

Need help to evacuate home? Return this form to the township

In an emergency it may be necessary for residents to evacuate their homes. If you have a condition that would require you to have assistance in the event of an emergency evacuation, please complete the brief questionnaire below and mail it to the Haycock Township Building, 640 Harrisburg School Rd., Quakertown, PA, 18951

Name _____	Phone # _____
Address _____	
Emergency contacts (Friends/Relatives)	
Name _____	Phone # _____
Name _____	Phone # _____
Nature of your handicap or disability _____	

Pancakes anyone?

You might associate maple syrup with Vermont or New York state, but did you know some of your neighbors are making syrup right here in Haycock? In fact Pennsylvania ranks sixth in syrup production nationwide.

The method for making syrup is uncomplicated. In February maple sap is collected by inserting a tap in a tree, and the sap is boiled to reduce the water content through the process of evaporation. When the water is evaporated, impurities are strained out. What's left is pure maple syrup. No additives or coloring are needed. It takes 40 gallons of raw sap to make 1 gallon of syrup.

Lamar and Rita Feikel of Haycock have a typical home operation for producing syrup. Their 26 taps produced about three gallons of Grade AA fancy syrup. Lamar enjoys the outdoor activity in February when some of us are experiencing "cabin fever." The Feikels also emphasize that you can start out with simple equipment. They boil syrup on a woodstove and finish it on the kitchen range.

A larger operation in Haycock is run by Jonathan Miller and his family. Jonathan started

out in 1989 with 6 taps and his operation has grown to 275 taps. He packages syrup for sale under the name of Haycock Sugar Shack. Jonathan made about 35 gallons of finished syrup this year. A visit to see the process is very interesting. Steam pours from a large woodburning evaporator. The area is a bustle of activity as the fire is fed late into the evening.

Township Roadmaster Thomas Roeder reports that local residents were very helpful when he wanted to make syrup. "This hobby seems to be contagious," said Roeder. "Everyone was willing to share their knowledge. We enjoy it because the whole family gets involved and friends stop by to watch."

Who knows, if this trend continues, Haycock may be the maple syrup capital of Bucks County.

New Recycle magazines and phone books!

An agreement with Waste Management of Indian Valley has enabled The Board of Supervisors to expand the range of items that may be placed in the newspaper container at the Haycock Recycling Center. In addition to newspaper, residents may now bring magazines, phone books, and catalogs to recycle. This latest development is a result of the Supervisors commitment to promote recycling and expand this service to Haycock residents.

Seniors organization invites new members

The Haycock Township Senior Citizens Organization welcomes residents over 55 years of age to join them for activities. Meetings are held the first Wednesday of each month at 1:00 P.M. at St. Pauls Lutheran Church in Applebachsville. There are no meetings in January or February. Summer meetings take place at Lake To- whee County Park, Applebachsville. Summer meetings are highlighted by a covered dish picnic. The group's current 35 active members enjoy guest speakers and socializing. For more information contact the Township office 536-3641.

Meeting Directory

Board of Supervisors	First and Fourth Mondays	8 p.m.
Planning Commission	Second Monday	8 p.m.
Zoning Hearing Board	Meets at the call of the chairman	
All meetings are held at the Township Building, 640 Harrisburg School Road.		

Haycock Township
640 Harrisburg School Road
Quakertown, PA 18951

Bulk Rate
U.S. Postage
PAID
Quakertown, PA
Permit No. 64

Phone Numbers

Emergency Calls	
Police, Fire, Ambulance	9-1-1
Non-emergency	
State Police - Dublin	249-9191
Firehouse	536-2224
Township Building	536-3641
Zoning Officer	536-3641
Tax Collector (real estate)	536-7870
Tax Collector	536-4253
(earned income)	

Haycock Township Report

No. 3

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Zoning update protects Haycock

In September 1994, a new zoning ordinance was adopted by the Board of Supervisors to protect Haycock from the threat of uncontrolled future development. Designed to preserve the integrity and rural nature of Haycock, the updated ordinance reduces the risk of legal challenges that could place future development in the hands of outside interests.

"Our goal," stated Earl Winters, the Board's current Chairman, "was to have an ordinance that was legally defensible, one that wouldn't be as vulnerable to challenge by developers."

A look back at the history of planning and zoning in Haycock helps explain why the Ordinance update was necessary. "When I became a member of the Board in 1972," Winters continued, "there was no Haycock

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- Earl Winters, Chairman

Zoning Ordinance. Haycock was one of a handful of Bucks County municipalities still under County's planning, zoning, and land use regulations. We had very little local control of the process. But we did have a very capable and active Planning Commission, who together with the Board of Supervisors, were anxious to bring zoning under local control.

Local control meant having a Haycock Township Zoning Ordinance with a land use

map and use regulations tailored to the needs and nature of Haycock. Drafting a legally defensible ordinance, however, was not an easy prospect. The courts were requiring that zoning ordinances provide for a reasonable allocation of land for all uses; industrial, commercial, as well as single and multi-family residences. Providing for the whole spectrum of possible uses seemed not only undesirable but impossible.

What did make local control of zoning possible for Haycock was the creation of the Quakertown Area Planning Commission (QAPC). Made up of Quakertown and six of the townships and boroughs which surround it, this group took a regional approach to land use planning. Haycock was actively involved in the QAPC, recognizing it as the

See Zoning continued on page 2

Rescue '911'

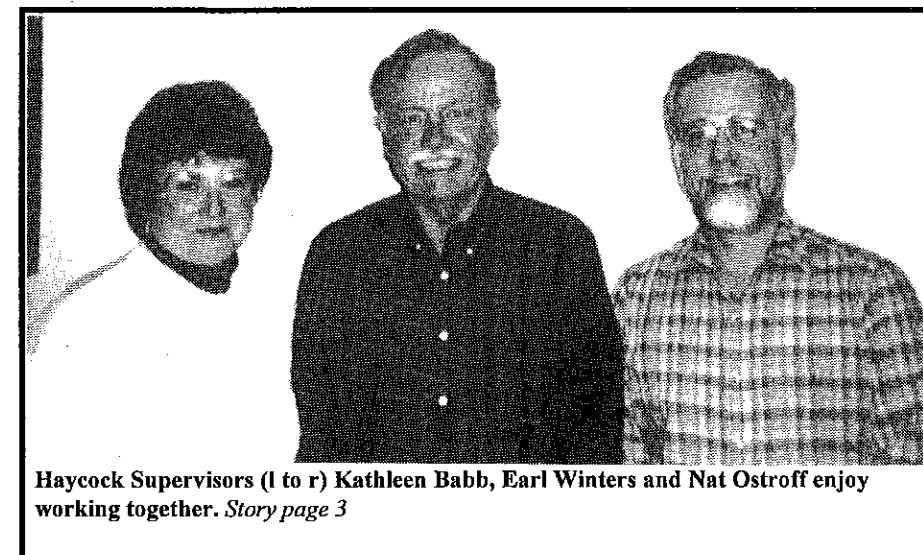
Did you ever wonder how the fire company or ambulance gets to your emergency? It actually begins when you dial "911." Your call is received by the Bucks County Communications Center on the top floor of the courthouse in Doylestown.

When your call is answered by a "911" operator, your name and address automatically appears on their computer screen. After you give the operator the nature of your emergency, your call is sent to the proper dispatcher within seconds.

At the press of a button the dispatcher activates the pagers and siren of the fire company or ambulance. The dispatcher then announces the location and nature of the emergency and crews respond. While enroute the emergency crews stay in constant radio contact with the communications center or other apparatus to receive or relay additional information.

The information you give is extremely valuable to emergency crews. Accurate information saves time and helps insure dispatch of appropriate equipment.

Please use smoke detectors and check the batteries regularly. It could save your life.



Haycock Supervisors (l to r) Kathleen Babb, Earl Winters and Nat Ostroff enjoy working together. *Story page 3*

Display your house number

Are you prepared for an emergency? One way you can be is to be sure your house number is prominently displayed so emergency crews can find you faster.

Use reflective letters or a contrasting background to make your number highly visible. Post your number on your mailbox too and check it often to make sure it hasn't been knocked off. If your house isn't visible from the road, put a sign with your number at the driveway.

In addition to being a good idea, displaying your house number is also required by township ordinance.

At a recent township work session, State Trooper Robert Konold voiced concern that some residents are not posting or maintaining their house numbers, and said it is not only a problem for police but other emergency crews as well. "After all," said Trooper Konold "we can't help you if we can't find you."

Zoning protects

Continued from page 1

best opportunity to bring township control to zoning matters. A regional approach to planning meant that every use did not have to be provided for in each municipality. A model zoning ordinance was created with a regional land use map. For Haycock the Map contained three zoning classifications: rural agriculture (RA), resource protection (RP), and two small areas of select commercial (SC). Buildable lot size requirements for the RA and RP districts were 2 and 5 acres respectively. In 1975, Haycock adopted the QAPC model zoning ordinance as its own. A Township Zoning Officer was appointed, and the Haycock Township Zoning Hearing Board was created. This ordinance, without major challenge and with only minor amendments along the way, served the needs of the township until the major update was adopted in September of 1994.

Two factors brought about the necessity for major changes in the ordinance. Developers across the state were increasingly successful in challenging municipal ordinances that required lot sizes in excess of 2 acres. Using the curative amendment process, they were able to challenge township zoning in court and create smaller lots. This process

Haycock Township Report

This newsletter is published by the Haycock Township Board of Supervisors to provide residents with important information about their township and their local government. Correspondence concerning the newsletter should be addressed to:

Haycock Township
640 Harrisburg School Road
Quakertown, PA 18951
536-3641

The Board of Supervisors
Earl D. Winters
Chairman
Kathleen M. Babb
Vice Chairman
Nathaniel S. Ostroff
Supervisor

has brought large scale development to some communities in Bucks. In Buckingham Township, for instance, some 1,700 homes have been or are being built as a result of the curative amendment process. The Supervisors and Planning Commission were anxious to reduce the risk that it would happen here.

The other factor was the action of the PA. General Assembly which adopted major revisions to the PA. Municipalities Code. Among the changes were more restrictive definitions of joint municipal zoning and regional land use planning, and amendments requiring zoning ordinances to provide for "all basic forms of housing," as well as opportunities for commercial and industrial uses. Concerns were raised about whether the Haycock ordinance, based on a regional land use plan, met the requirements of the revised code.

With these concerns in mind, the Board of Supervisors formally requested that the Haycock Planning Commission review the 1975 ordinance. The Board asked that any

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proposed changes to the ordinance be based on the following principles: 1. The preservation of Haycock Township's rural character and quality of our environment. 2. Consistency with recently updated QAPC comprehensive plan, and 3. Conformance with the amended PA. Municipalities Planning Code.

As the Planning Commission's work proceeded, it became clear to them that some major changes in the ordinance would be required to meet the goals. To help in the review, the Planning Commission retained the services of Michael Frank, a highly regarded professional community and land planner from Doylestown.

In the midst of the Planning Commission's work, a property owner sought a hearing before the Zoning Hearing Board to challenge the validity of the Zoning Ordinance. One basis for the challenge was the five acre lot size requirement, then in effect for the property involved.

Faced with the possibility of having to defend the five acre minimum before the Zoning

Hearing Board and in subsequent court action, the Board of Supervisors sought the counsel of their solicitor, Terry Clemons, of Clemons and Klimpl, in Doylestown. A decision was made at the public meeting of April 4, 1994, to respond by means of a "municipal curative amendment," a procedure provided for in the Municipalities Planning Code. The Board declared the 1975 ordinance invalid, and announced the intent to correct the invalid portions. The existing ordinance could not be challenged for a maximum of 6 months. After that period, the ordinance would once again be open to legal challenge.

"Our Planning Commission responded superbly," said Winters. "They were under the gun. They came through, and the result of their efforts is something we can all be proud of." The Planning Commission pulled together the required components of the ordinance. Planner Michael Frank provided his planning expertise. A new land use map was drawn up to include small areas in the township for commercial, industrial, and multi-family dwellings. The final draft of the new ordinance proposed lowering the minimum lot size in the RP district to 2 acres.

The result of this effort was a new ordinance for public consideration well within the 6 month deadline. Public meetings to consider the proposal were held by the Planning Commission and the Board of Supervisors. After receiving and considering input from the public at these meetings, the Board of Supervisors finally adopted the new ordinance at a public meeting on Sept. 26, 1994.

"Everyone should realize this is not the end of the process," Winters stated. "The process never ends. Any ordinance, especially one as complex and important to everyone as this one, is not a perfect document. The Planning Commission did a great job, but we and they, I'm sure, welcome any suggestions that will make it better. Changes must be looked at with the requirements of the PA. Municipalities Code and the courts in mind. But, there are parts of the new ordinance that can be improved without running into conflict with these."

Township Open House

The Township Supervisors extend an invitation to all residents to attend the OPEN HOUSE at the Haycock Twp. Municipal Building, 640 Harrisburg School Road, Sunday October 15, 1995, 2 p.m. - 5 p.m.

Come spend some time with your township officials and staff, friends and neighbors.

Township citizens serve the public

There are local citizens who volunteer their time and talents to serve Haycock residents. They are not as visible as township staff members, although they spend long hours at meetings reviewing plans and making recommendations that shape the future of Haycock Township. Who are these hard working neighbors? Meet the Haycock Planning Commission.

The members of the Planning Commission are: Chairman Stephen Ripper, Mary Hanisch, Warren Phelen, Eric Sontheimer and David Woods.

Planning Commission members are appointed by the Board of Supervisors to a five-year term. All the present appointees have served multiple terms. This fact is especially commendable because serving on the Plan-

ning Commission is a true act of volunteer community service without pay.

At meetings you will find them performing various duties. Reviewing subdivision applications requires Commission members to inspect plans for changes needed to comply with zoning regulations. Other tasks addressed by this group are review of Special Exception applications at the request of the Zoning Hearing Board, reviewing proposed sewage Act 537 revisions, and making recommendations to the Board of Supervisors regarding amendments to the Haycock Zoning Ordinance. These jobs require detailed knowledge of zoning, land development, and subdivision regulations, as well as common sense and sound judgement.

Recently, when the Zoning Ordinance was updated, the Planning Commission played a big

part. Board of Supervisors Chairman Earl D. Winters voiced his appreciation: "Coming up with a draft of what was essentially a new ordinance, was a lot of hard, detailed work. It had to be done under the pressure of an absolute deadline. They did it, and they did it well."

Why do they do it? Commission Chairman Stephen Ripper put it this way: "I consider Haycock residents my neighbors. If more residents participate, we can do more for ourselves as a community."

Next issue look for an article about another group that serves the township in a different way; The Haycock Zoning Hearing Board.

Timber harvesting permit now required

Ann Reichert, Haycock Zoning Officer, wants residents to know that a permit is now required to harvest timber. If you are cutting timber for sale or having an outside contractor cut timber for sale you are required to get a permit.

Commercial timber harvesters are required to file a forestry plan, and post a bond to protect township roads and insure against excess damage to the natural environment.

Selective cutting for property maintenance and heating of the landowners home, or cutting of diseased or dead trees may be done without a permit. If you have questions call Ann at the township office, 536-3641.

Some facts about the new zoning ordinance

- 1. Most of Haycock Twp.** continues to be included in the Resource Protection (RP) and Rural Agriculture (RA) districts.
- 2. The minimum lot size** for single-family detached dwellings is now the same in both the RP and RA districts -- 2 acres.
- 3. Four new zoning districts** are created. These are:
 - a.) Planned Industrial (PI)** - 62 acres near the corner of Thatcher and Union Roads.
 - b.) Planned Commercial (PC)** - 16 acres at the corner of Old Bethlehem Road and Rt. 563.
 - c.) Village Center (VC-1)** - Applebachsville, and Old Bethlehem Road between Cider Press and Strawtown Roads.
 - d.) Suburban Residential High (SRH)** - 40 acres on Thatcher Road south of the Creamery Road intersection.

Supervisors - Working toward common goals

Cooperation between Board members is the key to successful handling of township business, according to Earl Winters, Chairman of the Haycock Supervisors.

Board Vice-Chairman Kathleen Babb agrees. "I think all of the Supervisors are truly concerned about our community and Haycock residents," said Babb, "and I feel we are committed to enhancing the quality of life in Haycock."

Part of the commitment Babb speaks of is informing the public about achievements. "We have raised the level of service to our residents in all areas," she continued, "We have upgraded our road department equipment on a regular basis, established scheduled road improvement projects, and raised our level of service for snow removal."

Recent building projects added much needed office and meeting area space at the municipal building and allowed handicapped user accessibility. The recycling center at the

municipal building is another addition that has been very successful.

"This Board played a very important part in pursuing funding to have Lake Towhee dredged by Bucks County and also participates with the County in other programs like the Gypsy Moth Suppression program, and the Household Hazardous Waste Disposal program," said Babb.

On a more personal level, Babb noted, "We have worked at building our relationship with the Haycock Fire Co. and have done our best to help in funding their projects. We are very proud of the success they have enjoyed in improving services to the community. Another project we initiated was trips to Harrisburg for the 5th and 6th grade classes at Haycock Elementary. The students enjoy meeting and observing our State lawmakers."

The present board members represent over fifty years of combined municipal service. Supervisor Nat Ostroff feels this provides an advantage. "I think our broad experience in local

government has given us a keen sense of what the residents expect. We take a businesslike approach to management of government affairs, and have increased service to our residents while holding the line on taxes. There has not been an increase in township taxes in over 20 years," he said.

On another subject, Ostroff said, "The Board is also very aware of the changing legal climate in Pennsylvania toward development, and it is a priority to maintain our ability to protect Haycock against development by timely review of Zoning Ordinances and a fair and even handed approach in solving development disputes."

The members of the Board of Supervisors enjoy working with each other, and find satisfaction in serving the public. When asked why he thinks this Board functions smoothly, Earl Winters summed it up in saying, "We as individuals do not always agree on everything, but one of our strengths is we work well together toward achieving common goals."