

Milford Township
Planning Commission Minutes of December 30, 2025
7:00 P.M.

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

Staff Present: Jeffrey Vey, Township Manager and Devan Ambron, Assistant Manager/Secretary/Treasurer.

Call to Order: Mr. Murray called the meeting to order at 7:00 pm.

Minutes: The Meeting Minutes of November 18, 2025 were approved and accepted as presented.

Special Exception:

Paul Seachrist/Mill Stream Estates, 2715 Dahl Road, TMP No. 23-005-098-002. The Applicant seeks a Special Exception under Section 808 to change the existing nonconforming G3 Warehouse use to a nonconforming G6 Contracting use. Gavin Laboski, solicitor for the applicant, Zack Irick of Mill Stream Estates, presented the proposal. Mr. Laboski stated that the property is currently under an agreement of sale. The site consists of two 15,000-square-foot buildings and a parking lot. The applicant intends to discontinue the warehouse use. The prior occupant had approval for warehouse operations, as well as industrial equipment sales and repairs, which resulted in the accumulation of junk and outdoor storage on the property. Mr. Laboski noted that in 2024 he represented a moving company interested in purchasing the property; however, that company ultimately leased another location and withdrew from the agreement. He explained that, if approval is granted, Mr. Irick will proceed with the purchase. Mr. Irick is the owner of Lewis Brothers Builders and resides on Keiser Road. Mr. Laboski stated that the applicant has reviewed the Zoning Hearing Board's 2024 decision and believes certain prior conditions may not align with the current proposal. Mr. Irick proposes to use a portion of the property for his own contracting business. Because the buildings exceed his operational needs, he plans to lease the remaining space to four to five small contractors. Mr. Laboski confirmed that the buildings would be divided into separate tenant spaces. Mr. Laboski stated small contractors are an important part of the local economy and often lack appropriate commercial space outside of residential properties which is generally not feasible. Mr. Bolton noted that the site had previously operated as a free enterprise area with minimal oversight. Mr. Irick acknowledged those concerns and stated that, under his ownership, the property would be well maintained. He intends to operate the site in an orderly and professional manner, improve its appearance, and lease space only to contractors he knows and trusts. Mr. Bolton expressed concern about outdoor storage, particularly trash accumulation. Mr. Laboski stated he did not anticipate storage issues. Mr. Irick added that any tenant wishing to store materials must keep them indoors. When asked whether this could be made a condition of approval, Mr. Irick responded that he would enforce such a requirement regardless. Mr. Laboski described the proposed operation as "low key," with loading dock access located at the rear of the property. He stated there would be no tractor trailers or heavy truck traffic, and trash would be stored in an enclosed area. Mr. Irick also plans to pave the entrance to improve the site's appearance. Mr. Laboski noted that Mr. Irick's current business operates in the center of Quakertown, down an alley, and is well maintained. Mr. Irick explained that his present location limits expansion opportunities, prompting his interest in the subject property. Mr. Bolton stated that the primary concerns relate to conditions governing activities outside the buildings, rather than interior operations. Mr. Laboski responded that the applicant has nothing to conceal and is willing to comply with reasonable conditions. Mr. Bolton clarified that construction trailers would not present an issue. Mr. Laboski mentioned that a prior condition limited operations to Monday through Friday, and the applicant may request permission to operate on Saturdays as well. Mr. Bolton commented that the existing restriction may be overly limiting. Mr. Vey emphasized that the key consideration is ensuring that operations do not adversely affect neighboring properties. Mr. Murray inquired whether the Board of Health had been notified. Mr. Irick stated that preliminary testing has been conducted and indicates that a septic permit should be obtainable. He added that a

well exists on the property, although he has not yet inspected it, and that soil conditions appear adequate. Mr. Laboski stated that the proposed use would be appropriate if the number of tenants is limited. Mr. Irick noted that he lives nearby and can quickly respond to any issues that arise. Mr. Bolton asked about buffering and landscaping. Mr. Laboski stated that a row of trees currently exists along the property line. Mr. Irick expressed his willingness to work with neighboring property owners and to install additional screening if necessary. Mr. Bolton suggested screening along both sides of the property and asked whether Mr. Irick would respond promptly to neighbor complaints. Mr. Irick confirmed that he would. Mr. Murray noted that subdividing the buildings among multiple tenants could create challenges related to driveway access. Mr. Irick responded that the buildings contain multiple overhead doors to facilitate access. Mr. Murray asked whether tractor trailers would access the site. Mr. Irick stated that such occurrences would be rare, as most materials are delivered directly to job sites. He reiterated that he intends to lease space to smaller contractors, such as electricians or masons, who are unlikely to require tractor trailer deliveries. Mr. Murray also referenced a prior condition requiring the Roadmaster to inspect the entrance. Mr. Laboski stated that he believes this inspection has occurred but will confirm. Mr. Vey noted that the previous approval included restrictive hours of operation and noted that this application is for a Special Exception, not a variance; therefore, conditions should not be more burdensome than those previously imposed without justification. He stated that the impact of operating hours on neighboring properties should be evaluated. Mr. Bolton added that large trucks would not be arriving at 6:00 a.m. as previous. Mr. Vey further suggested that the Board address how contractors will stage vehicles and equipment when departing the site. Mr. Laboski concluded by stating that tenant leases will include rules and regulations consistent with any conditions imposed by the Board to ensure an orderly and compliant operation.

Mr. Bolton made a **MOTION** to recommend approval of the request for a Special Exception to the Milford Township Zoning Hearing Board for the application of Paul Seachrist/Mill Stream Estates, 2715 Dahl Road, TMP No. 23-005-098-002 as they meet the requirements of Section 808 of the Zoning Ordinance. The motion was seconded by Mr. Afflerbach and passed unanimously.

Zoning/SALDO Ordinance Amendment:

Deleting Zoning Sections 518 and 519 and amending the Subdivision Land Development Ordinance Section 509 to read “Street Access, Parking and Loading Design Standards. Mr. Vey stated that there has been extensive discussion regarding zoning regulations related to driveway opening widths, truck access, and turning radii. The proposed amendment would remove these regulations from the Zoning Ordinance and incorporate them into the Subdivision and Land Development Ordinance. Mr. Vey referenced the Bucks County Planning Commission (BCPC) unofficial review letter dated January 7, 2026 received December 30, 2025. The letter addresses Section 509.Q, Off-Street Loading Facility Reduction, which currently permits the Zoning Hearing Board to approve a reduction in required off-street loading facilities. The BCPC recommends revising this provision to designate the Board of Supervisors as the approving authority, noting that assigning this responsibility to the Zoning Hearing Board is inconsistent with its jurisdiction, which is limited to zoning matters. Mr. Vey further stated that the Township Solicitor advised that if the provision is not revised, the Board of Supervisors may simply eliminate it, as they retain jurisdiction in any event. The provision applies conditionally where loading facilities are already provided, and Mr. Vey indicated he is uncertain whether it is strictly inconsistent with the Zoning Hearing Board’s authority. Any change of use would still require review by the Zoning Hearing Board, and a reduction could be granted provided all requirements are met. Alternatively, the provision could be removed entirely. It was noted that this situation would likely be rare and may never occur. A recommendation was made to eliminate Section 509.Q.

Mr. Afflerbach made a **MOTION** to recommend approval of the proposed Zoning/Saldo Ordinance Amendment with the elimination of provision 509.Q. The motion was seconded by Mr. Bolton and passed unanimously.

Adjournment: With there being no further business the meeting of the Milford Township Planning Commission adjourned at 7:42 p.m.