

Milford Township Board of Supervisors' Minutes
April 7, 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.

Announcement(s): Mr. Haberle announced the Board will meet in Executive Session following the regular scheduled meeting to discuss real estate, personnel, and potential litigation.

Approval of Minutes: Mr. Mininger made a **MOTION** to approve the March 3, 2026 and March 16, 2026 Meeting Minutes as presented. The motion was seconded by Mr. Johnson and passed unanimously.

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

Zoning Hearing Board: Mr. Kravitsky reported the Zoning Hearing Board will meet on Monday, May 4, 2026 to hear the application of James Ndungu and Margaret Mungai for the property located at 2589 Daniels Lane, TMP No. 23-027-147, in the SRL-Suburban Residential Low Zoning District. The applicants seek a Special Exception from Section 403.H1a. Home Occupation /Accessory Use Professional Office in relation to a home healthcare business.

Subdivision/Land Development:

Land Development Financial Security Agreement, Rotho Blaas, 2075 Rosenberger Road, TMP No. 23-010-073. Mrs. Harper stated that a Developer's Agreement has been prepared, reviewed, and signed by the applicant, and is included on the agenda for Township approval. She noted that the applicant will provide the required escrow in cash. Mrs. Harper explained that the Developer's Agreement addresses construction requirements, prior approvals and decisions, and financial security, and will be recorded against the property. As such, the agreement will remain with the property in the event of a change in ownership. Mr. Ciliberto, on behalf of himself and Rotho Blaas, thanked the Board and professional staff for their work on the project.

Mr. Haberle made a **MOTION** to approve the Land Development and Financial Security Agreement for Rotho Blaas, USA Inc., for the property located at 2075 Rosenberger Road, TMP No. 23-010-073. The motion was seconded by Mr. Johnson and passed unanimously.

Kevin Willauer, Waiver of Land Development, 2000 John Fries Highway, TMP No. 23-010-090. Mr. Gavin Laboski was present on behalf of the applicant, Kevin Willauer. Mr. Willauer proposed the installation of an employee bathroom and holding tank on the property. Mr. Laboski explained that the applicant is currently working through compliance with the 2023 and March 2026 Zoning Hearing Board conditions. He noted that the Pennsylvania Department of Environmental Protection required removal of the existing on-site portable toilet. In response, the applicant is proposing a 99-square-foot bathroom, which necessitates a small expansion of the building's floor area. A Land Development Plan, along with a stormwater management plan prepared in accordance with the 2023 Zoning Hearing Board decision, was submitted and reviewed by the Township Engineer and an adjoining property owner. Mr. Laboski stated that the applicant is working toward project completion and confirmed that all items outlined in the December 10, 2025 Pennoni review letter are will comply. He also indicated his willingness to explain the basis for requesting a waiver of the land development process. Mr. Haberle clarified that the request is for a waiver of the land development process, not a waiver of the associated conditions. He then asked if there were any questions or comments. Mr. Mininger confirmed that the waiver request applies specifically to the bathroom and holding tank. Mr. Laboski added that, due to revisions to the stormwater plan, the holding tank was incorporated into the same plan and reviewed as part of that process. He noted that approval from the Conservation District is still pending, and that the applicant has applied for a permit from the Health Department. If modifications to the site entrance are required, a Highway Occupancy Permit (HOP) will be obtained. Mr. Haberle stated that, per the Zoning Hearing Board decision, the timeline for installation of the stormwater management system has begun. Mr. Laboski responded that the applicant has one year to complete installation but anticipates completing it sooner.

Mr. Haberle made a **MOTION** to approve the requested waiver of Land Development for Kevin Willauer for the property located at 2000 John Fries Highway, TMP No. 2023-010-090 with the condition the applicant complies with the Pennoni review letter dated December 10, 2025. The motion was seconded by Mr. Mininger and passed unanimously.

Quaker Pointe Hotel, 1915 John Fries Highway, TMP No. 23-010-021-001. Parking Compliance Plan. Tabled.

Other Business:

Sewage Facility Planning Module, Aaron & Elena Powell, 1270 Wright Road, TMP No. 23-020-064. Mr. Vey stated Mr. Powell has been before us before and there were questions on the proposed in-law suite and convenience bathroom. The convenience bathroom is labeled by the Health Department for on-site use for customers who visit the property to buy lavender. Mr. Kravitsky reported a zoning permit was approved on March 20, 2026. Mr. Powell submitted a letter stating an in-law suite is proposed at this time and anything further would be submitted in the future. The permit is currently with our 3rd party inspector for review. Mr. Haberle asked if all prior questions have been answered to satisfaction. Mr. Kravitsky stated they have.

Mr. Mininger made a **MOTION** to approve the Sewage Facility Planning Module for the property located at 1270 Wright Road, TMP No. 23-020-064. Mr. Haberle seconded the motion. The motion passed unanimously.

Pennoni Professional Services Proposal-Weiss Road Bridge Service Amendment #1. Mr. Baldwin presented the Weiss Road Bridge Service Amendment #1. He stated the intention of the proposal is to replace the existing services proposal dated April 4, 2025. The Service Amendment clarifies the remaining scope and effort anticipated for this project. The preliminary and final engineering design are completed, and the remaining tasks remain within the initial total budget projection for engineering services for the reimbursement program from September of 2024. Additionally, geotechnical and structural design scope (identified post-permit issuance & with further DOT coordination and pre-cast culvert manufacture coordination) Tasks 1 & 2. Less effort for Agency response to comments, due to 1 technical comment received on JPA. Pennoni notes matters requiring landowner coordination will be necessary prior to bid administration and project award, all of which are assumed to be provided by Milford Township. Temporary Easements are indicated on plans for construction areas beyond roadway right-of-way. Mr. Baldwin noted the Schedule update includes: Geotech which starts tomorrow 4/8/26 and will last 1-2 days and is monitored by PAI. The drillers will be providing the temporary traffic control. The project lost time due to weather and scheduling field work in January & February, otherwise it remains consistent with the schedule outlined in the Service Agreement. He is still tracking completion ahead of DOT DL. Mr. Mininger asked what the schedule is. Mr. Baldwin stated all procurements by the end of the year with a month bid process. The construction should be getting started in April of 2027 with a 6-month duration. Mr. Mininger asked if Weiss Road would be closed for half of 2027 and the goal all along has been to get it done before Allentown Road is closed. Mr. Vey stated there may be some overlap and we will have to see what happens with the bid letting. It then becomes a timing thing with them consecutively doing the northern lane going towards the Turnpike. It has been looked at to see if we could speed it up to get in front of or delay to get behind the construction. Mr. Haberle noted there will be two detours, Allentown Road south and his biggest concern is having Allentown Road and Weiss Road closed simultaneously which will affect the Fire Company. Mr. Haberle asked what is still on the township to do, just property discussion. Mr. Baldwin stated that is correct and the extent of the property needed beyond the right-of-way is now known.

Mr. Haberle made a **MOTION** to approve and accept the Pennoni Professional Services Proposal-Weiss Road Bridge Service Amendment #1. The motion was seconded by Mr. Johnson and passed unanimously.

Asphalt Maintenance Solutions Contract Renewal 3 of 3 for rental of paving equipment and laborer(s)

approximately 40 hours. Mr. Vey recommended accepting the contract renewal for the Rental of Paving Equipment and Laborers for approximately 40-hours awarded to Asphalt Maintenance Solutions.

Mr. Haberle made a **MOTION** to approve contract renewal 3 of 3 to Asphalt Maintenance Solutions for approximately 40 hours of rental of paving equipment and laborers. The motion was seconded by Mr. Mininger and passed unanimously.

PPL Grant of Right-of-Way, 2310 Allentown Road, TMP No. 23-010-105. Mr. Vey reported a Grant of Right-of-Way Agreement has been received from PPL for the property located at 2310 Allentown Road. The agreement allows for the right to construct, reconstruct, operate and maintain its electric communications facilities consisting of overhead facilities. This will allow lines to be able to go from the west side to the east side of Allentown Road to service the new building at Faith Christian Academy. Mr. Haberle asked if this is consistent with SALDO and where overhead electric lines are to go. Mr. Vey noted the proposal is not a subdivision and there is a question on where the new pole will be installed. The drawing appears to show that as well.

Mr. Mininger made a **MOTION** to approve the PPL Grant of Right-of-Way for the property located at 2310 Allentown Road, TMP No. 23-010-105. Mr. Haberle seconded the motion. The motion passed unanimously.

Correspondence:

Fire Police Assistance Request(s). Fire Police Assistance Requests have been received from Haycock Township for the Independence Triathlon being held on Sunday, May 17, 2026 at Nockamixon State Park and the Steelman Triathlon being

held on Sunday, August 2, 2026 at Nockamixon State Park. New Britain Township for the Tri-Municipal Parade being held on July 4, 2026, and Quakertown Borough for the Memorial Day Parade being held on Monday, May 25, 2026.

Mr. Mininger made a **MOTION** to approve the Fire Police Assistance Requests for Haycock Township, New Britain Township, and Quakertown Borough. The motion was seconded by Mr. Johnson and passed unanimously.

Bucks County Airport Authority Meeting Minutes. Mr. Mininger reported there are a few paving projects that will be done this year, taxi ways and lanes. Mr. Mininger noted the Obstruction Removal Project is just about completed.

Quakertown Area Planning Committee Meeting Minutes. Mr. Haberle reported the February 10, 2026 Quakertown Area Planning Committee Meeting Minutes are available for review. Mr. Vey stated the meeting covers the preparations for the 2026 QAPC/PennDOT Annual Transportation meeting. Relating to, Bauman and Allentown Road there has been discussions for a Cooperative Agreement with PennDOT so Milford Township can replace a section of cross pipe. One pipe would be diagonal and the other straight across. Mr. Mininger asked if this is from the south side of Bauman Road. Mr. Vey stated it is. We are looking to put an inlet in on the southwest corner and an extension of pipe and an end wall on the northwest corner. We are awaiting an agreement at this time. Mr. Haberle noted the widening from Allentown Road to the Turnpike is still on the top of the list.

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

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

Reports:

Code Enforcement Departmental Report. Mr. Kravitsky presented the March 2026 Code Enforcement Report. A total of 25 permits were issued in March: 13 residential renovations, 1 zoning, 1 commercial, 2 residential addition, 1 residential accessory, and 1 home occupation. Six permits were withdrawn. A total of 10 Use & Occupancy permits were issued, 36 fire inspections were performed, and 2 Zoning Hearing Board Applications were received. Mr. Kravitsky stated the application of O&D Builders was heard last night and a minor subdivision plan will be submitted in the future.

Public Works Departmental Report. Mr. Vey presented the Public Works Departmental Report for March 2026. One snow event in early March brought the public works crew in to salt the roads for hopefully the last time this season. Salt spreaders are starting to be removed from trucks and snowplow stakes pulled from the road edges. The salt storage building had a wall strengthened after the weight of the salt flexed it out. Ripped up sod from plowing was cleaned up around the township office, molasses park, and public works building. The north end of Old Plains Road had its ditches cleaned, some trees moved, and work done at the Stony Run cross pipes. Keiper Road had old delineators replaced with new ones to mark all cross pipes. Guiderail on Fels road that was damaged by a fallen tree was straightened and repaired. Milford Township Fire Station 75 had its lot regraded with millings because the winter left it rough and uneven. Water box and Manhole lids in 5 neighborhoods were removed, measured, and counted so that risers could be ordered to prepare for the Nova Chip overlay they will receive this spring. Miscellaneous potholes around the township were filled with cold patch. Unami Park had certified playground mulch added at the playground and swing set to keep the woodchips at a safe level. The boulders and road barriers were moved so that the Pennsylvania Fish and Boat Commission could stock the Unami Creek with trout for the upcoming trout season. Mowers were serviced and prepared for the upcoming mowing season. The Arboretum saw a lot of progress with brush clearing and the woodchip trail being extended. A dead tree at the recycling center was cut down and chipped. Two employees attended an informational PA 1 call class. There was also a two-day course for Low Volume Roads that two employees attended so the township is eligible to apply for certain state grants.

Park Board Meeting Minutes. Mr. Haberle stated the Park Board Meeting Minutes are available for review. Mr. Vey added the arboretum is nearing completion.

Milford Fire Company Report. None

Trumbauersville Fire Company Report. Mr. Haberle stated the Trumbauersville Fire Company Report is available for review.

Managers' Report. Mr. Vey stated on Thursday he will be meeting with PennDOT and the Turnpike to go over final design of the interchange reconfiguration. Mr. Vey stated this is the 1st step of the process and won't nail things down. This is preliminary design with a new ramp off of the Turnpike. Interchange Way dead ends. A connection of that to the Turnpike would be done by the Township when development takes place. There are significant grade issues in that area no matter who builds. Mr. Vey noted he couldn't help but notice all the fill that is being moved. He has had discussions with Trumbull and the Turnpike, and it is unclear who is going to be building the road. He is trying to work through the system to get fill deposited to where the road is to go. There is contractual stuff going on with diabase and trucks bringing materials to soil piles. The game plan is to get anything we can to get fill there. It may be possible to get the road designed. We have very good relations with the Turnpike. Mr. Haberle asked Mr. Vey if he is aware of what type of intersection they are looking at. Mr. Vey said a modified trumpet design and trucks will be handled by signage. One thing he would like to discuss is the narrowness of AM Drive. Coming south where the trumpet is located, there is an existing radius of exiting where the bridge comes over, this will be expanded in its diameter to contend with speed. There will also be an intersection between the Turnpike and Kumry Road and a traffic signal to get turning movements out of the intersection.

Escrow Release(s):

Garbriel Subdivision, 2065 Old Woods Road, TMP No. 23-020-120-001. In-House Escrow Account closeout.

Mr. Haberle made a **MOTION** to approve the In-House Escrow closeout for the Gabriel Subdivision, 2065 Old Woods Road, TMP No. 23-020-120-001. Mr. Mininger seconded the motion. The motion passed unanimously.

St. Luke's Hospital, West Wing, 3000 St. Luke's Drive, TMP No. 23-015-115-003. In-House Escrow Account closeout.

Mr. Haberle made a **MOTION** to approve the In-House Escrow closeout for the St. Luke's West Wing Project, 3000 St. Luke's Drive, TMP No. 23-015-003. Mr. Mininger seconded the motion. The motion passed unanimously.

Public Comment on Non-Agenda Items:

Mr. Ray Dougherty of Lucky Lane stated there has been a situation with parking on his street for years. People are parking their vehicles perpendicular from the curb in the cul-de-sac. It is his understanding the rule is you have to parallel park unless the township allows it and lines are painted. He suggested it is not a good idea when people parallel park and trucks already have to do a 3-point turn and in the worst case scenario fire trucks would not be able to access. He also noted he has had problems with the HOA who haven't had a meeting in a couple of years and no dues have been collected. He went to the open space yesterday and there are more problems with fire pits where there is not enough room to have a fire. The same issues are occurring all over again. He stated as a former lawyer, there are liability issues there. He is worried something is going to go wrong and there are no clearly marked boundaries with the HOA. There is a park over there along with a wooded area and beer cans. Flood lights were put up and are pointed directly at his house. He did contact Quakertown Borough. Mr. Dougherty noted he has a brain injury and it is important to get sleep and be dark in his room. He noted he appreciates Mr. Vey getting involved and he will ask for another nighttime inspection. He said he is sorry to have to do this all the time, but the HOA is not doing their job.

Mr. Andrew Maristch of Gable Lane stated what started with a neighbor feeding cats, is now a bigger problem. Feed is being thrown on the back porch along with other attractants which are attracting birds. There are 1-5 bowls of food for cats on the front porch. Starling season has started. He stated a bird found its way into his chimney which caused a \$1,000 repair bill. There was another incident where another starling gained access into the shower exhaust fan. He had to hire a professional to remove the living starling. He stated these birds carry disease and are exempted from humane treatment and it is protocol to destroy these birds. The food left out is starting to draw raccoons. He attended an injunction hearing, where he testified. Four raccoons were captured going into the area. There are four detention areas where during the day there are raccoons walking around and raccoons do far more damage than birds. Mr. Maristch stated he is looking for the Board of Supervisors to adopt an ordinance that prohibits feeding wildlife except for songbirds. The PA State Game Commission has an annual updated brochure for guidelines on feeding and avoiding this stressful situation. These houses are not set in the woods. The Judge is under the opinion this is not his specialty and pointed out parts of Bucks County that have ordinances preventing these situations. His damages were monetary; he tried and made no headway. For the sake of other property owners he is asking once again for assistance. He doesn't want his neighbors to have to bear these costs as well. Mr. Haberle asked if he filed a nuisance lawsuit. Mr. Maristch stated he did and was unsuccessful from an injunction aspect. Mrs. Harper said he does have the ability to go to small claims court. Mr. Maristch said he is aware, but that was not the issue. He would like a reduction in the behavior. He has tried everything and is just looking for a little help.

Adjournment: With there being no further business Mr. Haberle made a **MOTION** to adjourn the April 7, 2026 Milford Township Board of Supervisors meeting at 7:55 p.m. Mr. Mininger seconded the motion. The motion passed unanimously