

Milford Township Board of Supervisors' Minutes
October 7, 2025 - 7:00 pm

Attendance: Supervisors present: Christian Haberle, Vice Chair; Member Charles Strunk; John Mininger, Chair was absent. Staff present: Jeffrey Vey, Township Manager; Devan Ambron, Assistant Manager/Secretary/Treasurer; Todd Baldwin, Pennoni, and Kate Harper, Timoney Knox.

Call to Order: Mr. Haberle called the October 7, 2025 Board of Supervisors meeting to order at 7:00 p.m.

Approval of Minutes: Mr. Haberle made a **MOTION** to approve the September 2, 2025 Meeting Minutes. The motion was seconded by Mr. Strunk and passed unanimously.

Financial Report: Mr. Haberle made a **MOTION** to approve the current bills list along with the Treasurers Reports of August and September 2025. Mr. Strunk seconded the motion. The motion passed unanimously.

Mr. Vey announced the township is in receipt of General Municipal Pension System State Aid funds in the amount of \$86,653.69. The Township has also received \$94,104.14 for the Volunteer Fire Relief Association. The funds will be dispersed as required.

Mr. Vey stated the 2024 Financial Statement is available for review. The Township remains in a solid financial position.

Subdivision/Land Development Plan Review:

Milford Village Section 1-Retail, Preliminary Plan of Land Development, Route 663, TMP No. 23-010-175-001.

Construction of two retail buildings totaling 43,200 square feet. Mr. Markward was in attendance to discuss the proposal. He stated at this time they are seeking Preliminary Plan approval for the proposed Section 1-Retail. He noted the Planning Commission offered a recommendation for Preliminary/Final approval. He said it is his understanding there may be some confusion with Conditional Use approval and wanted to make sure everyone is on the same page. Mrs. Harper said a retail use requires Conditional Use approval and a prior submission was made for the apartments and retail as one application. The retail was then withdrawn. Under the Zoning Ordinance, Conditional Use approval is required which is noted in the approval on the Master Plan. Mrs. Harper noted the Seventh Revised Master Plan has been approved and does not need to be approved again unless there are major differences. A Conditional Use hearing will need to be scheduled which requires two weeks of advertising. Mrs. Harper stated that the Conditional Use Hearing and Land Development review can be done at the same meeting. Approval cannot be given this evening on Land Development if there are outstanding zoning issues and the engineer noted there are small differences between the Land Development plan and the approved Conditional Use. Mr. Vey recommended Mr. Baldwin and Mr. Smith meet to go over the small detail items and if everything is resolved we can advertise for Preliminary/Final so there is no loss of time. Mr. Markward advised a meeting will be scheduled. Mr. Markward asked if he could review the procedure for Conditional approval. The Master Plan included retail and his counsel advised him that they have already approved the use with the Master Plan and noted this is redundancy. Mrs. Harper said the Conditional Use approval for the apartment/retail use states the retail use was withdrawn and note 5 on the approved Master Plan states the use needs to be approved. The Arterial Mixed Use requires Conditional Use approval along with certain land uses. Mrs. Harper said the plan looks pretty much the same, but the Zoning Ordinance requires the Board of Supervisors to review the land use and the way it is laid out in accordance with the approved plan and the overall district. Mr. Markward stated the retail use was approved with the Master Plan and he does not understand why it needs to be approved twice. Mrs. Harper said the Master Plan was granted Conditional Use approval then they came back with a Conditional Use application for the apartments and retail uses and the retail was withdrawn. Mr. Markward noted they would not have done that if they had not been told to do that and coming back for another approval on something that is an allowable use and was approved in the Master Plan is redundant. Mrs. Harper stated if there is a zoning impediment then it is valid. Mr. Haberle said not having a Conditional Use Hearing following an approved Master Plan could raise questions such as, when was the original master plan last revised, was the township aware at that time on what was going in and how intensive the use is, how the parking will be handled. Mr. Haberle said it is best to schedule the Conditional Use and Land Development for a month from now. Mr. Markward expressed concerns with future plans being submitted as well. Mrs. Harper noted to keep it moving a plan should be offered and it would be appropriate to show what is being proposed. Mr. Markward stated there are two buildings being proposed totaling 43,000 square feet along Route 663 at the traffic light. They had a couple of tenants a few years ago but none today. He is unsure what is going in and will know better once the buildings are built. Sewer is currently an issue. The buildings won't be able to be constructed until the sewer is approved and available. The retail has remained the same since Master Plan Five, the retail component has not changed. Mr. Markward stated they are currently going through the process of internal roadway improvements which is a timing issue with the public sewer situation. They are also going through the NPDES permit process. Mr. Haberle asked if the previous

NPDES permit has been closed. Mr. Markward stated it has. Mr. Haberle acknowledged receipt of the Pennoni review letter, the Bucks County and Milford Township Planning Commission letters, and the Quakertown Area Planning Committee letter, all of which were non-substantive, and he assumes the comments will be worked through. Mr. Baldwin stated he is willing to have a page turn meeting with the applicants engineer to see what has been addressed and what is outstanding. This will allow for a cleaner review letter in advance of the next meeting. Mr. Haberle asked for public comment. None were received.

Other Business:

Route 663/Allentown Road Temporary and Permanent Traffic Signal Plan. Mr. Vey reported the plans presented remain the same as it is not possible to add pedestrian crossing at the intersection at this time. This maybe something that can be addressed at a future date.

Mr. Haberle made a **MOTION** to approve the Temporary and Permanent Traffic Signal Plans for the Route 663 and Allentown Road intersection. The motion was seconded by Mr. Strunk and passed unanimously.

Request for Hidden Driveway Traffic Sign on Fels Road. Mr. Vey stated a request has been received for a hidden driveway sign to be installed in the area of 1660 Fels Road due to speeding vehicles and children crossing the road. Mr. Winkler stated a speed sign was placed in the area for one week with the 85th percentile being 40 mph and the lowest being 20 mph. The roadway does have an “S” curve, and he is not sure a hidden driveway sign will accomplish what the resident is wanting. Mr. Winkler stated he does not see any reason to not install the requested sign.

Mr. Haberle made a **MOTION** to approve the installation of a hidden driveway sign in the area of 1660 Fels Road. Mr. Strunk seconded he motion. The motion passed unanimously.

Sewage Facility Planning Module, Geissinger, 2230 Grant Road, TMP No. 23-005-062. Mr. Vey reported a Sewage Facility Planning Module has been received for the property located at 2230 Grant Road. The Geissinger Family has purchased the property and is proposing to construct a new residence for their own use, while allowing the existing home to remain for the elderly woman currently residing there, who will retain life rights until her passing. The property adjoins other land owned by the Geissingers. It is zoned A8 – Farm Use, and the proposed development is an allowable use by right. The DEP has classified this proposal as a subdivision, as two residential structures are included in the plan. The applicant has hired a consultant, and the septic system will be installed under the Bucks County Health Departments regulations.

Mr. Haberle made a **MOTION** to approve the submission of the Geissinger Sewage Facility Planning Module for the property located at 2230 Grant Road. The motion was seconded by Mr. Strunk and passed unanimously.

Resolution for Milford Township Volunteer Fire Company Member Award Program. Mr. Vey stated that funding has been allocated for the LOSAP pension program. The program will now transition to an award-based program recognizing member participation, with funds distributed directly to eligible members. All of which will be administered by the fire company. The existing account will be relabeled from LOSAP to Milford Township Volunteer Fire Company Member Award Program, which will function as a public entity subject to audit. Mr. Vey emphasized that the Fire Company must clearly define its intent. It should be noted that the Milford Township Volunteer Fire Company is the only fire company stationed within Milford Township, and that the Township’s contribution is intended to support the Fire Company’s program, which is administered by the Fire Company. A written description outlining the program’s purpose, procedures for approving changes by both the Fire Company and the Board of Supervisors, and methods for determining funding levels should be reviewed. Deputy Chief Joe Sink reported that the proposed funding for 2025 is approximately \$15,000. He suggested that consideration be given to funding the Fire Company account for more than one year to ensure program stability. Mr. Sink noted that all program materials have been drafted, except for finalizing the method for issuing payments. Mr. Vey responded that this step would not be necessary at the Township level. Mrs. Harper confirmed that the Second Class Township Code permits a township to fund such a program, provided the Fire Company is located within the township and submits an annual report detailing how the funds were used. Mr. Haberle asked Mr. Sink whether he was seeking the adoption of a resolution at this meeting. Mr. Vey clarified that a resolution has not yet been prepared. Mr. Sink stated that he would like to have past years’ funding administered before Thanksgiving. Mr. Vey concluded that once the program’s operational details are finalized and reviewed, they can be incorporated into a formal resolution, which will then be forwarded to Mrs. Harper for review and placed on the agenda for the next meeting.

Correspondence:

Fire Police Assistance Request(s). Mr. Vey reported Fire Police assistance requests have been received from Quakertown Borough for assistance at the Halloween Parade schedule for Sunday, October 19, 2025 with a start time of 2:00 p.m. and Coopersburg Borough for assistance at the Halloween Parade scheduled for Sunday, October 12, 2025 at 3:00 p.m.

Mr. Haberle made a **MOTION**, seconded by Mr. Strunk, to approve the Fire Police assistance requests from Quakertown Borough for the Halloween Parade taking place on October 19, 2025, and Coopersburg Borough for the Halloween Parade taking place on October 12, 2025. The motion passed unanimously.

Bucks County Airport Authority Meeting Minutes. Mr. Haberle stated the Bucks County Airport Meeting Minutes are available for review.

Quakertown Area Planning Committee Meeting Minutes. Mr. Haberle stated the Quakertown Area Planning Committee Meeting Minutes are available for review. Mr. Vey noted the minutes discuss the Last Chance Ranch proposal, Milford Village Retail, and Happy Hounds Zoning Hearing, that will be heard next Tuesday.

Milford Trumbauersville Area Sewer Authority Meeting Minutes. Mr. Haberle stated the Milford Trumbauersville Area Sewer Authority Meeting Minutes are available for review. Mr. Vey shared that the Act 537 Plan is getting closer to the finish line. He recently met with Harry Koenig and also had a separate meeting with the Health Department. While the discussion with the Health Department wasn't directly about sewer issues, it was an important step for the plan, especially when it comes to campgrounds and other problem areas. One key takeaway from the meeting was the idea of possibly removing the holding tank ordinance. It was noted that we still need something in place to allow for holding tank approvals. The current ordinance will need some updates to better align with the Health Department's requirements. The next steps are to gather review letters and documentation, then advertise the plan and resubmit it to DEP.

Interchange Way:

Authorization to Proceed with Land Swaps and Consolidation. Mr. Vey stated this is not an action item other than authorization to move ahead with scraps of land to consolidate across Interchange Way. Milford has accepted, fee simple owned by Mimas. There is language in the deed regarding maintenance. Since the Township owns Mr. Vey said he hopes we can simply have the area that goes over to the Quaker Pointe Hotel. There is a basin to maintain along with another parcel to the south, owned by the Township, and a third related to the same stormwater system. On the south side, there are two parcels, one of which includes a small area of buildable land. The proposal is to convey this to Joshi, with a deed restriction prohibiting any further subdivision. Joshi is in agreement. This aligns with a plan that was prepared several years ago, known as the "Joshi Drive" plan. Joshi Drive extends up to Route 663 and currently functions as a private street with a cross easement. The existing language indicates that the township and the public have rights of passage. The goal is to dedicate this road as a public roadway — an important step for coordination with the Turnpike Interchange. At present, attempting to make a right turn onto Quaker Point Drive where Milford Square Pike intersects creates a congested intersection with excessive turning movements, leading to traffic capacity issues. Additionally, the turning radius is too tight, and the fire hydrant in that area has not been replaced. It appears that expected funding, potentially from gaming revenue, has not yet been secured. A proposal has been made for Joshi Drive to be accepted as a public road, with milling and paving improvements. An alternative design includes basin upgrades and accommodations for truck movements. There will be a second phase for connection to the Turnpike. The AM Drive intersection will eventually be signalized, creating a straight-across connection to a reverse jug handle. A parallel route that avoids utility conflicts could be achieved. Additional considerations include maintaining access to Interstate Battery and Wawa. Mr. Haberle said this will address truck circulation issues on Quaker Pointe Drive and cleaning up several small irregularly shaped lots that no longer align with the existing roadway. The CLH meeting tonight will address truck circulation issues on Quaker Point Drive and several small, irregularly shaped lots that no longer align with the existing roadway. Land consolidation and parcel swaps are proposed to clean up these inconsistencies.

Mr. Haberle made a **MOTION** to authorize proceeding with the proposed land swaps and consolidations for parcels located along Interchange Way. The motion was seconded by Mr. Strunk and passed unanimously.

Dedication of Joshi Way as Public Road. Mr. Vey stated he is seeking authorization to proceed with the dedication of Joshi Drive as a public road.

Mr. Haberle made a **MOTION** to authorize proceeding with the Dedication of Joshi Drive as a public roadway. The motion was seconded by Mr. Strunk and passed unanimously.

Reports:

Code Enforcement Departmental Report. Mr. Kravitsky presented the September 2025 Report. A total of 21 permits were issued in September: 8 residential renovations, 1 zoning, 5 residential accessory, 4 commercial, 2 residential additions, and 1 single family dwelling. A total of 9 Use & Occupancy permits were issued, and no Zoning Hearing Board Applications were received. Mr. Haberle said no new Zoning Hearing Board applications were received but there is a meeting coming up. Mr. Kravitsky stated it is a continuation from last month.

Public Works Departmental Report / 2025-2026 Sodium Chloride Contract. Mr. Winkler presented the Public Works Departmental Report for September 2025. The crew has been working on repairing curbing along Township open space on Mill Valley Lane in Milford Square Estates. Preparations and clean up for AG Daze was done. A Safety Committee was started, and we had the first meeting this month. Due to concerns we set out speed signs on Fels Road and AM Drive. Chips were swept up from oil and chip, and the septic system was finished at 1975 Trumbauersville Road. Roof Logic completed the roofing projects at 1885 Trumbauersville Road and 1825 Upper Ridge Road.

Mr. Winkler reported the 2025-2026 Salt Contract has been received. The bid for Bucks County was awarded to Cargill with a cost of 84.46 per ton. Last year's cost was \$77.58 per ton.

Park Board Meeting Minutes. Mr. Haberle stated AG Daze had a phenomenal turn out this year. He stated the Public Works Department and Sarah Kline did a great job putting the event together. Mr. Vey noted that several members were absent, and therefore a quorum was not achieved. The minutes report plantings at the Molasses Creek Park Stage were discussed. The splash pad's final day was Labor Day, and it will be closed for season. The Park Board discussed maintenance issues and the need to continue discussion and completion of a filed use form.

Milford Fire Company Report. Deputy Joe Sink stated a written report was distributed and is available for review.

Trumbauersville Fire Company Report. Mr. Haberle stated the Trumbauersville Fire Company written report of September 2025 is available for review.

Managers Report. Mr. Vey reported a kick off meeting was had for the St. Luke's and Emerson sites for the riparian buffer plantings. Mr. Vey said he has spoken with Faith Christian Academy and the plantings should be installed in the next couple of weeks. He would like to pull Karen Ogden, Bucks County Conservation District, in for educational purposes, but it is hard to schedule school students when school is in session. Mr. Vey further reported that the Mill Pond Road plantings should be installed in the next few weeks as well.

Escrow Release:

Request to close Stanford Minor Subdivision, Canary Road, TMP Nos. 23-007-174 & 23-007-175, In-House Escrow Account.

Mr. Haberle made a **MOTION** to approve the close out of the Stanford Minor Subdivision In-House escrow account. The motion was seconded by Mr. Strunk and passed unanimously.

Public Comment on Non-Agenda Items:

Mr. Kurt Wich of Milford Avenue stated he has sent correspondence addressing concerns with 663 and the speed limit on Milford Avenue and has not received a response. Mr. Wich stated Milford Avenue does not have a speed limit sign and some motorists use it as a short cut with some traveling nicely and others flying down the road. He has suggested putting a speed limit sign on Milford Avenue. Mr. Wich further stated he has spoken with PennDOT regarding noise from trucks on 663. He said PennDOT told him the township has to request brake retarder signs. Mr. Wich said there are brake retarder signs on Old Bethlehem Pike. Mr. Vey noted the signs were installed in advance of the 4-way stop being installed and a request has to be made to PennDOT to perform a study. Mr. Wich stated the noise from 663 is constant. He spoke with a State Police Officer who told him the inspection stations aren't supposed to pass vehicles with loud exhaust. Mr. Haberle stated there are a lot of questions and he did receive Mr. Wich's email and he apologized for not getting back to him. It stated there is very little the township can do about the noise on 663. As for brake retarders there is a lot of concern about truck drivers not being able to stop in time. Mr. Wich said so it is out site of our purview to do anything about it. Mr. Winkler stated speed signs can put up on Milford Avenue to monitor speed. Mr. Vey noted the state law says you establish speed at the 85th percentile.

Adjournment: With there being no further business Mr. Haberle made a MOTION to adjourn the October 7, 2025 Board of Supervisors meeting at 7:57 p.m. Mr. Strunk seconded the motion. The motion passed unanimously.