

**Milford Township Board of Supervisors’  
Minutes of May 7, 2024**

---

**Call to Order:** Chairman Strunk called the meeting to order at 7:00 p.m.

**Attendance:** Supervisors present: Charles Strunk, Chair; John Mininger, Vice Chair; and Christian Haberle, Member. Staff present: Jeff Vey, Manager; Devan Ambron, Assistant Manager/Secretary/Treasurer; Pete Andersen, Pennoni, and Kate Harper, Timoney Knox.

**Public Comment on Non-Agenda Items:** Karen Ciurley of Sycamore Drive inquired about the maximum number of animals permitted per household according to the zoning ordinance. Mr. Kravitsky provided the relevant zoning regulation and requested that Ms. Ciurley contact him directly for further discussion.

**Approval of Minutes:** Mr. Mininger made a **MOTION** to approve the Minutes of April 2, 2024. Mr. Haberle seconded the motion. The motion passed unanimously.

**Financial Report:** Having reviewed the current bills list, Mr. Strunk made a **MOTION** to approve the invoices for payment, along with the Treasure’s Report of March 31, 2024. The motion was seconded by Mr. Mininger and passed unanimously.

**Public Hearing:**

**Conditional Use. Rotho Blaas, USA Inc., 2075 Rosenberger Road, TMP No. 23-010-073.** The applicants propose an Office/Wholesale-Warehouse Use with a building height not exceeding 50’ in the PC District. Mr. Gavin Laboski of Laboski Law represented the applicant, and Mr. Jeff Beavan of Bohler Engineering presented the proposal. The parcel, located at Rosenberger Road and Route 663, covers 6.28 buildable acres and is located in the PC and Arterial Overlay District, and includes a vacant dwelling and woodlands. Surrounding areas are residential, commercial, and light industrial. The revised plan differs from the original with phased construction, 20,000 sq ft of office space, and two access points off Rosenberger Road. Truck traffic will utilize Rosenberger Road to Quaker Pointe Drive. The proposal includes six loading docks, a trail, and emergency access turnarounds. Rotho Blaas will use the warehouse for distribution of materials, fittings, and tools for timber construction and the office space for its U.S. headquarters. There are no retail sales proposed. The applicant projects 14 warehouse and 22 office employees. Section 403.D.1 requires 100 parking spaces, and 113 are provided. Woodland disturbance will cover 1.8 acres, which is permitted by Conditional Use approval. The applicant proposes a fee in lieu of 1 acre of disturbance. The existing accessory structure will be reviewed from a structural standpoint to determine if it can be reused. It is intended to be used for housing onsite staff members visiting from out of the country and is not intended to be made available to the public. The proposed building will be less than 50 feet high, with a warehouse 37 feet in height and office space above. The applicant met with the Fire Chief and reviewed the plan, which includes a sprinkler system for fire suppression. A letter was obtained indicating that the plan is acceptable. The plan includes fire provisions such as paved parking, a paved trail, and reinforced turnarounds around the building, ensuring the entire building can be accessed. Sprinkler heads and the standpipe will require approval by the Board of Supervisors and will be shown on the plan. The site will be served with public water and sewer and requires land development approval. Access will be taken off Rosenberger Road, with clear directions and signage for truck traffic. By 2030, inbound truck traffic is estimated at two trucks per week, with outbound traffic at three trucks per day. The trip generation letter estimates 122 daily trips at full capacity. The applicant will submit a traffic impact study if required. Mrs. Harper noted the overlay parking is located in the stormwater basin, and Mr. Beavan mentioned that the stormwater facilities could be placed underground to accommodate additional parking if necessary. Concerns about the condition of Rosenberger Road and the need for potential reconstruction were raised. The ITE Trip Generation Manual was used to calculate the number of trips per day. The chart cited does not relate directly to the proposed use. Since the evidence is not accurate, the trips per day are not accurate and local data should be collected and the data revised. A traffic study may be needed due to 125 trips per day. Public comments were invited, but none were received. Mr. Winkler raised concerns about the turning radius for trucks at the Route 663 and Quaker Pointe intersection, which will need further investigation. The hearing closed at 8:02 p.m., with a decision expected at the June 4th meeting.

**Last Chance Ranch, Allentown Road, TMP No. 23-021-052-005 and 23-021-053. A6-Commercial Kennel Use and H9-Temporary Community Event Use.** The applicants seek Conditional Use approval for an A6 Commercial Kennel Use and an H9 Temporary Community Event Use on a 43.69-acre property. Represented by Mr. Zachary Sivertsen and Mr. Tyler Freed. The property consists of a 41.04-acre parcel and a 2.35-acre parcel. The proposal includes a 25,000 sq ft horse barn with 22 stalls, a community room for events, a 10,000 sq ft main office for animal

housing and administration, a covered manure stack pad, a 1,500 sq ft rehabilitation barn, and various animal shelters. Parking includes 34 spaces for the kennel use and a total of 44 spaces, meeting all requirements. The proposed impervious surface is 9%, below the 20% maximum allowed. On-lot water is proposed, with public sewer available on lot 1 and potential connection for lot 2 if needed. Ms. Jackie Burke, Executive Director, stated the organization has been operating since 1999 with numerous services provided to the public, including riding lessons and vaccine clinics, as well as volunteer opportunities for students. They care for approximately 150 animals with a staff of 15 and volunteer support. The A6 Commercial Kennel use ensures structures are 200 feet from property lines which will be met. The facility operates by from 9 am to 5 pm, with volunteers from 8 am to 8 pm. All visits are scheduled by appointment with occasional donations brought to the site. Dogs are supervised in four play yards, and waste is managed with a dumpster. There will be no dog shows or competitions. The property is currently vacant, with no residential dwellings proposed, which could change in the future. Proposed improvements include a surveillance system and a retail sales area of less than 750 square feet for fundraising efforts. The primary event is an annual open house, which attracts about 400-500 people throughout the day. This event includes vendors, artists, a small pa system, a dog trainer, horse shoeing, games for children, pony rides, and food trucks. The event is held annually on the third Saturday in September from 11 am to 4 pm. Porta-potties and trash cans are provided, and an extra trash pickup is scheduled. Additional parking will be proposed in the pastures flanking the driveway. If it rains and the pastures are wet, the event is typically canceled. Any temporary signage for the event will comply with ordinances. There are typically 40-50 staff members and volunteers on site throughout the day to assist with parking and trash, with a cleanup crew present after the event. There have been no issues at the current site. Mr. Haberle inquired about the retail use. Mr. Sivertsen noted that an A6 use allows for retail. Mr. Haberle asked if the size and scope of the proposal is that of what is existing to which Ms. Burke said yes and they do not expect to expand the numbers. Mr. Mininger asked if there have been any issues at the current site with the noise from the kennels. Ms. Burke stated they have not received any complaints from the township. Public comments were invited, but none were received. The hearing closed at 8:54 p.m., with a decision expected at the June 4th meeting.

**4-Way Stop at Brick Tavern /Old Bethlehem Pike:** Mr. Vey reported that the 4-way stop at Brick Tavern/Old Bethlehem Pike was installed a week and a half ago, but vehicles are not stopping at the new signs. PennDOT will paint stop bars and install advanced flashing lights. Ms. Eb from North Old Bethlehem Pike noted that the indicator is too far down the hill, the signs are too close together, and the flashers are not bright. Mr. Vey mentioned LED stop signs cost about \$2,400 each, and the current flashing amber lights are temporary. Mr. Fran Murray added that the signs are poorly positioned, with one blocking the "stop ahead" sign, and the existing lights are very dim. Mr. Vey stated he will address these concerns with PennDOT.

**Jake Brake Restriction on Old Bethlehem Pike Discussion:** Mr. Vey reported that studies have been requested for the Portzer Road/Old Bethlehem Roundabout, the northern end of Old Bethlehem Pike, and Route 663 from Milford Square Pike. Mr. Mininger noted that Route 663 has a speed limit of 55 mph. Mr. Vey expressed concern about Old Bethlehem Pike's northern section due to a hill. Ms. Ebb inquired about reducing the speed limit, and Mr. Vey said it is a PennDOT road. Regarding brake retarder studies, Mr. Haberle and Mr. Mininger agreed to leave it to PennDOT. Mr. Merv Afflerbach mentioned that single axle trucks, including propane trucks and school buses, need exhaust brakes for safety. Ms. Ebb acknowledged their use on highways but opposed them in residential areas.

**Zoning Hearing Board:**

**Manuel Velasquez, 1410 Kumry Road, TMP No. 23-001-127.** Mr. Kravitsky announce the Zoning Hearing Board will meet on Tuesday, May 14, 2024 to hear the application of Manuel Velasquez. The applicant seeks a Variance from Section 404.A.3.b. 100' setback; 404.A.8. maximum density; 404.B.1.a. to allow more than one single-family detached dwelling; 404.A.8. minimum yard and setback; and an Interpretation of Section 404.A.3. keeping of livestock and poultry.

**Subdivision/Land Development:**

**Moyer Milford Square, Preliminary Plan of Subdivision, 2060 Allentown Road, TMP No. 23-010-081.** 3-Lot subdivision in the VC-2 Zoning District. Tabled

**Other Business:**

**Bucks County Department of Health Request to Treat Municipal Properties for Mosquitos.** A letter was received from the Bucks County Department of Health requesting participation to treat municipal properties to control the mosquito population.

Mr. Strunk made a **MOTION** to approve the request made by the Bucks County Health Department for Milford Township's participation in the Mosquito Control Program. The motion was seconded by Mr. Haberle and passed unanimously.

**Dispose of Township Records.** Mr. Strunk made a **MOTION** to approve **Resolution No. 13**, the disposal of records as set forth in the Municipal Records Manual which include the following: 2007-2017 Statement of Financial Interest; 2012-2014 Accounts Payable, Revenue Records, General Ledger and Journals for all funds; 2013-2014 Employee Dishonesty Policy; 2014-2015 Milford Fire Company Workers Compensation Policy; 2014 Bucks County Consortium Fuel Bid; and 2017-2020 PA One calls. The motion was seconded by Mr. Mininger and passed unanimously.

**2024 Springfield Township Comprehensive Plan.** Mr. Vey reported the Township is in receipt of the proposed Springfield Township Comprehensive Plan Update. Following review, the Board found the updated plan generally consistent with Milford Township's goals and objectives along the border. The Village Center of Zion Hill has the greatest mutual impact. Milford Township, through the Milford Trumbauersville Sewer Authority, currently provides sewer service to Zion Hill to repair failing systems. The Milford Trumbauersville Area Sewer Authority is facing severe capacity restrictions, making it difficult to meet both current and future sewer needs. Springfield's plan includes an assessment of wastewater infrastructure and suggests exploring the expansion of public sewer systems in Zion Hill and the N. Allison Road area. The provision of sewer services to the Zion Hill area was never envisioned to accommodate development, rather to accommodate failing systems. Given Milford Township's location in the protected Unami Watershed, its sewer capacity is limited and prioritized for its own needs and development, particularly along Route 663. With the challenges facing Milford Township's needs and responsibilities, it would only be prudent for Springfield Township to consider alternative systems if there are plans to expand development in the Zion Hill area.

**Trumbauersville Borough Intent to Submit DEP Water Quality Management Permit.** Mr. Vey reported a notice of intent to submit a Water Quality Management Permit application to DEP was received from Trumbauersville Borough for Well No. 3 located on Creamery Road.

**MH II Pennsburg, LLC., Authorization to Apply for Highway Occupancy Permit.** Mr. Vey stated authorization has been requested for Traffic Planning and Design, Inc. to apply for a Highway Occupancy Permit on behalf of MH II Pennsburg, LLC who is proposing to develop 2512 Quakertown Road, located in Upper Hanover Township. The applicant is proposing an inlet and 108 linear feet of RCP at the intersection of Geryville Pike and Quakertown Road. Mr. Winkler was out to the site and said this will be an improvement.

Mr. Strunk made a **MOTION** to authorize the submission of a Highway Occupancy Permit for stormwater improvements at the intersection of Geryville Pike and Quakertown Road. The motion was seconded by Mininger and passed unanimously.

**Trumbauersville Borough General Utility and Access Easement Agreement.** Mr. Vey reported a General Utility and Access Easement Agreement has been received from Trumbauersville Borough for an Inter-Municipal Emergency Interconnection. The interconnection consists of a 4" water main, pressure regulating valve, a water meter, a backflow preventer and two manual isolation valves. The 4" main is to be connected to the Borough's 8" main along Trumbauersville Road. The requested easement is located within Tax Map Parcel No. 23-022-043 and consists of 1,966 square feet.

Mr. Strunk made a **MOTION** to approve the General Utility and Access Easement Agreement for the property located on Trumbauersville Road, TMP No. 23-022-043. Mr. Mininger seconded the motion. The motion passed unanimously.

**PennDOT Right-of-Way Acquisition, Allentown Road/Route 663.** Mr. Vey reported PennDOT has issued a Notice of Acquisition and Offer to Purchase, along with a Summary of Just Compensation, for the Allentown Road/Route 663 widening project. The proposal includes a total of eight township-owned parcels designated for various uses, including right-of-way, drainage easement, channel easement, riparian buffer easement, and a temporary construction easement. The total proposed compensation for these parcels is \$13,300.

Mr. Mininger made a **MOTION** to accept the proposed compensation totaling \$13,300, for the parcels effected by the Allentown Road/Route 663 widening project. The motion was seconded by Mr. Haberle and passed unanimously.

**We 3 Band Performance Agreement.** Mr. Vey stated a Performance Agreement has been received from We 3 Band for their performance on Thursday, July 25, 2024 at the Concert in the Park Series with a contract price of \$400.

Mr. Strunk made a **MOTION** to approve the We 3 Band Performance Agreement with a total cost of \$400 for their performance on July 25, 2024 at the Concerts in the Park Series. Mr. Mininger seconded the motion. The motion passed unanimously.

**Aiden Bloomfield Entertainment Contract.** Mr. Vey stated a contract has been received from Aiden Bloomfield & The Concrete Highway for their performance on Thursday, August 1, 2024 at the Concert in the Park Series with a total contract price of \$1,200.

Mr. Strunk made a **MOTION** to approve the Aiden Bloomfield & The Concrete Highway Contract with a total cost of \$1,200 for their performance on August 1, 2024 at the Concerts in the Park Series. Mr. Mininger seconded the motion. The motion passed unanimously.

**Correspondence:**

**Fire Police Assistance Request(s).** Mr. Vey stated Fire Police Assistance Requests have been received from Quakertown Borough for the annual Memorial Day Parade being held on May 27, 2024; Coopersburg Borough for the Coopersburg 5K being held on May 25, 2024; East Greenville Borough for the annual Memorial Day Parade being held on May 27, 2024; and St. John's Lutheran Church for the annual Strawberry Festival being held on June 15, 2024.

Mr. Mininger made a **MOTION** to approve the Fire Police Assistance requests received from Quakertown Borough, Coopersburg Borough, East Greenville Borough, and St. John's Lutheran Church. The motion was seconded by Mr. Haberle and passed unanimously.

**Bucks County Airport Authority Meeting Minutes.** Mr. Vey stated the Airport Authority Meeting Minutes of March 13, 2024 are available for review.

**Quakertown Area Planning Committee Meeting Minutes.** Mr. Vey stated the Quakertown Area Planning Committee Meeting Minutes of March 12, 2024 are available for review.

**Milford Township Water Authority Meeting Minutes; Consumer Confidence Report.** Mr. Vey stated the Milford Township Water Authority Meeting Minutes of February 13, 2024, March 12, 2024, and the Consumer Confidence Report are available for review.

**Reports:**

**Code Enforcement Departmental Report.** Mr. Kravitsky presented the April 2024 Report. A total of 19 permits were issued in April: 11 residential renovation permits, 2 commercial permits, 2 zoning permits, 3 residential accessory, and 1 home occupation. A total of 14 Use & Occupancy permits were issued and 21 fire inspections were performed. One Building Code Board of Appeals application was received. Mr. Haberle asked if there has been a lot of permits received for solar and if so, are they ground or roof. Mr. Kravitsky stated yes, and the majority are roof mounted.

**Public Works Departmental Report.** Mr. Winkler stated the Public Works Department had days of clean up from high windstorms that brought down trees and wires. All developments and curbing throughout the township were swept followed by two weeks of skin patching with Asphalt Maintenance Solutions. All snowplows and salt spreaders were cleaned and put in storage until next season. The office pole building floor was poured using 19 yards of concrete. AMS overlaid all of Valley View Estates and the project turned out very well.

**Park Board Meeting Minutes.** Mr. Vey stated the Park Board Meeting Minutes of April 10, 2024 are available for review.

**Trumbauersville Fire Company Report.** Mr. Yerk reported a total of 31 calls were received for April. The Truck Committee performed an inspection of Tanker 58 which will get painted next week, and they are expecting it to be in service mid to late June. The 2008 Dodge pickup will get a new service body with safety upgrades.

**Milford Fire Company Report.** Chief Butler reported a total of 34 calls were received for April. The Special Service is in, and they are working on graphics and up fitting. The Bucks County Commissioners are reviewing the finalists for the Fire Advisory Board. Members are working on the repair projects for the stations. The current pre plans are being updated for the township businesses. Milford and Trumbauersville Fire Companies had their 1<sup>st</sup> quarterly meeting.

**Manager Report: Administration Building Garage Electric.** Mr. Vey presented the received quotes for the electric installation at the newly constructed garage adjacent to the administrative building. The quotes are as follows: RC Electric: \$23,650; Bergey's Electric: \$16,500; Indian Creek: \$14,700; Response Electric: \$13,900. Mr. Vey noted that American Rescue Plan (ARP) funds will be utilized for this project.

Mr. Mininger made a **MOTION** to approve the electric installation by Response Electric with a quote of \$13,900. Mr. Strunk seconded the motion. The motion passed unanimously.

**Portzer Road Detour for Allentown/663 Widening Project.** Mr. Vey referenced a prior discussion concerning the detour for the Allentown Road and Route 663 widening project. The proposed detour route will utilize Portzer Road and Old Bethlehem Pike.

Mr. Haberle made a **MOTION** to approve the Allentown Road/663 widening project detour utilizing Portzer Road and Old Bethlehem Pike. The motion was seconded by Mr. Mininger and passed unanimously.

**Traffic Signal Poles Allentown Road/663.** Mr. Vey asked the Board to offer their opinion at a future meeting on traffic signal pole styles for the Allentown Road/Route 663 intersection.

**Agritainment.** Mr. Vey requested that the Board review the proposed Agritainment use and provide any comments. This topic will be discussed at a future meeting. Mr. Haberle noted that there is an opportunity to implement additional controls and in general theory it is what we are looking for.

**Act 537 Plan Update.** Mr. Vey presented the Act 537 Plan Update which includes general concept, sewage treatment, sewage system extension, continued use of existing on lot septic systems, problem areas such as small clusters, property buy outs, and holding tanks which are limited to failing systems which is regulated by Ordinance #22 and #28. Sewer is shown north of 663 including on the north side of Pumping Station. The “Brookfield Site” currently has 107 EDU’s and this plan shown an additional 54 EDU’s. A two-lot subdivision for "Longacre" is indicated on the plans, but no formal submission has been made. The site has sewer infrastructure available in the roadway. Near the turnpike, Rotho Blaas is shown as future development and the south side of 663 west of Allentown is shown as “within 5 years” and there are no development plans. South of Milford Square Pike on Hillcrest is the Meyers Tract, a minor subdivision is shown as “within 5 years” and has no plans. In the Spinnerstown area is the Blough tract with no plans. All of these may be handled with a plan note saying “within the requirements of land development regulations”. A sewer Management District in the Finland area is no longer being considered since the township has been doing buy-out and demolition supplemented with sewage pumping requirements. Mr. Vey asked if the township should peruse sewage management regulations, pumping and charging residents. Mr. Mininger asked if any cabins in the Finland area put in holding tanks. Mr. Vey stated there are three that he is aware of. A Work Session will be scheduled to discuss the Act 537 Plan Update further.

**Escrow Release:**

**Amerco Real Estate Company, U-Haul, 2075 Rosenberger Road, TMP No. 23-10-073.** Mr. Vey reported the U-Haul account will be closed out due to non-payment. The General Fund will reimburse the In-House account.

Mr. Haberle made a **MOTION** to approve the U-Haul escrow close out and reimbursement to the In-House Account. The motion was seconded by Mr. Mininger and passed unanimously.

**Adjournment:** With there being no further business Mr. Haberle made a **MOTION** to adjourn the meeting of May 7, 2024 at 9:59 p.m. The motion was seconded by Mr. Strunk and passed unanimously.