

Milford Township Board of Supervisors' Minutes
November 5, 2025 - 7:00 pm

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

Call to Order: Mr. Mininger called the November 5, 2025 Board of Supervisors meeting to order at 7:00 p.m.

Approval of Minutes: Mr. Haberle made a **MOTION** to approve the October 7, 2025 Meeting Minutes. The motion was seconded by Mr. Mininger and passed unanimously.

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

Subdivision/Land Development Plan Review:

Willauer, Waiver of Land Development and Request for Holding Tank Permit, 2000 John Fries Highway, TMP No. 23-010-090. The applicant, Kevin Willauer, proposes the installation of a 99 square foot restroom to the existing building. Mr. Kravitsky stated he recently had a conversation with Mr. Gavin Laboski, attorney for the applicant. Mr. Laboski has requested to table the matter due to zoning relief being needed to accommodate the new bathroom. Appropriate applications will be made.

Trumbauer Motor Sports, Waiver of Land Development, 2100 Milford Square Pike, TMP No. 23-010-096. The applicant, John Trumbauer, proposes the reconfiguration of proposed Building “E” in conjunction with Building “B” showroom on the previously approved plan. Mr. Bob Irick, of Irick, Eberhardt & Mientus was in attendance to present the proposal. Mr. Irick noted the Board granted final approval of Phase I of the project in October of 2024. Since then, all outside agency approvals have been obtained. During that time, it was determined that constructing the proposed Storage Building “E”—originally planned as part of Phase III—in a slightly revised configuration alongside the Building “B” showroom proposed in Phase I would be more practical. Mr. Irick explained that they are here tonight to request a waiver of land development in order to modify what was shown on the master plan by incorporating Building “E” into Phase I. Mr. Baldwin asked whether off-street parking has been addressed, and Mr. Irick confirmed that it has. Mr. Haberle stated that two plans, both dated May 17, 2024, have been received. Mr. Irick noted that he submitted both the Master Plan and a Land Development Plan to illustrate the proposed change. The elements shown in red reflect what had originally been proposed along with the Master Plan. The revisions being requested are minimal. Mr. Haberle asked whether the proposed changes would affect any previously granted variances. Mr. Irick stated that the variance concerned side-yard setbacks and that those setbacks remain unchanged. The proposed layout is similar to the earlier configuration, though several adjustments are now being recommended to better accommodate construction. Mr. Haberle inquired whether Building D was originally intended to extend across the existing building on the site, and whether that remains part of the plan. Mr. Irick clarified that they are currently requesting approval only for Building B. The triangular portion of a building shown in Phase III remains part of Phase III, and they will return for approval of that phase. Mr. Haberle asked whether Phase III is still planned. Mr. Irick confirmed that it is; the timing has simply shifted. The revised proposal remains consistent with the Zoning Hearing Board decision and previous plans, with only minor adjustments to the building frontage and driveway. Mr. Mininger asked whether the changes would result in an increase in impervious surface. Mr. Irick stated that they would not.

Mr. Haberle made a **MOTION** to approve the requested Wavier of Land Development for Trumbauer Motor Sports, 2100 Milford Square Pike, TMP No. 23-010-096 with the condition an appropriate escrow is maintained, the Zoning Officer review all plans, and all required permits are obtained. The motion was seconded by Mr. Mininger and passed unanimously.

Other Business:

Deed of Dedication of Open Space, St. Luke’s Hospital, 3000 St. Luke’s Drive, TMP No. 23-015-115-003. Mr. Vey stated the Deed of Dedication for the required Open Space on the St. Luke’s site has been thoroughly reviewed and is ready for action to accept the open space and execute the deed.

Mr. Mininger made a **MOTION**, seconded by Mr. Haberle, to accept and execute the Deed of Dedication for the required open space on the site of St. Luke’s Quakertown Hospital Campus. The motion passed unanimously.

Weiss Road Bridge Over Licking Creek Project Schedule. Mr. Baldwin presented the project schedule for the Weiss Road Bridge over the Licking Creek. Mr. Baldwin reported they engaged in a redesign to submit for a joint permit. The permit was submitted the end of March 2025 and on October 21, 2025 the permit was issued. Mr. Balwin presented a

timeline of the design development which includes final geotechnical engineering, final design coordination of the precast culvert, utility relocation, PennDOT Structural Adequacy review, construction drawings & specifications, and PADEP final document review, which may take up to 30-weeks. Mr. Baldwin noted he is working with the township for entitlements for landowners and utilities. There will also be temporary construction easements required for the impacted owners. All the permit improvements are within the right of way. The effort to get the drawings ready for bid, along with landowner entitlements, should end around the same time, the end of January 2027. Once this is finalized the project can be formally bid which is a 12-week process. Construction is anticipated to start in May of 2027 and concluding in November of 2027. The project deadline for funding is 2028 we will be ahead of schedule. In looking at the entitlement process it will take 15-18 months. If it is pushed out on the front end it pushes construction out further in the fall. Mr. Mininger asked if the road would be closed from May 2027 to November 2027. Mr. Baldwin stated yes. Mr. Vey stated this coincides with the 663/Allentown Road project. Deputy Chief Joe Sink stated the closures will restrict that whole side of the township. Mr. Mininger added he doesn't want to have both roads closed at the same time. Mr. Vey stated the matter can be explored. The question is how far we want to push out the construction, and he is not sure if it gets pushed if it pushes out the reimbursement. The funds are committed. He would like to get a stronger commitment that the grant deadline will not be missed. Mr. Haberle stated, at this point to delay the bridge construction would get us behind a PennDOT job. Allentown Road is a complete detour for 2-years. Mr. Mininger asked if there was any planned closure of Weiss to Wentz. Mr. Vey said no, once you pass Wentz that is where the detour would be. Mr. Haberle noted you would travel Wentz Road to Steinsburg Road to Bauman Road. Mr. Sink said if there would be an incident at Faith Christian there would be a long response time. There were no further comments at this time.

Agreement Authorizing Hough Associates to Collect Recycling Data and Prepare the 2025 Recycling Performance Grant Application.

Mr. Vey stated this is a regional cooperation grant that the township has participated in for years. Mr. Haberle made a **MOTION** to approve the Agreement authorizing Hough Associates to collect residential and commercial recycling data and prepare the 2025 Recycling Performance Grant Application for Milford Township. Mr. Mininger seconded the motion. The motion passed unanimously.

LifeQuest, Mill Hill Road East Extension, Close Out of 18-Month Maintenance Period. Mr. Vey reported the Mill Hill Road East Extension project is complete and a final release has been requested. Mr. Baldwin stated he has no concerns and nothing that needs discussing.

Mr. Haberle made a **MOTION**, seconded by Mr. Mininger, to approve the request to close out the 18-month maintenance period for the LifeQuest, Mill Hill Road East Extension project. The motion passed unanimously.

MTVFC Member Awards Program:

Resolution Approving/Adopting the Milford Township Volunteer Fire Company Member Awards Program. Mr. Mininger presented Resolution No. 2025-17 which states: The Milford Township Board of Supervisors wishes to support existing volunteer firefighters and attract new firefighters who are members of the Fire Company based in Milford Township who contribute their time to our community. The Milford Township Board of Supervisors resolve to immediately donate \$100,000 to support the MTVFC Member Awards Program with those funds to establish a separate and segregated account, as identified in the program as "Payment of Awards", to be used strictly to support the program. The Milford Township Board of Supervisors further resolves its intent to donate \$20,000 for 2026 to cover annual program expenditures with annual reviews in the beginning of the fourth quarter of subsequent years. Funds received by the Fire Company are to be distributed in accordance with the program information provided. The Fire department shall provide documentation to the Township identifying all payments made under the program annually. The Fire Company is a volunteer organization. Nothing contained herein should be construed to create an employment relationship. Township is under no obligation to fund future years. The Milford Township Board of Supervisors further resolves to reevaluate the program, attached hereto, and confirm the understanding as part of its reorganizational meeting at the beginning of the year. Mr. Haberle stated the donation being made is coming out of funds that have been set aside for this purpose over the past several years. Mr. Mininger noted additional retroactive payments will be made as part of this program going back to 2023. Mr. Vey noted this program evolved from Tom Courduff's intent to support the Fire Company through a LOSAP pension fund. Mr. Mininger stated this program is more direct and the attached exhibit lays out the funding and earnings of the program. Mr. Sink thanked the Board of Supervisors on behalf of the Milford Township Volunteer Fire Company.

Mr. Haberle made a **MOTION** to approve **Resolution No. 2025-17** the Milford Township Volunteer Fire Company Member Award Program. The motion was seconded by Mr. Mininger and passed unanimously.

Correspondence:

Fire Police Assistance Request(s). Fire Police Assistance Requests have been received for the following: Sellersville Borough for the Sellersville Borough Winterfest event scheduled to take place on December 13, 2025; Perkasio Borough

for the Perkasio Borough Tree Lighting Ceremony taking place on December 6, 2025; and St. John Lutheran Church for the annual Pork and Sauerkraut Dinner taking place on November 8, 2025.

Mr. Haberle made a **MOTION** to approve the Fire Police Assistance Requests received from Sellersville Borough, Perkasio Borough, and St. John's Lutheran Church. Mr. Mininger seconded the motion. The motion passed unanimously.

Bucks County Airport Authority Meeting Minutes. Mr. Mininger there are several projects, mainly paving that were planned for this year and the state grants got held up so the projects will not be happening this year.

Quakertown Area Planning Committee Meeting Minutes. Mr. Vey reported two items were reviewed at the September 9, 2025 QAPC meeting regarding Richland Township, a Zoning Ordinance Amendment to permit the Zoning Officer to render administrative decisions regarding undefined uses and an amendment to permit the Board of Supervisors to conduct administrative approval of the re-use of property in the Arterial Overlay District. Also reviewed was the proposal to construct a car wash and storage building along the western side of Route 309, south of Cherry Road. The minutes are available for review.

Milford Trumbauersville Area Sewer Authority Meeting Minutes. Mr. Vey reported the September 15, 2025 Meeting Minutes of the Milford Trumbauersville Area Sewer Authority are available for review.

Reports:

Code Enforcement Departmental Report. Mr. Kravitsky presented the October 2025 Report. A total of 25 permits were issued in October: 8 residential renovations, 6 zoning, 5 residential accessory, 4 commercial, 1 residential addition, and 1 single family dwelling. A total of 18 Use & Occupancy permits were issued, and no Zoning Hearing Board Applications were received.

Public Works Departmental Report. Mr. Winkler presented the October 2025 Report. Mr. Winkler reported the Public Works Department removed the features and finished winterizing the splash pad. The curbing repair was finished along the open space in Mill Valley and the crew started replacing inlet hoods throughout the Township. The walking path on Pumping Station Road in front of Saint Isidore Church was installed. The peeling coating on the ceiling of the large pavilion at Molasses Creek Park was pressure washed to remove it completely. The crew helped Milford Fire Company by removing the concrete in front of the old firehouse. The Shelly Hay Barn was repaired and the building secured from damages from a car going through the building. Speed sign was set up for a week on Milford Avenue the average speed was 17 mph 85th percentile was 21 mph, average volume per day 151.

Park Board Meeting Minutes. Mr. Vey reported that the Park Board Meeting Minutes of October 8, 2025 focus primarily on maintenance issues. These include concerns about bees that were a nuisance during the Concerts in the Park series. The Board also discussed e-bikes; "No E-Bike" signage has now been installed at most park trailheads. It was noted that the Board intends to revisit the topic to better distinguish between pedal-assist bicycles and fully electric motorized bikes. Mr. Mininger asked what specific issues have arisen. Mr. Vey explained that complaints have been received about riders speeding up behind others, which appears to be a user-behavior concern. The Board would like to install a ceiling fan at the Molasses Creek Park stage. Additionally, there are plans to plant trees around the Valley View I Tot Lot. It was noted that several plants in the planting bed at the Unami Creek Trail trailhead parking lot on Kumry Road have died and need to be replaced; however, due to drainage issues, the Board discussed removing the planting bed altogether. The condition of the pickleball court was also discussed, particularly the cracking that has been occurring, and the possibility of constructing new courts on more suitable ground. Mr. Vey stated that the minutes are available for review.

Milford Fire Company Report. Mr. Sink reported there were a couple extractions on Route 663 last month due to sun glare, distracted driving, and a medical emergency. The Fire Company did a preplan tour with 7 departments in LifeQuest Village. The preplan tour included apparatus placement, a facility walk through and it went very well. There were 32 calls for October. Pictures with Santa will be held on December 13th. Mr. Mininger asked if Santa will be handing out presents on Christmas Eve. Mr. Sink said yes, and he will post on social media to get the information out.

Trumbauersville Fire Company Report. Mr. Vey stated a written report has been received and is available for review.

Managers Report. Mr. Vey reported the St. Isidore trail connection turned out well. Mr. Vey reported the Crossings installed the requested speed limit signs and a review of the basins with new Homeowners Association was done. They are extremely appreciative of everything the township has done. Mr. Vey stated he will follow up with a game plan on how to handle the basins. The HOA has been maintaining an area that is open space that was dedicated to the township. There has been discussion on a possible conversion into forested land with no maintenance.

Consideration to Adopt 2026 Proposed Annual Budget. Mr. Vey presented the 2026 Proposed Annual Budget. He stated the General Fund has a revenue of \$3,598,100 and expenses of 3,598,090 along with interfund transfers to handle unforeseen circumstances. Mr. Vey stated it be beneficial to get together to discuss the Capital Program with specific road projects, and Airbnb property and its future and what should be done there. Mr. Mininger said he would like to start putting down fog lines. Mr. Vey noted that is in the budget and will be coming out of the State Fund. If the project is above a certain threshold the project must be written up. Salt is a big one that comes out of the State Fund as it is easy to track and audit. Mr. Haberle noted that the Traffic Improvement Fund incurred substantial expenditures in 2025, and the proposed budget for the coming year is even larger. He stated that capital projects should be incorporated into future capital expenditures to work toward their completion. Mr. Vey stated the Traffic Fund is healthy and solid. Mr. Haberle stated that a substantial property acquisition was funded through the Open Space Acquisition Fund, yet even with that expenditure, the fund still retains significantly more in reserves than what was spent this year. Mr. Vey noted that the reserves are generated by the Open Space Tax, and acquisitions typically involve large amounts. The most recent being the Isenberg Tract that was done in conjunction with West Rockhill which was shown as a regional county park in West Rockhill. This provides woodland preservation, open space, archeology with a couple land locked parcels that complete the big picture. Mr. Vey stated the Tree Fund is accounting for the C2P2 Riparian Grant for the Faith Christian, Emerson, and St. Luke's sites along with the PA Horticultural Grant for the Preusch property on Mill Pond Road. Mr. Mininger asked if removal of trees has been included in the budget. Mr. Vey said yes out of the Tree Fund. When we first got hit with the emerald ash borer over 3,000 trees were removed and we now have a handle on it. Mr. Vey noted the budget accommodates capital equipment replacement. He further stated that Nichole Mallery and Devan Ambron are central to the whole thing. Mr. Haberle said we have a projected balanced budget along with a surplus from last year and this year. Mr. Vey stated once adopted the proposed budget is required to be advertised for 20 days. Mr. Vey said a meeting can be scheduled to discuss the Capital Program, what we want in the projection, engineering, surplus, right of way, easements and drainage are all items to discuss. Mr. Haberle said he is good with what is here in the proposed budget but would like to sit with staff on Monday, November 10, 2025 to discuss prior to making a motion. Mr. Vey stated the meeting will be advertised for November 10, 2025 at 7:00 a.m.

Public Comment on Non-Agenda Items:

Mr. Bryan Malachowski of Breisch Road stated back in June the Board of Supervisors discussed purchasing the Isenberg Tract. He stated he is his understanding that the township doesn't buy property with houses on it. He understands it is part of the Highlands, and it was discussed that the structure on the property had residents living there and it was not to be removed. Since then, that structure is still there and the township purchased a structure, which was fixed up, that was put on other land with a new septic system installed along with power. Mr. Malachowski stated he would like clarification on how this was approved to purchase with open space funds, a new structure which was moved to another open space location. With all the money that was spent for the construction he cannot see the township tearing it down. He asked where the money came from. The minutes for the June meeting state it was an open space purchase. He asked what he missed. Mr. Vey stated funds came from Isenberg. They agreed to come up with funding for the structure. There was transportation of the structure to the site with the township to install. The township had to deal with what was presented. A donation check was written to the township. We bore the costs, it wasn't foreseen. The tenants are all moved in. The structure will be removed. What we originally intended to do was something temporary, a smaller structure and tap into the septic but that couldn't be done. We had to look into alternatives, and it seemed to be the best. The township had a permit for the stone farmhouse with no direction of what was going on. Mr. Malachowski asked what is going to go in after. Mr. Vey stated it is a township asset that was donated along with a shed, there are no heirs and the lease states it is only for them, no sublet, no assigned successors. It can become a rental property, maybe for the manager of a lineal park. Mr. Malachowski stated the whole thing is the trailer was put on open space property using open space money. Underground conduit was run. How does that work, a whole residential facility with open space revenue. Mr. Vey replied there was a donation from the Isenberg's and he will have to look into putting structures on open space. Mr. Malachowski noted none of this was brought up to the residents. Mr. Vey said a plan had to be implemented on what was happening each week. Settlement almost didn't happen over this situation. Mr. Malachowski stated he is still confused on how it was purchased with open space money and no one was notified until now. The notes of June 3rd say this was all happening at the Upper Ridge Road parcel and now it is at the Wonsidler parcel. That is a big change from what was said in the minutes. Mr. Vey stated he agrees. It may sound easy after the fact, and these are valid points. Mr. Haberle said the June minutes are correct. Mr. Haberle added we are not doing a rental on top of it. In the future we can keep it or get rid of it and his preference would be to get rid of it. Mr. Malachowski stated he was okay with the original plan, now we have a chance for a rental on open space that used open space funds. It has now been spun, moved to another property and put in a whole new home, septic system, and electric service that won't go away since too much funds were spent and he does not believe it one bit that it will be torn down. This being done without anyone knowing is upsetting.

Adjournment: With there being no further business Mr. Haberle made a **MOTION** to adjourn the November 5, 2025 Board of Supervisors meeting at 8:04 p.m. The motion was seconded by Mr. Mininger and passed unanimously.