

Plan Recommendations and Implementation

The following summarizes the comprehensive plan's recommendations by section topic. Each plan topic includes the page numbers in which the discussion takes place in this plan. The entity or entities responsible for completing the task and suggested timeframe for action are also provided. Time frames are broken into short term (1 – 2 year), middle term (3 – 5 years), long term (6 – 10 years), and ongoing.

Residential Development (Pages 19 – 28)

- ❖ Revise the zoning ordinance to consider appropriate housing opportunities (e.g., senior housing) through the creation of a new zoning district and/or revised use regulations.
Entity responsible: Board of Supervisors, Planning Commission
Time frame: Short Term
- ❖ Ensure strict enforcement of the building code and zoning ordinance.
Entity responsible: Board of Supervisors, Zoning Officer
Time frame: Ongoing

Nonresidential Development (Pages 29 – 34)

- ❖ Explore ways of marketing new industrial office park businesses into the industrial zoning districts with the assurance that any development that does occur there will be consistent with the intended appearance and character along Ridge Road (e.g., coordinate with the Pennridge Chamber of Commerce, Upper Bucks Chamber of Commerce, Bucks County Economic Development Corporation, and Bucks County Community and Business Development to market businesses).
Entity responsible: Board of Supervisors, Township Manager
Time frame: Ongoing
- ❖ Consider mid to long-term plans that examine alternative uses for the Extraction District in the event that ownership or use is transferred to the township.
Entity responsible: Board of Supervisors, Planning Commission
Time frame: Middle to Long Term
- ❖ Explore (zoning and nonzoning) options for the expansion of nonresidential employment base in East Rockhill in order to increase the tax ratable in the township.
Entity responsible: Board of Supervisors, Planning Commission
Time frame: Ongoing
- ❖ Review the buffer yard requirements in the zoning ordinance to ensure that land use impacts between adjacent residential and nonresidential uses are minimized.
Entity responsible: Board of Supervisors; Planning Commission

Time frame: Short Term

- ❖ Maintain high standards that control nuisances such as objectionable noise, odors, smoke, and hazardous materials in local ordinances.

Entity responsible: Board of Supervisors; Planning Commission

Time frame: Ongoing

Natural Resources (Pages 35 – 42)

- ❖ Enforce natural resource protection standards to ensure that the carrying capacity of the site proposed for development is not exceeded.

Entity responsible: Board of Supervisors; Planning Commission

Time frame: Ongoing

- ❖ Examine the existing natural resource protection standards in the zoning ordinance to determine if should be amended to incorporate additional protection measures and/or allowances for limited disturbance areas where appropriate. (See page 37.)

Entity responsible: Board of Supervisors; Planning Commission

Time frame: Short Term

- ❖ Review forestry regulations to provide more restrictive standards. (See page 38.)

Entity responsible: Board of Supervisors; Planning Commission

Time frame: Short Term

- ❖ Explore the implementation of Low Impact Development (LID) techniques (e.g., site fingerprinting and site analysis and resource conservation plan) that stresses the utilization of a site's natural drainage system while minimizing grading and site disturbances (as highlighted in the Tools and Techniques section).

Entity responsible: Board of Supervisors; Planning Commission

Time frame: Middle Term

- ❖ Evaluate and possibly amend the riparian buffer regulations in the zoning ordinance to provide performance standards for the protection of the township's waterways. (See Riparian Corridor Conservation District and Management Plan in the Tools and Techniques section.)

Entity responsible: Board of Supervisors; Planning Commission

Time frame: Short Term

- ❖ Encourage landowners in significant resource areas (e.g., priority sites identified in the Bucks County's Natural Areas Inventory Program and Heritage Conservancy's Lasting Landscapes Program) to donate their land or provide a conservation easement.

Entity responsible: Board of Supervisors

Time frame: Ongoing

- ❖ Cooperate with the Heritage Conservancy to implement the recommendations from the *Quakertown Swamp Resource Protection Plan* (2000) that attempts to encourage landowners and municipalities to preserve the land so that the swamp can be maintained as a complete site.

Entity responsible: Board of Supervisors

Time frame: Ongoing

- ❖ Promote the ongoing education of resource protection programs and activities sponsored by various public and private organizations/agencies.

Entity responsible: Board of Supervisors

Time frame: Ongoing

Open Space & Farmland Preservation (Pages 43 – 54)

- ❖ Continue implementing the recommendations of the *East Rockhill Township Open Space and Recreation Plan* (1998) including:

1. Identify unprotected and potentially vulnerable resources and earmark specific areas for immediate acquisition and future consideration for purchase and/or conservation easements.
2. Investigate the feasibility of instituting open space requirements and a corresponding fee in lieu option for residential developments within the subdivision and land development ordinance.
3. Explore the creation of a Transfer of Development Rights Ordinance that will exchange development rights among property developers to increase development density and protect open space.
4. Promote the use of conservation easements that would allow private property owners to place conservation easements on their properties restricting all or a portion of the property from development.

Entity responsible: Board of Supervisors, Planning Commission

Time frame: Ongoing

- ❖ Explore alternative use(s) that will allow a revenue-generating venture to farmers that is a related use to the primary business of farming the land or a nonfarm-related use that will not impact adjacent properties (e.g., Accessory Farm Business use).

Entity responsible: Board of Supervisors, Planning Commission

Time frame: Short Term

- ❖ Encourage farmers within the Agricultural Security Area to enroll in the Bucks County Agricultural Land Preservation Program.

Entity responsible: Board of Supervisors

Time frame: Ongoing

- ❖ Examine methods of land preservation in addition to land acquisition, such as zoning strategies and development incentives.

Entity responsible: Board of Supervisors; Planning Commission

Time frame: Ongoing

Historic and Scenic Resources (Pages 55 – 58)

- ❖ Conduct a comprehensive historic resource inventory of the township.

Entity responsible: Heritage Conservancy or other comparable entity

Time frame: Middle Term

- ❖ Explore protection strategies and techniques (e.g., register of historic places designation, historic district) for significant historic resources in the township.

Entity responsible: Board of Supervisors, Planning Commission

Time frame: Middle Term

- ❖ Conduct a village study for Hagersville (or any other village identified for future expansion) as a precursor to village expansion that will identify potential opportunities and constraints for expansion while respecting the surrounding inherent historic character of the village.

Entity responsible: Planning Commission

Time frame: Middle Term

- ❖ Adopt additional landscape buffer standards for developments located adjacent to significant historic resources.

Entity responsible: Board of Supervisors; Planning Commission

Time frame: Middle Term

- ❖ Consider establishing a process for granting the demolition of historic buildings, including a permit requiring a review of alternatives and historic documentation, prior to demolition.

Entity responsible: Board of Supervisors; Planning Commission

Time frame: Middle Term

- ❖ Examine the feasibility of establishing scenic overlay provisions designed to preserve existing vegetation, minimize grading impacts, and provide additional plantings to scenic views and vistas along designated scenic road segments (as identified in Figure 7).

Entity responsible: Board of Supervisors, Planning Commission

Time frame: Middle Term

Community Facilities (Pages 59 – 75)

General Recommendation

- ❖ Evaluate protective services, schools, and township facilities for adequacy on a periodic basis.

Entity responsible: Board of Supervisors

Time frame: Ongoing

- ❖ Continue with, and evaluate the potential for, additional shared services and facilities with adjacent municipalities.

Entity responsible: Board of Supervisors

Time frame: Ongoing

Solid Waste Management

- ❖ Expand and initiate a curbside recycling educational program for residents, businesses, and schools to assist in attaining the 35 percent recycling rate goal set by the Commonwealth of Pennsylvania.

Entity responsible: Board of Supervisors, Planning Commission

Time frame: Middle Term

- ❖ Investigate the feasibility of a regional yard waste recycling program.

Entity responsible: Board of Supervisors, Planning Commission

Time frame: Short Term

Park and Recreational Resources

- ❖ Consider the provision of a neighborhood park within the Development Area with the advent of future development that is convenient to residents in the immediate vicinity.

Entity responsible: Planning Commission, Park and Recreation Board

Time frame: Long Term

- ❖ Implement the recommendations from the *East Rockhill Township Open Space and Recreation Plan* including creating a greenway/trail linkage network that will connect points of interest throughout the township and the region. (See Figure 9.)

Entity responsible: Board of Supervisors; Planning Commission

Time frame: Ongoing

- ❖ Obtain access easements along the township's designated greenway/trail linkages network (when possible) as subdivision and land development review process.

Entity responsible: Board of Supervisors

Time frame: Ongoing

- ❖ Provide park and recreational facility improvements or additions to East Rockhill's park system that were identified in the 2004 resident's survey. (See Future Improvements on page 62.)

Entity responsible: Board of Supervisors, Park and Recreation Board

Time frame: Long Term

- ❖ Amend the zoning ordinance to include fees in lieu of recreational facilities for major subdivisions and land developments (following adoption of park and recreation plan).

Entity responsible: Board of Supervisors, Planning Commission

Time frame: Short Term

Water Resources and Wastewater Facilities

- ❖ Continue ongoing participation with the Pennridge Area Coordinating Committee (PACC) and its coordination of municipal water resource planning to address monitoring, protection programs, and regulatory ordinance provisions to ensure an adequate supply of water in the township and the surrounding PACC communities.

Entity responsible: Board of Supervisors, Planning Commission

Time frame: Ongoing

- ❖ Continue to serve on the committee in conjunction with Pennridge Area Coordinating Committee (PACC) to establish a source water protection program for East Rockhill. The project will include developing a Wellhead Protection Ordinance for the Perkasio Borough Authority and North Penn Water Authority well sites in East Rockhill Township.

Entity responsible: Board of Supervisors, Planning Commission

Time frame: Ongoing

- ❖ Continue implementing the recommendations from the *Pennridge Water Resources Plan (2002)* that are intended to provide a scientific approach for analysis of the water resources in the Pennridge Area while applying sound planning principles to implement the plan's overall recommendations. (See pages 66 – 67.)

Entity responsible: Board of Supervisors, Planning Commission

Time frame: Ongoing

- ❖ Update East Rockhill Township's Act 537 plan to take into account new developments (e.g., unplanned sewer lateral to the municipal golf course, malfunctioning systems in the vicinity of Hagersville), while providing consistency with this comprehensive plan's future land use policies.

Entity responsible: Board of Supervisors, Township Engineer

Time frame: Short Term

- ❖ Site public facilities in the designated Development Area to minimize sprawl.
Entity responsible: Board of Supervisors
Time frame: Ongoing
- ❖ Coordinate with the Perkasio Borough Authority and North Penn Water Authority to provide conservation easements on well sites to prevent future development or improvements that may have a negative impact on the water quality of the respective wells.
Entity responsible: Board of Supervisors
Time frame: Ongoing
- ❖ Maintain the *East Rockhill Township Stormwater Management Ordinance* so that it complies with the requirements of the Pennsylvania Department of Environmental Protection (DEP).
Entity responsible: Board of Supervisors, Planning Commission
Time frame: Ongoing
- ❖ Identify areas experiencing flooding problems in the township and determine if remediation measures are feasible.
Entity responsible: Board of Supervisors, Township Manager
Time frame: Ongoing
- ❖ Maintain compliance with NPDES program by continuing to developing the required control measures (as necessary) and filing an annual report on program activities.
Entity responsible: Board of Supervisors
Time frame: Ongoing

Transportation and Circulation (Pages 81 – 90)

- ❖ Coordinate with PennDOT to address traffic speeds and pedestrian safety along Branch Road, Fifth Street, and Three Mile Run Road. Evaluate possible speed limit restrictions and/or traffic calming measures deemed appropriate for each location.
Entity responsible: Board of Supervisors, PennDOT
Time frame: Ongoing
- ❖ Continue participation and coordination with the Route 313/663 Task Force to promote a regional solution to the problems and issues along the Route 313 corridor.
Entity responsible: Board of Supervisors, PennDOT
Time frame: Ongoing

- ❖ Continue implementation of the recommendations from the *Transportation Improvements Plan—Route 313/663 Corridor, Bucks County, Pennsylvania* that is directed at reducing or minimizing traffic related impacts to this corridor.
Entity responsible: Board of Supervisors, PennDOT
Timeframe: Ongoing
- ❖ Identify traffic congestion and accident-prone areas in order to develop a capital improvements program for necessary highway improvements.
Entity responsible: Township Engineer; Township Police
Time frame: Middle Term
- ❖ Assist in the coordination and implementation of the 2003 regional Transportation Improvements Plan for East Rockhill (i.e., Hill Road Bridge repair/replacement and Route 313 bike lane).
Entity responsible: Board of Supervisors, PennDOT
Timeframe: Ongoing
- ❖ Adopt bike lane requirements (and fees in lieu of bike lanes) for subdivisions or land developments located along the township’s designated bike routes.
Entity responsible: Board of Supervisors; Planning Commission
Time frame: Short Term
- ❖ Continue the implementation of the designated greenway routes (as described in the Community Facilities section) including on-road and off-road linkages while ensuring these facilities are designed to provide adequate safety measures for its users.
Entity responsible: Board of Supervisors, PennDOT
Time frame: Ongoing
- ❖ Obtain access easements along the township’s designated greenway/trail linkages network (when possible) as subdivision and land development review process.
Entity responsible: Board of Supervisors, Planning Commission, Park and Recreation Board
Time frame: Ongoing
- ❖ Evaluate the impact on the road system and identify required off-site improvements necessary to avoid hazardous conditions for major land developments and land developments.
Entity responsible: Township Manager, Township Engineer, Planning Commission
Time frame: Ongoing
- ❖ Continue to explore the feasibility of providing appropriate forms of public transportation to points of interest (e.g., Bucks County Community College and

Nockamixon State Park) in cooperation with the Bucks County Transportation Management Association (BCTMA).

Entity responsible: Board of Supervisors

Time frame: Ongoing

- ❖ Continue to coordinate with the Bucks County Transportation Management Association (BCTMA) to monitor the status of the Quakertown/Stony Creek Rail Restoration Study project so that the township may take appropriate steps (e.g., rezoning, amending use provisions) in ensuring that needed associated facilities (e.g., park-and-ride facilities) could be provided.

Entity responsible: Board of Supervisors

Time frame: Ongoing

- ❖ Examine and amend (if necessary) the current Airport Area Protection Standards to address certain accessory uses. In order to provide additional regulations for airport uses, township officials may wish to amend the overlay district regulations or create a separate airport zoning district.

Entity responsible: Board of Supervisors, Planning Commission

Time frame: Middle Term

- ❖ Encourage continued dialogue with adjacent communities regarding the need for coordinated improvement to the regional transportation system.

Entity responsible: Board of Supervisors

Time frame: Ongoing

Future Land Use/Growth Management (Pages 91 – 104)

- ❖ Examine the potential to amend the zoning ordinance to create a new zoning district (i.e., Suburban-1 District) that will be similar to the existing Suburban District, but will permit certain multifamily units and a slightly higher maximum density for Performance Standard Development (e.g., 3 versus 2 dwelling units per acre).

Entity responsible: Board of Supervisors, Planning Commission

Time frame: Short Term

- ❖ Examine the potential to amend the zoning ordinance to provide an expansion of the Village Residential District in the vicinity of Hagersville (possibly in conjunction with the expansion of the Village Commercial District). The intension is to provide limited village-style residential development that will enhance the overall village character. Also, explore the possibility of amending the VR district regulations to include the provision of multifamily housing opportunities. However, any expansion of the village zoning districts should be predicated on a village study to identify ways of preserving and enhancing the village's character.

Entity responsible: Board of Supervisors, Planning Commission

Time frame: Short Term

- ❖ Explore the feasibility of amending the zoning ordinance to provide an expansion of the Village Commercial District to increase nonresidential development opportunities, especially in the Hagersville area (possibly in conjunction with the expansion of the Village Residential District). However, any expansion of the village zoning districts should be predicated on a village study to identify ways of preserving and enhancing the village's character.

Entity responsible: Board of Supervisors, Planning Commission

Time frame: Short Term

- ❖ Explore the feasibility of amending the zoning ordinance to provide an expansion of the Commercial-Office District up to the municipal boundary of Richland Township in order to provide additional nonresidential opportunities in this portion of Dublin Pike.

Entity responsible: Board of Supervisors, Planning Commission

Time frame: Short Term

- ❖ Perform a Development Area Analysis every 5 years to ensure that there is adequate land available for future development.

Entity responsible: Board of Supervisors, Planning Commission

Time frame: Middle Term

- ❖ Evaluate and amend the zoning and/or subdivision and land development ordinance (if appropriate) to incorporate innovative planning tools and techniques that are suitable for East Rockhill Township. (See pages 99 – 104.)

Entity responsible: Board of Supervisors, Planning Commission

Time frame: Ongoing

- ❖ Continue to participate in inter and multi-municipal planning initiatives through the Pennridge Area Coordinating Committee (PACC).

Entity responsible: Board of Supervisors, Planning Commission

Time frame: Ongoing

