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: March 7, 2025

The Quakertown Area Planning Committee will hold its monthly meeting on **Tuesday, March 11th, 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 February 11, 2025
4. Amendment to Zoning Ordinance and Zoning Map (W. Paletown Road)—Richland Township
5. Preparations for 2025 QAPC/PennDOT Annual Transportation Meeting
6. Old Business/New Business
7. Approval of Invoices
8. Adjournment

Also, as a courtesy to those members who plan on attending **Tuesday** night's meeting, I am asking members who will not be able to attend the meeting to kindly **notify me** by noon on **Monday, March 10th, 2025**. Thank you.

MMW

QUAKERTOWN AREA PLANNING COMMITTEE
MONTHLY MEETING
February 11, 2025

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

Public Comment

There was no public comment.

Approval of Minutes from January 14, 2025

Matt Walters presented the meeting minutes for January 2025. On a motion by Henry DePue, with a second by Edward Child, the minutes of the January 14, 2025, monthly meeting were unanimously approved.

Zoning Ordinance Rewrite and Zoning Map Changes—Haycock Township

The Committee reviewed the proposal to repeal the existing zoning ordinance text and map and replace them with a new ordinance and map. The new ordinance contains new definitions, new uses and regulations, and removes QAPC language and zoning districts that are not applicable to Haycock Township. The proposed ordinance is restructured to include new district charts that provide the area and dimensional requirements for all uses in each district. Existing performance standards have been moved into new articles, including natural resources and nuisances. The amended zoning map contains seven rezoned parcels to rectify split-zoned parcels, and three parcels are being rezoned to the PC Planned Commercial and SC Select Commercial districts.

On a motion by Ronald Jackson, with a second by Edward Child, the Committee unanimously voted to endorse the comments in the Bucks County Planning Commission review (BCPC #14-25-1, dated February 5, 2025).

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.

Business/New Business

Committee members gave updates and discussed local development projects. Ed Child indicated that the zoning amendments in Trumbauersville are still under review by the borough solicitor and engineer. Ronald Jackson gave updates on upcoming school district projects.

Adjournment

On a motion by Ed Child, with a second by Adam Klein, the Committee unanimously voted to adjourn the meeting at 7:40 p.m.

Respectfully submitted,

Matthew M. Walters

Matthew M. Walters, Secretary

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: February 13, 2025

Re: Amendment to Zoning Ordinance and Zoning Map -W. Paletown Road

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Attached please find a draft ordinance and exhibits for your review and comment. Please offer any comments to the Board of Supervisors by Monday, March 31, 2025. This will be placed on the April 14, 2025 Board of Supervisor's agenda for a public hearing and consideration of possible adoption of this amendment.

TOWNSHIP OF RICHLAND
BUCKS COUNTY, PENNSYLVANIA

ORDINANCE NO. 305

AN ORDINANCE OF THE TOWNSHIP OF RICHLAND, BUCKS COUNTY, PENNSYLVANIA, AMENDING THE TOWNSHIP OF RICHLAND CODE OF ORDINANCES, BY REVISING CHAPTER 27 (ZONING), SECTION 303 (ZONING DISTRICTS MAP) TO REVISE THE ZONING DISTRICTS MAP BY CHANGING THE ZONING DESIGNATION OF APPROXIMATELY 140.16 ACRES OF LAND (ONE HUNDRED AND FIFTEEN (115) BUCKS COUNTY TAX MAP PARCELS) FROM A RURAL AGRICULTURAL (RA) ZONING DESIGNATION TO A SUBURBAN RESIDENTIAL LOW (SRL) ZONING DESIGNATION, THE IDENTIFIED ACREAGE BEING LOCATED TO THE EAST OF SOUTH OLD BETHLEHEM PIKE, TO THE SOUTH OF STATION ROAD, AND DIRECTLY NORTH OF WEST PALETOWN ROAD. THIS ORDINANCE CONTAINS SIGNIFICANT, SUBSTANTIVE CHANGES TO THE RICHLAND TOWNSHIP ZONING MAP, 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 adopted an Amended Comprehensive Plan, on August 14, 2023, specifically adopting a revised Future Land Use Plan identifying and expanding the Year 2023 Primary Development Area to include approximately 332.94 acres of land located in the southern portion of the Township directly to the north of West Paletown Road; and

WHEREAS, the Richland Township Board of Supervisors desires to amend the Zoning Districts Map found in Chapter 27, Section 303 to change the zoning designation of approximately 140.16 acres of land, One Hundred and Fifteen (115) Bucks County Tax Map Parcel Numbers, from a Rural Agricultural (RA) zoning designation to a Suburban Residential Low (SRL) zoning designation; and

WHEREAS, the proposed Amendment to the Zoning Map is consistent with the Amended Comprehensive Plan; 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 the Zoning Districts Map; and

WHEREAS, the Richland Township Board of Supervisors held a Public Hearing on April 14, 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 1. Amendment to Chapter 27 (Zoning), Section 27-303 (Zoning Districts Map)

The Zoning Districts Map of the Township of Richland is hereby amended in accordance with the revisions noted on the "Existing Zoning" and "Proposed Zoning" Maps attached hereto and incorporated herein by reference as Exhibits "A1 & A2". Specifically, approximately 140.16 acres of land being further identified as One Hundred and Fifteen (115) Bucks County Tax Map Parcels, as noted on the list of parcels and addresses attached hereto and incorporated herein by reference as Exhibit "B", currently zoned Rural Agricultural (RA) are changed to Suburban Residential Low (SRL). The identified acreage being located to the east of South Old Bethlehem Pike, to the south of Station Road, and directly north of West Paletown Road.

Chapter 27, Section 27-303 of the Code is amended in its entirety as follows:

"Districts are bounded and defined as shown in the Zoning Map entitled "Richland Township Official Zoning Map adopted: April 14, 2025 by Ordinance No. 305 as amended", which is contained in this Chapter and which, with all explanatory matters thereon, is hereby made part of this Chapter 27."

SECTION 2. 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 3. 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 4. Repealer

All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed insofar as they may be inconsistent herewith.

SECTION 5. 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

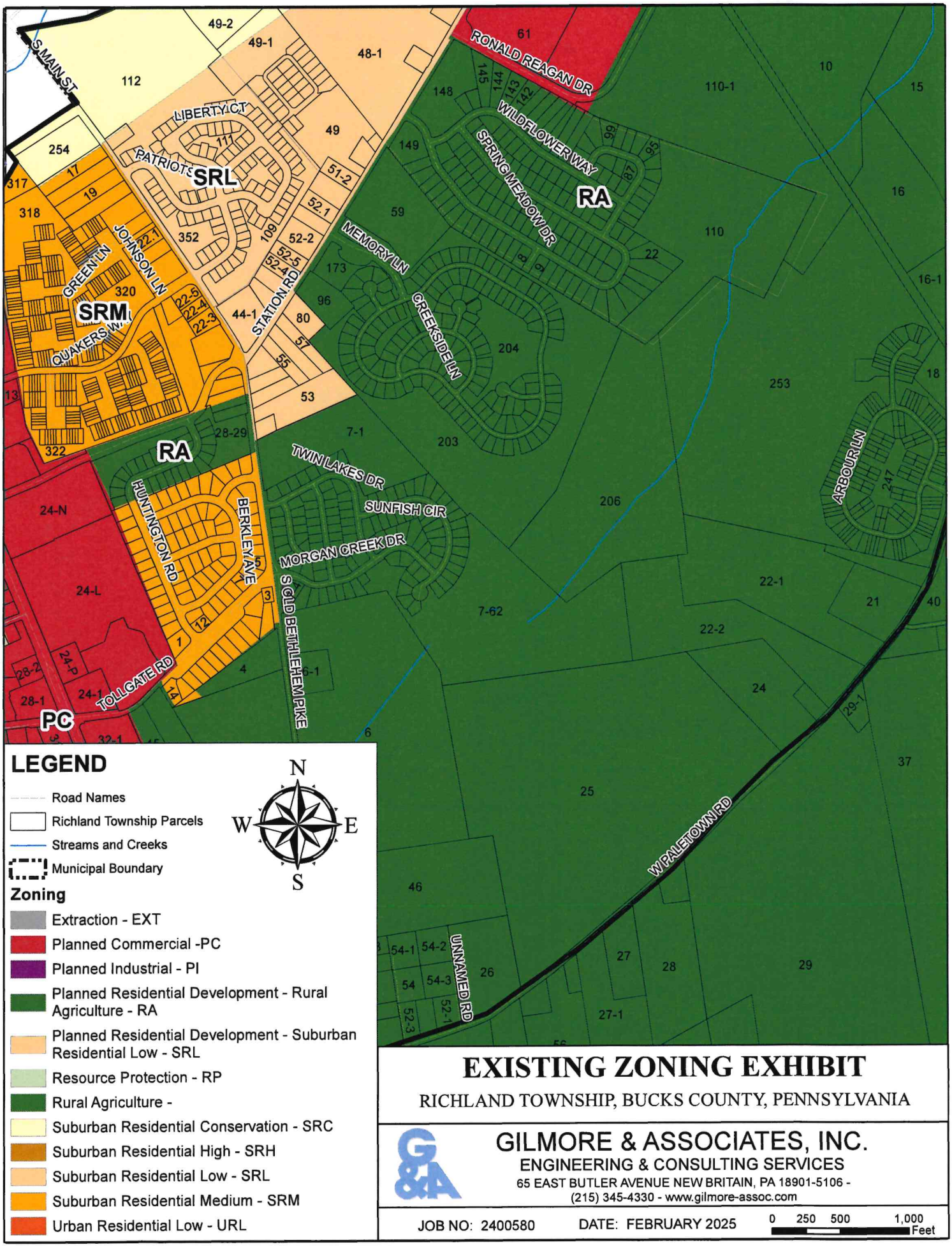
RICHLAND TOWNSHIP
BOARD OF SUPERVISORS

_____
Tim Arnold
Chairperson

_____
Christopher Vanelli
Vice Chairperson

_____
Kathleen M. Doyle
Member

Exhibit A1 – Existing Zoning Map
Exhibit A2 – New Zoning Map with new SRL area
Exhibit B – list of properties being changed with addresses and Tax Map Parcel #'s



LEGEND

- Road Names
- Richland Township Parcels
- Streams and Creeks
- Municipal Boundary

N W E S

Zoning

- Extraction - EXT
- Planned Commercial -PC
- Planned Industrial - PI
- Planned Residential Development - Rural Agriculture - RA
- Planned Residential Development - Suburban Residential Low - SRL
- Resource Protection - RP
- Rural Agriculture -
- Suburban Residential Conservation - SRC
- Suburban Residential High - SRH
- Suburban Residential Low - SRL
- Suburban Residential Medium - SRM
- Urban Residential Low - URL

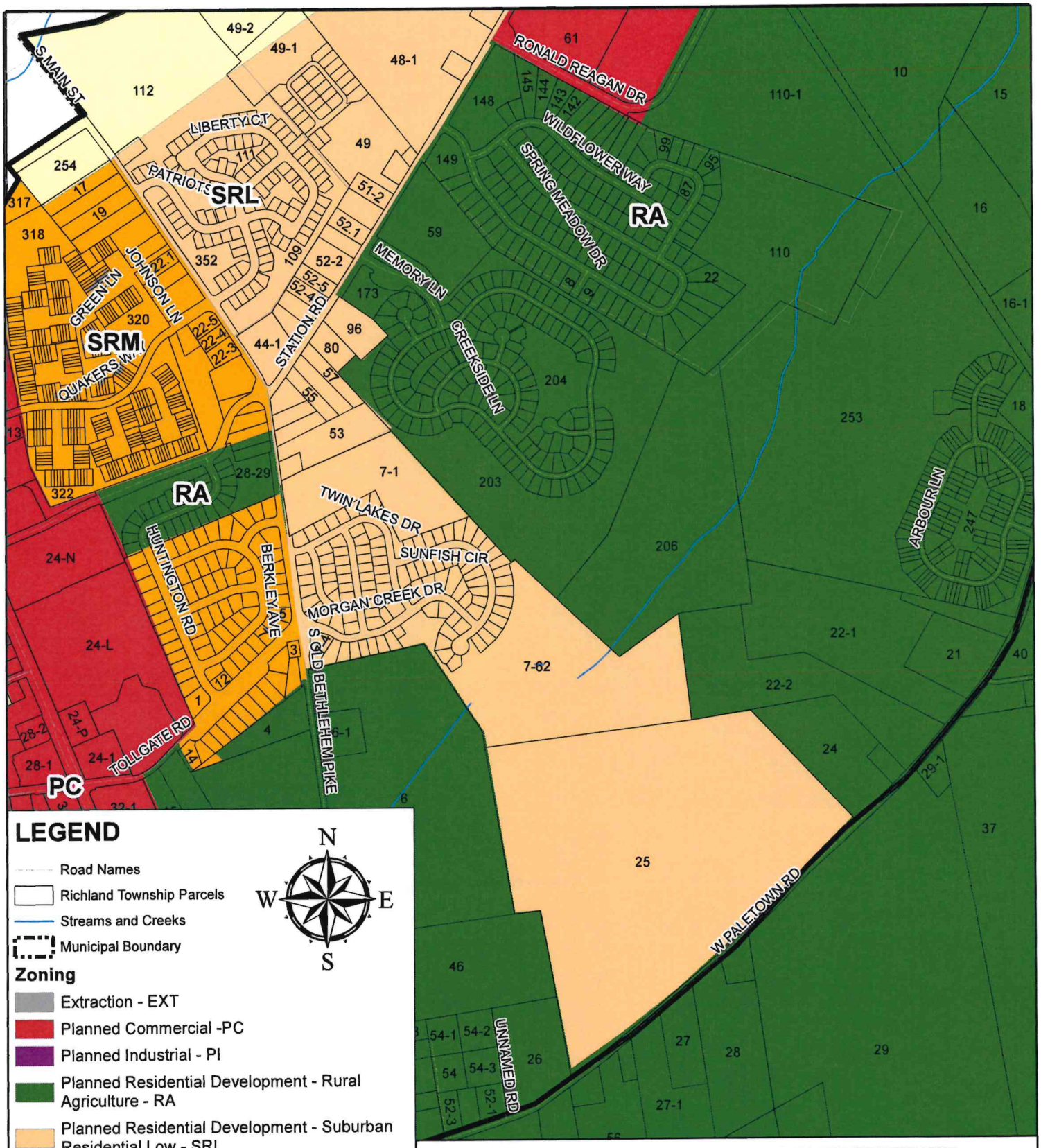
EXISTING ZONING EXHIBIT

RICHLAND TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
65 EAST BUTLER AVENUE NEW BRITAIN, PA 18901-5106 -
(215) 345-4330 - www.gilmore-assoc.com

JOB NO: 2400580 DATE: FEBRUARY 2025

0 250 500 1,000 Feet



LEGEND

- Road Names
- Richland Township Parcels
- Streams and Creeks
- Municipal Boundary

N W E S

Zoning

- Extraction - EXT
- Planned Commercial -PC
- Planned Industrial - PI
- Planned Residential Development - Rural Agriculture - RA
- Planned Residential Development - Suburban Residential Low - SRL
- Resource Protection - RP
- Rural Agriculture -
- Suburban Residential Conservation - SRC
- Suburban Residential High - SRH
- Suburban Residential Low - SRL
- Suburban Residential Medium - SRM
- Urban Residential Low - URL

PROPOSED ZONING EXHIBIT

RICHLAND TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
65 EAST BUTLER AVENUE NEW BRITAIN, PA 18901-5106 -
(215) 345-4330 - www.gilmore-assoc.com

JOB NO: 2400580 DATE: FEBRUARY 2025

0 250 500 1,000 Feet

Parcel Number	Address				Deed Area	AC/SQFT
36-039-025	360	W	PALETOWN	RD	80.02	AC
36-039-007-001	989	S	OLD BETHLEHEM	PIKE	10.592	AC
36-039-007-006	2009		MORGAN CREEK	DR	10023	SQFT
36-039-007-007	2013		MORGAN CREEK	DR	7856	SQFT
36-039-007-008	2017		MORGAN CREEK	DR	7050	SQFT
36-039-007-005	2005		MORGAN CREEK	DR	15710	SQFT
36-039-007-009	2021		MORGAN CREEK	DR	7050	SQFT
36-039-007-010	2025		MORGAN CREEK	DR	8041	SQFT
36-039-007-004	2001		MORGAN CREEK	DR	23113	SQFT
36-039-007-011	2029		MORGAN CREEK	DR	9449	SQFT
36-039-007-064			MORGAN CREEK	DR	0.1125	AC
36-039-007-028	2232		BLUE GILL	DR	8029	SQFT
36-039-007-042	2237		BLUE GILL	DR	8998	SQFT
36-039-007-062	2106		MORGAN CREEK	DR	26.9372	AC
36-039-007-027	2129		PERCH	WAY	10841	SQFT
36-039-007-029	2228		BLUE GILL	DR	7805	SQFT
36-039-007-043	2233		BLUE GILL	DR	6020	SQFT
36-039-007-026	2125		PERCH	WAY	8279	SQFT
36-039-007-060	2030		MORGAN CREEK	DR	6049	SQFT
36-039-007-025	2121		PERCH	WAY	9598	SQFT
36-039-007-044	2229		BLUE GILL	DR	6020	SQFT
36-039-007-061	2361		TWIN LAKES	DR	10629	SQFT
36-039-007-024	2117		PERCH	WAY	9110	SQFT
36-039-007-041	2224		BLUE GILL	DR	7153	SQFT
36-039-007-059	2357		TWIN LAKES	DR	8669	SQFT
36-039-007-045	2225		BLUE GILL	DR	6020	SQFT
36-039-007-002		S	OLD BETHLEHEM	PIKE	0.1243	AC
36-039-007-023	2113		PERCH	WAY	7703	SQFT
36-039-007-058	2353		TWIN LAKES	DR	7152	SQFT
36-039-007-040	2220		BLUE GILL	DR	6085	SQFT
36-039-007-030	2116		PERCH	WAY	6802	SQFT
36-039-007-046	2221		BLUE GILL	DR	6020	SQFT
36-039-007-022	2109		PERCH	WAY	7219	SQFT
36-039-007-057	2349		TWIN LAKES	DR	6000	SQFT
36-039-007-039	2216		BLUE GILL	DR	6085	SQFT
36-039-007-031	2112		PERCH	WAY	6000	SQFT
36-039-007-047	2217		BLUE GILL	DR	6020	SQFT
36-039-007-056	2345		TWIN LAKES	DR	6000	SQFT
36-039-007-038	2212		BLUE GILL	DR	6085	SQFT
36-039-007-021	2105		PERCH	WAY	7219	SQFT
36-039-007-032	2108		PERCH	WAY	6000	SQFT
36-039-007-048	2213		BLUE GILL	DR	6020	SQFT
36-039-007-055	2341		TWIN LAKES	DR	6000	SQFT

Parcel Number	Address				Deed Area	AC/SQFT
36-039-007-037	2208		BLUE GILL	DR	6085	SQFT
36-039-007-063			BLUE GILL	DR	0.1382	AC
36-039-007-020	2101		PERCH	WAY	7210	SQFT
36-039-007-033	2104		PERCH	WAY	6558	SQFT
36-039-007-054	2337		TWIN LAKES	DR	6000	SQFT
36-039-007-036	2204		BLUE GILL	DR	6118	SQFT
36-039-007-049	2209		BLUE GILL	DR	6020	SQFT
36-039-007-034	2100		PERCH	WAY	7689	SQFT
36-039-007-053	2333		TWIN LAKES	DR	6543	SQFT
36-039-007-035	2200		BLUE GILL	DR	7734	SQFT
36-039-007-050	2205		BLUE GILL	DR	6806	SQFT
36-039-007-019	2300		TWIN LAKES	DR	9224	SQFT
36-039-007-018	2304		TWIN LAKES	DR	7444	SQFT
36-039-007-051	2201		BLUE GILL	DR	7033	SQFT
36-039-007-052	2329		TWIN LAKES	DR	9426	SQFT
36-039-007-017	2308		TWIN LAKES	DR	7507	SQFT
36-039-007-016	2312		TWIN LAKES	DR	7568	SQFT
36-039-007-015	2316		TWIN LAKES	DR	7533	SQFT
36-039-007	1035	S	OLD BETHLEHEM	PIKE	0.4203	AC
36-039-007-014	2320		TWIN LAKES	DR	7832	SQFT
36-039-007-013	2324		TWIN LAKES	DR	9070	SQFT
36-039-007-012	2328		TWIN LAKES	DR	10457	SQFT
36-039-007-092	2404		SUNFISH	CIR	7234	SQFT
36-039-007-091	2408		SUNFISH	CIR	7234	SQFT
36-039-007-090	2412		SUNFISH	CIR	7234	SQFT
36-039-007-089	2416		SUNFISH	CIR	7456	SQFT
36-039-007-088	2420		SUNFISH	CIR	7790	SQFT
36-039-007-087	2424		SUNFISH	CIR	10167	SQFT
36-039-007-086	2428		SUNFISH	CIR	11142	SQFT
36-039-007-085	2432		SUNFISH	CIR	8097	SQFT
36-039-007-084	2436		SUNFISH	CIR	7549	SQFT
36-039-007-083	2440		SUNFISH	CIR	7369	SQFT
36-039-007-082	2444		SUNFISH	CIR	8506	SQFT
36-039-007-081	2448		SUNFISH	CIR	8008	SQFT
36-039-007-080	2452		SUNFISH	CIR	8008	SQFT
36-039-007-079	2456		SUNFISH	CIR	8008	SQFT
36-039-007-078	2460		SUNFISH	CIR	8008	SQFT
36-039-007-077	2464		SUNFISH	CIR	8008	SQFT
36-039-007-076	2468		SUNFISH	CIR	8008	SQFT
36-039-007-075	2472		SUNFISH	CIR	8008	SQFT
36-039-007-074	2476		SUNFISH	CIR	8008	SQFT
36-039-007-073	2480		SUNFISH	CIR	7685	SQFT
36-039-007-072	2484		SUNFISH	CIR	7799	SQFT

Parcel Number	Address				Deed Area	AC/SQFT
36-039-007-071	2488		SUNFISH	CIR	8589	SQFT
36-039-007-070	2492		SUNFISH	CIR	9168	SQFT
36-039-007-069	2496		SUNFISH	CIR	8788	SQFT
36-039-007-068	2061		MORGAN CREEK	DR	8496	SQFT
36-039-007-067	2057		MORGAN CREEK	DR	6500	SQFT
36-039-007-066	2053		MORGAN CREEK	DR	9263	SQFT
36-039-007-065	2037		MORGAN CREEK	DR	9469	SQFT
36-039-007-093	2401		SUNFISH	CIR	10801	SQFT
36-039-007-094	2405		SUNFISH	CIR	7318	SQFT
36-039-007-095	2409		SUNFISH	CIR	7241	SQFT
36-039-007-096	2413		SUNFISH	CIR	7241	SQFT
36-039-007-097	2417		SUNFISH	CIR	7241	SQFT
36-039-007-098	2421		SUNFISH	CIR	7210	SQFT
36-039-007-099	2425		SUNFISH	CIR	7399	SQFT
36-039-007-100	2431		SUNFISH	CIR	7596	SQFT
36-039-007-101	2435		SUNFISH	CIR	8276	SQFT
36-039-007-102	2439		SUNFISH	CIR	8536	SQFT
36-039-007-103	2443		SUNFISH	CIR	8366	SQFT
36-039-007-104	2447		SUNFISH	CIR	7524	SQFT
36-039-007-105	2451		SUNFISH	CIR	6442	SQFT
36-039-007-106	2455		SUNFISH	CIR	8562	SQFT
36-039-007-107	2058		MORGAN CREEK	DR	6951	SQFT
36-039-007-108	2054		MORGAN CREEK	DR	9181	SQFT
36-039-007-109	2050		MORGAN CREEK	DR	15458	SQFT
36-039-007-110	2046		MORGAN CREEK	DR	11771	SQFT
36-039-007-111	2042		MORGAN CREEK	DR	9116	SQFT
36-039-007-112	2038		MORGAN CREEK	DR	8766	SQFT
36-039-007-113	2034		MORGAN CREEK	DR	8754	SQFT
36-017-096	535		STATION	RD	2.00	AC

TOTAL # OF PARCELS	115
TOTAL SQ FT	6,105,312.64
TOTAL AC	140.159

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: March 5, 2025

Subject: BCPC #36-25-1
Proposal to Amend the Zoning Map and Ordinance
TMPs #36-17-96, 36-39-25, 36-39-7, and 36-39-7-1 through -7-113
Owner: Various
Applicant: Board of Supervisors
Date Received: February 18, 2025
Hearing Date: April 14, 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 March 5, 2025.

GENERAL INFORMATION

Proposed Action: 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.

Location and Size of Tract: The 115 parcels, totaling 140.16 acres, are located along the eastern side of South Old Bethlehem Pike, south of Station Road and north of West Paletown Road

Proposed Zoning Provisions:

A. Proposed Zoning District – The purpose of the Suburban Residential Low District (SRL) is to provide for low-intensity suburban residential development. A variety of housing types are encouraged, as are clustering and the provision of open spaces. The intensities are intended to blend with existing residential uses and protect natural features and resources.

   The proposed SLR District zoning map amendment aligns the zoning map with the newly expanded development area (as identified in the 2009 *Richland Township Comprehensive Plan*

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

Update) in the southern portion of the township, directly north of Paletown Road. The SRL will provide for low-intensity suburban style residential development.

B. Proposed Zoning – The proposed zoning change will permit use B5 Performance Standard Subdivision and use B6 Mobile Home Parks, by right, within the proposed district area. Use B5 will permit a variety of housing types by right, including single-family homes, detached dwellings, twin homes, duplexes, patio houses, atrium houses, multiplexes, townhouses, and apartments, provided the proposed developments adhere to the requirements of Section 27-405.B.(5). Use B6 permits mobile homes, provided they are on a site with a minimum area of 10 acres, conform to the requirements of B5 Performance Standard Subdivision as shown in Section 27-512, and have a maximum building coverage of 25 percent.

   Other uses permitted within the SRL District by conditional use include halfway houses, office parks, and emergency services.

   Amend Section 27-303, Zoning Districts Map, to read: "Districts are bounded and defined as shown in the Zoning Map entitled "Richland Township Official Zoning Map" adopted: April 14, 2025, by Ordinance No. 305, as amended, which is contained in this chapter, and which, with all explanatory matters thereon, is hereby made part of this Chapter 27."

Existing Zoning Provisions:

RA Rural Agriculture district provides standards for low-intensity development in rural areas served with utilities. Residential uses are permitted when they are clustered with open space. The RA District permits industrial scale agriculture operations and uses B1A Single Family Detached, B4 Single Family Enhanced Density, and B7 Country Property, provided the proposed dwellings meet requirements pertaining to front and side yard setbacks and minimum lot areas.

The area also partially resides in the AQ Age Qualified Overlay District, which is designed to permit a greater variety of housing for older people who do not require intensive individual care. The Age Qualified district requires 60 percent of the area to be dedicated as open space, two off street parking spaces for each dwelling, and a minimum site area of 50 acres. The requirements of the Age Qualified (Overlay) District are in addition to those of the underlying zoning districts and apply regardless of the underlying zoning district.

COMMENT

The 2009 *Richland Township Comprehensive Plan Update* serves as the township's comprehensive plan. In Chapter 5, A Plan for Housing, Section 5.4.3., the plan calls for expanding housing types and diversifying housing options. The township further updated their comprehensive plan in 2023 to make the tract area an area of development within its future land use map. The proposed change of zoning from RA District to SRL District brings the parcels into alignment with the amended future land use map and will permit parcels within the development area to support more housing, furthering the goals of the comprehensive plan.

We recommend that the township board of supervisors adopt the proposal as submitted, since it appears to be consistent with the requirements of the Pennsylvania Municipalities Planning Code and the land use policies of the municipal comprehensive plan and zoning ordinance.

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
25-0051

cc: Leslie Huhn, Township Manager (via email)
Tracey Virnelson, Township Office Administrator (via email)
Rich Brittingham, Township Zoning Officer (via email

PERTINENT INFORMATION

Site Characteristics, Natural Features: The site is occupied by suburban style development within its northern portion along Station Road and South Old Bethlehem Pike. In the southern portion the site comprises large single-family detached homes, woodlands, and agriculture. Morgan Creek traverses the southern portion of the site. Wetlands and marshes are located along the banks of Morgan Creek along its course through the site.

Existing Land Use: Medium and low density residential, woodlands, and agricultural

Surrounding Land Use:

North:	Medium Density Residential
East:	Wooded and Agricultural
South:	Agricultural and Wooded
West:	Medium Density Residential

Surrounding Zoning:

North:	SRL – Suburban Residential Low
East:	RA – Rural Agricultural
South:	RA – Rural Agricultural
West:	SRM – Suburban Residential Medium

Municipal Comprehensive Plan: The 2009 *Richland Township Comprehensive Plan Update* serves as the township comprehensive plan. In Chapter 5, A Plan for Housing, Section 5.4.3., the plan calls for expanding housing types and diversifying housing options. The comprehensive plan designates the area as a development area on the future land use map.

2024 QAPC: Regional PennDOT Priorities - Capital Projects

Please provide a rank (1-17) in the left hand column for each project. The far right column indicates the project's ranking for 2024.

2025 Rank	Project Description	Status Notes	2024 Ranking
	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)	Right-of-way plans for Allentown Road and PA 663 under review, single-span bridge proposed to lessen debris collection during storms, 1.5 to 2 years for construction	1
	Replacement of Engelman Bridge on Kumry Road over Unami Creek (Milford)	Not on TIP	2
	663/Allentown Road Intersection and Bridge Improvments (Milford Township)		3
	Replacement of bridge on Old Bethlehem Road (Haycock)	On TIP, in design phase	4
	Union Road, from Main Street in Richlandtown to Thatcher Road (Richland/Richlandtown)-widen one-lane bridge near Apple Road to two lanes	Not on TIP	5
	Portzer Road extension to roundabout at BJs/Target (Milford)	Project has been let, design by Milford Twp., constructionin 2023	6
	Alternate truck route around Quakertown Borough (Paletown Road) (Quakertown)		8
	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	road resurfaced, some drainage issues addressed, construction to begin in May 2024	9
	Replace bridge on Stony Garden Road between Roundhouse Road and Reed Lane. (Haycock)	Design complete, construction in 2023	10
	Drainage improvements on Allentown Road between Starr Road and Campbells Bridge over Unami Creek (Milford)		11
	Extend the left turn lane on Route 309 North at the Pumping Station Road intersection (Richland)		12
	Trumbauersville Road Bridge Replacement, one-lane bridge between Fels and Nursery roads (Milford Township)		13
	Pedestrian safety improvements on Route 309 at the Park Avenue traffic light (as part of the Highland Trail) (Quakertown)		14
	Rosedale Road "Twin" Bridge Replacements (Milford Township)		15
	AM Drive Signage Improvements (Milford Township)	New Project for 2024 (was #22 in maintenance last year)	17
	Replace one-lane bridge on Old Bethlehem Road between Oak Lane and Pullen Station Road (Haycock Township)		

2025 QAPC: Regional PennDOT Priorities - Maintenance Projects

Please provide a rank (1-29) in the left hand column for each project. The far right column indicates the project's ranking for 2024.

2025 Rank	Project Description	Status Notes	2024 Rank
	Route 663, from just past Hickory Drive intersection to just past Portzer Road intersection, repaving (Quakertown)	Mechanized patching completed 2021, resurfacing scheduled for 2025	1
	Allentown Road/Main Street repaving (Trumbauersville)	Partially complete, South Main Street paved, other areas worst spots milled and repaved, sealcoating scheduled for 2022, repaving scheduled for 2023	2
	Allentown Road from 663 to Trumbauersville, repaving (Trumbauersville)	Sealcoating scheduled for 2022	3
	Intersection of Route 309 and Tollgate Road repaving (Richland)	East side of road may have been repaved	4
	Route 309 repaving, between Quakertown-Richland municipal boundaries (Quakertown)	Scheduled for mechanized patching, not on 5-yr repaving schedule	5
	Route 663, northbound right lane from Krammes Road to PA Turnpike entrance, repaving (in Milford, submitted by Levi Bus Co.)	Scheduled for 2025 along with Project #1 above	6
	Broad Street repaving (Trumbauersville)	Mechanized patching in 2 years, not on 5-year repaving schedule	7
	Storm pipe along south side of Allentown Road on both sides of Grant Road (Milford)		8
	Allentown Road Longitudinal pipe: Sycamore to Trumbauersville Road (Milford)		9
	Improve median barriers along Route 309, between Quakertown-Richland municipal boundaries (Quakertown)	Should be addressed during bypass project	10
	West Thatcher Road repaving (Haycock and Richland Townships)	Scheduled for resurfacing in 2024, base repair in 2022 or 2023	11
	Broad Street (Route 313) from 5th Street to Route 309, paving (Quakertown)		12
	North Old Bethlehem Pike, north of PA 663, repaving and clean out of ditches (Richland)	Partially complete, not on 5-year repaving schedule	13
	Tollgate Road, between Trumbauersville Road and Route 309, drainage improvements (Trumbauersville/Milford/Richland)	Paving completed in 2021	14
	Repair roof on PennDOT owned covered bridge on Covered Bridge Road. Bridge is closed. PennDOT is replacing the deck (Haycock/East Rockhill)		15
	Main Street/Cherry Street drainage repair (Richlandtown)	Drain has sunk and clogs up	16
	Repair roof on PennDOT owned covered bridge on Covered Bridge Road. Bridge is closed. PennDOT is replacing the deck (Haycock/East Rockhill)		17
	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)		25
	Sheard's Mill Covered Bridge on Covered Bridge Road steel expansion joint damaged (Haycock)		
	Deerwood Lane road/shoulder washout near 892 Deerwood Lane (Haycock Township)		
	PA 309 Northbound near Tractor Supply (Richland Township)		
	PA 309 Northbound near Walmart @ Richland Crossing entrance drainage pipe (Richland Township)		

BCPC
Bucks County Planning Commission

INVOICE

INVOICE # Pro Forma Invoice/January, 2025

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

CONTRACT #B55-01-10
February 14, 2025

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To:
Quakertown Area Planning Committee

For:
QAPC Continued Planning Assistance

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

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