATION OF THE BUFFER YARD.

CONDITIONAL USE APPROVALS AND CONDITIONS FROM THE MILFORD TOWNSHIP BOARD OF SUPERVISORS (05/07/2024)

GRANTED CONDITIONAL USE APPROVAL TO CONSTRUCT OFFICES, A WAREHOUSE IN A BUILDING IN THE PC ZONING DISTRICT PROPOSED TO BE HIGHER THAN 35 FEET AND LESS THAN 50 FEET, AND THE REMOVAL OF MORE THAN 20% OF THE WOODLANDS ON SITE, SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE USE OF THE SITE SHALL COMPLY WITH THE TESTIMONY AND EVIDENCE PRESENTED BY THE APPLICANT AT THE MAY 7, 2024, CONDITIONAL USE HEARING EXCEPT AS OTHERWISE APPROVED DURING THE LAND DEVELOPMENT PROCESS. APPROVAL WAS GRANTED BY THE TOWNSHIP SUPERVISORS ON JUNE 4, 2024.
2. THE APPLICANT SHALL APPLY FOR LAND DEVELOPMENT APPROVAL BEFORE CONSTRUCTION ON TMP #23-10-73 AND WILL ADDRESS ALL ORDINANCE REQUIREMENTS. THAT APPLICATION SHALL RESOLVE THE TRAFFIC IMPACT ON THE ROUTE 663 INTERSECTIONS WITH ROSENBERGER ROAD AND QUAKERTOWN DRIVE/WEISS ROAD. THE IMPACT OF TRUCK TURNING MOVEMENTS SHALL BE DETAILED TO AVOID THEIR DEGRADATION OF THOROUGH TRAFFIC CAPACITY ONO ROUTE 663. IF THE APPLICANT DOES NOT APPLY FOR LAND DEVELOPMENT WITHIN TWO YEARS OF THIS ORDER, THE APPROVAL SHALL LAPSE.
3. THE APPLICANT SHALL, CONSISTENT WITH ITS OFFER AS A CONDITION OF APPROVAL, MAKE CONTRIBUTIONS TO THE MILFORD VOLUNTEER FIRE COMPANY AS STATED: YEAR 1, $5,000; YEAR 2, $5,500; YEAR 3, $6,000; YEAR 4, $6,500; YEAR 5, $7,000; YEAR 6, $7,500; YEAR 7, $8,000; YEAR 8, $8,500; YEAR 9, $9,000; YEAR 10, $9,500.

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
INDUSTRIAL DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES
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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 287 OF 1974 AS AMENDED BY ACT 50 OF 2017, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.
WWW.PAONECALL.ORG
#20240170840

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

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PROJECT No.:	PAB240154.00-0E
DRAWN BY:	KMP
CHECKED BY:	JAB
DATE:	03/05/2025
CAD I.D.:	P-CIVIL-CNDS

PROJECT:

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

FOR

ROTHO BLAAS USA, INC.

PROPOSED WAREHOUSE & OFFICES

2075 ROSENBERGER ROAD
MILFORD TOWNSHIP
BUCKS COUNTY
PENNSYLVANIA

BOHLER
74 W BROAD STREET, SUITE 500
BETHLEHEM, PA 18018
Phone: (610) 709-9971
Fax: (610) 709-9976
www.BohlerEngineering.com

JEFFREY A. BEAVAN
COMMONWEALTH OF PENNSYLVANIA
PROFESSIONAL ENGINEER
JEFFREY A. BEAVAN
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. PE 090305
NEW JERSEY LICENSE NO. GE 49304
NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 24GA28039900

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

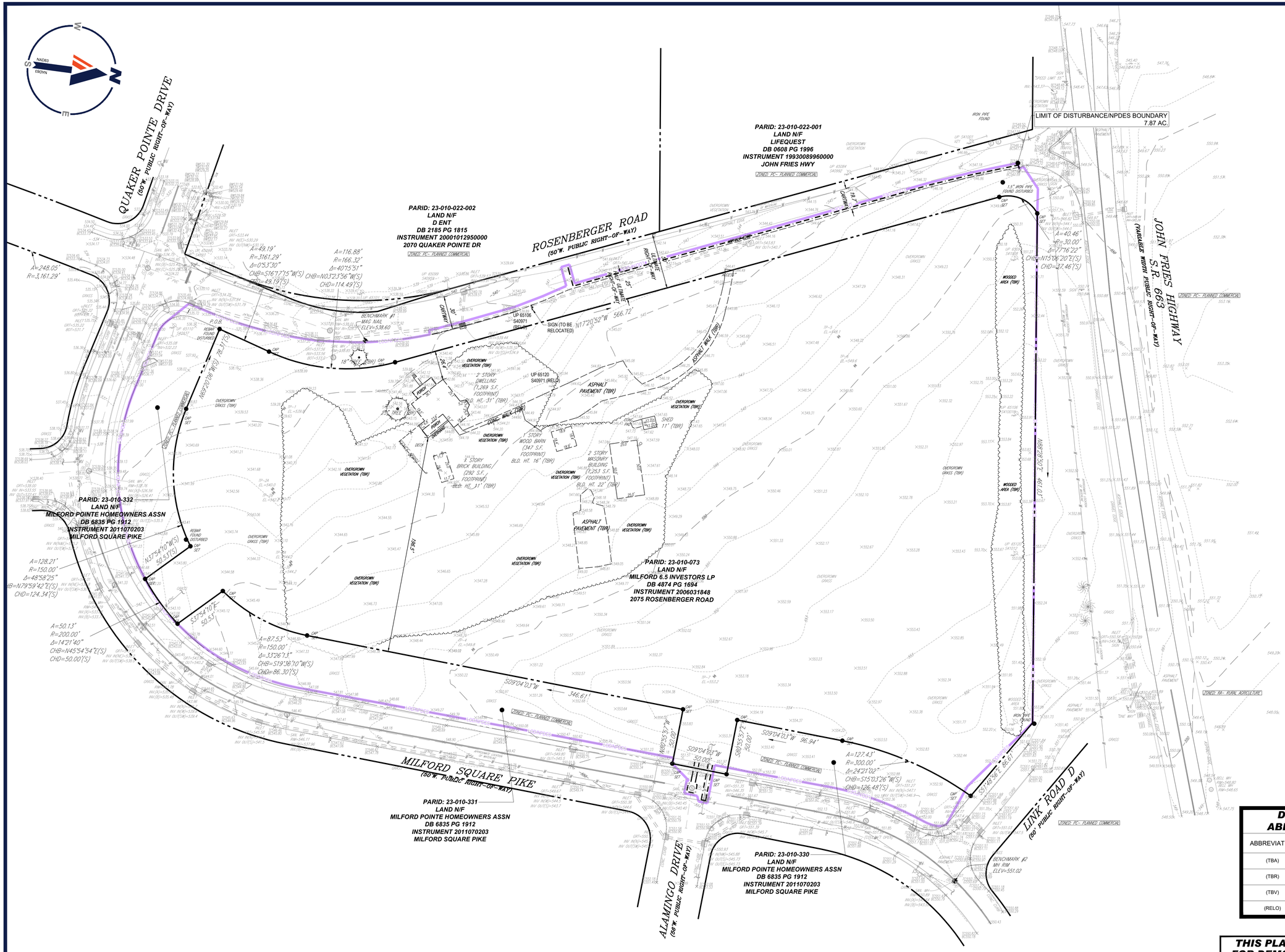
C-101

ORG. DATE - 03/05/2025

SHEET INDEX

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SITE PLAN (PHASE II)	C-302
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PCSM NOTES AND DETAILS	PCSW-2, PCSW-3

I:\BOHLERENG\NETSHARE\PA-PROJECTS\2024\PAB240154.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVIL-CNDS-PAB240154.00-0E.....LAYOUT: C-101 COVR



DEMOLITION ABBREVIATIONS

ABBREVIATION	DESCRIPTION
(TBA)	TO BE ABANDONED
(TBR)	TO BE REMOVED
(TBV)	TO BE VACATED
(RELO)	TO BE RELOCATED

THIS PLAN TO BE UTILIZED FOR DEMOLITION PURPOSES ONLY

40 20 10 0 40

SCALE: 1" = 40'

BOHLER

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

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN IS PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER, ONLY APPROVED, SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

ATTENTION ALL CONTRACTORS. LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 287 OF 1974 AS AMENDED BY ACT 50 OF 2017, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.
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#20240170840

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

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PROJECT No.:	PAB240154.00-0E
DRAWN BY:	KMP
CHECKED BY:	JAB
DATE:	03/05/2025
CAD I.D.:	P-CIVL-LDVP

PROJECT:

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

FOR

ROTHO BLAAS USA, INC.

PROPOSED WAREHOUSE & OFFICES

2075 ROSENBERGER ROAD
MILFORD TOWNSHIP
BUCKS COUNTY
PENNSYLVANIA

BOHLER
74 W BROAD STREET, SUITE 500
BETHLEHEM, PA 18018
Phone: (610) 709-9971
Fax: (610) 709-9976
www.BohlerEngineering.com

JEFFREY A. BEAVAN
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. PE090005
NEW JERSEY LICENSE NO. GE45704
NEW JERSEY LICENSE NO. 24GA28339500

SHEET TITLE:

EXISTING CONDITIONS/ DEMOLITION PLAN

SHEET NUMBER:

C-201

ORG. DATE - 03/05/2025

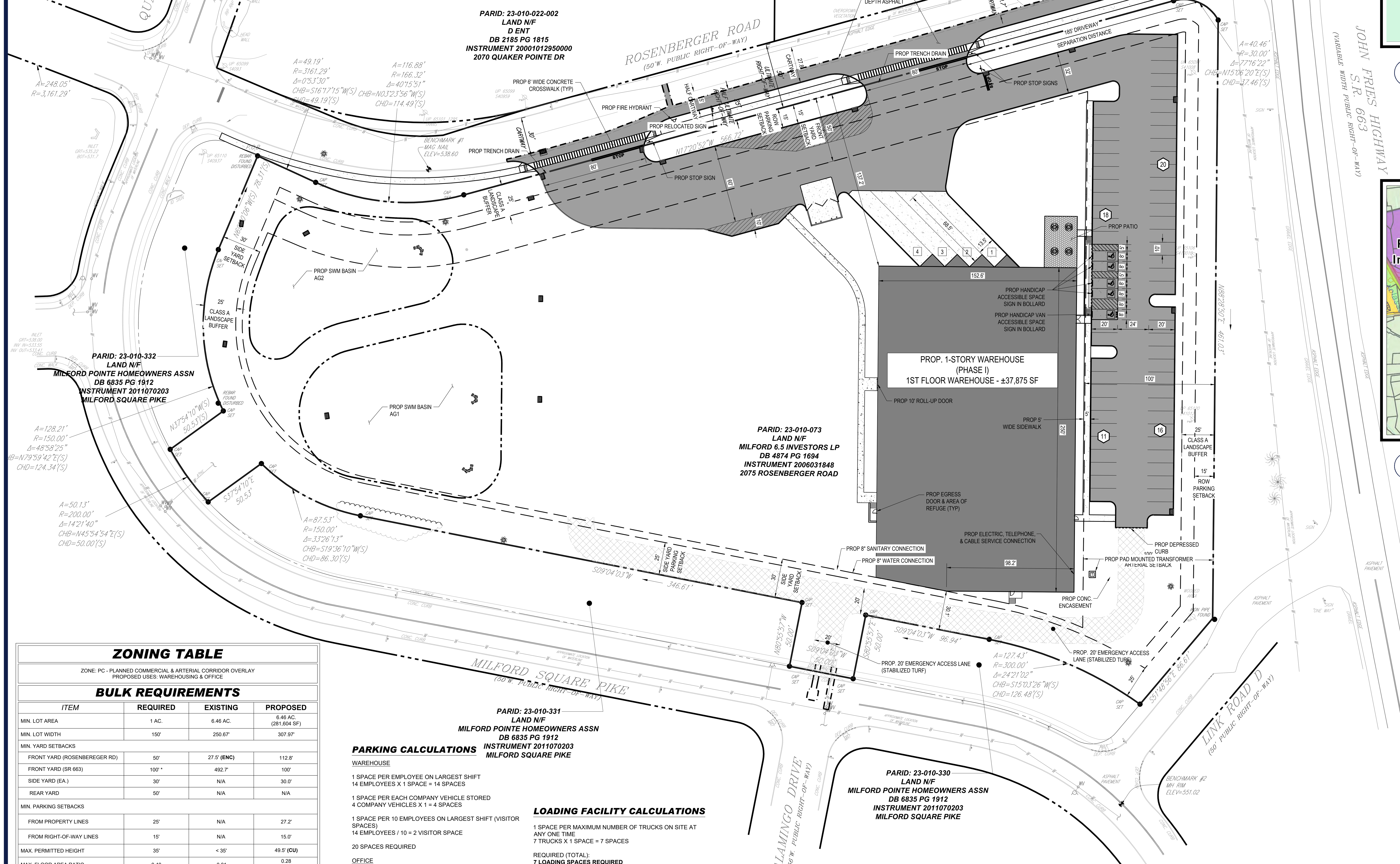
I:\BOHLER\NG-NET\SHARES\PA-PROJECTS\2024\PAB240154.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-LDVP-PAB240154.00-0E-----LAYOUT: C-201 EXDM

TOWNSHIP SPECIFIC NOTES

1. ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE.COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF THE PENNSYLVANIA LEGISLATIVE ACT NUMBER 38, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK. CASE NO. ______________.
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6. HANDICAP PARKING, CURB CUTS AND RAMPS SHALL BE PROVIDED AS REQUIRED BY THE AMERICANS WITH DISABILITIES ACT AND PENNSYLVANIA UNIVERSAL ACCESSIBILITY ACT.
7. ALL LOT CORNERS TO HAVE MONUMENTS IN ACCORDANCE WITH THE MILFORD TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

GENERAL NOTES

1. THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY:
   A.) VALLEY LAND SERVICES, LLC.
   4383 HECKTOWN ROAD
   BEHTLEHEM, PA 18020
   PREPARED FOR: BOYLE CONSTRUCTION
   JOB NO.: v240012
   DATED: 02-16-2024
   DATE REVISED: 11-18-2024
2. OWNER:
   MILFORD 6.5 INVESTORS LP
   957 TENNIS AVE
   AMBLER, PA 19002
3. APPLICANT:
   ROTHO BLAAS USE, INC.
   30 WALL STREET, 8TH FLOOR
   NEW YORK, NY 10005
4. EXISTING PROPERTY INFORMATION:
   PARCEL ID: 23-010-073
   2075 ROSENBERGER ROAD, QUAKERTOWN, PA 18951
   ZONED PC (PLANNED COMMERCIAL)



ZONING TABLE

ZONE: PC - PLANNED COMMERCIAL & ARTERIAL CORRIDOR OVERLAY
PROPOSED USES: WAREHOUSING & OFFICE

BULK REQUIREMENTS

ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	1 AC.	6.46 AC.	6.46 AC. (281,604 SF)
MIN. LOT WIDTH	150'	250.67'	307.97'
MIN. YARD SETBACKS			
FRONT YARD (ROSENBEREGER RD)	50'	27.5' **(ENC)**	112.8'
FRONT YARD (SR 663)	100' *	492.7'	100'
SIDE YARD (EA.)	30'	N/A	30.0'
REAR YARD	50'	N/A	N/A
MIN. PARKING SETBACKS			
FROM PROPERTY LINES	25'	N/A	27.2'
FROM RIGHT-OF-WAY LINES	15'	N/A	15.0'
MAX. PERMITTED HEIGHT	35'	< 35'	49.5' **(CU)**
MAX. FLOOR AREA RATIO	0.40	0.01	0.28 (78,174 SF)
MAX. IMPERVIOUS SURFACE RATIO	0.85	0.04	0.56 (156,756 SF)
MIN. WOODLAND PRESERVATION	80%	N/A	39.0% **(CU)**

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(CU) = CONDITIONAL USE APPROVED
(V) = VARIANCE REQUIRED

*AS PER SECTION 623, SETBACKS FROM AN ARTERIAL RIGHT-OF-WAY SHALL BE A MINIMUM OF 100 FT.

PARKING CALCULATIONS

WAREHOUSE

1 SPACE PER EMPLOYEE ON LARGEST SHIFT
14 EMPLOYEES X 1 SPACE = 14 SPACES

1 SPACE PER EACH COMPANY VEHICLE STORED
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1 SPACE PER 10 EMPLOYEES ON LARGEST SHIFT (VISITOR SPACES)
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1 SPACE PER 250 SF OF GROSS FLOOR AREA
20,000 SF OFFICE FLOOR AREA / 250 = 80 SPACES

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REQUIRED (TOTAL):
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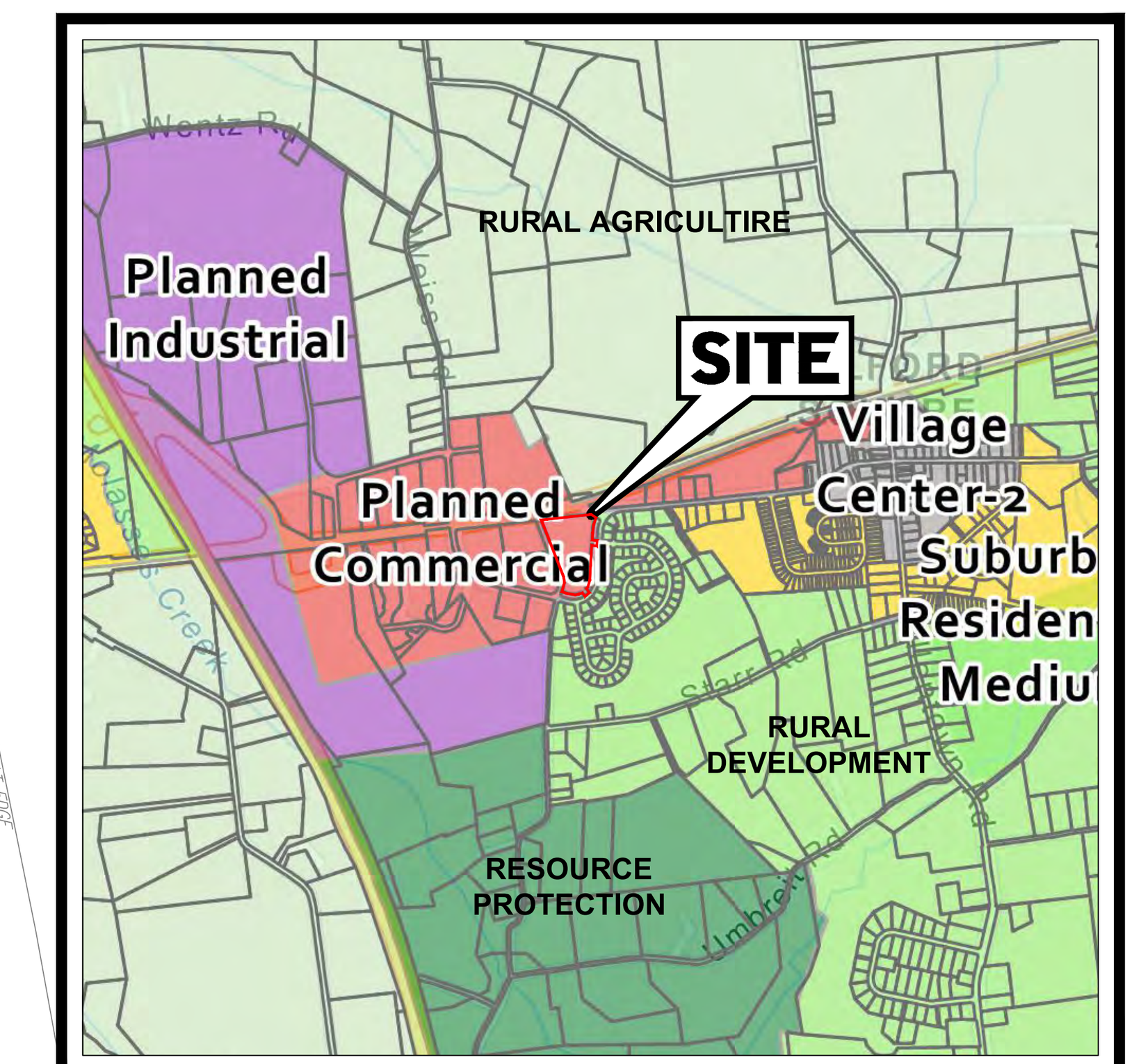
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7 LOADING SPACES REQUIRED

PROPOSED:
7 LOADING SPACES PROVIDED



LOCATION MAP

SCALE: 1" = 200'



LOCATION MAP

SCALE: 1" = 2,000'

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

SCALE: 1" = 40'

BOHLER//

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

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES © BOHLER

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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WWW.PA1CALL.ORG
#20240170840

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

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PROJECT No.:	PAB240154.00-0E
DRAWN BY:	KMP
CHECKED BY:	JAB
DATE:	03/05/2025
CAD I.D.:	P-CIVL-LDVP

PROJECT:

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

FOR

ROTHO BLAAS USA, INC.

PROPOSED WAREHOUSE & OFFICES

2075 ROSENBERGER ROAD
MILFORD TOWNSHIP
BUCKS COUNTY
PENNSYLVANIA

BOHLER//
74 W BROAD STREET, SUITE 500
BETHLEHEM, PA 18018
Phone: (610) 709-9971
Fax: (610) 709-9976
www.BohlerEngineering.com

J. A. BEAVAN
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE082005
NEW YORK LICENSE No. [illegible]
NEW JERSEY LICENSE No. [illegible]05339500

SHEET TITLE:

SITE PLAN (PHASE I)

SHEET NUMBER:

C-301

ORG. DATE - 03/05/2025

\\BOHLERENG.NET\SHARES\PA-PROJECTS\2024\PAB240154.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-LDVP-PAB240154.00-0E----->LAYOUT: C-301 SITE-1

TOWNSHIP SPECIFIC NOTES

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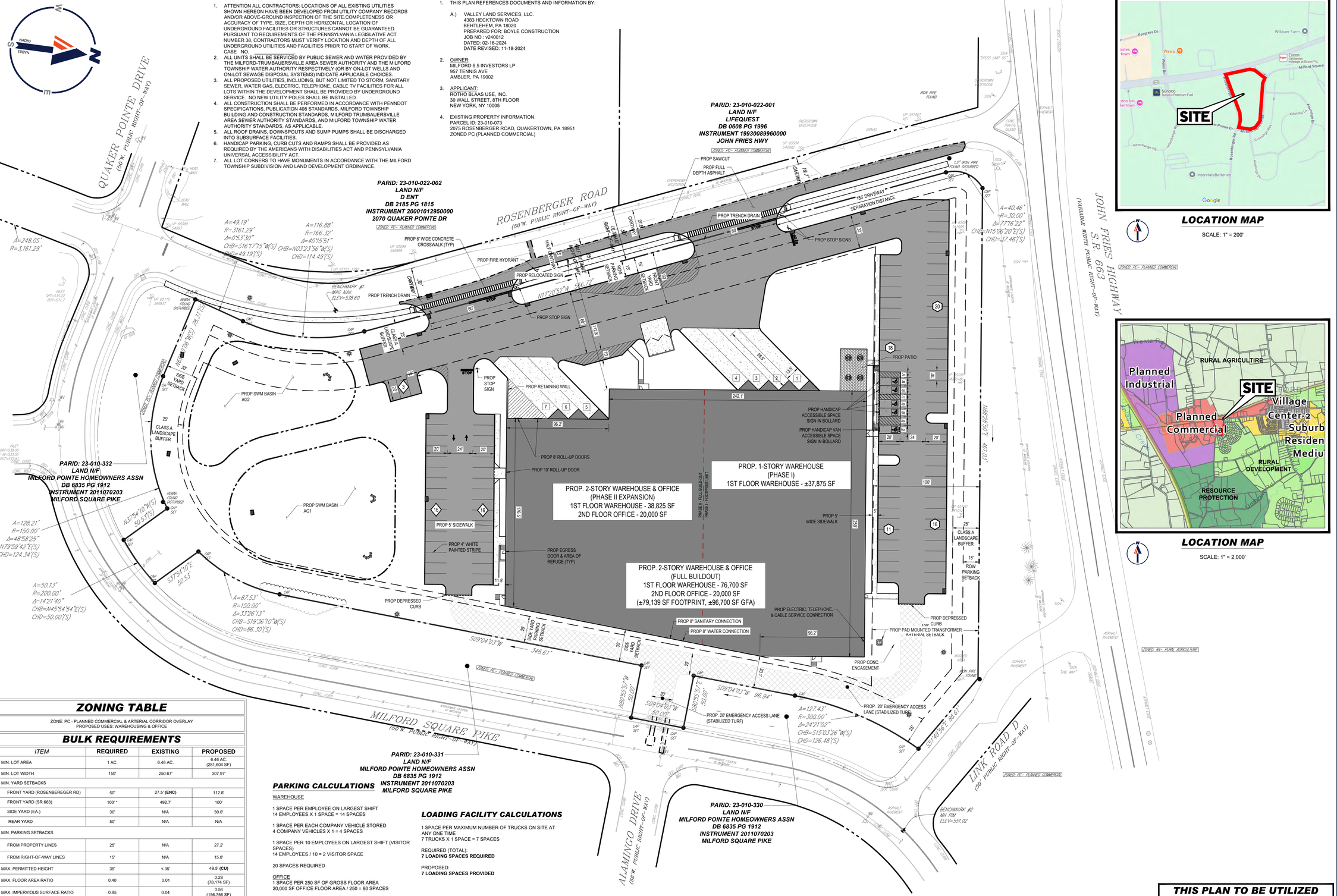
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   BEHTLEHEM, PA 18020
   PREPARED FOR: BOYLE CONSTRUCTION
   JOB NO. : v240012
   DATED: 02-16-2024
   DATE REVISED: 11-18-2024

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   AMBLER, PA 19002

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   ZONED PC (PLANNED COMMERCIAL)



LOCATION MAP

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THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

SCALE: 1" = 40'

\\BOHLERENG.NET\SHARES\PA-PROJECTS\2024\PAB240154.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVIL-LDVP-PAB240154.00.DE ——— LAYOUT: C-302 SITE-2

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES
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REVISIONS

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PROJECT No.:	PAB240154.00-0E
DRAWN BY:	KMP
CHECKED BY:	JAB
DATE:	03/05/2025
CAD I.D.:	P-CIVIL-LDVP

PROJECT:

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

FOR

ROTHO BLAAS USA, INC.

PROPOSED WAREHOUSE & OFFICES

2075 ROSENBERGER ROAD
MILFORD TOWNSHIP
BUCKS COUNTY
PENNSYLVANIA

BOHLER
74 W BROAD STREET, SUITE 500
BETHLEHEM, PA 18018
Phone: (610) 709-9971
Fax: (610) 709-9976
www.BohlerEngineering.com

JEFFREY A. BEAVAN
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. GE082064
NEW YORK LICENSE NO. 102404
NEW JERSEY LICENSE NO. 24GE05339500

SHEET TITLE:

SITE PLAN (PHASE II)

SHEET NUMBER:

C-302

ORG. DATE - 03/05/2025

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: Milford Township Board of Supervisors
Milford Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: March 18, 2025

Subject: BCPC #12906
Preliminary Plan of Land Development for Rotho Blaas USA, Inc.
TMP #23-10-73
Applicant: Rotho Blaas USA, Inc.
Owner: Milford 6.5 Investors, LP
Plan Dated: March 5, 2025
Date Received: March 6, 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: Construct a two-story warehouse and office consisting of 96,700 square feet on a 6.46-acre site in two phases. Phase 1 proposes a one-story warehouse consisting of 37,875 square feet. Phase 2 proposes an expansion of the first-floor warehouse consisting of an additional 38,825 square feet and a second-floor office consisting of 20,000 square feet. A total of 100 parking spaces and 7 loading spaces are proposed. The plan proposes a multi-use trail and two stormwater basins. The site is intended to be served by public water and sewerage facilities.

Location: Along the southern side of John Fries Highway (PA 663), at the southeastern intersection with Rosenberger Road.

Zoning: The PC Planned Commercial District permits Use G3 Wholesale Business, Wholesale Storage, Warehousing by right and permits Use D1 Office by conditional use, with a minimum lot area of one acre, a minimum lot width of 150 feet, and a maximum impervious surface ratio of 85 percent.

The site is also within the Arterial Corridor (Overlay) District which requires conditional use approval for all proposed land developments.

The Milford Township Board of Supervisors granted conditional use approval on May 7, 2024, for the construction of offices and a warehouse in the PC District. The conditional use approval allows a

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

building height greater than 35 feet and less than 50 feet and allows the removal of more than 20 percent of the woodlands on the site.

Present Use: Agricultural, residential

COMMENTS

We reviewed a revised sketch plan submission for this site in January of 2025 (BCPC #12906, dated January 16, 2025). 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**—Plan notes and correspondence from Bohler Engineering PA, LLC, dated March 4, 2025, indicate that the applicant is requesting waivers from the following subdivision and land development ordinance (SALDO) requirements:

   Section 404
   relief from a preliminary plan submission; the application states the proposed development has been designed to meet the requirements of the preliminary/final plan submission

   Section 512.I.1.(B)
   relief from requiring Class III concrete pipes, HDPE pipes are proposed; the application states HDPE is a recognized industry standard for underground storm sewer conveyance piping for this type of development

   Section 520.(C)
   partial relief from providing plant materials for 25-foot-wide Class A buffers; the application states the required plant materials are proposed; however, relief is requested for the location of the buffer yard

   The final plan should note all granted waivers.

2. **Site capacity calculations**—Section 501 of the zoning ordinance requires the submission of site capacity calculations for all subdivision and land development applications. The plan should be revised to include the required calculations.

3. **Transportation impact study**—Section 701.h.17. of the SALDO requires a transportation impact study be included with a preliminary plan submission if the proposed subdivision or land development will result in traffic generation of 100 or more trips per day. The township should determine if the submittal of a transportation impact study is necessary for this proposed development.

4. **Reserved parking**—Sheet number C-303 of the plan set shows a portion of the reserved parking spaces within the proposed stormwater basins. The plan should be revised to show the reserve parking not in an area with a stormwater basin.

5. **Street improvements**—Per Section 604.d. of the SALDO, improvements shall be made to the existing street on which a land development abuts, as required by the board of supervisors. The township should determine if improvements are required along Rosenberger Road.

6. **Trails**—The *Milford Township Comprehensive Park & Recreation Plan* (2003) includes a greenway concept map that depicts a bicycle trail along the site's frontage on John Fries Highway (PA 663).

Section 522.b.2.c.iii. of the SALDO states that potential trail connections to adjacent parcels shall also be shown in conformance with the greenway map. Trails installed by developers should coincide with any approved municipal trail network. A minimum right-of-way width of 25 feet shall be provided for all trails. The plan should be revised to show a trail along the site's frontage with John Fries Highway (PA 663), as depicted on the township's greenway map. If a trail is not feasible at this time, the township should secure a trail easement for the corridor to develop a trail at a later date.

7. **Recreation land facilities**—Section 525 of the SALDO requires the applicant of a proposed subdivision and land development to dedicate recreation land and facilities unless the board of supervisors determines that a contribution of a fee in lieu is acceptable. Plan submissions should indicate compliance with this ordinance requirement.

8. **Sustainable energy**—We commend the applicant for proposing a green roof for the proposed building. We also recommend that the applicant consider the use of alternative forms of energy generation and conservation for this project. This could include electric vehicle charging equipment, geothermal systems, or buildings that meet a certified energy efficiency standard. Financial assistance is also available through Bucks County's C-PACE program, which provides low-interest loans to businesses for the installation of renewable energy systems.[1] The C-PACE program creates a financing tool for energy efficiency, renewable energy, and water conservation projects that result in consumption and cost savings for commercial, agricultural, and industrial properties.

   The Bucks County Planning Commission completed a model alternative energy ordinance[2] 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 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. **Electric vehicle charging station and EV-ready equipment**—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 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 vehicle 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*[3] which provides model zoning

[1] https://www.pacpacecounties.org/wp-content/uploads/sites/5/2020/10/PA-C_PACE-Program-Guidelines-Final-20210914_Bucks.pdf
[2] https://www.buckscounty.gov/DocumentCenter/View/3811/Model-Sustainable-and-Renewable-Energy-Ordinance-pdf
[3] https://www.buckscounty.gov/DocumentCenter/View/16508/Electric-Vehicle-Charging-Station-Use-Model-Ordinance---December-2023#:~:text=This%20model%20ordinance%20provides%20definitions,locations%2C%20aesthetics%2C%20and%20effectiveness

ordinance standards for EV charging stations. The model is a follow-up to the *EV Charging Station Best Practices and Standards*[4] which provides guidelines and standards for EV charging stations.

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

This review will be included in the Bucks County Planning Commission board materials for the April 2, 2025, 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.

B-EK:emh
25-0078

cc: Hannes Blaas, Rotho Blaas USA, Inc. (via email)
Mary Bachert, RLA, LLA, Bohler Engineering PA, LLC (via email)
Jenny Troxell, Bohler Engineering PA, LLC (via email)
John Ciliberto, Bohler Engineering PA, LLC (via email)
Todd Baldwin, PE, Andersen Engineering Associates, Inc., Township Engineer (via email)
Jeffrey A. Vey, Township Manager (via email)
Devan Ambron, Township Secretary/Treasurer & Office Manager (via email)
Matthew Walters, QAPC (via email)

[4] https://buckscounty.gov/DocumentCenter/View/12835/EV-Charging-Stations-Best-Practices-and-Standards--March-2023

Richland Township
1328 California Road, Suite A
215-536-4066

Memo

To: Quakertown Area Planning Commission

From: Leslie Huhn, Township Manager

CC: Richland Township Board of Supervisors
Rich Brittingham, Asst. Manager/Zoning Officer
Linc Treadwell, Esq.
Mike Schwartz, Gilmore & Associates

Date: March 18, 2025

Re: Amendment to Zoning Ordinance – Flex Use Parking

Attached please find a draft ordinance for your review and comment. Please offer any comments to the Board of Supervisors by Monday, April 28, 2025. This will be placed on the May 12, 2025, Board of Supervisor's agenda for a public hearing and consideration of possible adoption of this amendment.

Richland Township
Bucks County, Pennsylvania

Ordinance No. 306

AN ORDINANCE OF THE TOWNSHIP OF RICHLAND, BUCKS COUNTY, PENNSYLVANIA, AMENDING THE TOWNSHIP OF RICHLAND CODE OF ORDINANCES, BY REVISING CHAPTER 27 (ZONING), PART 5, PERFORMANCE STANDARDS, SECTION 27-541.9, TABLE OF OFF-STREET PARKING SPACE REQUIREMENTS, TO REVISE AND CLARIFY THE OFF-STREET PARKING REQUIREMENTS FOR THE G17 FLEX BUILDING USE AND PERMITTED USES WITHIN THE FLEX BUILDING USE. THIS ORDINANCE CONTAINS SIGNIFICANT, SUBSTANTIVE CHANGES TO THE RICHLAND TOWNSHIP ZONING REGULATIONS REGARDING FLEX BUILDINGS, AND SHOULD BE REVIEWED IN ITS ENTIRETY FOR A COMPREHENSIVE UNDERSTANDING OF ITS PROVISIONS.

WHEREAS, Richland Township is a Township of the Second Class, located in Bucks County, Pennsylvania; and

WHEREAS, the Richland Township Board of Supervisors adopted the Code of Ordinances of the Township of Richland on June 27, 2005, as amended; and

WHEREAS, the Richland Township Board of Supervisors desires to amend the zoning regulations found in Chapter 27 to amend certain provisions to revise and clarify the off-street parking requirements for the G17 Flex Building Use; and for permitted uses within the Flex Building Use; and

WHEREAS, the Richland Township Board of Supervisors has determined it to be in the best interests of the health, safety, and welfare of the residents of Richland Township to so amend the Code of Ordinances; and

WHEREAS, the Richland Township Board of Supervisors held a Public Hearing on _____ , 2025, to consider the adoption of this Ordinance.

NOW THEREFORE, BE IT ENACTED AND ORDAINED by the Board of Supervisors of the Township of Richland, that the Code of Ordinances of the Township of Richland, as amended, be and is hereby further amended as follows:

SECTION I. Amendments to Chapter 27 (Zoning), Part 5, Section 541.9 (Table of Off-Street Parking Space Requirements)

The Code of Ordinances for the Township of Richland, Chapter 27, Zoning, Part 5, Performance Standards, Section 27-541.9, Table of Off-Street Parking Space Requirements, shall be amended as follows:

Use		Recommended Off-Street Parking Space Requirement
G17	Flex Building	1 space per 500 square feet of GFA (safe harbor) or each sub-use within a Flex Building Use must comply with the off-street parking space requirement for that sub-use set forth in this table. *Land Development and Zoning approvals shall identify the selected parking requirement for each specific project

SECTION II. Conflict

Whenever the requirements of this Ordinance are in conflict with other requirements of the ordinances of the Township of Richland, the most restrictive, or those imposing the highest standards shall govern. Privileges granted by this Ordinance do not constitute a waiver or impairment of the rights of the Township at law or equity now or henceforth existing to proceed with enforcement of this Ordinance or any other Ordinances of the Township.

SECTION III. Severability

It is hereby declared to be the intention of the Board of Supervisors of the Township of Richland that the parts, sections, paragraphs, sentences, clauses and phrases of this ordinance are severable. If any part, section, paragraph, sentence, clause or phrase of this ordinance is declared unconstitutional, illegal or otherwise invalid by the judgment or decree of a court of competent jurisdiction, that invalidity shall not affect any of the remaining parts, sections, paragraphs, sentences, clauses or phrases of this Ordinance.

SECTION IV. Effective Date

This Ordinance shall become effective five (5) days after enactment by the Board of Supervisors of Richland Township.

ENACTED AND ORDAINED this ___ day of _____, 2025.

Attest

_____
Secretary

Richland Township Board of Supervisors

_____
Tim Arnold
Chairperson

_____
Christopher Vanelli
Vice Chairperson

_____
Kathleen M. Doyle
Member

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: Bucks County Planning Commission

Date: April 2, 2025

Subject: BCPC #36-35-2
Proposal to Amend the Zoning Ordinance—Flex Building Parking
Applicant: Richland Township Board of Supervisors
Date Received: March 18, 2025
Hearing Date: May 12, 2025

In accordance with the provisions of Sections 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 April 2, 2025.

GENERAL INFORMATION

Proposed Action: Amend the zoning ordinance to revise the off-street parking requirements for the flex building use and associated permitted uses.

Proposed Zoning Provisions: 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.

Existing Zoning Provisions: Use G17 Flex Building requires one off-street space per 400 square feet of GFA.

COMMENT

Terms and definitions—The requirement contains the terms “GFA” and “safe harbor.” GFA appears to refer to “gross floor area.” However, we are uncertain as to what “safe harbor” means in the context of the requirement. We recommend that terms and definitions for “gross floor area” and “safe harbor” be added to the definitions section of the ordinance.

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

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.

CPR:emh
25-0090

cc: Leslie Huhn, Township Manager (via email)
Vicki Schuller, Township Office Administrator (via email)
Rich Brittingham, Township Zoning Officer (via email)
B. Lincoln Treadwell Jr., Esq., Treadwell Law Offices (via email)

BCPC
Bucks County Planning Commission

INVOICE

INVOICE # Pro Forma Invoice/February, 2025

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

CONTRACT #B55-01-10
March 12, 2025

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To:
Quakertown Area Planning Committee

For:
QAPC Continued Planning Assistance

DATE	DESCRIPTION	HOURS	RATE	AMOUNT
	Senior Planner: Matthew Walters			
February, 2025	Preparation of agenda, meeting minutes, review correspondence, and meeting preparation.	5	$ 55.00	$ 275.00
February 11, 2025	Attendance at QAPC meeting	1	$ 55.00	$ 55.00
			TOTAL	$ 330.00

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