

**Milford Township
Planning Commission**

Meeting Minutes of January 31, 2024
7:00 P.M.

Planning Commission Members Present: Fran Murry, Chair; Edwin Bolton, Vice Chair; Susan Edwards, Secretary; Merv Afflerbach, Member; and Adam Klein, Member.

Staff Present: Jeffrey Vey, Manager; Devan Ambron, Secretary; Peter Andersen, Pennoni; Bryn-Erin Kerr, Bucks County Planning Commission.

Mr. Murray called the Milford Township Planning Commission meeting of January 31, 2024 to order at 7:00 p.m.

Re-Organization:

Mr. Bolton nominated Mr. Murray to serve as Chair, the nomination was seconded by Mrs. Edwards. Upon a unanimous vote, Mr. Murray was appointed to serve as Chair.

Mrs. Edwards nominated Mr. Bolton to serve as Vice Chair, the nomination was seconded by Mr. Afflerbach. Upon a unanimous vote, Mr. Bolton was appointed to serve as Vice Chair.

Mr. Bolton nominated Mrs. Edwards to serve as Secretary, the nomination was seconded by Mr. Afflerbach. Upon a unanimous vote Mrs. Edwards was appointed to serve as Secretary.

Mr. Klein was nominated by Mr. Bolton, seconded by Mr. Afflerbach, and appointed to serve as Milford Township's representative to the Quakertown Area Planning Committee.

Minutes:

The November 29, 2023 meeting minutes were approved as presented.

Subdivision/Land Development Review:

Celerity, Waiver of Land Development, 3500 AM Drive, 23-002-150. Mr. Gary Parzych, Parzych Companies, and Mr. Ron Leight, Celerity Integrates Services, were in attendance to present a request for a Waiver of Land Development. Mr. Parzych stated the plan submitted was a previous submission and was granted approval in 2009. The original approval included a 10,000 square foot office/warehouse building and a 10,000 square foot future building. The applicant is now proposing an 8,000 square foot building where a 10,000 square foot building was approved. The site was built to the full stormwater calculations and parking requirements. All improvements are complete. A waiver of land development is requested prior to the applicant seeking a building permit. Mr. Parzych presented a preliminary drawing of the proposed building.

Mr. Bolton made a **MOTION** to recommend approval of the Waiver of Land Development request as the previously approved plan was approved for two phases and took into account the future development, stormwater, and parking. Mrs. Edwards seconded the motion. The motion passed unanimously.

Fornwalt Tract, Preliminary Plan of Minor Subdivision, 2030 Bleam Road, TMP No. 23-010-103. Mr. Bob Irick of Irick, Eberhardt & Mientus, was in attendance to present the proposal on behalf of the applicant. The applicant proposes to subdivide the 16.027 acre tract into two separate lots. Lot 1 consists of 10.2 acres and contains the existing single-family dwelling. Lot 2 consists of 5.7 acres and contains a proposed single-family dwelling and improvements. The site is to be served by on-lot water and sewerage system. Mr. Murray asked Mr. Irick if he is in receipt of the Pennoni Review Letter dated January 11, 2024. Mr. Irick stated he is, and all comments noted are will comply. Zoning Comment Z1-notes the project entails a subdivision to create one new lot for the construction of a single-family dwelling. However, the zoning data chart stated the use as a B5-Sinlge Family Cluster which is defined as single-family detached dwellings on individual lots, with private yards on all sides of the house which are clustered to preserve common open space. Only one house is proposed. It is believed the correct use is a B1 however; both uses are permitted for subdivision. Mr. Irick stated several waivers are being requested. A waiver from cartway widening, curbs, sidewalks, Existing Resource and Site Analysis Plan, and Site Context Map. Mr. Irick stated comment SALDO-5 addresses street trees. The applicant

has proposed to cluster the same number of trees required. The trees would be planted in an informal cluster vs. a straight line. Mr. Vey stated a waiver can be requested from the Board of Supervisors for the clustering of trees. Mr. Klein stated the area is an open filed on either side and he feels it would look awkward if trees were planted in a line. Mr. Vey stated a discussion was had regarding open space requirements. The site does have wetlands and the owners/applicant have no problems restricting the property from further subdivision with a conservation easement. Mr. Irick stated the remaining SALDO comments and General comments are will comply. Mr. Vey asked if all stormwater is sheet flow. Mr. Irick stated no, sheet beds. Ms. Kerr presented the Bucks County Planning Commission Review Letter dated January 19, 2024. The review addresses the requested waivers, Single Family Detached Cluster -Use B5, and the need for a Sewage Facilities Planning Module Application Mailer.

Mr. Bolton made a **MOTION** to recommend Preliminary/Final Plan Approval, along with the requested waivers, for the Fornwalt Tract, 2030 Bleam Road, TMP No. 23-010-103, subject to the following conditions: Compliance with the Andersen Engineering Review Letter dated January 11, 2024; Compliance with the Bucks County Planning Commission Review Letter dated January 19, 2024; The properties be deed restricted from further subdivision; A Conservation Easement be provided. The motion was seconded by Mr. Klein and passed unanimously.

Lot 4 Milford Industrial Commons, 400 Commerce Drive, TMP No. 23-010-168-004 & 23-010-168-008.

Mr. Andrew Schlosser of Schlosser & Clauss Consulting Engineers, Inc. was in attendance to present the proposal. Mr. Schlosser stated the site currently consists of 1.7 acres with an existing bank located on the site. The proposal is to consolidate the 2 lots into one lot, a reverse subdivision. Following the reverse subdivision the lot will consist of 3.69 acres. The existing bank and parking lot is to be removed and a 30,000 square foot warehouse constructed with 60 parking spaces. The proposed use of the building is manufacturing. The Pennoni Review Letter dated January 25, 2024 was discussed. Mr. Schlosser stated there will be compliance with most of the comments. Zoning Comment Z-6 addresses buffer yards. Mr. Schlosser stated there is difficulty complying with the requirement. This is an existing lot with existing utilities and storm sewers. The utilities run through the buffer area and noted the required planting could be planted elsewhere, relief would be needed. Comment Z-10 addresses off-street loading where the maximum driveway opening at the street line is 35'. The existing driveway appears to be in excess of 35'. The entrances are being modified and it is noted the Zoning Officer should determine if this will be considered an existing non-conformity or if previous relief was granted. Mr. Bolton stated the applicant would need a variance from Section 519.f. as the non-conformity would be made worse. Mr. Schlosser stated they will go through whatever steps are needed. Mr. Vey stated the zoning regulation is more fitting as a SALDO regulation and a zoning amendment may be needed. Mr. Schlosser said they do have enough EDU's with the 2 lots together, they are in possession of 6 and will only need 1 or 2. Mr. Schlosser stated he will check with the traffic engineer to see if anything is required and they did contribute to the traffic light at Commerce and 663. Mr. Andersen noted under general comment G-1 there should be 2 separate plan sets, a Reverse Subdivision Plan and a Land Development Plan, which can run simultaneously. At this time Ms. Kerr addressed the Bucks County Planning Commission Review Letter dated January 25, 2024. Ms. Kerr stated the site is located along 663 and is subject to the requirements of the Arterial Corridor Overlay District. Per Section 621 of the zoning ordinance, conditional use approval is required for the proposed development. Mr. Schlosser stated there are no changes proposed on 663 and he will start the Conditional Use process. Ms. Kerr stated per section 519.a. of the SALDO, sidewalks are required on all subdivision and land development plans, it is recommended a 10-foot-wide shared use trail along the sites frontage on Route 663 be installed to continue to develop a comprehensive trail network for the township. Mr. Murray noted there are currently no sidewalks along 663. Mr. Schlosser stated there are sidewalks located down Commerce Drive and he would like to defer until the time comes to discuss. Mr. Vey noted a waiver could be requested. Ms. Kerr stated the review letter also address recreation land facilities, transportation impact study, street improvements, energy conservation, landscaping, and sewage facilities. With there being no further discussion at this time the proposal was tabled.

Other Business:

Proposed Zoning Amendment. Mr. Vey presented the proposed Zoning Ordinance Amendment, amending Sections 404 and 529. Section 529 Exceptions to Building Height, allows a maximum building height of 50-foot by Special Exception in the PI District. The amendment includes the addition of the PC District and permitting the increase by Conditional Use approval. The ordinance states Fire Department equipment must be capable of

accessing the building from all sides and the building be equipped with a sprinkler system. The Fire Department connections and standpipes must be installed in locations acceptable to the Board of Supervisors. The amendment also includes a revision to Section 404.B6. Performance Standard Subdivision in the RD Zoning District, only single-family housing types (Sec. 404.B6.b (1) Single Family Detached, (2) Detached Dwelling-Off Center, and (3) Village House, shall be permitted by Conditional Use where the site is a minimum of 50-acres and adjoins an SRM or VC-2 Zoning District. Mr. Vey stated the amendment incorporates the inclusion of the VC-1 Zoning District and a condition to allow these uses is a demonstration to the satisfaction of the Board of Supervisors that improvements for traffic impact are satisfactorily addressed for the development.

Mr. Bolton made a **MOTION** to recommend approval of the proposed Zoning Ordinance Amendment as presented. The motion was seconded by Mrs. Edwards and passed unanimously.

Adjournment:

With there being no further business the Milford Township Planning Commission meeting of January 31, 2024 adjourned at 7: 25 p.m.