

Vision and Principles

The goal of the visioning process is to set direction and to create an inspirational image for the future. A Vision Statement exemplifies where the Holland is going and what it could look like in the future. Principles identify the priorities of the Master Plan and serve to guide future decisions. They form the basis for the actions of the plan and, when implemented, ensure the plan is carried out in a manner that is consistent with the vision for the Village of Holland. The Vision Statement and Principles that follow were developed as an outgrowth of discussions with the Northampton Township Planning Commission and Economic Development Committee and the results of the Holland Master Plan Business Survey, Holland Village Town Hall Survey, and Town Hall Meeting land-use preference exercise.

Vision Statement

Small-town character, a sense of community, and a business-friendly environment make the Village of Holland a distinct and special place. With its visible links to the past and vibrant mix of shops, offices, and restaurants, Holland is both pleasantly walkable and a great destination to shop and do business. Conveniently accessible from adjoining areas, Holland is the physical and social hub of lower Northampton Township, tying together the surrounding community and nearby amenities.

Principles

1. **Design roadway improvements for all users**—As improvements occur to the roadway system, the needs of pedestrians and bicyclists, as well as motorists, should be included.
2. **Provide connectivity**—Efforts should be made to provide pedestrian connections to each distinct area of the village.
3. **Use what's there**—New development should take place on previously developed sites, taking advantage of existing infrastructure and access points.
4. **Recognize the past**—What makes Holland distinct and special is its place in Northampton Township's history. Revitalization efforts should respect and honor the buildings and ways that represent the past.
5. **Mix uses**—A mix of residential and commercial uses should be encouraged to promote alternatives to driving and create a more diverse community identity and commercial base.
6. **Plan for the pedestrian**—Walkability is key to the economic health of the village. With that in mind, a safe pedestrian environment should be included in all redevelopment plans for the village.
7. **Make it a destination**—Holland should be a place people drive to, not through. Future revitalization efforts should focus on uses, events, and improvements that encourage people to take advantage of multiple retail and service destinations.
8. **Recognize resources**—Mill Creek has been the heart of Holland for over 200 years, serving as a source of power for a gristmill and visual attraction for restaurant patrons. The steep topography of

the valley and rocky banks of the creek define the village and provide it with its unique character, as evidenced by the nearby Churchville Reservoir and Bellwood Preserve. The village's natural and recreational resources should be recognized for their contribution to quality of life and potential economic value.

9. **Celebrate distinction**—A unique identity can help the Village of Holland distinguish itself from surrounding areas. Holland's history, natural and recreational resources, and vibrant business environment should be promoted and celebrated.
10. **Keep it local, keep it friendly**—One of the great things about Holland is the number of local businesses. When attracting new businesses, an emphasis should be placed on developing small businesses with local ties. Strong relationships between the township and business are another important aspect of revitalization. The township should continue to develop an open line of communication to ensure the needs of the business community are being met.

Business Survey for the Village of Holland¹

A good plan for economic revitalization must involve the business operators of the village. Their opinions can provide insight into local conditions and help form a vision of future desired outcomes. A survey was distributed to every business operator in the village during the month of October 2012. What follows are the results of this survey as well as a short analysis of each question.

Question 1.

| How long have you operated a business in Holland? | | |
|---|------------------|----------------|
| Answer Options | Response Percent | Response Count |
| Less than one year | 5.9% | 2 |
| 1 - 5 years | 11.8% | 4 |
| 6 - 10 years | 11.8% | 4 |
| 11 - 15 years | 11.8% | 4 |
| 16 - 20 years | 11.8% | 4 |
| More than 20 years | 47.1% | 16 |

Almost 50 percent of operators responding to the survey have had their business in the village for more than 20 years. Over two-thirds of respondents have had their business in the village over 10 years.

Question 2.

| What is the general nature of your business? | | |
|--|------------------|----------------|
| Answer Options | Response Percent | Response Count |
| Retail Shop | 9.3% | 4 |
| Restaurant | 11.6% | 5 |
| Industrial/manufacturing | 2.3% | 1 |
| Professional office (e.g., CPA, lawyer, physician, etc.) | 25.6% | 11 |
| Retail service (e.g., dry cleaner, shoe repair, etc.) | 32.6% | 14 |
| Other (please specify) | 7.0% | 3 |

Almost 60 percent of the businesses responding to the survey comprise retail service or professional offices. Of the 38 respondents, only 5 were restaurants and 4 were retail shops. "Other" respondents included a non-profit club and healthcare facility for a senior living facility.

¹ Several surveys returned were not included in the results because the place of business represented fell outside the boundaries of the study area.

Question 3.

What days of the week is your business regularly open and what are your business hours? (Please list hours)

| Answer Options | Response Percent | Response Count |
|---|------------------|----------------|
| Monday | 80.0% | 24 |
| Tuesday | 100.0% | 30 |
| Wednesday | 93.3% | 28 |
| Thursday | 100.0% | 30 |
| Friday | 93.3% | 28 |
| Saturday | 70.0% | 21 |
| Sunday | 30.0% | 9 |
| Open after 5 p.m., one or more weekdays | 80.0% | 24 |
| Open after 5 p.m., one or more weekend days | 23.3% | 7 |

Among the businesses returning surveys, most are open every weekday. Seventy percent (21) of businesses are open on Saturday, only 30 percent (9) are open on Sunday. However, 80 percent of surveyed businesses have hours after 5 p.m. during the week. Only 7 businesses have hours after 5 p.m. on one or more weekend days.

Question 4.

From a business perspective, what are the three biggest challenges Holland will face in the next five years? (Select the three greatest challenges, ranking them from 1 to 3, with 1 being the greatest challenge.)

| Challenges, Ranked 1 to 3 | 1 | 2 | 3 | Response Count |
|---|----|---|---|----------------|
| Traffic (circulation, congestion, etc.) | 11 | 2 | 2 | 15 |
| Taxes and other costs | 6 | 9 | 0 | 15 |
| Maintaining competitiveness with malls and national retailers | 0 | 1 | 2 | 3 |
| Crime | 0 | 3 | 1 | 4 |
| Attracting new and different types of businesses | 1 | 5 | 3 | 9 |
| Adequate and convenient parking | 1 | 2 | 0 | 3 |
| Infrastructure | 0 | 0 | 4 | 4 |
| Costs of doing business: energy, health care, rent, personnel costs, etc. | 10 | 4 | 6 | 20 |
| Appropriate mix of business types | 0 | 0 | 1 | 1 |
| Retaining businesses | 2 | 3 | 7 | 12 |
| Regulatory environment | 0 | 1 | 0 | 1 |

Traffic (11 number 1 responses) topped the list of concerns for business operators when asked what the three biggest challenges Holland would face in the next 5 years. The "Cost of Doing Business" had more responses in total with 10 number 1's, 4 number 2's, and 6 number 3's. Taxes had 15 overall responses with 6 number 1's and 9 number 2's. Other top concerns included "Attracting new and different types of businesses" (9 overall responses) and "Retaining businesses" (12 overall responses).

Question 5.

| Do you own or rent your place of business? | | |
|--|------------------|----------------|
| Answer Options | Response Percent | Response Count |
| Own | 42.9% | 15 |
| Rent | 57.1% | 20 |

Responses from surveyed owners over whether they own or rent favored leasing by almost 2 to 1. This is likely due to the large number of professional offices in the village.

Question 6.

| Where do you live? | | |
|--|------------------|----------------|
| Answer Options | Response Percent | Response Count |
| Northampton Township | 42.9% | 15 |
| Elsewhere in Bucks County (specify municipality) | 37.1% | 13 |
| New Jersey (specify municipality) | 5.7% | 2 |
| New York | 0.0% | 0 |
| Philadelphia | 2.9% | 1 |
| Montgomery County (specify municipality) | 5.7% | 2 |
| Other (specify) | 5.7% | 2 |

Four out of five business operators live in Bucks County and 43 percent live in Northampton Township. We can surmise from this that most business operators in the village have a vested interest in Holland's well-being beyond its profitability.

Question 7.

| How would you describe the climate for business in the village? (Check one) | | |
|---|------------------|----------------|
| Answer Options | Response Percent | Response Count |
| Excellent | 3.0% | 1 |
| Very Good | 27.3% | 9 |
| Good | 48.5% | 16 |
| Fair | 21.2% | 7 |
| Poor | 0.0% | 0 |

Comments regarding the business climate in Holland focused on issues respondents felt were holding back the economic success of the village. Comments can be found on page ___.

Question 8.

List the three most important things Northampton Township could do to improve your ability to operate a successful business in Holland? (Select the most important things, ranking them from 1 to 3, with 1 being the most important)

| Improvements, Ranked 1 to 3 | 1 | 2 | 3 | Response Count |
|---|---|---|---|----------------|
| Provide more parking | 2 | 2 | 0 | 4 |
| Enhance pedestrian circulation | 3 | 4 | 1 | 8 |
| Bike Paths | 1 | 0 | 0 | 1 |
| Better Coordination with township government | 0 | 1 | 0 | 1 |
| Beautify street - plantings, street cleaning, lighting | 4 | 6 | 5 | 15 |
| Special events (holiday lighting, shopping nights, street festivals) | 4 | 1 | 3 | 8 |
| Increase police presence | 2 | 2 | 2 | 6 |
| Marketing Coordination | 1 | 2 | 1 | 4 |
| Expand Business District | 2 | 0 | 0 | 2 |
| Arts events | 0 | 1 | 0 | 1 |
| Coordinate/beautify signage | 0 | 4 | 4 | 8 |
| Better licensing and regulatory environment (e.g., signs, permitting) | 3 | 1 | 2 | 6 |
| Traffic calming | 7 | 4 | 4 | 15 |
| Other | 0 | 0 | 2 | 2 |

Two responses stood out when business operators were asked to rank the 3 things that could help improve their ability to operate their business: Traffic calming and Beautify Street. Also receiving solid responses were Coordinate/beautify signage, Enhance pedestrian circulation, and Special events.

Question 9.

If you had \$100 to spend on township physical improvements, how would you allocate it? (Allot a dollar amount to as a few or as many improvements as you like, until a total of \$100 is expended. For example, \$100 may be allocated to a single activity, or \$50 to one activity and \$10 each to five other activities, etc.)

| Answer Options | Response Average | Response Count |
|-----------------------------------|------------------|----------------|
| Roads and traffic control | \$ 41.35 | 16 |
| Recreation facilities | \$ 5.77 | 4 |
| Sidewalks, pedestrian circulation | \$ 7.88 | 6 |
| Arts and culture facilities | \$ 5.00 | 2 |
| Open space | \$ 6.54 | 3 |
| Streetscape beautification | \$ 17.50 | 13 |
| Stormwater improvements | \$ 1.54 | 2 |
| Street lights village wide | \$ 5.38 | 5 |
| Improving parking | \$ 0.96 | 1 |
| Other | \$ 8.08 | 3 |

Clearly, respondents think that money for physical improvements would best be spent on improving roads and traffic control in the village. The average amount of \$41.35 for Roads and traffic control was more than twice the amount for Streetscape beautification (\$17.50). All other allocations for physical improvements averaged less than ten dollars.

Question 10.

Of these three choices, which one would you prefer? (Check one)

| Answer Options | Response Percent | Response Count |
|---|------------------|----------------|
| A. Lower taxes with reduced level of public services. | 39.4% | 13 |
| B. Same taxes with about the same level of public services. | 57.6% | 19 |
| C. Higher taxes with improved public services | 3.0% | 1 |

Almost 40 percent of respondents chose lower taxes with a reduced level of public services. Only 1 respondent chose higher taxes with improved public services.

If you choose A., which of the following services do you think should be reduced?

| Answer Options | Response Percent | Response Count |
|------------------------|------------------|----------------|
| Ambulance | 18.2% | 2 |
| Fire | 9.1% | 1 |
| Police | 18.2% | 2 |
| Trash Collection | 27.3% | 3 |
| Public Water and Sewer | 36.4% | 4 |
| Street maintenance | 0.0% | 0 |
| Stormwater Management | 9.1% | 1 |
| Parks and Recreation | 36.4% | 4 |

When asked which service respondents would reduce, no consensus was reached on which service would be most appropriate to reduce. However, none of the respondents chose Street maintenance, which would have the most visible effect on the operation of a business.

If you chose C., which of the following services do you think should be improved?

| Answer Options | Response Percent | Response Count |
|------------------------|------------------|----------------|
| Ambulance | 0.0% | 0 |
| Fire | 0.0% | 0 |
| Police | 0.0% | 0 |
| Trash Collection | 0.0% | 0 |
| Public Water and Sewer | 0.0% | 0 |
| Street maintenance | 0.0% | 0 |
| Stormwater Management | 100.0% | 1 |
| Parks and Recreation | 0.0% | 0 |

Stormwater management was the one service chosen to be improved with a higher level of taxes.

Comments

Question 4

Another challenge worth mentioning is the increasing population of strip-mall rats. Young adults who disrupt the businesses during core hours of operation.

Kids hanging out in front of shops annoying customers.

Infrastructure and Traffic limits new business attraction

Question 6

Buckingham Township
New Hope
Abington

Village of Holland Master Plan – Business Survey Summary

Readington
Lower Southampton
Doylestown
Newtown
Lower Makefield Township
Middletown Township
Horsham
Newtown
Buckingham (Furlong)
Newtown
Doylestown
New Hope
Lower Makefield

Question 7

Lower rent increases

Holland

Signage

WaWa Rocksville Buck Road

Along Buck Road

Encourage development of commercial (land at Rocksville & Buck/Holland Roads).

Question 9

Loss of business due to the economy. 2012 is up 4%

Kids hanging out in front of shops annoying customers

Do something with the Old Mill Race. It is a disgrace entering into Northampton (Council Rock" it is a black eye! Knock it down or make it a mini rest stop. with fishing, snack shop, something like that or a welcome to Northampton monument. Thank you.

there is much more crime, such as theft, burglary, robbery, vandalism, now as compared of 5-10 years ago. The township needs to realize that the total number of people has increased dramatically and the level of crime (as listed above) and traffic accidents has increased

Lack of businesses renting in the village is causing reduction in buses in our center.

Traffic limits trips to Holland area. Customers are more included to travel to Newtown (north or Richboro for their needs.

Traffic congestion at Bristol-Buck/Rt 332. Walks on Rt 532/Buck Rd and Holland roads before someone gets hit by a car.

Question 11 General Comments

The number one thing I hear from contractors is tha they do not want to build or do repairs in Northampton. They ALL say that doing business in Newtown is easier, so if business is brisk, they will take the Newtown job over the Northampton job. Permits need to be easier to obtain, and code enforcement eased.

Village of Holland Master Plan – Business Survey Summary

"Holland" is difficult because there is no center, there are areas here and there.

Clean up Mill Race property.

Question 9 response: Fix Pot Holes. Ease up on the sign laws, how do you think we generate revenue, for you and me! Question 10. would like street maintenance improved

Would like to so reduced parks and recreation service and increased police protection

Disregard \$10 under Other in question 9 survey response did not add up to \$100

Question 10: would like police and parks and recreation services reduced.

Intersection at Rocksville & Buck is DEADLY! We need a light. Do we need any more accidents. Stop saying its a state road and not our problem. It is our problem!

I have practiced in Holland for 35 years and have enjoyed just about every minute of it. The above changes would have had very little effect on my practice. I think Holland is very nice as it is.

Would like stormwater management addressed.

What's with the Mill Race Inn? What a terrible eyesore that is.

Change our zip code from Feasterville/Treose to Holland. Our pond at Breezy Point has been damaged over the years due to run-off from the East Ridge development which I have had to pay for personally. Glad you went to one trash pick up per week. Thanks for reaching out to get our opinon.

Question 10. Everytime a road is paved, I would contact, Verizon, PECO, & Comcast to contribute to the process of burying wires to eliminate poles. This would beautify the area and reduce costs of outages. Traffic as you probably guessed is the crux of this area. Any plan for this area has to include the use of the large parcel of commercial land at Rocksville & Buck/Holland roads. There is no room for major imporvment without it. Mike Mayberry 215-208-6659

Question 11: Would like to see eye sore - Old Mill Race Inn taken down - if only the addition - not the historical part.

Dr. Kasirsky, 660 buck Road, Holland, PA 18966

Question 10: Would like lower taxes with same level of public services.

Community events to advertise local businesses would help keep locals in the area. Notify business by mail about participation in Northampton Days. Also for physical improvements: Signs as you enter "Holland" i.e., Holland Village - est. 1870

Town Hall Meeting Survey Summary

The purpose of the Town Hall Meeting was to discuss key issues affecting the village that will help shape a shared community vision for its future. Attendees were asked to fill out a brief survey to help gather the opinions and comments of residents and interested parties. The following is a summary of the survey's results.

Question 1.

| I am a: (Check all that apply.) | | |
|---------------------------------|------------------|----------------|
| Answer Options | Response Percent | Response Count |
| Resident | 89.7% | 26 |
| Business Owner | 10.3% | 3 |
| Township Official | 0% | 0 |

29 people returned surveys from the Town Hall Meeting. Only 3 persons identified themselves as business owners and 2 of these business owners were also residents. No respondents identified themselves as a township official.

Question 2.

| Which BEST describes your vision for Holland's future community character? (Select only one.) | | |
|---|------------------|----------------|
| Answer Options | Response Percent | Response Count |
| Small Town Character | 44.4% | 12 |
| Mixed-Use Walkable Community | 29.6% | 8 |
| Retail Destination | 11.1% | 3 |
| 'Play and Shop' Destination | 0.0% | 0 |
| Status Quo | 14.8% | 4 |
| Other | 0.0% | 0 |

"Small Town Character" best described people's vision for Holland's future community character with 12 responses out of 27 total. This was followed by "Mixed-Use Walkable Community" which had 8 responses. "Status Quo" received 4 responses, "Retail Destination" had 3, and "Play and Shop" had none.

Village of Holland Master Plan – Town Hall Meeting Survey Summary

Question 3.

In order promote greater collaboration/cooperation for businesses, residents, and township officials, which actions are appropriate? (Select all that apply.)

| Answer Options | Response Percent | Response Count |
|---|------------------|----------------|
| Establish a Common Goal or Vision | 40.8% | 20 |
| Appoint Liaisons for Communicating Between Groups | 20.4% | 10 |
| Foster Volunteerism and Stewardship | 26.5% | 13 |
| Other | 12.2% | 6 |

In response to what people think must be done to promote greater collaboration and cooperation for businesses, residents, and township officials, people think it is most important to establish a common goal or vision (20 responses). This is followed by fostering volunteerism (13 responses), and appointing liaisons for communicating between groups (10 responses).

Question 4.

Please rank the following businesses as most needed in the village. (Rank the 5 most needed businesses from 1 to 5, with 1 being the most needed. Rank only five.)

| Answer Options | 1 | 2 | 3 | 4 | 5 | Response Count | Avg. Rank |
|---|---|----|---|---|---|----------------|-----------|
| Neighborhood retail (greeting card store, dry cleaner, deli) | 3 | 3 | 5 | 3 | 4 | 18 | 2.9 |
| Medium-sized retail (CVS, grocery store) | 3 | 0 | 0 | 2 | 3 | 8 | 3.3 |
| Boutique shopping (antiques, furniture, clothing) | 6 | 1 | 3 | 1 | 1 | 12 | 2.2 |
| Restaurant (sit down, eat in) | 1 | 10 | 2 | 3 | 2 | 18 | 2.7 |
| Fast food/take out restaurant | 0 | 0 | 3 | 2 | 1 | 6 | 3.7 |
| Convenience store | 2 | 1 | 2 | 3 | 0 | 8 | 2.8 |
| Gas station with/ without convenience store | 0 | 3 | 0 | 0 | 0 | 3 | 2.0 |
| Entertainment/ cultural attraction (theater, gallery, art/dance studio, museum) | 2 | 1 | 3 | 2 | 0 | 9 | 2.7 |
| Other | | | | | | 8 | - |

Respondents ranked the most needed businesses in the village. Businesses with the most responses include Neighborhood Retail and Restaurants. Among the four with the next most responses Boutique shopping received the highest average ranking. While gas stations averaged a high ranking, only 3 respondents thought it is needed in the village.

Village of Holland Master Plan – Town Hall Meeting Survey Summary

Question 5.

| Should there be stronger pedestrian connections within the village? | | |
|---|------------------|----------------|
| Answer Options | Response Percent | Response Count |
| Yes | 60% | 15 |
| No | 40% | 10 |

Most respondents think that more pedestrian connections within the village are needed (60 percent).

Question 6.

| Should there be better connections between the village and amenities in the surrounding areas? (e.g., Churchville Nature Preserve, Playwicki Park) | | |
|--|------------------|----------------|
| Answer Options | Response Percent | Response Count |
| Yes | 37.5% | 9 |
| No | 62.5% | 15 |

However, most people felt there shouldn't be better connections between the village and amenities in the surrounding area. Some property owners attending the Town Hall meeting expressed concern about trail connections running through or adjacent to their properties.

Question 7.

| Are there places where safety could be improved for pedestrians, for example, by providing striping or signage at crosswalks? | | |
|---|------------------|----------------|
| Answer Options | Response Percent | Response Count |
| Yes | 72.7% | 16 |
| No | 17.3% | 6 |

Most people think that pedestrian safety could be improved with striping and signage. Improving pedestrian circulation also received high marks on Question 5 and 8.

Village of Holland Master Plan – Town Hall Meeting Survey Summary

Question 8.

Please rank the five most important things Northampton Township could do to help generate economic development and revitalization in Holland. (Select the most important things, ranking them from 1 to 5, with 1 being the most important. Rank only five.)

| Answer Options | 1 | 2 | 3 | 4 | 5 | Response Count | Avg. Rank |
|---|---|---|---|---|---|----------------|-----------|
| Provide more off-street parking | 0 | 1 | 0 | 0 | 1 | 2 | 3.5 |
| Enhance pedestrian circulation | 3 | 2 | 3 | 1 | 1 | 10 | 2.5 |
| Bike paths/bike racks | 3 | 3 | 1 | 0 | 0 | 7 | 1.7 |
| Better coordination with township government | 0 | 2 | 2 | 1 | 5 | 10 | 3.9 |
| Beautify street—plantings, street cleaning, lighting | 2 | 4 | 3 | 7 | 0 | 16 | 2.9 |
| Special events (<i>holiday lighting, shopping nights, street festivals, etc.</i>) | 1 | 0 | 4 | 0 | 1 | 6 | 3.0 |
| Increase police presence | 1 | 0 | 1 | 0 | 0 | 2 | 2.0 |
| Enhance communication with business community | 2 | 1 | 2 | 1 | 1 | 7 | 2.7 |
| Expand Village Overlay zoning | 0 | 0 | 0 | 4 | 0 | 3 | 4.0 |
| Improve infrastructure (<i>roads, utilities</i>) | 4 | 2 | 2 | 1 | 1 | 10 | 2.3 |
| Better licensing and regulatory environment (<i>e.g., signs, permitting</i>) | 1 | 2 | 0 | 0 | 0 | 4 | 2.5 |
| Improve signage to village's attractions/businesses | 0 | 1 | 0 | 1 | 0 | 2 | 3.0 |
| Traffic calming | 5 | 4 | 3 | 2 | 3 | 17 | 2.6 |
| Other (Specify) | | | | | | 4 | - |

Beautifying the street and Traffic calming are the top responses when asked what the five most important things the township could do to help generate economic development and revitalization in Holland. Other popular responses include improving infrastructure, enhancing pedestrian circulation, and better coordination with township government.

Question 9.

Would you be interested in being contacted by the township for follow-up on any of your questions or comments from this survey and meeting?

| Answer Options | Response Percent | Response Count |
|----------------|------------------|----------------|
| Yes | 72% | 18 |
| No | 18% | 7 |

Village of Holland Master Plan – Town Hall Meeting Survey Summary

Comments

Question 2

Practice support of Good Commercial Practices (GCP) routinely survey passers-thru (drivers) Businesses and residents regarding specific issues pluses and minuses

Traffic

Question 3

Create communications channels for interested parties us social media

Communicate more effectively

Additional town meetings

Any expense to taxpayer must have prior ok

Resident input first, business than township officials, make tv broadcast current and upt to date. Allow ads for local businesses to community

See notes

Question 4

none-no more development

no additional business needed

Post Office

nothing more

No big box high volume sore drawing high traffice volume to that area. No grocery store drug store only.

Community Park

Family recreation- mini golf

Drugstore

Local retail hardware, old general store (holland flair)

See Notes

Question 5

Sidewalks would help

Village of Holland Master Plan – Town Hall Meeting Survey Summary

Pedestrian bridge across creek
Accessible sidewalks

Between old Bristol and Holland across the bridge

Walking trails through the grass (turn to gravel or pavers)

Easements from developments to shopping centers

Fox Chase Line should be a rail-trail

Rail to trail for the Fox Chase Line

For most people, walking takes too much time!

Question 6

Walking trails through the grass (turn to gravel or pavers)

Rail-trail

Again, walking is to much time.

Question 7

Fix traffic first

Buck Road and Old Bristol Road

Sidewalks and crosswalks would help

There are no places for walking at this time

Across the bridge

At intersections

Near shopping center and bank on Route 532

Striping, signage and speed bumps might help.

Wherever convenient

Not sure

However area in question is 25 mph little to no enforcement now!

Village of Holland Master Plan – Town Hall Meeting Survey Summary

Way to walk across the bridge.

Question 8

Improve Traffic Flow

Fix Mill Race and traffic

Tear down or redevelop the Mill Race Inn. It is an eyesore!

Traffic improvements *less controls, better timed traffic lights, keep traffic flowing

Question 9. Contact Information

| | | |
|--|------------------------------|--|
| Stephen B. McGill, 103 Briarwood Drive, Holland Pa 18966 | 215-802-7904 | casbrow@gmail.com |
| Carol Dubas 178 Forrest Drive | 215-860-8570 | cadubas@yahoo.com |
| Len Dubas 178 Forrest Drive | 215-860-8570 | lendubas@hotmail.com |
| Barbara Rilling 86 Briarwood Drive | 215-860-6653 | harbar5@hotmail.com |
| Charles Chak, 74 Lakeview Drive | 215-262-8589 | chuckmystic@msn.com |
| Joan Chak, 74 Lakeview Drive, Holland | 215-357-4524 | chuckmystic@msn.com |
| P. Sexton, 63 Amsterdam Avenue, Holland | | pcvsexton@verizon.net |
| Noel Farragher, 2321 Old Bristol Road | 215-290-0788 | rnrbldg@verizon.net |
| James H. Wartenberg 119 Wooden Bridge Road | 215-355-554 | jsgiraffe@msn.com |
| Elby Davis, 202 Crescent Drive | 215-355-5863 | elbydavis@verizon.net |
| Jean Edwards 32 E. Holland Road | 215-357-3563 | jean.edwards2@verizon.net |
| Harvey Abramson, 86 Buck Road | 215-355-7260 | hpalaw@msn.com |
| Murray Battleman, 120 Sydney Road | 215-504-4875 | richbsnb@aol.com |
| Ken Miller 54 Rotterdam East | 215-357-3838 | |
| Bill Hansen 252 Holland Road, Holland, Pa | 215-357-8443 or 215-852-4288 | |
| Jack Hillman & Family 254 Wood Lake Drive | 215-579-1733 | woodtanks@aol.com |
| Marcella Ruth Kownurko 25 Lakeview Drive | 215-357-6034 | ruthiek@com |
| Judy Jolly 33 Mallard Road, Holland, PA 18966 | 215-396-0708 | judyjolly2002@yahoo.com |

Question 10. Additional Comments:

Traffic flow needs to be addressed first.

Square off the light/intersection of Bucks, Holland and Chinquapin roads

Reroute Chinquapin behind and above the WaWa to come out at Holland & Rocksville roads

Close Holland Road and reroute that traffic out to Buck via Rocksville Road

Empty Bristol Road onto Buck via Conservancy land

Village of Holland Master Plan -- Town Hall Meeting Survey Summary

Encourage and reward courteous drivers to highlight improvements via driver cooperation. I see lots of it more would be better (positive reinforcement for desired behavior).

Thanks for doing this.

More business/residential government cooperation

I'd like to envision an entrance into Holland that is more pleasing visually! Clean it up!!!

Thank you.

A very nice thoughtout presentation. Thank you.

Can the Newtown train line be restarted, or converted to a rail to trail. Please don't waste money on a fountain like Richboro. Have you noticed when the traffic lights are out there is no traffic backup? Street lighting should be improved old fashioned light would look nice. A small parklet would be nice. Accept reality-Northampton is a bedroom community. Holland Village area including Pheasant Valley stores and offices should be analyzed as to historic success, failure and need. Small changes will not make a difference. Big changes including State roads and the County will cost big \$. Also zoning code and SALDO need clarification in certain sections.

Thank you for looking into this it would be great to see Holland become more of a town.

As mentioned at the meeting, traffic is the biggest problem. I believe a major improvement in this area could be done by moving the stone wall at south bound lane as you exit the bridge over the creek. As it is now 2 cars waiting to turn left onto Old Bristol Road prevent any one going south on Buck. A little more space there would make a big difference. And I believe would be easier and less costly than major ??? improvements. Also better speed enforcement most of traffic is way in excess of 25 mph limit throughout this entire area. And establish and enforce no "blocking the box" regulations especially at Buck and Holland roads. I believe that until traffic issues are corrected - any business options are going to be limited due to people not wanting to fight the traffic to enter/exit any business it is easier to go elsewhere.

Village of Holland needs visual improvement. Some businesses, their lots, and property looks too commercial and blighted. Clean up Holland, increase road paving, keep traffic flowing. Stop wasting time and energy (gas) on traffic signals that are uncoordinated especially during rush hours and off hours when traffic is very light. (Flashing Red is OK) Holland needs a central well known meeting place, (diner restaurant) that says "small town, real people" Improve township meetings...less embarrassing bickering - other folks in other communities may also be watching - do it with pride. Thanks for your efforts - improvements to Holland is overdue.

Traffic is such a problem, nothing else is worth mentioning. Suggestions:

- Is there any other path to get from Newtown (or up Buck Road) to the train Stations or into Philadelphia? How would one find out? Mapquest and Google Maps don't help. A great use of your web page. Bucks county or North Hampton.
- For the tunnel under the train,

Village of Holland Master Plan – Town Hall Meeting Survey Summary

- can the drain be repaired so you are not battling deep water or ice in addition to the other problems?
- Large trucks and buses which require the center of the tunnel are supposed to honk so the traffic from the other direction knows to stop. They do not honk. There must some way to enforce this.
- Periodically, a large vehicle approaches the tunnel and discovers they should not be giving it a try. Turning around is not an option. There appears to be enough space on the sides of the road to set up a "turning basin" and allow them to avoid either trying to get through or backing up to where they can turn.
- The area just north of the tunnel is posted at 25 mph. Driving at 25 is difficult and dangerous. I get a backup behind me, a lot of honking, hand gestures, and then someone passing over the double yellow line. Frequently, a police car is sitting in the bank parking lot and does nothing.
- Even minimal mass transit would solve so many problems. I'm told people have seen buses around but can't find any info as to where, when, where they go, etc. Another good use for your web sites.
- There are many traffic conventions in this area I do not know and several spots I do not travel as I can't figure to navigate them safely/legally and functionally. The intersection of Holland Rd and Buck Rd is one of them. Sitting there for long periods of time and watching the other drives shows I am not the only one with that problem. If all the drivers were following the same conventions at that intersection, traffic would move faster and certain faster. Could the Northampton web page host a "Frequently Asked Questions" where traffic officers could answer questions drivers have about how to handle situations? A good start would be protocols for traffic lights with no power. Not everyone would read it but if a few drivers start following the same conventions.

Many of the problems are not Northampton township's problem. They are problems to the residents. And we would persue these problems if we could figure out who. Could the township website host a list of problems and points of contact?

Examples

1. Holland needs its own zip code. I'm told its a Post Office problem. Any help in finding a POC, web site, etc would be greatly appreciated.
2. For a traffic problem (big truck not making it through the tunnel), do we can Northampton or state? I called 911 and couldnt convince them where Holland was. Is there a emergency number for Northampton police.

Town Hall Meeting – Display Board Results (Development Preferences)

What types of nonresidential development should be strongly encouraged in Holland?

Large Retail 0

Medical Office 0

Shopping Centers 2

Adaptive Reuse 35

Chain Stores 0

Locally – Owned Stores 11

Restaurants 5

Culture and Entertainment 9

Manufacturing/Industrial 0

Office Space 1

Mixed Use Developments 14

Other – no development 19

What present or potential attributes do you think are most important for Holland?

Walkability 11

Historic Character 24

Open Space and Parks 12

Sense of Community 12

Cultural Events 0

Diversity of Businesses 2

Retail Destinations 4

Streetscape 17

Outdoor Recreation 2

Town Hall Meeting – Display Board Results

Environmental Enhancements 8

Trees and Landscaping 6

Public Amenities 0

Entertainment and Tourism 2

Other – Traffic cop at intersection of Buck and Holland to keep Holland traffic from blocking the box. 2

What should be done to improve the business environment in Holland?

Enhance Pedestrian Circulation 16

Create a Town Commons 4

Promote Public Transportation 6

Provide more Area for Businesses 3

Streetscape Improvements 22

Encourage Business Diversity 5

Improve Parking 1

Marketing Coordination 5

Improve Signage 3

Improve Safety 10

Enhance Communication with Businesses 6

Other – Traffic, Curb Cut, and Circulation Improvements 16

Encourage Courteous Driving 1

Traffic 1