

**Milford Township Planning Commission**  
**Meeting Minutes of January 29, 2025**  
**7:00 P.M.**

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

Staff Present: Todd Baldwin, Pennoni; Matt Walters, Bucks County Planning Commission; and Devan Ambron, Assistant Manager/Secretary/Treasurer

**Call to Order:** Mr. Murray called the Milford Township Planning Commission meeting of January 29, 2025 to order at 7:00 p.m.

**Reorganization:**

Mr. Bolton nominated Mr. Murray to serve as Chair, the nomination was seconded by Mr. Klein. Upon a unanimous vote, Mr. Murray was appointed to serve as Chair.

Mr. Afflerbach nominated Mr. Bolton to serve as Vice Chair, the nomination was seconded by Mrs. Edwards. Upon a unanimous vote, Mr. Bolton was appointed to serve as Vice Chair.

Mr. Murray nominated Mrs. Edwards to serve as Secretary, the nomination was seconded by Mr. Bolton. Upon a unanimous vote Mrs. Edwards was appointed to serve as Secretary.

**Nomination of OAPC Representative:**

Mr. Klein was nominated by Mr. Bolton, seconded by Mr. Afflerbach, and appointed to serve as Milford Township's representative to the Quakertown Area Planning Committee.

**Minutes:** The Meeting Minutes of August 28, 2024 were accepted as presented

**Plan Acceptance:**

**Milford Village, Final Plan of Land Development, Stonewall Village Apartments, MVP I, LLC, TMP No. 23-010-175-001.** Construction of 262 apartments and 4,950 square foot club house. The Milford Village Final Plan of Land Development was formally accepted for review.

**Subdivision/Land Development Plan Review:**

**Feigley, Preliminary Plan of Subdivision, 1940 Geryville Pike, 23-001-004 & 23-001-002-001.** Mr. Bob Irick of Irick, Eberhardt & Mientus attended the meeting to present the plan on behalf of the applicants, Donald and Erica Feigley. The proposal involves consolidating two adjacent lots under common ownership, removing the existing lot line, and subdividing the combined 6.0349-acre tract into two separate parcels. One lot, totaling 3.384 acres, will retain the existing dwelling and several outbuildings, while the newly created 2.831-acre lot is intended for a future single-family residence, though no construction is proposed at this time. Both lots will be served by on-lot water and sewer. A B.5 Single Family Cluster is proposed. Mr. Irick stated Mr. Valentine conducted site testing, confirming approval for a reserve system on the existing lot and both a reserve and main system on the newly created lot. Mr. Baldwin noted prior discussions regarding the applicability of a B.5 Single Family Cluster versus a B.1 Single Family Dwelling use. He also referenced Zoning Ordinance Section 530.c, which allows minor subdivisions to be exempt from open space requirements, suggesting that the applicant is seeking such relief. Mr. Irick confirmed that all items outlined in the Pennoni Review Letter dated December 18, 2024, will be addressed. The applicant has requested deferrals for stormwater management design and submission to the Bucks County Conservation District, as no site improvements or construction are proposed at this time. Additionally, waivers have been requested for cartway width, curb installation along the existing

street, sidewalks along the property frontage, street trees, submission of an Existing Resource and Site Analysis Plan, and submission of a Site Context Map. The applicant has offered the dedication of the ultimate rights-of-way for Baus Road and Geryville Pike. The Planning Commission members expressed support for granting the requested waivers and the deferment of stormwater management design and submission to the Bucks County Conservation District. There were no further discussions.

Mr. Bolton made a **MOTION** to recommend approval of the Preliminary/Final Plan for the Feigley Minor Subdivision, located at 1940 Geryville Pike (TMP Nos. 23-001-004 and 23-001-002-001), including the requested waivers, subject to the applicant's compliance with the Pennoni Review Letter dated December 18, 2024, and the Bucks County Planning Commission Review Letter dated December 10, 2024. The motion was seconded by Mr. Klein and approved unanimously.

**Rotho Blaas USA, Inc., Sketch Plan of Land Development, 2075 Rosenberger Road, TMP No. 23-010-073.**

Ms. Mary Bachert of Bohler Engineering attended the meeting to present a Sketch Plan on behalf of the applicant, Rotho Blaas, USA Inc., for the construction of a 96,427-square-foot warehouse and office facility. Ms. Bachert provided a brief overview of the proposal, which involves a 6.5-acre parcel located in the PC Zoning District within the Arterial Overlay District. The project proposes a warehouse/office use, with existing drainage patterns flowing downhill toward the lower portion of the site, which will be maintained in the same manner. The Bucks County Planning Commission Review Letter, dated January 16, 2025, indicates that a transportation impact study must be included with the preliminary plan submission, along with site capacity calculations. Additionally, improvements to the existing street are required, and the Township should assess whether upgrades to Rosenberger Road are necessary. Ms. Bachert confirmed that overlay, reconstruction, and core sampling of Rosenberger Road will be conducted, along with a planned 5-foot extension of the road. Mr. Malachowski of Breisch Road inquired about incoming and outgoing traffic at the site. Mr. Andersen explained that access is situated at the front of the building along Rosenberger Road, where the loading docks are also located. The rear of the building faces the residential zoning district. Turning templates were presented, demonstrating sufficient maneuverability for trucks approaching from Route 663, allowing them to back into the seven loading bays and exit onto Rosenberger Road. Mr. Klein raised concerns about truck traffic arriving from the east and whether it would be directed to the traffic light at Quaker Pointe Drive before proceeding to Rosenberger Road. He expressed concerns about trucks attempting to turn onto the narrow link road. Mr. Murray noted the presence of an existing right-hand turning lane at Quaker Pointe Drive, while Mr. Ciliberto suggested that appropriate signage could be installed to regulate truck movements. Mr. Klein emphasized the need for enforceable traffic measures. It was also noted that most truck traffic would consist of LTL loads, with occasional tractor-trailer deliveries. Mr. Walters referenced the Milford Township Comprehensive Park & Recreation Plan of 2003, which designates a bicycle trail along the site's frontage on Route 663. The Township is encouraged to collaborate with the developer to incorporate a trail in alignment with this plan. Additionally, recreation land facilities must either be dedicated or, subject to Board of Supervisors' approval, substituted with a fee-in-lieu. Regarding landscaping, the proposed plan includes 44 white pines as part of the buffer along the bordering street. However, since white pines tend to lose their lower branches over time, they are not ideal for screening purposes. The Bucks County Planning Commission recommends the applicant explore alternative energy generation and conservation measures, such as solar-ready roofs, solar panels, EV charging stations, geothermal systems, or energy-efficient building designs. Mr. Murray noted the absence of designated handicapped parking spaces on the plan. Ms. Bachert assured that ADA compliance would be addressed in the preliminary plan submission. Mr. Murray also inquired about stormwater management, given the site's size. Ms. Bachert stated that a high-level stormwater assessment has been conducted in consultation with the Bucks County Conservation District. Although on-site infiltration does not meet DEP minimum rates, green roof systems have been evaluated, with calculations supporting two different scenarios. Regarding emergency access to the east, Mr. Murray inquired whether the stabilized turf comprises cement blocks that allow grass growth. Ms. Bachert indicated that multiple options are available and that the applicant is willing to work with the Township Engineer to determine the preferred approach. Mr. Baldwin provided comments based on the Pennoni Review Letter dated December 18, 2024. Given the presence of residential properties along Milford Square

Pike, Type B and C buffer yards are required where the proposed office and industrial uses abut existing residential areas. The current landscape plan includes Type A buffers on all sides of the property. Mr. Ciliberto clarified that the site is adjacent to the Milford Pointe development, which was built with a 25-foot buffer area, resulting in a total buffer width of 75 feet rather than the required 100 feet. Regarding stormwater management, Mr. Baldwin highlighted the presence of two above-ground stormwater basins near the intersection of Milford Square Pike and Rosenberger Road. The proposed basin grading indicates overflow relief discharging toward these roads. It is recommended that the applicant consider implementing primary and secondary structural outlet control devices instead of earthen spillways or explore underground stormwater management solutions. Mr. Baldwin also addressed zoning requirements related to overflow parking. The applicant must demonstrate that the site can accommodate parking based on the requirement of one space per 500 square feet of gross floor area, ensuring sufficient parking if tenant use changes. A previous plan indicated reserve parking in the area now designated for above-ground stormwater management facilities. Ms. Bachert confirmed that a full build-out potential analysis will be included in the preliminary plan submission. There was no further discussion.

Mr. Bolton made a **MOTION** to recommend the applicant move forward with Preliminary Plan Submission as the Sketch Plan meets the general intent of the Subdivision and Land Development Ordinance. The applicant shall comply with all comments noted in the Bucks County Planning Commission Review Letter dated January 16, 2025 and the Pennoni Review Letter dated December 18, 2025. The motion was seconded by Mrs. Edwards and passed unanimously.

**Faith Christian Academy, Waiver of Land Development, 2255 Allentown Road, TMP No. 23-010-112-001.**

Mr. Scott Mease of Mease Engineering attended the meeting to present a request for a waiver of land development on behalf of the applicant, Faith Christian Academy. The proposal includes replacing the existing six-lane track with an eight-lane track, converting the current football field into an artificial turf soccer field, removing the tennis court, constructing a field house for a weight and wrestling room, installing a new 146-space parking lot, and implementing a Stormwater Management BMP. Previously, Land Development approval was granted for artificial turf soccer fields, softball fields, and baseball fields, along with an approved NPDES permit. The proposed field house would allow Faith Christian Academy to repurpose existing classrooms, as the wrestling and weight rooms are currently housed within the school building. The addition of new fields imposes a need for an expanded parking area, which will have direct access from Allentown Road. Stormwater management facilities will be installed to accommodate the additional impervious surface coverage, and the site will remain under the maximum allowable coverage limits. Mr. Mease noted that the proposed fields are considered pervious due to the crushed stone base that facilitates stormwater infiltration. Infiltration testing confirmed that the soil is suitable for this purpose. The fields will also feature 25-foot-long trenches to manage overflow in the event that the stone base reaches capacity. A meeting was held with staff to discuss the proposal and determine the appropriate steps forward. The only new construction components are the field house and parking lot, with the field house replacing the existing tennis court. Mr. Murray expressed concerns that the proposed parking may be insufficient given the number of events hosted by the school. Mr. Mease responded that additional parking had been added in front of the school but is quickly occupied. Mr. Bolton inquired about required parking standards. Mr. Brian Malachowski of Breisch Road stated that he has previously discussed concerns with Mr. Mease, Mr. Clymer, and Mr. Vey regarding the retention pond, which currently drains into a ditch that passes under Breisch Road. Mr. Malachowski stated Breisch Road is in need of replacement as the road is drooping on the sides. He also raised safety concerns about speeding vehicles on Breisch Road, particularly as he exits his driveway. Additionally, he noted that the school is leasing its fields, worsening parking issues. No-parking signs were installed along his property frontage; however, visitors have used his property as a restroom and have cursed at his wife. Mr. Malachowski also reported that visitors access the property as late as 10:00 PM, causing disturbances for neighboring residents. Concerns were also raised about the impact of field lighting on nearby properties. Vehicles are frequently parked throughout the softball fields and along Breisch Road and Allentown Road, contributing to congestion and safety hazards. Mr. Mease acknowledged that a stop sign is installed at the school's exit onto Breisch Road and suggested that speed bumps may be necessary. Mrs. Edwards asked if restroom facilities were available for visitors. Mr. Mease stated that restrooms are currently only available inside the school building, as a planned snack stand with

restrooms has not yet been constructed. Mr. Klein inquired about the number of school-related functions versus outsourced events occurring on the property. Mr. Mease was unable to provide specific figures. Mr. Bolton questioned how these issues could be addressed without undergoing formal land development review and emphasized the need for solutions on Breisch Road. He suggested potential measures such as jersey barriers or a wooden guide rail to prevent unauthorized parking. Additionally, buffering facilities and public restroom accommodations may be necessary. There was no further discussion.

Mr. Bolton made a **MOTION** advising the Milford Township Board of Supervisors that the Planning Commission is not in support of the requested Waiver of Land Development for Faith Christian Academy for the property located at 2255 Allentown Road. Mr. Klein seconded the motion. The motion passed unanimously.

**Adjournment:** With there being no further business, Mr. Klein made a **MOTION** to adjourn the January 29, 2025 meeting of the Milford Township Planning Commission at 7:56 p.m. The motion was seconded by Mrs. Edwards and passed unanimously.