

QUAKERTOWN AREA PLANNING COMMITTEE

Haycock Township
Milford Township
Quakertown Borough

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Richland Township
Richlandtown Borough
Trumbauersville Borough

SUPERINTENDENT'S OFFICE
QUAKERTOWN COMMUNITY SCHOOL DISTRICT

MEMORANDUM

TO: Quakertown Area Municipalities and Quakertown Community School District

FROM: Lisa M. Wolff, Secretary
Quakertown Area Planning Committee

SUBJECT: QAPC 2015 Annual Report

DATE: March 11, 2016

Enclosed please find a copy of the Quakertown Area Planning Committee's (QAPC) Annual Report for the year 2015. The Committee discussed this report and approved it at their March 8, 2016, meeting. The enclosed copy is for your information and files.

LMW

Enclosures

*c/o Bucks County Planning Commission
The Almshouse, 1260 Almshouse Road, Neshaminy Manor Center, Doylestown, PA 18901
(215) 345-3400*

QUAKERTOWN AREA PLANNING COMMITTEE 2015 ANNUAL REPORT

Activities/Discussions

- Following a member inquiry at the January 2015 meeting, the Quakertown Area Planning Committee (QAPC) spent time at the February meeting discussing the status of public sewage facilities in the region. With the exception of Haycock, which has all on-lot systems, three public sewer agencies serve five of the six Quakertown Area municipalities. The Milford-Trumbauersville Area Sewer Authority serves most of Milford, all of Trumbauersville, and small areas of Richland, Quakertown, and Springfield. The Quakertown Borough Sewage Treatment Plant receives and treats wastewater from Quakertown, Richlandtown, and part of Richland. The Bucks County Water and Sewer Authority (BCWSA) provides collection and conveyance infrastructure to transport sewage from Richland and Richlandtown to the Quakertown Treatment Plant.

After checking with municipal and authority officials, it was verified that the sewer authorities and departments have available capacity. A previous moratorium on new sewer connections that had been in effect in Richland had been lifted a few years ago, after Quakertown Borough approved an agreement that transfers excess capacity from its treatment plant to the BCWSA. In exchange, the BCWSA is paying to replace two of Quakertown's main interceptors: the Licking Run and Beaver Run interceptors. The upgrades to the interceptors are needed to reduce inflow and infiltration and to increase capacity.

- In December, the QAPC hosted several representatives from the Pennsylvania Department of Transportation (PaDOT) to discuss transportation issues in the Quakertown Area. The primary topics of discussion centered on how PaDOT prioritizes roadway maintenance projects (surface treatment projects) and the state's Transportation Improvement Program (TIP) projects.

John Krafczyk, Assistant District Executive for Maintenance for PaDOT District 6-0, provided an overview on how the state is scheduling roadway maintenance. John discussed the development of a Roadway Inventory which will be followed by a prioritization process. An Overall Pavement Index (OPI) has been developed which has information on conditions of every state roadway in the region. A prioritization process that takes into account the level of each roadway will be used to identify roadways with the most urgent maintenance needs. This information will be part of a 5-Year Plan for roadway maintenance in the area, which is anticipated to be finalized in early 2016. John emphasized that maintenance needs have to be balanced with the budget.

Cal Morrison, County Maintenance Manager for Bucks County, discussed the issue of manpower availability when considering maintenance needs and noted that currently, two PaDOT maintenance crews cover all of Upper Bucks County.

Tim Stevenson, P.E., Design Portfolio Manager for PaDOT District 6-0, gave an overview of the TIP, noting that it has been fiscally overcommitted for about a decade. Tim discussed the different types of projects that are on the TIP and noted that the state has been focusing primarily on bridges. PaDOT is updating the TIP for the 2017-2020 period, which will become effective in October of 2016.

Tim gave the following update on current PaDOT projects in the region: Rocky Ridge Road bridge over the Tohickon Creek (in Richland)—to receive bids in April of 2016; Closed Loop signal project along Rt. 309 (Quakertown and Richland)—start contractor hiring process in February of 2017; Allentown Road and Route 663 bridges over Licking Run Creek (Milford)—start contractor hiring process in April of 2017; Old Bethlehem Road bridge over Kimples Creek (Haycock)—start contractor hiring process in July of 2017; Route 309/Sellersville Bypass—process scheduled for June 2018; and Allentown Road bridge over Unami Creek—process scheduled for May 2018.

Charles Metzger, Community Relations Coordinator for PaDOT District 6-0, discussed ways PaDOT is trying to improve communication with local communities. In following the Committee's commitment to hold one meeting a year on transportation issues, it was agreed to invite PaDOT officials back to a QAPC meeting in the Fall of 2016.

Reviews

The Quakertown Area Planning Committee reviewed the following proposals. The meeting date at which the proposal was discussed is indicated in parentheses at the end of the description.

- Haycock Township Zoning Ordinance Amendment (Floodplain Regulations) – A proposal to amend the zoning ordinance to comply with the updated floodplain regulations required by the Federal Emergency Management Agency (FEMA). The existing floodplain regulations would be removed from the ordinance and addressed by a new stand-alone floodplain ordinance. (1/13/15)
- Haycock Township Subdivision and Land Development Ordinance Amendment (Floodplain Regulations) – A proposal to amend the subdivision and land development ordinance to revise the definition of floodplain and to delete other definitions to be consistent with the FEMA. (1/13/15)
- Richland Township Zoning Ordinance Amendment (Floodplain Regulations) – A proposal to amend the zoning ordinance to comply with the updated floodplain regulations required by the FEMA. The existing floodplain regulations would be removed from the ordinance and addressed by a new stand-alone floodplain ordinance. (2/10/15)
- Richland Township Zoning Ordinance Amendment (Airport Overlay District and Airport Overlay Zoning Map) – A proposal to amend the zoning ordinance to create

an Airport Overlay District, in accordance with the Pennsylvania Aviation Code. The provisions regulate the height of newly built or installed structures and trees in order to reduce the potential hazards to air navigation in the vicinity of the Quakertown and Pennridge airports. (2/10/15)

- CVS Pharmacy – A conditional use application to permit a large retail store within the Arterial Corridor Overlay District. The large retail store would consist of a 13,225-square-foot CVS pharmacy proposed on a 2.75-acre lot at the southeastern corner of the intersection of Route 309 and Tollgate Road in Richland Township. (5/12/15)

Also, at the same meeting, a preliminary plan of land development for a subdivision of the site into two lots and the land development of the 13,225-square-foot CVS pharmacy on one of the lots was reviewed by the Committee. (5/12/15)

- Turn 14 Distribution – A sketch plan to construct a 200,000-square-foot industrial building and a future addition totaling 100,000 square feet on a 34.8-acre site. The site is located west of Rosenberger Road and south of New Road in Milford Township. (8/11/15)
- Bank of America ATM Kiosk – A preliminary plan to construct a 34-square-foot (approximate), walk-up ATM kiosk adjacent to the existing parking lot of the Trainers Corner Shopping Center. The site is located along the east side of Route 309 in Richland Township. (9/8/15)
- Precision Finishing – A sketch plan to construct a 40,000-square-foot warehouse facility and a future addition totaling 30,000 square feet on a 7.30-acre parcel. The site is located at the Quakertown Interchange Commerce Center on the eastern side of AM Drive, within Milford Township. (9/8/15)
- Weiss – A special exception request to change the location of a nonconforming advertising sign which is located on land being condemned by PaDOT for roadway improvements to Route 663. The sign is located on a 34.9-acre site along the southern side of Route 663 in Milford Township. (9/8/15)
- Krevitz Family Partnership – A special exception request to change from one existing nonconforming use to a different nonconforming use. Specifically, the applicant requests to allow an existing wholesale/warehousing use to change to a business with retail/showroom and offices. The proposed business will have a showroom with bath fixtures, some office space, and a warehousing area. (11/10/15)