

ORDINANCE NO. 146

**AN ORDINANCE OF MILFORD TOWNSHIP, BUCKS COUNTY,
PENNSYLVANIA AMENDING THE MILFORD TOWNSHIP
ZONING MAP, AS CONTAINED WITHIN THE MILFORD
TOWNSHIP ZONING ORDINANCE OF 1995, AS AMENDED, TO
REZONE BUCKS COUNTY TAX MAP PARCEL NOS. 23-10-159
and 23-10-160 FROM RD (RURAL DEVELOPMENT) ZONING
DISTRICT TO PI (PLANNED INDUSTRIAL) ZONING DISTRICT**

WHEREAS, the Board of Supervisors of Milford Township, Bucks County, Pennsylvania has enacted the Milford Township Portion of the Quakertown Area Municipal Zoning Ordinance of 1995, as amended ("Zoning Ordinance"); and

WHEREAS, Henry J. Fox and Lori L. Fox (the "Property Owners") are the legal owners of Bucks County Tax Map Parcel Nos. 23-10-159 and 23-10-160, consisting of approximately 2.29 acres (the "Subject Parcels"), all located within Milford Township at 2325 Milford Square Pike and 2335 Milford Square Pike, respectively; and

WHEREAS, the Subject Parcels are currently zoned RD (Rural Development) Zoning District; and

WHEREAS, the Property Owners are the owners of 11.134 acres whereon Fox Bindery is located and is adjacent to the Subject Parcels and whereon they currently operate a 38,356 square foot facility; and

WHEREAS, the Property Owners filed a petition with Milford Township to rezone the subject parcels from RD (Rural Development) Zoning District to PI (Planned Industrial) Zoning District in order to allow the Subject Parcels to be joined with the existing Fox Bindery parcel; and

WHEREAS, should the Subject Parcels be successfully rezoned, the Property Owners intends to construct two additions, with a combined area of 53,346 square feet, bringing the total area of the facility to 91,702 square feet; and

WHEREAS, the rezoning of the Subject Parcels from RD to PI is in keeping with the surrounding zoning and land use; and

WHEREAS, Milford Township has determined that rezoning the Subject Parcels from RD to PI is in the best interests of the health, safety and welfare of the residents of the Township;

NOW, THEREFORE, be it, and it is hereby **ORDAINED** by the Board of Supervisors of Milford Township, Bucks County, Pennsylvania, and it is hereby **ENACTED and ORDAINED** by authority of same as follows:

Section 01 - Zoning Map Changes

Amend Milford Township Zoning map as follows:

Change Bucks County Tax Map Parcel Nos. 23-10-159 and 23-10-160, which are currently zoned RD (Rural Development) Zoning District to PI (Planned Industrial) Zoning District.

Section 02 - Repealer

Repealer. All provisions of the Milford Township Portion of the Quakertown Area Municipal Zoning Ordinance of 1995, as amended, unaffected by this Ordinance are declared to be in full force and effect. The provisions of the Milford Township Portion of the Quakertown Area Municipal Zoning Ordinance of 1995, as amended, inconsistent with the provisions of this Ordinance are hereby repealed to the extent of the inconsistency.

Section 03 - Severability

Severability. The provisions of this Ordinance are declared to be severable. If any provision of this Ordinance is determined by a court of competent jurisdiction to be invalid or unconstitutional, such determination shall have no effect on the remaining provisions of this Ordinance or on the provisions of the Milford Township Portion of the Quakertown Area Municipal Zoning Ordinance of 1995, as amended.

ENACTED and ORDAINED this 6th day of March, 2007.

ATTEST:

-S-
Jeffrey A. Vey, Manager

-S-
Robert B. Mansfield, Chairman

-S-
Charles Strunk, Vice Chair

-S-
Timothy Damiani,