

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

Attendance: Supervisors present: Christian Haberle, Chair; John Mininger, Vice Chair and Timothy Johnson, Member. 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.

Approval of Minutes: Mr. Mininger made a **MOTION** to approve the February 3, 2026 and February 17, 2026 Meeting Minutes with one minor clerical change. The motion was seconded by Mr. Johnson and passed unanimously.

Financial Report: Mr. Mininger made a **MOTION** to approve the current bills list along with the Treasurers Report of January 2026. The motion was seconded by Mr. Johnson and passed unanimously.

Zoning Hearing Board: Mr. Kravitsky reported the Zoning Hearing Board met Monday, March 2, 2026, for a continuance of the application of Faith Christian Academy, Allentown Road for a variance request to install (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. The Board approved 3 signs for the west side of the building, facing into the campus, the other two facing Allentown Road were denied. Mr. Kravitsky stated the Board will meet Monday, April 6, 2026 to hear the application of Boris Tatunchak for a variance from Section 404.B4 & 502, to permit a lot area of 12,364 square feet for lot 1 where a minimum lot area of 15,000 square feet is required; Section 502 to permit a minimum site area of 27,364 square feet where 30,000 square feet is required; variance to permit a density of 3.2 dwelling units per acre where a maximum of 2.3 dwelling units per acre is required; Section 503, to permit a front yard setback along Old Bethlehem Pike of 52 feet where 60 feet is required, for the property located at 2454 Old Bethlehem Pike, TMP No. 23-015-066, in the VC-1(Village Center) Zoning District. Mr. Vey stated the township previously acquired the subject parcel and demolished structures that obstructed visibility at the corner. A prior Zoning Hearing Board decision established specific lot size requirements, and the property was subsequently offered for public bid. The current owner purchased the property with full knowledge of these restrictions but is now requesting additional variances beyond them, which Mr. Vey suggested are self-imposed. Mr. Vey added that the township should consider taking a formal position on the application. Mr. Haberle noted that the intersection is already problematic. Mr. Vey also stated that the VC District is intended to preserve the character of a Village Commercial area, and the applicant is proposing a twin home. Mr. Vey indicated that authorization would be required for Mrs. Harper to attend the meeting. Mr. Haberle expressed his support for that. Mr. Tyler Freed of Mease Engineering explained that a variance for a twin home had previously been granted, but discrepancies exist between that variance and the deed. He stated that the current request for a use variance (for a twin) and a lot area variance is largely intended to clarify those inconsistencies. Mr. Vey suggested that a pre-Zoning Hearing Board meeting could be helpful to clarify the variance issues. Mr. Haberle noted that a meeting is scheduled in the next two weeks, at which time a vote will be taken on whether to proceed with any action.

Subdivision/Land Development:

Mill Stream Estates, LLC, Waiver of Land Development, 2715 Dahl Road, TMP No. 23-005-098-002. Remove a small area of stone, install/pave driveway, and installation of evergreen screening. Mr. Tyler Freed of Mease Engineering was in attendance to present the proposal on behalf of the applicant. Mr. Vey stated a Waiver of Land Development does not seem necessary. This is a compliance issue with the Zoning Hearing Board Decision, Applicant shall screen the front of the property with dense evergreen plantings generally consistent with Exhibit A-12, subject to review and approval by the Township Board of Supervisors with recommendations from the Township Engineer. Mr. Baldwin stated he has reviewed the proposed screening and takes no objections to the proposal. Mr. Haberle asked for public comment, no comments were received.

Mr. Haberle made a **MOTION** to approve the proposed screening with evergreen plantings. The motion was seconded by Mr. Mininger and passed unanimously.

Milford Village Section 6, SKAOS, Sketch Plan, Weeping Willow Lane, TMP Nos. 23-015-100-002; 23-015-100-003; 23-015-112. Proposal includes 96 age-restricted townhouse dwelling units, 5,000 sf clubhouse, renovation of existing medical office building, and a 12,500 sf 2-story wellness center. Ms. Hannah Soisson of Fox Rothchild and Mr. Marty Smith of Pany Lentz were in attendance to present the proposal. Ms. Soisson gave a brief description of the project. The site consists of 3-parcels and is just under 50-acres in the Rural Development District in the Arterial Mixed Use Overlay District. The applicant has met with staff this past fall to discuss the revised Sketch Plan, consisting of 96-townhomes, a club house, inpatient care, and wellness facility. The project will be built in 2-phases. The applicant acknowledges general

compliance with the Pennoni review letter dated February 16, 2026, with two recommendations that will be discussed tonight. Mr. Smith stated the applicant is now looking to do something different in Section 6. Plans were approved previously for a wellness center and memory care. An NPDES plan was approved, and they were ready to move forward. They now see a different opportunity. The proposal is similar to the Fifth Revised Master Plan proposal. Townhomes are proposed in the lower portion of the site with a smaller wellness center where the previous Doctor Browns was located. The building is still in existence on the property and will be analyzed for renovations. This will be a smaller facility to start with before the larger new facility is constructed. The applicant is proposing an extension of Delores Drive. Previous plans show Delores Drive constructed north of Mill Hill Road East Extension ending in a small cul-de-sac. It was to be more of a private facility with a gate. This proposal removes that and extends Delores Drive out to Old Bethlehem Pike, which will help address the townships concerns with local traffic. It is understood that a proposed development located to the north, is proposing a road to connect West Pumping Station to Old Bethlehem Pike. In discussion with their engineer the roads are to align. Mr. Smith noted an Eighth Revised Master Sketch Plan has not been submitted as feedback is requested prior to that submission. Comments were solicited from the Planning Commission, and they are here tonight to receive input from the Board of Supervisors. Mr. Vey indicated the Pennoni Review letter indicates the sketch plan is to be revised and noted a meeting to discuss a Traffic Impact Study should be had. There are a lot of zoning comments that need to be interpreted, and the realignment to Pumping Station Road, a meeting should be scheduled to discuss these issues. Mr. Smith asked for clarification regarding the submission of a Master Plan where a Traffic Impact Study has been asked for in the past. Mr. Vey stated the fastest way to resolve the issue is to have a meeting with the township engineer. Mr. Smith stated the Planning Commission commented on Dolores Drive. They suggested aligning it more closely with Old Bethlehem Pike and ensuring it provides good access to neighboring properties. The proposed right-of-way line follows the existing parcel/property line, meaning the road placement stays within or along property boundaries. The chosen location for the road is considered the most practical, because it avoids forcing a driveway connection directly onto Old Bethlehem Pike and creating a narrow strip of unusable land. There is also a required 50-foot buffer related to the AMU. This will be addressed on the Eighth Revised Master Plan. This is one area of discussion where the applicant would like feedback. Mr. Smith stated he thinks it makes sense to put the driveway as show but it's how to address the buffer. The Brown office building exists, with the potential to use it where it is. The setback in the AMU will need to be addressed. Mr. Haberle requested clarification regarding the previously completed Traffic Impact Study for the prior development. He questioned whether the study's "full build-out" was limited to Sections 1 through 5 of the apartment project, or if it also included Section 6. Mr. Smith replied the study was completed for everything shown on Master Plan Seven, which included the wellness center and memory care. Now there is a difference between what was on that plan and this larger facility and 96-townhomes. Mr. Vey stated the Planning Commission brought up the turning radius at the proposed community center and fire access. Mr. Smith noted they will be adjusting the plan. Mr. Vey asked if the Brown building has been evaluated. Mr. Smith stated it has not but will be evaluated to see if it is feasible to renovate and noted there are different codes that must be complied with for a doctor's office and it may be more feasible to demolish and rebuild. Mrs. Harper pointed out a Conditional Use Hearing will be required with a new Master Plan. Mr. Smith said he understands and it is also required for the use. Mrs. Harper noted age restricted townhomes are a permitted use and the wellness center and townhomes are shown on one lot. This will have to be shown on the plan. Mr. Baldwin stated that is noted in Comment 1. Mr. Smith stated they will show setbacks from Delores, and each townhome will not have its own lot. Mrs. Harper asked how they will be owned, like condos? Mr. Smith said yes. Mr. Mininger asked if they are proposing 3-lots in Section 6. Mr. Smith said no parcels exist. Some parcels should have been consolidated and subdivides with the previous plan; the records are not matching up. The parcel lines will be adjusted as needed and are all in common ownership. Mr. Mininger said and the setbacks. Mr. Smith said the intent was layout and he has not gotten into full engineering. The parking is adequate with 2 car spaces in front of each unit and additional parking located in front of the clubhouse. There was no further discussion or comments at this time. Mr. Haberle stated there is no action to be taken as this is a sketch plan that will be revised.

Quaker Pointe Hotel, Waiver of Land Development, 1915 John Fries Highway, TMP No. 23-010-021-001.

Reconfiguration of parking/Interchange Way Parcel Reconfiguration. Mr. Vey stated the Quaker Pointe Hotel Waiver of Land Development request is tabled at this time.

Other Business:

Sewage Facility Planning Module, Aaron & Elena Powell, 1270 Wright Road, TMP No. 23-020-064. Mr. Joe Valentine of VW Consultants attended on behalf of the applicant. He explained that the Powells own a 10-acre farm with existing lavender fields. The property includes a four-bedroom farmhouse, a five-bedroom converted barn, and a proposed timber barn. The proposed barn would contain a one-bedroom in-law suite and a public restroom for customers visiting the farm to pick lavender. Mr. Valentine noted that the Powells currently have approval to connect the existing house and barn. Following planning approval, they intend to return to the Health Department for additional approvals. Mr. Vey explained

that a single EDU for residential use allows 800 gallons per day. For this on-lot system, the proposed one-bedroom in-law suite would require 400 gallons per day, and the public restroom would require an additional 400 gallons per day. Mrs. Harper asked whether zoning had been reviewed and if the proposal complies. Mr. Vey responded that no zoning permit application has been submitted for the in-law suite. Mr. Kravitsky clarified that the Powells have only applied for a garage and a convenience bathroom, not an in-law suite. Mrs. Harper expressed concern that approving the planning module could imply zoning compliance. Mr. Kravitsky explained that an earlier permit application was denied due to inconsistencies in the proposed use, which initially included commercial elements such as public access. The revised application characterized the building as a residential structure for family use, with plans to upgrade the septic system independently and potentially expand capacity in the future. He stated no formal application has been submitted for an in-law suite. Mr. Kravitsky added that multiple meetings have been held with the Powells, the Department of Health, and Mr. Valentine. At present, the Powells hold a permit for a residential storage building. Mr. Haberle stated that zoning issues and any restrictions related to the prior land swap should be resolved before proceeding. Mr. Vey asked for clarification regarding the denial, and Mr. Kravitsky summarized the denial letter. The letter cited unclear and inconsistent descriptions of the proposed use, discrepancies in submitted plans, and noncompliance with zoning requirements in the RP-Resource Protection District. It also noted unresolved issues with building setbacks and the on-lot sewage system. The denial further stated that zoning approval cannot be granted until the Bucks County Department of Health approves the sewage disposal system. Mr. Kravitsky noted that a meeting was held prior to issuing the denial to better define the applicant's intentions. Mr. Haberle observed that these issues cannot be resolved at this meeting and asked whether there was a reason to proceed with the planning module before zoning approval. Mr. Valentine acknowledged that Mrs. Harper's concern is valid, as planning approval implies zoning compliance. He stated that the current request involves the in-law suite and a public restroom required by the Health Department for visitors. Mr. Kravitsky added that he received an email outlining proposed farm activities, including yoga classes, educational programs, pick-your-own operations, online sales, essential oil distillation, craft production, beekeeping, and plant sales. Mrs. Harper reiterated her concern about whether existing uses on the property comply with zoning, noting that approval of the DEP Planning Module suggests overall compliance. Mr. Haberle stated that questions regarding the in-law suite should be addressed first, with other uses considered separately. Mr. Mininger asked whether an in-law suite under 650 square feet presents a zoning issue. Mr. Vey responded that no application has been submitted and suggested it would be in the applicant's best interest to clearly define the proposal. He also noted that no detailed plan has been provided. Mrs. Harper recommended applying for Agricultural Retail approval concurrently. Mr. Valentine stated that the immediate priority is the in-law suite. Mr. Haberle noted that the sewage planning also relates to the public restroom. Mr. Vey raised additional concerns about other potential uses on the property, including a structure for customer transactions, and questioned how the proposal aligns with permitted uses under the zoning ordinance. He emphasized that all proposed uses must be clearly defined and compliant. He also referenced prior discussion of Old Woods Road at a Planning Commission meeting. Mr. Valentine agreed and stated that he would advise the Powells to submit a zoning application for the in-law suite and to clearly define all proposed accessory uses.

Participation in Bucks County Department of Health Mosquito Disease Program. Mr. Haberle made a MOTION to approve participation in the Bucks County Department of Health Mosquito Disease Program. Mr. Mininger seconded the motion. The motion passed unanimously.

Pennonni Professional Services Proposal-Weiss Road Bridge Service Amendment #1. Mr. Vey stated due to timing issues the Professional Service Proposal is tabled at this time.

Act 537:

Adoption of Act 537 Plan. Mr. Vey stated that comments received after the last meeting have been addressed. The revisions include updates to the advertised document, as well as changes to the appendix. The Supervisors agreed to revise the map for the Milford Village area bounded by Mill Hill Road, Old Bethlehem Pike, Portzer Road, and Route 663 changing its designation from yellow to red to indicate development anticipated within five years. The document also now includes language noting that the Milford Trumbauersville Area Sewer Authority (MTASA) has adopted an EDU Policy. This policy clarifies the allocation of EDUs to landowners and establishes regulations, charges, and enforcement for EDUs approved by the DEP and the Authority but not yet physically connected to the sanitary sewer system. It further states that unconnected, approved EDUs create an unreasonable and inequitable economic burden on the Authority and existing users. Appendix updates include comments from SKAOS LLC, MVP 663, LifeQuest, and St. Luke's Hospital, as well as MTASA comments regarding EDUs and plant capacity, and documentation of the adopted EDU policy. Mr. Vey added that a resolution has been prepared which states: WHEREAS, Section 5 of the Act of January 24, 1966, P.L. 1535, No. 537, known as the "Pennsylvania Sewage Facilities Act," as amended, and the Rules and Regulations of the Department of Environmental Protection (Department) adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, requires the municipality to adopt an Official Sewage Facilities Plan providing for sewage services adequate to prevent contamination

of waters and/or environmental health hazards with sewage wastes, and to revise said plan whenever it is necessary to meet the sewage disposal needs of the municipality, and WHEREAS, Milford Township has prepared a revision to the Act 537 Plan which provides for sewage facilities in a portion of Milford Township, and the alternative of choice to be implemented is the re-rating of the existing sewage treatment plant with immediate implementation as approved by the Department and the continued compliance with the Corrective Action Plan and Connection Management Plan by the Milford Trumbauersville Area Sewer Authority (MTASA), and the use of on-lot sewage facilities with mandatory pumping, and the use of various supporting alternatives for specific on-lot sewage situations as detailed in the plan. WHEREAS, Milford Township finds the Facility Plan described above conforms to applicable zoning, subdivision, other municipal ordinances and plans and to a comprehensive program of pollution control and water quality management. NOW THEREFORE, upon consideration of the technical and administrative alternatives evaluated by the Board of Supervisors, the comments received both from agencies and entities described above and comments received in response to the thirty (30) day public comment period, BE IT RESOLVED AND ENACTED as follows: The document described as the Milford Township Sewage Facilities Plan of 2026, a true and corrected copy of which is attached hereto, marked "Exhibit A" and incorporated herein is adopted and approved as the official Milford Township Act 537 Sewage Facilities Plan. The alternatives described as objectives under the heading Public Health, Natural Resources, Needs, Residential and Nonresidential Development, and Appropriate Facilities are adopted by reference hereto. As part of the alternatives approved in the Sewage Facilities Plan (Exhibit "A"), the following specific alternatives are referenced: Sewage disposal needs for the Development Districts identified in the Comprehensive Plan and Zoning Ordinance shall be met by means of public sewer service. On-site sewage disposal treatment shall be utilized to meet sewage disposal needs outside the development districts, including, as appropriate, individual on-site sewage disposal, spray irrigation, community sewage systems and land application. The type of on-site sewage disposal approved will be based upon an alternative analysis performed with respect to individual land development plans. The Implementation Schedule stated in the Plan is approved. Mr. Mininger asked whether the DEP had provided any comments on the Plan. Mr. Vey responded that DEP has not yet reviewed the revised version, as the updates were made after the initial submission. Ms. Soisson of Fox Rothschild stated that she had not seen the revised Plan and noted that it had not yet been made available to the public. She asked when it would be accessible. Mr. Vey replied that the document would be distributed before the end of the week and that the revisions discussed reflect responses to prior comments. Ms. Silva of Manko, Gold, Katcher & Fox, representing MVP 663 I and LifeQuest, expressed concern that a public document was being considered for approval without being made available for public review. She also questioned the timing of the adoption of the EDU Policy, noting that key stakeholders had not had an opportunity to comment. Mr. Koenig stated that the policy was adopted the previous Wednesday and explained that it addresses dormant EDUs. He noted that some allocations, such as 107 EDUs granted to Brookfield approximately 20 years ago, remain reserved indefinitely. The policy introduces a reservation fee once a DEP number is assigned and provides a one-year period to enter into an agreement, effectively establishing a holding charge. Ms. Silva reiterated that the policy raises significant concerns and was adopted without sufficient stakeholder input. Mr. Koenig responded that timely submission of the Act 537 Plan is critical to align with current capacity figures and proceed with the re-rate process. He explained that if submission is delayed, updated numbers from the Chapter 94 Report would need to be incorporated, potentially creating inconsistencies. The re-rate documentation will take approximately two months for DEP review once submitted. Mr. Haberle asked whether this timeline applied to township approval or DEP review. Mr. Koenig clarified that it pertains to DEP. Mr. Haberle then asked whether a short delay, such as two weeks, would have an impact, noting he would support adoption if public comments were incorporated. Mr. Vey explained that the township developed the EDU policy concept in response to concerns about allocation and control of sewer capacity and presented it to the Authority as part of a proposed intergovernmental agreement. He noted that the Authority ultimately adopted its own policy. The township's role in the Plan is to recommend addressing these issues and advancing the re-rate so additional capacity can be made available, thereby avoiding a potential moratorium. Ms. Silva stated that if the only revisions are those presented and the Plan is properly published in accordance with the resolution, she would not object to moving forward. Mr. Vey added that any additional information requested by DEP would be incorporated as needed. Mr. Koenig noted that the Plan has already undergone a public comment period. Mr. Haberle asked about the risks associated with adopting the Plan at this stage versus waiting. Mrs. Harper responded that delaying could risk regulatory action if sewage flows exceed permitted capacity. She emphasized that the Plan fulfills Act 537 requirements by addressing sewage planning for the relevant zones, and that the Authority has taken parallel action on EDU reservations. She noted that the risk is greater for developers than for the township. Mr. Marty Smith commented that the revised document had not been publicly advertised or made available in its current form. Mr. Vey responded that the Plan could be re-advertised if desired. Ms. Soisson indicated no objection to proceeding, noting only a minor correction regarding map color designations for areas anticipated to be developed within five years. Mr. Steve Boell of St. Luke's Hospital also expressed support for moving forward and thanked the township for its work on the revisions. Mr. Haberle concluded that he would prefer to wait two weeks before taking action on adoption of the Act 537 Plan.

Mr. Haberle made a **MOTION** to table the approval of the revised Act 537 Plan until March 17, 2026. The motion was seconded by Mr. Johnson and passed unanimously.

Correspondence:

Fire Police Assistance Request(s). Mr. Vey reported a request for Fire Police assistance has been received from East Greenville Borough for assistance at the First Friday event taking place May 2, June 5, July 3, August 7, September 4 and October 2, 2026.

Mr. Haberle made a **MOTION** to approve the Fire Police assistance request for the First Friday event received from East Greenville Borough. The motion was seconded by Mr. Johnson and passed unanimously.

Bucks County Airport Authority Meeting Minutes. Mr. Mininger reported the obstruction removal has started with some delays due to the weather.

Quakertown Area Planning Committee Meeting Minutes. Mr. Haberle reported the QAPC Meeting Minutes are available for review.

Milford Township Water Authority Meeting Minutes. Mr. Haberle reported the Milford Township Water Authority Meeting Minutes are available for review.

Milford Trumbauersville Area Sewer Authority Meeting Minutes. Mr. Haberle reported the Milford Trumbauersville Area Sewer Authority Meeting Minutes are available for review.

Reports:

Code Enforcement Departmental Report. Mr. Kravitsky presented the February 2026 Report. A total of 23 permits were issued in February: 9 residential renovations, 7 zoning, 3 commercial, 2 residential addition, and 2 single family dwellings. A total of 6 Use & Occupancy permits were issued, 5 fire inspections were performed, and 1 Zoning Hearing Board Application was received.

Public Works Departmental Report. Mr. Todd presented the February 2026 Report. Mr. Todd stated February continued to keep the Public Works crew busy with snow and wind. The crew had to treat the roads with salt five times and plow the roads twice. One of the weekends had so much wind that the crew had to come in to plow back snow drifts. Trucks and plows were washed free of salt after snow events. Maintenance continued in the shop on the park picnic tables. Generators and chainsaws were serviced so that they stay in good working order. The new bucket truck had an air compressor installed along with LED work lights for safer tree clean up at night. "No parking" signs all around the township were replaced due to being faded and damaged. The split rail fence around the basin along the Hidden Spur Woodchip Trail was fixed by replacing the rotten rails. Pole holes were filled in on township roads with cold patch. A clogged inlet box on Trolley Bridge Circle had to be dug out by hand due to being packed with dirt, roots, and rocks. All public works employees took a CPR training class and received their CPR certification.

Park Board Meeting Minutes. Mr. Vey reported the Park Board Meeting Minutes are available for review.

Milford Fire Company Report. Mr. Vey reported the Milford Fire Company Report is for review.

Trumbauersville Fire Company Report. Mr. Vey reported the Trumbauersville Fire Company Report is available for review.

Managers' Report. Mr. Vey stated there are no new items to report.

Public Comment on Non-Agenda Items: No public comment was received.

Adjournment: With there being no further business Mr. Haberle made a **MOTION** to adjourn the March 3, 2026 Milford Township Board of Supervisors meeting at 8:20 p.m. Mr. Mininger seconded the motion. The motion passed unanimously.