

**Milford Township Board of Supervisors' Minutes**  
**February 3, 2026 - 7:00 pm**

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**Attendance:** Supervisors present: Christian Haberle, Chair and Timothy Johnson, Member. John Miner, Vice Chair was absent. Staff present: Jeff Vey, Township Manager; Devan Ambron, Assistant Manager/Secretary/Treasurer; Todd Baldwin, Pennoni, and Kate Harper, Timoney Knox.

**Call to Order:** Mr. Haberle called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance.

Mr. Haberle made a **MOTION**, seconded by Mr. Johnson to amend the agenda to add a request for a letter of support for a grant for Valley Soccer. The motion passed unanimously.

**Valley Soccer Club Letter of Support for a Grant Submission.** Mr. Haberle made a **MOTION**, seconded by Mr. Johnson to offer a letter of support for Valley Soccer Club to include with the submission of their grant application. The motion passed unanimously.

**Approval of Minutes:** Mr. Johnson made a **MOTION**, seconded by Mr. Haberle, to approve the January 5, 2026 meeting minutes as presented.

**Financial Report:** Invoices for Approval, Treasurers Report of December 2025, MS-965 Actual Use Report of State Funds. Mr. Haberle made a **MOTION** to approve the invoices for payment along with the submission of the MS-965 Actual Use Report of State Funds. The motion was seconded by Mr. Johnson and passed unanimously.

**Zoning Hearing Board:**

Mr. Kravitsky announced the Zoning Hearing Board met on Monday, February 2, 2026 to hear the application of Kevin Willauer, 2000 John Fries Highway, TMP No. 23-010-090 for a variance from Section 404 A7, subsection (c) to allow an agricultural retail store exceeding 750 square feet, modification of a Milford Township Hearing Board decision issued on June 23, 2023, a variance to increase the floor area to 1,059 square feet to construct an employee bathroom, variance to increase the floor area by an additional 180 square feet to be devoted to storage to support the Agricultural Retail use within the building. Mr. Kravitsky stated at the hearing, the applicant withdrew the previously requested 180 square feet variance and is now requesting an additional 59 square feet. In the 2023 decision, the Board granted approval for 1,000 square feet. The conditions from the 2023 decision will remain in effect, and the project will proceed to land development for further review. Also on the agenda was the application of Faith Christian Academy, 2255 Allentown Rd, TMP No. 23-010-112-001. The applicant requests a variance from Section 909, b1., a-d to allow the installation of (1) permanent illuminated sign 97.28 square feet in size, (1) permanent illuminated sign 91.23 square feet in size, (1) permanent illuminated sign 185.25 square feet in size and (2) permanent illuminated signs each being 84.38 square feet in size. Mr. Kravitsky stated Prior to the hearing a continuance request was received. The Board also commenced a continuation for the January 6, 2026 Zoning Hearing Board meeting for the application of Mill Stream Estates for the property located at 2715 Dahl Road. Mr. Kravitsky stated the Zoning Hearing Board granted the Special Exception with conditions.

**Other Business:**

**Board of Elected Auditors Meeting Minutes of January 6, 2026.** Mr. Vey reported the Board of Elected Auditors met on Tuesday, January 6, 2026, as required. Julia Fuentes was appointed to serve as Chair. In a unanimous vote the hourly rate for supervisors who may be employed by the township was set at \$27 per hour.

**Request for Appointment of a Deputy Tax Collector.** Mr. Vey reported that, in accordance with state law, a request has been made to appoint Raymond Goodnoe as Deputy Tax Collector for Milford Township. Mr. Goodnoe is familiar with the duties of the position. Mr. Vey explained that each municipality must approve the appointment in order for the elected Tax Collector to name a deputy.

Mr. Johnson made a **MOTION** to approve the appointment Raymond Goodnoe of Deputy Tax Collector. The motion was seconded by Mr. Haberle and passed unanimously.

**Sewage Facility Planning Module, Aaron & Elena Powell, 1270 Wright Road, TMP No. 23-020-064.** Mr. Vey stated a Sewage Facility Planning Module has been received for Aaron and Elena Powell of Wright Road. The Powell received an approval for a lot line change, reconfiguration with swap of open space land with Milford Township, and a lot line change with the Helms. In the approval it states no future development. The Powells propose an in-law suite and public restroom. The Powells have planted lavender fields, and the proposed public bathroom is intended to be used by customers who come to pick their own lavender which has not been specifically approved by the township. Mr. Vey said he will invite the Powells to come to next meeting to present proposal. Mr. Vey stated the request will be deferred to the next meeting.

## **Act 537: (No Action)**

**Comment Review and Discussion.** Mr. Vey stated the Act 537 is the Official Sewage Plan for Milford Township. This Plan establishes township policies regarding proper treatment and disposal of sewage generated within its borders. Key components required by DEP include: Population figures and projections; Drinking water supplies; Waterways; soil types and geologic features; Sanitary survey sewage issues/malfunctions; Identification and documentation of current sewage disposal needs/problems; Sewer service areas where public sewers are and will be; Future sewage needs for land development; Proposed solutions for existing and future needs; Environmental assessment/checklist; Implementation schedule and management program. The Plan Summary is that Milford's emphasis remains on providing public sewer service within the Development District and relying on individual on-lot sewage disposal systems outside the Development District. The Summary of Alternatives includes the continued use of existing on-lot systems, the preferred alternative for unsewered properties immediate and ongoing; Sewer Plant Re-Rate, the most important preferred alternative for the "Development District", immediate and ongoing; Sewer System Extension, the preferred alternative for the "Development District", as shown identified in the plan; Milford Square Pike Sewer Extension and Pump Station #4 Decommission, project expected to be completed within the next 1-2 years; Airport Interceptor Replacement, project expected to be completed within the next 5 years; Unami Creek Interceptor Replacement, project expected to be completed within the next 5 years, but not until after the Airport Interceptor Replacement; Property Buyouts, a preferred alternative where possible only on a limited basis; Individual Residential Spray Irrigation System/Alternate Systems, an acceptable alternative on a case-by-case basis; Holding Tanks, only for individual residential repairs or for non-residential use permitted by BCHD. Mr. Baldwin stated as Pennoni serves as the appointed engineer for both Milford Township and Milford Trumbauersville Area Sewer Authority, Pennoni has worked as a liaison between Milford Township staff and Milford Trumbauersville Area Sewer Authority when requested by Milford Township as it pertains to obtaining Milford Trumbauersville Area Sewer Authority's technical information and related updates referenced in the revised Act 537 Plan. The current Act 537 Plan revision document references the MTASA data as provided directly by MTASA concerning their public sewage facilities and wastewater treatment plant. Mr. Haberle stated that no action would be taken on the matter that evening and opened the floor for public comment. Mr. Rob Gundlach of Fox Rothschild, representing SKAOS (principals Steve and Sean Smith), stated that SKAOS owns three parcels totaling approximately 50 acres within the Milford Village Center. The parcels are designated for public sewer and public water service. Mr. Gundlach explained that the applicant previously appeared before the Board and received approval for a large recovery center, memory care facility, and office building. Those projects are no longer feasible. The prior approvals included the allocation of 29 EDUs for the Wellness Center and 16 EDUs for the Memory Care Center. The project has since been reassessed. The applicant now proposes to construct 96 age-restricted attached townhomes, along with a smaller wellness center and an office for inpatient care. A Sketch Plan was submitted late last week, and the applicant will proceed through the land development process. Mr. Gundlach referenced a letter dated January 12, 2026, which addressed two items. First, due to the change in proposed use, the applicant requested that the previously allocated EDUs be reassigned from the earlier proposal to the townhomes and treatment center. The estimated sewage flow for 124 units, if age-restricted, is approximately 238 gallons per EDU, or less. Second, the applicant requested an update to the service area map. The property is currently shown in red as "Future Development." SKAOS requests that it be reclassified in yellow as "Development within 5 Years," as the project is expected to proceed within that timeframe. Mr. Gundlach thanked the Township for its work in preparing the Plan. Ms. Diana Silva of Manko, Gold, Katcher & Fox appeared on behalf of MVP 663 I, LLC and LifeQuest. She stated that a comment letter dated January 14, 2026 identified several inaccuracies that may require revision. Ms. Silva noted that several projects are incorrectly categorized as either approved or future development. The apartment project totaling 262 EDUs has received both preliminary and final approvals, subject to conditions, and is anticipated to break ground in the spring. It is currently listed as a future project and should be revised accordingly. Milford Village Retail (21 EDUs) received preliminary approval prior to the holidays and is scheduled for final approval by the Board. Construction is expected to begin in the spring. This project should be listed as current rather than future. Ms. Silva also referenced Brookfield, which has an allocation of 107 EDUs listed as an approved project. Although originally approved in 2006, it was never constructed, and a more recent preliminary application has not yet been approved. Therefore, it should be listed as a future project rather than approved. Within the same Master Plan, Sections 2, 4, and 5 are scheduled for construction in 2027. Section 4 consists of two retail buildings totaling 46 EDUs and is currently listed as more than five years out for construction. Section 5, Congregate Care (273 EDUs), is anticipated to begin construction in 2028. The summary chart should reflect a commencement timeframe of two to three years rather than more than five years. Additionally, the "Future Projects" section does not include a proposed LifeQuest development at Rosenberger Road and Route 663. This project has been part of the Master Plan, and approvals are anticipated within the next five years. Mr. Fred Ebert of Ebert Engineering, representing both developers, stated that while DEP code numbers have been obtained, planning module numbers have not yet been issued. The applications will be resubmitted. He expressed concern that the Planning Modules be consistent with the Act 537 Plan, as both will be under review simultaneously. Mr. Vey explained that the Act 537 Plan is a Township document implemented by the Department. It reflects projected sewage flows and is intended to provide the most accurate

and current information, including flow data and the service area map. The map identifies where sewer service exists and where connections are required under the Connection Management Plan. He noted that current demand exceeds available capacity. Mr. Ebert requested that the Board ensure the Plan reflects the most accurate and up-to-date information. Mr. Vey stated that, in response to a prior comment from DEP, a project cannot be listed as approved without an approved DEP number. He noted that he foresees projects placed on an agenda for approval may not proceed with planning modules and components without the required DEP approvals. Mr. Ebert confirmed that DEP code numbers were submitted in 2023. Mr. Vey reiterated that a DEP number is required for inclusion on the approved project list. He indicated that certain projects are appropriately listed as future projects (shown in yellow) until approvals are finalized. Mr. Ebert pointed out that Milford Village Section 6 is currently shown in red. Mr. Vey responded that it will be changed to yellow and inquired about the number of EDUs needed for the Rosenberger Road and Route 663 project. It was confirmed that this is a future project. Mr. Steve Boell of St. Luke's Hospital stated that St. Luke's developed the hospital in Section 9A and has acquired Sections 7, 8, and 9, which remain in the planning process. Mr. Vey noted that Section 8 lists 106 EDUs, Section 9 lists 40 EDUs, and Section 7 lists 50 EDUs. Mr. Vey stated that the intent is to reconvene in two weeks to take action on the Plan. Mr. Haberle confirmed that the matter will be placed on the agenda for the third Tuesday of the month, February 17, 2026. There being no further discussion, the public comment period concluded.

### **Correspondence:**

**Fire Police Assistance Request(s).** Mr. Vey stated a Fire Police assistance request has been received from Plumstead Township for assistance for the Plumstead Volunteer Fire Company Blaze of Glory 5K run scheduled to take place Saturday, March 21, 2026.

Mr. Haberle made a **MOTION** to approve the Fire Police Assistance request for the Plumstead Township Volunteer Fire Company Blaze of Glory 5K run scheduled to take place Saturday, March 21, 2026. The motion was seconded by Mr. Johnson and passed unanimously.

**Bucks County Airport Authority Meeting Minutes.** Mr. Vey stated the Airport Authority Minutes are available for review.

**Quakertown Area Planning Committee Meeting Minutes.** Mr. Vey stated the Quakertown Area Planning Committee Minutes are available for review.

**Milford Township Water Authority Meeting Minutes.** Mr. Vey stated the Milford Township Water Authority Minutes are available for review.

**Milford Trumbauersville Area Sewer Authority Meeting Minutes.** Mr. Vey stated the Milford Trumbauersville Area Sewer Authority Minutes are available for review.

### **Reports:**

**Code Enforcement Departmental Report.** Mr. Kravitsky presented the January 2026 Report. A total of 17 permits were issued in January: 12 residential renovations, 1 zoning, 2 commercial, 1 residential addition and 1 single family dwellings. A total of 5 Use & Occupancy permits were issued, 11 fire inspections were performed, and 1 Zoning Hearing Board Application was received.

**Public Works Departmental Report.** Mr. Todd reported the Molasses Creek Park woodchip trail was worked on earlier this month. Trees were removed, drainage swales created, and woodchips brought in to create the walking path. Unami Creek Park picnic tables were brought back to the public works building to refinish. The street sweeper went through both Valley View neighborhoods due to large pods dropped from trees this past fall. Doerr Road had to have the large cross pipes cleared out with the backhoe due to a jam up of trees and debris. Buck Road also needed the backhoe because of a tree down and the ditch cleared. Parts of the ditch were also armored with rock where storm water caused erosion. 3-days were spent at the Brinkman Road and 663 intersection. Guiderail was replaced where a car had smashed it. The crew had to dig on all four corners of the intersection to remove large rocks so that stop signs could be correctly reinstalled. The weather was very difficult for the public works this past month with snow and cold temperatures leading to plowing three times and salting seven times. After the snow events were over, we repaired equipment, pushed back drifts, and washed trucks.

**Park Board Minutes.** Mr. Vey reported the Park Board Minutes discuss maintenance issues, stone for planting beds around the Molasses Creek Park stage, roundabout plantings with the outside perimeter where almost no maintenance is required with ornamental grasses being cut once a year in late winter/early spring, and the Unami Creek Park steps being re-evaluated. The Board discussed establishing both new trail constrictions and linking existing trails on several existing Finland area open space parcels. The 2026 Youth Trail challenge was discussed along with a dog park. Mr. Vey said it may be heading towards a possible conflict with Valley Soccer. The upper area of Molasses Creek Park is being looked at for a

dog park the other alternative is next to the driveway on the right-hand side of the driveway. It was reported the garden sculpture for the Molasses Creek Park Pollinator Garden is underway. The Public Works Department recently completed additional work in the Molasses Creek Park Arboretum including trail head improvements which include the removal of invasives. The Board noted the need to explore establishing criteria for e-bike use specific township trails. Mr. John Myers of Quakertown Youth Baseball Association noted they have an agreement with Valley Soccer and it was stated they want to move one soccer field behind the baseball field. Mr. Myers said the association is against it. The parking lot gets full when there are baseball games under way. He noted Valley Soccer said they would put up signs for soccer and he feels this won't work as there will be a lot of people in and out and walking through the parking area. Mr. Vey requested Mr. Myers' contact information so they could discuss the matter.

**Milford Fire Company Report.** Mr. Haberle reported the Milford Fire Company Report for January 2026 is available for review.

**Trumbauersville Fire Company Report.** Mr. Haberle reported the Trumbauersville Fire Company Report for January 2026 is available for review.

**Manager Reports.** None

**Public Comment on Non-Agenda Items:** Mr. Joseph Valentine of Walnut Lane advised the Board of Supervisors on the meeting of the Sewage Advisory Committee regarding on-lot sewage and new regulation for PA. It has been 40-years without change. The PADEP Sewage Advisory Committee met on January 29, 2026 and approved the proposed revisions to the Sewage Facilities Act. There could be significant change dealing with Milford Township. There is a requirement that all municipalities must have an SEO, Sewage Enforcement Officer, to walk on properties with on-lot to assess for malfunctions and order those homeowners to rectify the situation. This is a proposal at this time. The Sewage Advisory Committee has been reviewing the proposal. The Advisory Committee has expressed concerns with the requirement of the requirement of an SEO. The representatives asked to move the proposal to the next level. It was voted on and the proposal is moving ahead. The Sewage Management plans will be in front of the Board in April. If there is an issue with not wanting an SEO it needs to be addressed. Mr. Valentine distributed documents that outline what was addressed at the meeting. Mr. Vey stated Milford Township does have mandatory pumping regulations which require the submission of a receipt and it has been successful. Mr. Valentine said that was noted at the meeting and it was noted that was a good start, but you have to go further than that. If not in agreement would be put into a moratorium and no land development would be approved. The Quality Board is in step 2 of an 11-step process, it is made up of all the secretaries in the state. Mr. Vey asked if there was any insight on why PSATS would go along with the proposal. Mr. Valentine said they have been very quiet about it and BCATO is coming up soon. Mr. Haberle said PSATS biggest argument is unfunded mandates, and he can't think of a bigger unfunded mandate that creates a large cost. Mr. Vey said if they want all sewage then they should do a funded mandate to the Health Department. Mr. Valentine said they thought municipal code enforcement and SEO was one of the same and in Bucks County a municipality doesn't have the authority to send out an SEO, that is the Health Department. Mr. Haberle asked if any townships do this by choice. Mr. Valentine said Towamencin Township did and it lasted for 5-10 years. Inspections are still done although it is not aggressive as it used to be. There are property issues and it is different than making an application. Here you go out knocking on the door. Mr. Haberle said the first is denial that the system is failing, us saying it is failing, them saying it is fine. Mr. Valentine noted there were four entities that opposed the proposal, PA Septic Management Association, PA Soil Science, Home Builders, and Penn State University.

Mr. Adam Kachurak of Huber Drive request a couple of no RV parking signs be placed on Huber Drive through the curve that surrounds the catch basin. He stated RV's have been using this area as a stopping point and there are safety concerns while parked at the curve. This is close to the community mailbox, and it makes it difficult for cars to pull in, with the snow it makes the road narrower. Mr. Kachurak noted this is a residential area and there are zoning requirements once of which does not require vehicle inspection just registration. This has been a repeat issue since late October, early November. Mr. Kachurak said he is not sure if an amendment would be needed to the parking ordinance or if a hardier RV parking ordinance would be needed. He will turn it over to the Board to do what they feel best. Mrs. Harper said it would require an ordinance amendment. Mr. Haberle asked if people are staying in the RV. Mr. Kachurak replied he believes so and it seems to disappear overnight. Mr. Kravitsky said at the Park and Ride he got a call and the Turnpike put up signage that states no overnight parking. It part it may have something to do with people moving to other spots. Mr. Kachurak said the last occurrence was this past Saturday and Sunday.

**Adjournment:** With there being no further business Mr. Johnson made a **MOTION** to adjourn the February 3, 2026 Milford Township Board of Supervisors meeting at 7:58 p.m. Mr. Haberle seconded the motion. The motion passed unanimously.