

Milford Township
Planning Commission Minutes of March 26, 2025
7:00 P.M.

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

Staff Present: Jeff Vey, Township Manager; Devan Ambron, Assistant Manager/Secretary/Treasurer; Todd Baldwin, Pennoni; and Bryn-Erin Kerr, Bucks County Planning Commission.

Call to Order: Mr. Murray called the Milford Township Planning Commission meeting of March 26, 2025 to order at 7:01 p.m.

Minutes: The Minutes of January 29, 2025 were accepted as presented.

Plan Acceptance:

D.R. Horton, Preliminary Plan of Land Development, Brookfield Estates, West Pumping Station Road & Old Bethlehem Pike, TMP Nos. 23-015-036, 23-015-037, and 23-015-039. Construction of 104 single family dwellings with improvements. The D.R. Horton Preliminary Plan of Land Development was formally accepted for review.

Rotho Blaas USA, Inc., Preliminary/Final Plan of Land Development, 2075 Rosenberger Road, TMP No. 23-010-073. Construction of 96,427 square foot warehouse and office. The Rotho Blaas, Inc., Preliminary/Final Plan of Land Development was formally accepted for review.

Zoning Hearing Board:

Pro Shop FFL, LLC and property owner Krevitz Family LP, Special Exception, 2385 John Fries Highway, TMP No. 23-010-175-003. Mr. Joseph Kemmerling of KingSpry Attorneys & Counselors appeared on behalf of the applicant, Mr. Eric Chan. The applicant is seeking approval to convert a non-conforming vacant commercial property to a non-conforming E1 retail and G1 manufacturing use, specifically for the retail and manufacturing of firearms and firearm components. Mr. Murray noted that multiple Special Exceptions have been granted for the property over the years, and it does not appear to be in compliance with several of the associated conditions of approval. Mr. Kemmerling distributed a proposed floor plan for review, emphasizing that while there may be issues involving other parties, his client is pursuing this application through the proper channels. The floor plan outlines 1,171 square feet of space, most of which will remain open. Planned interior renovations include the addition of drywall and counter space. The objective is to establish a public-facing gun shop. Mr. Murray inquired whether the double doors shown in the floor plan face Route 663. Mr. Kemmerling responded that they do not; the doors face the landlord's side of the property. Mr. Kemmerling also reported that the business will employ two individuals and operate six days a week, with shared parking available on the east side of the building. Mr. Murray asked if ammunition would be manufactured or filled on-site. Mr. Chan clarified that no ammunition would be produced; rather, firearms would be assembled at a bench using hand tools. He added that the goal is not only to sell firearms but to create a space where everyday individuals can feel comfortable and safe when purchasing a weapon. In response to a question about the purchase of used firearms, Mr. Chan explained that they coordinate with local law enforcement and that all applicable regulations regarding purchasing would be strictly followed. Mr. Kemmerling concluded by stating that the space is currently vacant, the proposed use is appropriate for the location, and it does not violate any township ordinances. The applicant possesses all necessary licenses, and there are no legal barriers preventing operation. Mr. Murray then asked Mr. Vey if the township had any concerns. Mr. Vey responded that there were no issues with the proposed use itself, only some site-related concerns. There was no further discussion.

Mr. Bolton made a **MOTION** to recommend approval of the Special Exception request from Pro Shop FFL, LLC and Krevitz Family LP, to change a vacant space into a nonconforming retail and manufacturing use, for the property located at 2385 John Fries Highway, TMP No 23-010-175-003. The motion was seconded by Mr. Afflerbach and passed unanimously.

Krevitz Family LP, Special Exception, 2385 John Fries Highway, TMP No. 23-010-175-003. To change a non-conforming vacant business to a non-conforming G1 manufacturing use, for the processing of CBD (Cannabidiol) products under the name Janus Extracts. The Applicant did not appear before the Planning Commission. The Planning Commission does not have any particular objections, however; the Zoning Officer should ensure compliance. No recommendation was made and it was stated the Zoning Hearing Board should look at the overall site.

Krevitz Family LP, Special Exception, 2385 John Fries Highway, TMP No. 23-010-175-003. To change a non-conforming business to a non-conforming C3 commercial school use, a baseball academy under TSE Sports. No action was taken. The Applicant did not appear before the Planning Commission.

Krevitz Family LP, Special Exception, 2385 John Fries Highway, TMP No. 23-010-175-003. To change a non-conforming use to a non-conforming G6 contracting use, as an office for an HVAC/Plumbing business, Martinelli Plumbing. No action was taken. The Applicant did not appear before the planning Commission.

Subdivision/Land Development Plan Review:

Posh Hospitality Development, LLC, Sketch Plan of Land Development, 1930 John Fries Highway, 23-010-019-005. The applicant proposes to construct a 2,400-square-foot coffee shop with a drive-thru. Mr. Erich Schock of Fitzpatrick, Bubba & Lentz, along with Mr. Adam Citrullo of Bohler Engineering, were present to present the proposal on behalf of the applicant, Mr. Joe Posh. The site currently contains two hotels and a Dunkin' Donuts. The original plan was approved for a sit-down restaurant; however, the proposal now includes a drive-thru restaurant with stacking spaces provided. Zoning Comment 1 in the Pennoni review letter, dated February 20, 2025, indicates a deficiency in the minimum required off-street parking spaces, resulting in a shortage of 24 spaces. Mr. Citrullo noted that the approved layout from 2008 accounted for all required parking spaces, originally intended for a 4,500-square-foot sit-down restaurant, which required 50 parking spaces. The proposed coffee shop is now half the size, with fewer seats, but requires more parking due to the drive-thru, which occupies the spaces originally allocated for parking. Mr. Bolton emphasized the need for sufficient stacking space and proper flow. Mr. Murray noted that zoning relief would be necessary for Comments 1 and 2, both of which pertain to parking space deficiencies. Mr. Schock stated that the proposal includes 35 seats and anticipates 2-3 employees on-site. Mr. Murray inquired about the location of the site's dumpsters. Mr. Citrullo indicated that the dumpsters would be placed near the drive aisle, both to the north and south of the hotel. The hotel dumpsters are currently situated in the same area where the new dumpsters are proposed. Mr. Bolton asked if the hotel owners own the entire site. Mr. Posh confirmed that he will be purchasing the front pad, and if a subdivision is required, a condominium plan would be pursued. Mr. Schock clarified that this would simply involve creating two units, with no significant changes to the site layout. Mr. Citrullo noted that all other items raised in the Pennoni review letter would be in compliance. SALDO Comment 16 suggests that a traffic impact study may be required for the preliminary land development application. Additional details regarding this study, along with truck turning, Fire Marshal comments, and landscaping, will be provided with the preliminary plan. Mr. Schock stated that they are aware of and will comply with the architectural design standards. Mr. Vey recommended reviewing Zoning Section 516.e, which allows for joint use. Ms. Brynn-Erin Kerr addressed the comments from the Bucks County Planning Commission review letter, dated February 21, 2025, which include the need for a Conditional Use application, a Transportation Impact Study, a bypass/escape lane, a registered landscape architect's plan, and sewage facilities. Mr. Citrullo noted that a slip-out lane is proposed after the 9th vehicle in the stacking lane. There was no further discussion at this time.

Mr. Murray made a **MOTION** to issue a letter to the Milford Township Board of Supervisors noting the Planning Commission finds the proposal meets the general provisions for a Sketch Plan. Comments found in the Pennoni review letter dated February 20, 2025 and the Bucks County Planning Commission review letter dated February 21, 2025 should be addressed prior to the submission of a Preliminary Plan. The motion was seconded by Mrs. Edwards and passed unanimously.

Faith Christian Academy, Sketch Plan of Land Development, 2255 Allentown Road, TMP No. 23-010-112-001. Mr. Scott Mease of Mease Engineering presented a proposal on behalf of the applicant to replace the existing 6-lane track with an 8-lane track, convert the football field to an artificial turf soccer field, remove the tennis courts, build a new field house, add a parking lot, and incorporate a stormwater management BMP. The proposal, previously presented to the

Board of Supervisors in January for a land development waiver, is now being discussed with Mr. Ryan Clymer of Faith Christian present to address any questions. The expanded track would allow for a larger artificial turf soccer field. A new parking lot with access to Allentown Road and a stormwater BMP would be added to the north. Soil tests confirmed the site's suitability. The field house would replace the tennis courts and is smaller than the previous structures, reducing impervious surface. Mr. Mease stated that most items in the Pennoni Engineering review letter, dated February 20, 2025, will be addressed in compliance. Mr. Baldwin confirmed that he had discussed the zoning comments with Mr. Mease and noted that the applicant will comply with those comments as well. Mr. Mease addressed Zoning Comment 4 regarding Nuisance Standards, noting that a professional had visited the site to conduct a sound level check. The results showed that the sound levels were in compliance, except when the sound was directed towards Allentown Road while a vehicle was passing by. The sound was measured at various points, with the highest recorded decibel level being 61. Mr. Murray inquired whether the lighting had been reviewed for compliance. Mr. Mease confirmed that the lighting had been checked and was also found to be in compliance. He explained that if you are driving on Allentown Road and look toward the lights, they are visible at a height of 80 feet. The lights produce 2 foot-candles, which is relatively low, and meet the ordinance requirements. He clarified that the ordinance specifically addresses glare. Mr. Vey pointed out that the lights are visible from a half mile away and emphasized that the cut-off time for lighting is the most critical factor. Mr. Mease responded that he would consult with the lighting specialist to confirm the precise location for the cut-off, adding that the lighting design for the field was intended to minimize light spill beyond the property line. Mr. Vey suggested that the lighting issue be revisited. Mr. Bryan Malachowski raised concerns that the lights do infiltrate neighboring properties. Mrs. Edwards asked about the status of the approved lavatory facility, which has not yet been constructed. Mr. Clymer explained that permanent bathrooms would be added, noting that some aspects of the planning had changed. Originally planned near the parking area, the bathroom facility might now be relocated to accommodate potential future additions. Mr. Murray asked about the site's impervious surface coverage, and Mr. Mease confirmed it is currently 23%, with a maximum allowable coverage of 40%. He also inquired about the parking lot installed last year off Allentown Road, specifically whether the basin drains toward Allentown Road, which Mr. Mease confirmed. He noted the new parking lot provides access on both sides, reducing traffic on Breisch Road. Mr. Murray observed the absence of curbing along the embankment, to which Mr. Mease explained the area's 3:1 slope and curbing on the lower side. Mr. Clymer asked if this violated any codes, and Mr. Mease said he would check. The discussion then shifted to the baseball fields along Breisch Road. Mr. Clymer clarified that the RASA Organization no longer uses the fields, which are now used 6-7 times per year by other groups. Mr. Murray noted that other entities use the fields, and Mr. Clymer confirmed the dissolution of the RASA relationship. When asked if the fields would be used by anyone other than Faith Christian, Mr. Clymer indicated that he was referring specifically to the softball field. Mr. Malachowski stated that Faith Christian's use of the fields doesn't cause any issues, but problems arise with outside organizations. Mr. Mease clarified that the baseball and softball fields are not impervious surfaces. He also confirmed that the artificial turf field is permeable with stone beneath it, allowing for proper infiltration, and that the site is over-detaining stormwater. Mr. Murray asked about handicapped parking, and Mr. Mease confirmed four spaces at the front but none at the rear. He also explained that stormwater in the rear is managed by drains, inlets, and underground piping. Mr. Vey noted that a future riparian buffer may be installed, and the stormwater system should accommodate detention in that area. Mr. Malachowski raised concerns about broken culverts under Breisch Road. The discussion shifted to the Pennoni review letter, with Mr. Baldwin stating that SALDO comments would be addressed in a more detailed land development plan, and zoning issues will be resolved. Mr. Murray suggested providing recreation facilities or a fee-in-lieu, but Mr. Mease noted the site already offers recreational space, though not for public use. He asked if a waiver of land development would be appropriate. Mr. Murray felt the proposal was too large for a waiver. Mr. Clymer clarified that the northern soccer fields are grass, not turf, and Mr. Mease confirmed no major modification to the NPDES permit is required. Mr. Afflerbach asked about outside use of the soccer field, and Mr. Clymer stated that only one organization rents it, though other groups, like a flag football organization, occasionally use the fields. Mr. Murray suggested reorganizing the rear parking lot, but Mr. Clymer explained it might be closed once the new front lot is built, reducing the need for rear access. Mr. Bolton questioned why the rear lot isn't connected to the front, but Mr. Clymer noted the modular classrooms in that area prevent reconfiguration. Mr. Mease stated the site has 159 parking spaces in the front and 93 in the rear, exceeding the ordinance requirements based on employees and students. He also noted that the rear lot could be realigned to add more spaces. Mr. Murray emphasized that parking should account for event attendees, not just the school. Mr. Bolton stated the ongoing issues with Breisch Road need to be addressed. Mr. Murray asked if a waiver of land development is still being requested. Mr. Mease said yes, and confirmed there will be compliance with the engineer's review letter. Mr. Vey noted the initial waiver request

focused on the tennis courts and field house, but the plan has expanded. Mr. Clymer confirmed the wrestling program is housed in the school. Mr. Bolton expressed that he could go either way with land development, noting that this is not just a nonprofit school but also operates like a business. He emphasized that it is not his intent to cause unnecessary costs but asked if there was a way to expedite the approval process. Mr. Vey confirmed that timing is a key concern. It was recommended that the applicant proceed with a formal submission of a land development plan.

Milford Village Stonewall Apartments, Final Land Development Plan, Route 663, TMP No. 23-010-175-001. Mr. Marty Smith of Pany & Lentz and Mr. Dutch Markward of MVP, 663 1, LLP were present to present the development plan. The plan includes the construction of 262 multi-family units, a 4,950-square-foot clubhouse, and associated site improvements. Mr. Smith explained that a review letter from Pennoni Engineering was received on February 7, 2025. Since then, a meeting was held with Pennoni, and the plans were revised accordingly. A revised review letter dated March 19, 2025, has since been received. Mr. Smith stated that they are in agreement with the engineering comments, though a few items remain for discussion. SALDO Comment 3 addresses grading along Route 663, specifically regarding Infiltration 1-1. The top and bottom edges of slopes must be located at least 5 feet from the property or right-of-way line. Mr. Smith noted that the basin is located at the corner, with its edge at the township right-of-way, but entirely outside of the PennDOT right-of-way. A portion of the downside slope of the berm extends onto the township right-of-way. Mr. Baldwin confirmed that there would be no conflict with the widening of Route 663. Mr. Murray inquired about truck turning movements. Mr. Smith responded that the printed plans are not displaying correctly, but assured that the detail will be corrected. There is no issue with the layout itself. SALDO Comment 15 defers to the Township's Traffic Engineer to determine the acceptability of the traffic study. Mr. Smith clarified that this issue was addressed with the Seventh Revised Master Plan. The development seeks several waivers, including: Allowance for HDPE stormwater pipes outside of the public right-of-way (with reinforced concrete pipes to be used in the right-of-way); Permission for storm sewers outside of the public right-of-way to be less than 18 inches in diameter; Permission to allow existing overhead cables to remain in place; A waiver to allow trailhead parking spaces along the eastern side of Old Mill Hill Court, along with a walking trail that will extend from the relocated Mill Hill Road and connect Mill Hill Road, the trailhead parking, and the southern terminus of Old Mill Hill Court; and a waiver for the depth of parking stalls, allowing 44 of the 459 proposed parking spaces to have a depth of 18 feet. Additionally, a waiver for SALDO Comment 4, regarding curbing along the east side of Mill Hill Court, is also being sought. It was noted that there will be curbing along Mill Hill Court, particularly where it curves into the first driveway. Stormwater Comment 7 states that to ensure proper drainage in the basin, a minimum grade of 2% must be maintained for areas of sheet flow, and 1% for channel flow. Mr. Smith confirmed that the PCSM basins have been designed according to other accepted PADEP criteria, though they plan to request a waiver. Mr. Baldwin indicated his support for this waiver. The only remaining question concerns General Comment #2, which references the approved Seventh Revised Master Plan for Milford Village, which includes a roundabout at the intersection of Mill Road and LifeQuest Drive. Mr. Smith clarified that the roundabout is part of the future road improvement plan for the development but is not included in this submission. He also confirmed that they are in contact with all relevant outside agencies for approval. Mr. Bryan Malachowski asked whether the issue of fire truck access to the site had been addressed. Mr. Smith stated that the necessary dimensions were provided, and the plans were created accordingly. Mr. Malachowski emphasized the importance of ensuring that a ladder truck can also reach the building, to which Mr. Smith acknowledged the need for further consideration.

Mr. Bolton made a **MOTION** to recommend approval of the Milford Village Stonewall Apartments Final Plan of Land Development for the property located at TMP No 23-010-175-001 with the conditions the applicant comply with the Pennoni Engineering review letter dated March 19, 2025; obtain all outside agency approvals; confirm coordination with Fire Marshal to ensure fire truck access. The Planning Commission supports the requested waivers along with the additional waivers requested, SALDO 4 and Stormwater 7. The motion was seconded by Mr. Afflerbach and passed unanimously.

Adjournment: With there being no further business the March 26, 2025 meeting of the Milford Township Planning Commission adjourned at 9:04 p.m.