

**Milford Township**  
**Planning Commission Minutes of May 28, 2025**  
**7:00 P.M.**

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**Attendance:** Planning Commission Members Present: Fran Murray, Chair; Edwin Bolton, Vice Chair; Merv Afflerbach, Member; and Adam Klein, Member. Susan Edwards, Secretary 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 May 28, 2025 to order at 7:00 p.m.

**Minutes:** The Minutes of April 30, 2025 were approved and accepted as presented.

**Zoning Hearing Board:**

**Andrew Robison, Special Exception, 1940 Brinkman Road, TMP No. 23-001-144.** Mr. Murray stated that the applicant is requesting a Special Exception under Sections 403 and 407.A7 for Agricultural Retail Use within the RA (Rural Agriculture) Zoning District. He noted that the request appears to comply with the requirements of the zoning ordinance. The applicant is proposing less than 180 square feet of retail space, well below the 750 square feet permitted. According to the application, all products offered for sale are raised on the property, and the operation is managed by family members who reside on-site. There are no employees. Adequate off-street parking is available, and the operation is self-serve. Mr. Murray concluded that he sees no issues with the request.

Mr. Murray made a **MOTION** to recommend approval of the Special Exception request, to allow a Use A.7.

Agricultural Retail, for the property located at 1940 Brinkman Road, TMP No 23-001-144. The motion was seconded by Mr. Klein and passed unanimously.

**Subdivision/Land Development Plan Review:**

**Rotho Blaas USA, Inc., Preliminary/Final Plan of Land Development, 2075 Rosenberger Road, TMP No. 23-010-073.** The applicant proposes to construct a two-story, 96,427-square-foot warehouse and office building, along with the required site improvements. Mary Bachert of Bohler Engineering, along with John Ciliberto and Chad Mossesso of Rotho Blaas, attended the meeting to present the proposal. Mr. Murray noted that the Planning Commission has received the revised Waiver Request letter dated May 28, 2025. Ms. Bachert explained that the requested changes pertain to curbing and basin side slopes. Specifically, a reduced curb reveal of 5–6 inches is proposed to match existing conditions along Rosenberger Road, where new curbing will tie into existing curbing. Internally within the site, a 6-inch curb reveal is proposed. A conflict was identified between SALDO Section 512.k.1, which permits a maximum side slope of 4:1, and Section 511.d.2, which allows for a 3:1 side slope. The current plan complies with Section 511.d.2, and a waiver is therefore requested from Section 512.k.1. Mr. Baldwin stated that he has no objections to the requested waivers. Ms. Bachert noted that the applicant has received the Pennoni review letter dated May 20, 2025; the Water Authority review letter, also dated May 20, 2025; and the Fire Marshal's letter dated April 29, 2025. She stated they see no issues with the comments contained in these letters, and the applicant will comply with all recommendations. Mr. Bolton raised a question regarding the two proposed 80-foot driveway entrances. Mr. Vey explained that this issue had been brought up in connection with a previous plan. At that time, it was noted before the Board of Supervisors that the size of trucks has changed, and current standards are no longer adequate. As a result, there is an intent to amend the Zoning Ordinance. The relevant provision will be relocated to the Subdivision and Land Development Ordinance, where it is more appropriately addressed and can be reviewed on a case-by-case basis. Mr. Bolton clarified that he is not questioning whether 80 feet is too large, but rather whether everyone is comfortable with that width. Ms. Bachert responded that the plan reflects a worst-case scenario for truck turning movements and that the proposed width is necessary to provide adequate access to the loading docks. Mr. Murray then asked Mr. Bolton if he found the remainder of the plan satisfactory. Mr. Bolton

confirmed that he did and noted that the County had also issued a review letter. Bryn-Erin Kerr presented the Bucks County Planning Commission review letter dated March 18, 2025. The letter addresses several topics, including the requested waivers, site capacity calculations, transportation impact study, reserved parking, street improvements, trails, recreation land and facilities, sustainable energy initiatives, and the inclusion of electric vehicle charging stations and EV-ready equipment. Ms. Kerr stated that the County commends the applicant for proposing a green roof. Ms. Bachert explained that the green roof will function as a vegetative storage system, where water is absorbed and retained beneath the plants. This design allows the roof to manage the volume of a 2-year storm event without requiring infiltration into the ground. The majority of stormwater from such an event will be held on the green roof, with any remaining volume handled by a small, two-tiered basin on site. Mr. Ciliberto noted that the size of the steel components for the building had been increased. Mr. Bolton stated he believed the building was constructed using timber. Mr. Ciliberto clarified that the warehouse portion is steel, while the front section is constructed with timber. He also noted that the windows will be timber-framed. The building will be finished in earth-tone colors, with metal siding. He added that only a small portion of the building will be visible from Quaker Pointe Drive. Ms. Kerr stated that a Traffic Impact Study should be required. She also observed that stormwater basins appeared to be located in the reserved parking area and recommended that the plans be revised to show no parking in that area. Ms. Bachert clarified that the reserved parking is not intended to be constructed at this time. It is included on the plan only in the event that the property is sold to a new user. The reserved parking area is meant for future operational needs, not for the current use. Mr. Baldwin noted that this issue was raised during the first review, and that the stormwater management requirements have since been addressed and incorporated into the plan. Ms. Kerr referenced Comment 6, which addresses trails, and noted that the Milford Township Comprehensive Park & Recreation Plan includes a Greenway Concept Map. This map shows a proposed bicycle trail along the site's frontage on John Fries Highway. Comment 7 addressed recreational land and facilities. Since no recreational facilities were shown on the plan, she recommended that a fee in lieu be offered. Mr. Murray inquired whether the proposed trails and related items had been discussed with the township. He believed the intention was to keep bicycles off Route 663. Mr. Vey responded that the proposed trail may be located on the shoulder, and that he would revisit the matter. He also noted that the recreation fee in lieu had not yet been discussed. Ms. Bachert stated the applicant is amenable to paying a fee in lieu. Mr. Klein inquired about core samples for Rosenberger Road. Ms. Bachert responded that they have agreed to half-width widening, milling and overlay, and restriping. Core samples will be taken during construction, if deemed acceptable at that time. Mr. Murray asked how issues would be addressed if problems arise during construction. Mr. Ciliberto stated that the developer has verbally committed to resolving any issues that may occur. He added that there will be ongoing inspections throughout the construction process, and an escrow account will be in place to ensure compliance. Mr. Vey noted that the most significant development is the proposed one-way entrance. He also referenced the extensive traffic engineering history of the site, including work related to The Crossings, Milford Pointe, and the reconfiguration of Milford Square Pike into a one-way street. Additional changes included rerouting Quaker Pointe Drive to exit at Wawa, and a previous U-Haul proposal that aimed for a traffic signal. The direction has evolved as the Township has tried to address complex traffic challenges around Interstate Battery, the Wawa intersection, the Turnpike Interchange, and the not-yet-finalized connection of Interchange Way. The question has been how to get trucks back to the warehouses. The Township is exploring ways to consolidate fragmented parcels of land and convert a private road into a public roadway to help improve traffic flow. All of this is still up in the air. These issues were previously discussed during the Conditional Use stage. Proposed improvements include adding a left-turn arrow and controller modifications for westbound traffic, using delineators to discourage illegal left turns, allowing right turns in, and installing a "pork chop" island to improve truck turning radius. Mr. Ciliberto explained that the intent is for trucks to make a right-hand turn onto Rosenberger Road from the direction of the Turnpike. He noted that off-site traffic contributions have been made as part of this project as well as the Quaker Pointe development. Westbound trucks turning right onto Rosenberger will help reduce traffic impacts at Weiss Road. To facilitate this, the existing "pork chop" traffic island will be removed, and the roadway will be designated as one-way, with no right turns permitted when exiting. Vehicle access to the site will be provided via Quaker Pointe Drive. Trucks will only be allowed to enter the site via a right-hand turn. Truck traffic turning right at Weiss Road has been a known concern. It was suggested that the Township obtain an HOP (Highway Occupancy Permit) in its name to remove the pork chop, which would help minimize costs. Mr. Ciliberto stated that their team will perform the

necessary work and deduct \$50,000 from the traffic impact fee. Funding the work through the off-site improvement fee would offer immediate benefits, enhance safety, and reduce truck traffic at Weiss Road. Mr. Bolton voiced his support for the proposal, as did Mr. Klein and Mr. Afflerbach. Mr. Murray inquired whether the plan was scheduled to be presented to the Board of Supervisors and whether they are seeking Preliminary/Final Plan approval. Mr. Ciliberto confirmed that they are scheduled to appear at the next Board of Supervisors meeting and are seeking Preliminary/Final Plan approval. Mr. Klein commented that the project includes several innovative features, noting the green roof as particularly progressive. Combined with the building's aesthetic design, he stated it would be highly marketable. There was no further discussion at that time.

Mr. Bolton made a **MOTION** to recommend Preliminary/Final Plan Approval along with the requested waivers with the condition the applicant comply with the Pennoni Engineering review letter dated May 20, 2025 and Fire Marshal review letter dated April 29, 2025. The Planning Commission is in support of the removal of the "pork chop". The motion was seconded by Mr. Klein and passed unanimously.

**400 Commerce Drive, Lot 4 Milford Industrial Commons, TMP No. 23-010-168-004 and 23-010-168-008, Preliminary Plan of Land Development.** Mr. Andrew Schlosser of Schlosser & Clause Consulting Engineers, Inc. was present to discuss the proposal. The applicant is proposing to construct a 30,000-square-foot industrial building for a G-1 Manufacturing use. Mr. Schlosser stated that he has received the DEP review and is confident that no changes to the submitted plans will be required. He explained that there were initially two detention basin designs: an underground system and a standard basin. Due to changes made by DEP to the MRC in November, the design had to be revised. The updated basin will now feature a trickle system, utilizing an underground pipe with a small hole to allow water to slowly discharge, commonly referred to as a rain garden. The previous design did not meet regulatory standards, but the revised plan now includes two rain gardens that will overflow into a dry detention basin. The remainder of the proposal remains unchanged. Mr. Schlosser noted that a waiver is being requested from SALDO Section 520.C.6(c), which requires planting vegetation within the buffer areas along the southerly and easterly property lines. These areas contain existing driveways and utilities, making new plantings infeasible. As a result, the plantings have been relocated throughout the park. Mr. Klein inquired whether the original issue with the plantings was due to existing utilities. Mr. Schlosser confirmed this and added that the placement of the required basins has introduced additional constraints. He further noted that large portions of the Commons, developed in the 1980s, lack tree coverage. The relocated plantings will help fill in these areas. Mr. Murray asked whether the Township Engineer has reviewed the revised plan. Mr. Baldwin confirmed that he has, noting this was the fourth review. All technical comments have been addressed; the remaining comments pertain to administrative items and approvals from outside agencies. Mr. Bolton asked whether all comments in the Pennoni review letter are will comply. Mr. Schlosser confirmed they will be, along with the comments in the Fire Marshal's review letter. There was no further discussion at this time.

Mr. Bolton made a **MOTION** to recommend Preliminary/Final Plan Approval along with the requested waivers with the condition the applicant comply with the Pennoni Engineering review letter dated May 2, 2025, the Fire Marshal review letter dated May 2, 2025, and obtain all outside agency approvals. Mr. Klein seconded the motion. The motion passed unanimously.

**Adjournment:** With there being no further business the May 28, 2025 meeting of the Milford Township Planning Commission adjourned at 8:33 p.m.