

**Milford Township Board of Supervisors’
Minutes of June 4, 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: Mr. Scott Hendricks of Starr Road made a request for a school bus stop sign to be installed in the area of 1310 Sleepy Hollow Road. Mr. Hendricks stated he has twin granddaughters who have special needs and reside at 1310 Sleepy Hollow Road. They suffer from a rare genetic disease, and it is crucial that their school bus can safely pick them up and drop them off. There have been multiple incidents with drivers blowing their horns, screaming, and vehicles dangerously going round the bus while the children are being loaded and unloaded on the bus. To mitigate this risk, the bus driver will now stop and wave vehicles on by. Mr. Hendricks said Mr. Winkler was out to the area and reviewed the sign placement. Mr. Hendricks noted his granddaughters attend school during the summer as well, necessitating year-round consideration for their transportation needs. Mr. Haberle asked Mr. Hendricks if the school bus is appropriately marked to which Mr. Hendricks stated it is and the bus is not permitted, per regulations, to utilize the driveway of the residence. Mr. Mininger noted while passing a school bus is illegal, he feels signage alone may not suffice and expressed no opposition to the proposed signs. Mr. Strunk pointed out that signs are often ignored rather than obeyed. Mr. Haberle stated he prefers to implement safety measures as approved by the road master and asked if signage would be placed in both directions. Mr. Winkler recommended that signs should be installed in both directions to enhance safety.

Mr. Haberle made a **MOTION** to approve the installation of two School Bus Stop Ahead signs in the area of 1310 Sleepy Hollow Road. The motion was seconded by Mr. Mininger and passed unanimously.

Approval of Minutes: Mr. Haberle made a **MOTION** to approve the Minutes of May 7, 2024, and May 20, 2024. Mr. Strunk 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 April 30, 2024. The motion was seconded by Mr. Haberle and passed unanimously.

Public Hearing:

Conditional Use. Rotho Blaas, USA Inc., 2075 Rosenberger Road, TMP No. 23-010-073. Mrs. Harper stated following the May 7, 2024 hearing a draft decision was circulated for review. Mrs. Harper stated the Order grants Conditional Use Approval to Rotho Blaas, USA Inc., to construct offices and a warehouse with a proposed building height to be higher than 35’ and less than 50’, in the PC Zoning District, and the removal of more than 20% of the woodlands on site with the following conditions: The use of the site shall comply with testimony and evidence presented by the Applicant at the May 7, 2024 Conditional Use Hearing; The Applicant shall apply for Land Development approval before construction and will address all ordinance requirements. The traffic impact on the Route 663/Rosenberger Road intersection and Quaker Pointe Drive/Weiss Road intersection shall be resolved. The impact of truck turning movements shall be detailed to avoid degradation of through traffic capacity on Route 663; The Applicant shall make contributions to the Milford Volunteer Fire Company consistent with its offer.

Mr. Mininger made a **MOTION** to grant Conditional Use approval, with conditions, for the application of Rotho Blaas, USA Inc., for the property located at 2075 Rosenberger Road, TMP No. 23-010-073. The motion was seconded by Mr. Strunk and passed unanimously.

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. Mrs. Harper stated following the May 7, 2024 hearing a draft decision was circulated for review. Mrs. Harper stated the Order grants Conditional Use approval for the application for a commercial kennel and agricultural uses in the operation of the property as an animal rescue with the following conditions: The Use shall comply with the testimony and evidence presented at the May 7, 2024 Conditional Use Hearing; The Applicant shall apply for Land Development approval before construction of any buildings on the property and shall provide zoning setback details as well as stormwater management plans and calculations as required by the Subdivision and Land Development Ordinance; The Applicant shall, 60-days prior to hosting a Community Event, apply for Conditional Use approval for the event and provide information to the Board of Supervisors regarding plans to ensure adequate parking, emergency access, road access, sanitary facilities, refuse

collection, noise control, and cleanup after the event and shall be limited to the number and timing of community events in the Zoning Ordinance. Mr. Mininger stated he has a couple of concerns. The public event, we will have to see how it unfolds, he doesn't think anyone wants to go through a Conditional Use Hearing but one or two should be gone through to see how it unfolds. The other concern is the number of pastured animals and no one being on site for 12 hours a day. Ms. Burke stated a surveillance system will be located on the property to monitor for any issues. Ms. Burke noted there are several boarding facilities in this area and it is not an uncommon practice. If there is significant weather staff will stay in the common area to ensure the animals are cared for. Mr. Haberle asked if the proposal is similar to how the business operates today. Ms. Burke stated it is. There is no staff present from 8 p.m. to 8 a.m. Mr. Mininger noted the required sight distance should be looked at. Ms. Burke noted Allentown Road is a busier road than where the operation presently located, and they will talk to the local Fire Department to assist with events. There were no further comments at this time.

Mr. Haberle made a **MOTION** to grant Conditional Use approval, with conditions, for the application of Last Chance Ranch for the property located on Allentown Road, TMP No. 23-021-052-005 and 23-021-053. Mr. Strunk seconded the motion. The motion passed unanimously.

Zoning Hearing Board:

Mr. Vey announced the Zoning Hearing Board will meet on Tuesday, June 11, 2024 to hear the application of Four Hundred Commerce Drive Associates LP. The applicant seeks a Variance from Section 519.f., to permit a driveway opening measured at the street line to be approximately 42 feet, exceeding the maximum allowable 35 feet, for the property located at 400 Commerce Drive, TMP No. 23-010-168-004, in the PI-Planned Industrial Zoning District. The Zoning Hearing Board will also hear the application of Mark and Karlene Smith. The applicants seek a Variance to permit the placement of a pavilion 35 feet from the rear property line where a 50-foot setback is required under Section 404.B1.b, for the property located at 2344 Blackledge Drive, TMP No. 23-015-114-012 in the RD-Rural Development Zoning District. Mr. Strunk inquired about the 35-foot driveway width. Mr. Vey said if you are coming off Route 663 and heading to the site, the applicant is looking to increase the turning radius for trucks into the site. These standards are typically found in SALDO. Mr. Strunk said this should be looked at with a zoning amendment. Mr. Vey asked Mr. Andersen if there is any reason why the regulations should be in in the Zoning Ordinance. Mr. Andersen stated no, it should be in the Subdivision and Land Development Ordinance. Mr. Haberle asked if it could be captured during a use change. If it was a use that didn't require trucks visiting the site and now does, does that effect the use. Mr. Vey noted if kept in zoning it is a restriction. Mr. Mininger stated he tends to think the regulation is better suited in SALDO not zoning.

Subdivision/Land Development:

Waiver of Land Development, Providence Presbyterian Church, 2200 Krammes Road, TMP No. 23-002-070-004. Mr. Tyler Freed of Mease Engineering was in attendance to present Waiver of Land Development request. The Applicant proposes to construct a 20-foot addition onto the existing building to provide additional seating for their sanctuary along with a parking lot expansion. In addition to the requested waiver of land development the applicant also seeks a waiver from SALDO Section 517.b.3, to allow for the building addition to be less than 10 feet from the parking lot and Section 517.b.7 & 19, to reduce the parking lot setback along Route 663 from 30 feet to 15 feet since access is not gained from Route 663. Mr. Vey asked what will be done at the building, bollards or curb stops. Mr. Freed stated either bumper blocks or bollards would be installed. Mr. Mininger stated he has no problems with granting the requested waivers as the applicant will comply with zoning and SALDO regulations, to which Mr. Strunk agreed. Mr. Freed stated plans will be submitted for review and compliance, and the plans will conform with all stormwater management requirements. What the applicant is asking for is a waiver from the formal processing. Mr. Andersen noted he has no issues with the requested waivers.

Mr. Haberle made a **MOTION** to approve the Waiver of Land Development request for Providence Presbyterian Church, 2200 Krammes Road, TMP No. 23-002-070-004, along with the requested waiver request letter dated June 4, 2024 which includes a waiver from SALDO Section(s) 400, 517.b.3, and 517.b.7 & 19. The motion was seconded by Mr. Mininger and passed unanimously.

Powell, Preliminary/Final Approval, Minor Lot Line Change, Wright Road, TMP No. 23-020-066, 23-020-064, and 23-020-064-001. Mr. Vey stated approval has been received from the Bucks County Commissioners approving the proposed use of land preserved by the Bucks County Municipal Open Space Program. Mr. Powell applied for a lot line change in September of 2023 requesting lot line revisions between parcels owned by the Applicant, the Helms, and the Township. The applicant proposes to plant a lavender farm on the property.

Mr. Mininger made a **MOTION** to approve **Resolution No. 2024-14**, A Resolution accepting land and transferring land, in keeping with a resolution granting Preliminary/Final approval with conditions, to a minor lot

line revision on the application of Aaron Powell on Wright Road involving Milford Township open space preserved land after approval by the Bucks County Commissioners. Mr. Strunk seconded the motion. The motion passed unanimously.

Moyer Milford Square, Preliminary Plan of Subdivision, 2060 Allentown Road, TMP No. 23-010-081. Mr. Scott Mease of Mease Engineering was in attendance representing the applicant, Mr. Ralph Moyer. The proposal consists of a 3-Lot subdivision of 2060 Allentown Road. Mr. Mease stated his client has reviewed the proposed Resolution and has no issues with the conditions. Mr. Vey noted as a condition of approval at the time the final plans are recorded, in lieu of public improvements and land set aside for recreation, the Applicant shall pay the required traffic impact and parks and recreation fee for each new lot. Mr. Mease stated the township typically allows the fees to be paid at the building permit phase. Mrs. Harper stated a deed restriction would be required to catch the fees at building permit phase, so it is not forgotten. Mr. Vey noted it is a matter disclosure. Mr. Mininger deferred to staff. Mr. Strunk said he prefers the fees to be paid prior to recording.

Mr. Haberle made a **MOTION** to approve **Resolution No. 2024-15**, granting Preliminary/Final Subdivision approval with conditions to the application of Ralph Moyer for the subdivision of a 1.85-acre parcel into three residential lots.

Correspondence:

Fire Police Assistance Request(s). Mr. Vey stated Fire Police Assistance Requests have been received from Dublin Borough for the Dublin Volunteer Fire Company Fireman's Fair being held on July 12th -13th and July 16th-17th; Perkasio Borough for the Under the Stars Car Show event scheduled for Saturday, August 17th; Perkasio Borough for the Pennridge Community Day event scheduled for Sunday July 7th with a rain date of July 14th; and Perkasio Borough for the Perkasio Fire Co. Carnival scheduled for June 25th -June 29th.

Mr. Strunk made a **MOTION** to approve the Fire Police Assistance requests received from Dublin Borough and Perkasio Borough. The motion was seconded by Mr. Haberle and passed unanimously.

Bucks County Airport Authority Meeting Minutes. Mr. Mininger stated the Airport Authority Meeting Minutes of April 17, 2024 are posted for anyone who wants to review. The ramp apron project has finally started and is closed at the taxi way for the 45-day project.

Milford Township Water Authority Meeting Minutes. Mr. Vey stated the Milford Township Water Authority Meeting Minutes of April 9, 2024 are available for review. The minutes reflect escrow releases and as-builts for Millstone, St. Luke's West Wing, and Gorski New Road Warehouse. Quaker Pointe Hotel has requested agreements. The Authority Solicitor is preparing easements for 300 Commerce Drive. A discussion was had on the Milford Square water main extension and the Authority Engineer has prepared a plan which has been submitted to PennDOT for permitting. Discussions were had regarding the 400 Commerce Drive Land Development where a will serve letter will be requested.

Milford Trumbauersville Area Sewer Authority. Mr. Vey stated the Milford Trumbauersville Area Sewer Authority Minutes of March 18, 2024 are available for review. The minutes reflect bad weather experiences at the wastewater treatment plant. Mr. Vey stated a discussion was had on the final stage of design for the Route 663 and Allentown Road Project. The Authority is still proceeding with the permit to work in the stream for the sewer main repair and encasement.

Reports:

Code Enforcement Departmental Report. Mr. Vey presented the May 2024 Report. A total of 27 permits were issued in May: 12 residential renovation permits, 1 commercial permit, 2 zoning permits, 6 residential accessory permits, 3 single family dwellings, and 2 residential additions. A total of 12 Use & Occupancy permits were issued and 21 fire inspections were performed. Two Zoning Hearing Board applications were received.

Public Works Departmental Report. Mr. Winkler stated the Public Works Department started the month off removing two trees that fell on a resident's property from Township Open Space on Mill Pond Road. Two days were spent weeding and mulching flower beds and the walking path cleared at the Kaufman property. Most of the month was spent on the splash pad. Twenty yards of concrete was poured, the concrete work is halfway done. Speed signs were set up on Sleepy Hollow Road just below the church. The average speed in both directions was 40 mph. East bound volume was 1,300 and west bound was 760 per day. Mr. Strunk stated that is a big disparity from one end to the other. Mr. Mininger asked how long the study was. Mr. Winkler said 6 days.

Park Board Meeting Minutes. Mr. Vey presented the Park Board Meeting Minutes of May 8, 2024. The Board discussed maintenance issues. Mr. Vey asked Mr. Winkler if the Bunn tract parking lot clearing is scheduled. Mr. Winkler stated not at this time. The minutes note Mr. Hertz has advised the Milford T-Force is available to assist with brush clearing and the spreading of stone. Mr. Winkler stated the T-Force are all doing a great job helping out. Mr. Vey stated the minutes also discuss the Barrel Run Trail at Tollgate Landing, which is still with Richland Township's Attorney.

Trumbauersville Fire Company Report. Mr. Vey stated the May 2024 Trumbauersville Fire Company Report is available for review.

Milford Fire Company Report. Chief Butler reported a total of 28 calls were received in May. The Special Service is in station, 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. The members are getting ready for the carnival which is scheduled June 18th through June 22nd.

Manager Report:

Splash Pad Surfacing. Mr. Vey reported he has researched safety surfacing for the splash pad which is currently concrete. The project will be put out to bid and hopefully awarded at the July 2, 2024 meeting. Mr. Vey stated a mid-July opening maybe possible.

Escrow Release:

Nappen & Associates, Naplin Two, AM Drive, TMP No. 23-002-150-002, Escrow Release Request #3. Mr. Andersen stated there are no issues with the requested release.

Mr. Haberle made a **MOTION** to approve the Nappen & Associates, Naplin Two, Escrow Release Request #3 in the amount of \$487,974.15. Mr. Strunk seconded the motion. The motion passed unanimously.

Public Comment:

Mr. Ray Dougherty of Lucky Lane asked when the open space issues will be finished, getting all the stuff off of open space, such as unpermitted patios. Mr. Dougherty stated the previous owners were unable to get a Use & Occupancy and there are serious lighting issues at his house. Mr. Dougherty stated Mr. Kravitsky has blessed the lights saying there were no lights shining on his house. Mr. Dougherty presented pictures of the issue he is having with the neighbor's lights. Mr. Dougherty noted he has been dealing with this for 7 years. Mr. Dougherty said the neighbor's lights are on Bluetooth that can be turned up and down at will and this needs to come to an end. Mr. Dougherty said there is one light he has not yet discussed with Mr. Kravitsky that shines on the fire pit in the back yard along with his bedroom window and office. Mr. Dougherty presented a photo of a wall running along the house that is full of weeds that have not been cut by the neighbor. He stated the weeds got so bad he went over to spray and remove them. There is compacted gravel underneath from when the driveway was cut, and the impervious surface not removed. There was sod put on top that rotted. He is now having water issues. Mr. Dougherty states he will not speak to Mr. Kravitsky, and he is hopeful to meet with Mr. Vey to discuss the ongoing issues. He would like to resolve these issues prior to selling house as he feels these items would have to be disclosed. Mr. Dougherty said he asked Mr. Kravitsky to come over to go over expired permits and advise on what is needed to final and he refused. Mr. Vey asked how the township could get their hand around Bluetooth controlled lights. Mr. Dougherty said you would have to live there. Mr. Dougherty further stated there is a sign across the street that is a violation of the zoning ordinance that has been up in the yard or window for over 3 years. Mr. Dougherty said the State Police treat him terrible and are not taking care of the parking issues up and down the street. Mr. Dougherty thanked the Board for their time.

Adjournment: With there being no further business Mr. Haberle made a **MOTION** to adjourn the meeting of June 4, 2024 at 8:12 p.m. The motion was seconded by Mr. Strunk and passed unanimously.