

Milford Township
Planning Commission Minutes of November 18, 2025
7:00 P.M.

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

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. Bolton called the Milford Township Planning Commission meeting of November 18, 2025 to order at 7:00 p.m.

Minutes: The Minutes of September 24, 2025 were approved and accepted as presented.

Conditional Use:

MVP 663 I, LLC, Milford Village Section 1 Retail, Route 663, TMP No. 23-010-175-001. Proposed Retail Use consisting of two buildings (6,000 square feet and 37,200 square feet) located in the Arterial Mixed Use Overlay District. Mr. Vey stated at the last meeting a recommendation for preliminary plan approval had been offered. He explained that under the procedures for the Arterial Mixed Use District all retail uses require Conditional Use approval. The applicant had previously withdrawn the retail component from their Conditional Use application for apartments and retail. This matter is strictly procedural. No comments were made by the Planning Commission at this time.

Mr. Afflerbach made a **MOTION** to recommend approval of the Conditional Use request for MVP 663 I, LLC, Milford Village Section 1 Retail for the property located on Route 663, TMP No. 23-010-175-001. The motion was seconded by Mrs. Edwards and passed unanimously.

Subdivision/Land Development:

D.R. Horton, Brookfield Estates, Concept Plan, West Pumping Station Road, TMP No. 23-015-036, 23-015-037, 23-015-039. Construction of 106 single family dwellings with improvements. Mr. Mike Malloy of Obermeyer, Rebmann, Maxwell, & Hippel and Mr. Ben Kutz of Gilmore & Associates were in attendance to present the concept plan. Mr. Malloy stated they are here to get a response on the Concept Plan and noted he has not been attending the meetings with Mr. Kutz and Mr. Vey. The point of the concept plan is to address traffic concerns on West Pumping Station Road and Mr. Kutz is here to present a possible solution to the concerns. Mr. Kutz stated he made a note of the prior concerns along with potential options. Since the last meeting he has been in conversation with D.R. Horton to address the main traffic concerns which include Brick Tavern Road, Old Bethlehem Pike, West Pumping Station Road and East Swamp Road. Mr. Kutz noted there is challenging road geometry in the area. Based on previous conversations a connection through the site to Old Bethlehem Pike would be difficult with design being challenging with the presence of wetlands and steep slopes. A conversation was had for another option which involves a 3rd party, St. Isidore Archdioceses of Philadelphia. Mr. Kutz presented the concept plan which shows the rerouting of West Pumping Station Road through the Archdioceses property to tie into Old Bethlehem Pike. Mr. Kutz stated conversations still have to occur. This approach will redirect traffic off West Pumping Station and East Swamp Roads with a break in the road where the driveways would still have access and through traffic would be prevented. Mr. Vey stated previously, the township had concerns with West Pumping Station being used as a short cut, past Triple C Nursery School and the cemetery down East Swamp to the 4-way intersection where accidents routinely occur. Mr. Vey noted the previous plan had one way in, Pumping Station and Portzer Road. If through traffic was stopped at Portzer and Pumping Station for any reason, there would be no way for emergency vehicles to get to someone in the area of the proposed development. Previously, a sketch plan was received that had the road continuing to East Swamp Road. What was looked at in the meeting was to have Pumping Station Road turn to the south at an intersection with Old Bethlehem Pike. Once there you could travel to the roundabout. There is a development proposal on the Milford Village site, Alpas, with Weeping Willow Lane already in existence, this could be a potential connection to Old Bethlehem Pike. This road could be a connector road that takes you from St. Isidore to the hospital and traffic signal at Route 663. A stub road to connect to Pumping Station Road provides access to the furthest house and parking area with a small section of Pumping Station Road being removed. The two parking lots are very important to the church and the intent is to keep them open. Mr. Vey said the thought was most of the traffic heads out to Brick Tavern Road to get to the turnpike, where in fact most were headed towards Coopersburg. The whole idea of a through road or spine road is that it would be a lot of road that wouldn't serve a lot of people. Another thought is how to connect Portzer Road to BJ's. A letter will be drafted to the St. Isidore to open the door for discussion with the Archdioceses. In the long run it is the infrastructure that distributes

traffic with connections. This proposed road is on church property with benefits to the church in the future along with stormwater facilities. Mr. Kutz noted this plan is a conceptual plan and a boundary survey has not been completed at this time. The plan is based off the County GIS. The area shown in orange on the plan is the proposed right of way area based on township ordinances. The small blue section is where the proposed road crosses the PPL right of way for the distribution line. This alignment doesn't look like there would be a conflict with the poles. The area of pink shown on the plan is the remaining land owned by the archdiocese. The area is grey is the low point of the site which is the conceptual area for stormwater. Testing and confirmation will need to be done. The red portion shows the vacation of the existing West Pumping Station Road right of way. The area shown in green on sheet one is a potential Portzer Road extension into Richland Market Place. This would be a proposed right of way for future connection. There is a portion coming off to the east of the property line which would be dedicated to Richland Township for possible road realignment of the s-curve. Shown on the property are 106 lots on public sewer. Mr. Kutz said they are looking at a B6 use instead of a B5 use which allows for a smaller lot size and less roads which would be off set with off-site traffic improvements. Mr. Vey noted this helps to pull the houses off the area where East Swamp Church is located. A B6 use would allow for 160 houses with the availability of EDU's. Mr. Kutz stated they are looking at possible larger lots with on-lot well and septic along the frontage of East Swamp Road and Old Bethlehem Pike. If public sewer is not required, it would help offset costs. Mr. Vey stated this pulls the houses away with open space in between. There are concerns with spray irrigation up against the church. Mr. Kutz stated testing has not been done yet. In the northwest corner, the original layout had a cul-de-sac, when infiltration testing was done the most favorable results were shown with less runoff. By removing the cul-de-sac testing will be done in this area and it is likely to see similar test results with a smaller amount of spray field required. This would take the system away from the areas closer to East Swamp farther from the residences. Mr. Bolton asked for any comments from the Planning Commission. Mr. Klein stated he commends the applicant for working with the township for a solution. Mr. Vey said the last meeting was held about three weeks ago which has taken it from where it was to where it is now and he thanked them for the rigorous schedule to explore different options. Mr. Vey stated there are things going on in Richland Township that would leave an area open for possible park space. Mr. Klein noted the previous plan had a lot of stormwater facilities overlaid with the open space, and this gives a lot more room to reposition in a more appropriate way. A B6 will allow them more space. Mr. Kutz noted the spray heads will be positioned along the perimeter to spray into the open space. Mrs. Miriam Morgan of East Swamp Road asked if the four larger lots would have an on-lot well. Mr. Kutz stated yes, there is no public water at this time and these lots will require a minimum of one acre. Mr. Vey added this is a concept where there is a larger lot with a higher end project which hasn't been proven out and would have to pass a perk test. Mr. Robert Smith noted there is public sewer on East Swamp Road, and he would not think that DEP would think favorably of on lot systems in the middle of a sewer area. Mr. Kutz said he spoke with Mr. Koenig of the Sewer Authority, and his understanding is the 537 Plan is being updated and there is currently no available capacity and even with a rerate the EDU's are used up. These lots could not be hooked up to public. Mr. Smith said the township has been saying they are going to revise the Act 537 again, and he has been waiting for it to be resubmitted for months and asked how a "little hole could be made in the sewer district. Mr. Vey replied if an amendment is going to happen it will happen quickly with the revisions to the revised plan. The sewer is nailed down. All comments regarding the sewer portion have been addressed, we have all the numbers. There are issues that need to be dealt with like holding tanks, villages, campgrounds, etc. Mr. Vey said a sit down can happen to go over the remaining items. A right to know request has been received regarding the 537 going back 10 years. Ms. McGovern of West Pumping Station Road stated she lives near the proposed road, and she has concerns with water run-off from the roadways and driveways. She stated she has seen torrents coming off the fields. Mr. Kutz stated that is a detail that hasn't been discussed yet and the frontage of St. Isidore is curbed with a 30' cartway. He assumes there will be a desire to keep it curbed and with curbing there will be storm inlets that the water would be directed to. He added farm fields naturally pose a lot of water run off issues and don't infiltrate well. The current field area will be converted to lawn. Ms. McGovern asked if it would be graded to go to the north and noted there is a little stream and said she is concerned about the roofs and driveways that are impermeable. Mr. Kutz stated they will be required to comply with the Township Stormwater Ordinance and all requirements of an NPDES permit. He noted that anything over an acre of disturbance requires a permit for runoff, rate, and volume. Mr. Vey asked if the grade works, that what is heading to the west and getting towards Pumping Station can be captured with a basin towards Old Bethlehem Pike. Mr. Kutz stated the runoff will try to be captured near East Swamp Road. Mr. Vey said East Swamp Church has a basin along the parking area, a deep trench that doesn't seem to be doing a whole bunch. Mr. Jerome Delatour of Steinsburg Road stated years ago another guy purchased the property to build homes and a road to Old Bethlehem Pike disrupts East Swamp and asked if a traffic light would be installed. He added people have had more accidents at that spot and that is why there was a 4-way stop installed. He has concerns with a road through the property and asked what the footage away from the road must be to build on, a public road with sidewalks. He stated this is a future site for St. Isidore school. Mr. Vey stated this is a concept plan only. Mr. Bolton

said the Archdioceses can do what they want with or without that road and that there are other means to intersect this road, possibly with a roundabout that is very effective in traffic calming like the roundabout at Portzer Road and a couple others over on Tollgate. Mr. Delatour stated that Portzer Road serves as a direct route to the hospital. Mr. Vey noted that there is a land-development proposal in the area where Weeping Willow Lane is already established. Mr. Delatour reiterated that Portzer Road provides a straight, direct access point. Mr. Bolton added that this proposal would address existing issues near East Swamp Church and mentioned that he is unsure whether the road would be completely closed off. Mr. Delatour stated he lives by the Turnpike and doesn't want to drive all the way over there to go to St. Isidore and noted people fly down the road. Mr. Bolton stated the applicant is proposing 106 houses and eliminating traffic will not happen. The best you can hope for is to direct traffic to the safest possible place. This isn't going to disappear. Mr. Delatour said the other solution is a freeway out to BJ's and one of the biggest issues is tractor trailers coming through which causes an issue with turning. Mr. Mike McGovern stated the problem is trucks not using maps like they used to. Mr. Delatour said his biggest concern is losing the St. Isidore parcels where the road will be and asked if there will be enough room for a school and parking. Mr. Vey stated the proposed road is shown on the edge of the property which will help keep the bulk of the acreage. Mr. Delatour asked if stop signs would be put up and reiterated that speeding is an issue. Mr. Vey said this is a concept, it has to hit the church council and Mr. Delatour could let the pastor know he is not on board with it. Mrs. McGovern stated she feels this does address the traffic issue. Mr. Bolton said he can envision a roundabout at Portzer Road and West Pumping Station and the traffic on Pumping Station does fly due to not having to stop. He doesn't want to see traffic stop and back up at that intersection. Mr. Smith said he does appreciate the new layout of the homes and spray field and said there needs to be more discussion about the road with the appropriate people at East Swamp Church and the suggestion to put speed bumps in a parking lot is not an acceptable solution. Mr. Bolton stated speed bumps aren't so bad to negotiate as they force you to slow down and he finds them effective. He added there are a lot of solutions that can be engineered. Mr. Morgan said he appreciates the time that has been put into the plan and thinks this is a good solution from his perspective. He lives on East Swamp Road, and it is currently a short trip to Target, but he would have no problem with it taking a little longer. It is a small price to pay to address the volume and speed issues, and he is confident the water run off can be addressed and this is a good solution to a long overdue problem. Mr. Bolton added compared to other plans this is much better for the community and residents. Ten months ago, there was no interest in addressing any of these issues. Mr. Vey stated the bottom line on the speed bumps in a church parking lot is that would be up to the church. Mr. Bolton said a pork chop intersection would be a benefit of speeding. Mr. Morgan added it would also encourage people to take the path with the pork chop. Mr. Morgan added there have been some complaints with speed bumps and there are other alternatives. Mr. Vey said first we get the broad concept then get the details. Mr. Delatour said he is okay with speed bumps, anything to slow traffic down. There was no further discussion at this time.

Adjournment: With there being no further business Mrs. Edwards made a **MOTION** to adjourn the November 18, 2025 meeting of the Milford Township Planning Commission at 8:02 p.m. The motion was seconded by Mr. Klein and passed unanimously.