

Milford Township
Planning Commission Minutes of September 24, 2025
7:00 P.M.

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

Staff Present: Jeffrey Vey, Township Manager; Devan Ambron, Assistant Manager/Secretary/Treasurer; Todd Baldwin, Pennoni; and Matthew Walters, Bucks County Planning Commission.

Call to Order: Mr. Murray called the Milford Township Planning Commission meeting of September 24, 2025 to order at 7:00 p.m.

Minutes: The Minutes of August 27, 2025 were approved and accepted as presented.

Subdivision/Land Development Plan Review:

Milford Village Section 1-Retail, Preliminary Plan of Land Development, Route 663, TMP No. 23-010-175-001. The Applicant, MVP 663 I, LLP, Del Markward, proposes the construction of two retail buildings totaling 43,200 square feet. Mr. Marty Smith of Pany & Lentz was in attendance to present the proposal on behalf of the applicant. Mr. Smith noted Milford Village Section 1 was submitted a few years ago as a preliminary plan and since then there have been some geometry changes to Abby Lane with the proposed roundabout. Mr. Murray asked if the applicant is in receipt of the Pennoni review letter dated August 27, 2025, and the Bucks County Planning Commission review letter dated April 21, 2022. Mr. Smith said they are and the comments address drafting and technical issues. Mr. Smith stated he receive the Fire Marshal letter dated today requesting the truck size. The same that was used for the apartments will carry over to the retail and he does not see any issues with the measurements. Mr. Murray asked if all items found on the Pennoni review letter are will comply. Mr. Smith stated yes or a response as to what is reasonable will be supplied. Mr. Murray noted the location of the dumpster is not shown on the plan. Mr. Smith said it will be added, it is shown behind the main retail building not the smaller building. Mr. Vey stated zoning is nonnegotiable, SALDO is waivable and all outside agency approvals must be obtained. Mr. Smith said they are asking for a recommendation for Preliminary Plan approval then Final Plan approval. Mr. Vey said in putting the final plan together, it may be appropriate for Mr. Baldwin and Mr. Smith to get together to discuss the seven page detailed review letter with focus on the big-ticket items. Mr. Smith noted a revised plan will be submitted to address the comments and the Board of Supervisors may have comments at preliminary that will need to be incorporated into the final plan.

Mr. Klein made a **MOTION** to recommend approval of the Milford Village Section 1-Retail Preliminary Plan of Land Development in accordance with the Pennoni review letter dated August 27, 2025, the Bucks County Planning Commission review letter dated April 21, 2022, the Fire Marshal review letter dated September 24, 2025 and all outside agency approvals being obtained along with the recommendation that no waivers be granted until Final Plan approval. The motion was seconded by Mrs. Edwards and passed unanimously.

Milford Village Road Improvements, Preliminary/Final Plan of Land Development Route 663, TMP No. 23-010-175-001; 23-010-179; 23-015-099-005; 23-015-121. The applicant, LifeQuest (Roger Hiser), proposes the construction of public roadways within the Milford Village Unified Master Plan. The project includes the extension of LifeQuest Drive and Weeping Willow Lane, the construction of Abby Lane, roadway improvements to Mill Hill Court, and the widening of John Fries Highway. Mr. Marty Smith of Panny Lentz was in attendance to present the proposal on behalf of the applicant. Mr. Smith stated due to the nontraditional land development involved they went with a Preliminary/Final Plan. The plan is an infrastructure project with no buildings proposed, which has been seen over the years on the Master Plan. The plan shows all roads to be built with funding that has been received from the NID. In order to build, a land development approval and

NPDES permit is required. This is the first step in the process. Mr. Smith stated he is in receipt of the Pennoni review letter dated July 23, 2025 and he has gone over the comments and is working on the responses. Previously each section proposed road improvements, this set pulls all the roadways and stormwater design out of those plans and into one plan. Mr. Smith said he went through the letter, while there are a number of comments, they seem to be more drafting and presentation issues. There is a lot of existing that stays and a lot that goes. There are a few comments in reference to SALDO regarding road geometry. Mr. Vey asked if there is any discussion to be had on Mr. Baldwin's review letter. Mr. Smith noted stormwater for the entire development must be included. He will reconnect with the Bucks County Conservation District on the matter. Mr. Vey stated he would like to see this go fast and asked how the comments get reflected in the plan to where it is ready to be approved, maybe a work session would be appropriate. Mr. Smith said he would like to receive comments from the Conservation District and DEP on how to approach the stormwater. Mr. Vey asked how we efficiently get to resolving issues on the plan to achieve a good end product before appearing before the Board of Supervisors. Mr. Vey added he understands this is not a typical plan it is more of an infrastructure plan. The comments will be addressed, the plans revised and resubmitted for review prior to appearing before the Board of Supervisors. Mr. Smith said they are showing the full widening of 663 and coordinating with PennDOT on updating the HOP. All roads are shown as they were represented on the Master Plan. Mr. Vey asked if there is anything that would be changed in a way that would require the plan to come back to the Planning Commission for review and recommendation. Mr. Smith said there is nothing in the review that would require a major change to the plan. Mr. Smith said there are no buildings and no vertical construction and this plan addresses getting the roads constructed so when the next development comes in the roads are in. Mr. Murray noted he doesn't see a dashed line on the plan for Section 4 and asked if there are any sidewalks around that section. Mr. Smith said yes, one of the trails goes along Section 4 and noted in the past sidewalks have been associated with each development.

Mr. Klein made a **MOTION** to recommend Preliminary/Final Plan approval based on the Pennoni review letter dated July 23, 2025, the Bucks County review letter dated August 29, 2025, and all outside agency requirements being met. The motion was seconded by Mr. Afflerbach and passed unanimously.

Public Comment: There was no public comment at this time.

Adjournment: Mr. Klein made a MOTION to adjourn the September 24, 2025 Planning Commission Meeting at 7:23. The motion was seconded by Mrs. Edwards and passed unanimously.