

**Milford Township**  
**Planning Commission Minutes of February 25, 2026**  
**7:00 P.M.**

---

**Attendance:** Susan Edwards, Secretary; Merv Afflerbach, and Member; Adam Klein, Member.

**Staff Present:** Devan Ambron, Assistant Manager/Secretary/Treasurer; Jeffrey Vey, Township Manager; Matt Walters, Bucks County Planning

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

**Reorganization:**

Mrs. Edwards nominated Mr. Murray to serve as Chair. Upon a unanimous vote, Mr. Murray was appointed to serve as Chair.

Mr. Klein nominated Mr. Bolton to serve as Vice Chair. Upon a unanimous vote, Mr. Bolton was appointed to serve as Vice Chair.

Mr. Klein nominated Mrs. Edwards to serve as Secretary. Upon a unanimous vote Mrs. Edwards was appointed to serve as Secretary.

**Nomination of OAPC Representative:** Mr. Klein was nominated, and unanimously appointed, by Mrs. Edwards to serve as Milford Township's representative to the Quakertown Area Planning Committee.

**Minutes:** The Minutes of December 30, 2025 were approved as presented.

**Other Business: Sewage Facility Planning Module, Aaron & Elena Powell, 1270 Wright Road, TMP No. 23-020-064.** Estelle Eberhardt of Irick, Eberhardt & Mientus, Inc., along with Aaron Powell and Joe Valentine of VW Consultants, LLC, were present to discuss the proposal. Mr. Klein inquired whether a restroom was being added for the business. Mr. Powell clarified that no restroom was proposed for business use; rather, the request includes a proposed in-law suite. Mr. Valentine explained that he visited the site to evaluate the feasibility of installing a new sewage system to accommodate both existing and future uses. The property currently contains a single-family dwelling and a converted barn, both of which would be served by the proposed system. Plans also include a new timber-frame barn, which would contain an in-law suite and a public restroom for farm visitors. Mr. Valentine noted that the current sewage flow is 1,900 gallons per day, with an additional 1,100 gallons per day proposed. He added that the existing system was constructed in accordance with Health Department requirements and is approved only for current uses. Mr. Klein asked how the proposed public restroom would be used and what level of customer traffic is anticipated. Mr. Powell responded that the Bucks County Department of Health indicated a public restroom would be required for visitors participating in a proposed u-pick lavender operation. He added that the existing farmhouse and barn are currently in use, and the in-law suite has not yet been constructed. Mrs. Edwards asked about planned changes to the road at the corner of the property. Mr. Powell explained that the area is intended to be developed as a u-pick lavender field. He noted that the land was acquired through a land swap with the Township the previous year. A portion of the field is proposed for parking, and the Township will have access to parking on the right-hand side to serve a walking trail. Mr. Klein asked for clarification regarding the timber-frame structure and in-law suite. Mr. Powell stated that a specific location for the in-law suite has not yet been finalized, as he is still working on the interior layout. He indicated that one portion of the structure would be used for the in-law suite, while the other would be used for equipment storage. Mr. Klein noted that a review letter had been received from the Bucks County Planning Commission indicating that the proposal is consistent with applicable planning guidelines. He

then asked Mr. Walters if he had any comments; Mr. Walters stated that he did not. Mrs. Edwards expressed concern about traffic conditions, noting that navigating the curve in the road can sometimes be difficult. Mr. Powell reiterated that the proposal is limited to an in-law suite and a public restroom and stated that neighboring property owners have been informed and are supportive of the project. Mr. Klein asked about the size of the lavender field. Mr. Powell estimated it would occupy approximately one-third of the field. He added that water testing is underway and that soil has been imported to support planting. In response to a question about wholesale operations, Mr. Powell stated that his current focus is on establishing the plants. Future plans may include distillation, crafts, and u-pick activities, with the possibility of wholesale operations depending on demand. He also noted that bees may be kept on the property. There were no further comments at this time.

Mr. Klein made a **MOTION** to recommend approval of the Sewage Facility Planning Module for Aaron & Elena Powell for the property located at 1270 Wright Road, TMP No. 23-020-064. The motion was seconded by Mr. Afflerbach and passed unanimously.

**Subdivision/Land Development Plan Review:**

**Milford Village Section 6, SKAOS, Sketch Plan, Weeping Willow Lane, TMP Nos. 23-015-100-002; 23-015-100-003; 23-015-112.** Ms. Hannah Soisson, of Fox Rothschild, was present on behalf of SKAOS. Ms. Soisson explained that the subject site consists of three parcels totaling just under 50 acres, located in the RD District within the AMU Overlay District. She stated that SKAOS has previously submitted sketches and proposals for inpatient and residential uses and met with the Township in the fall to discuss the current concept. The proposal includes 96 age-restricted townhouse units, a 5,000-square-foot clubhouse, renovation of the existing medical office building to accommodate up to 10 patients, and construction of a 25,000-square-foot, two-story wellness center for up to 40 patients. Proposed road improvements include a through road connecting Old Bethlehem Pike to Delores Drive. The development is planned in two phases: Phase 1 includes renovation of the existing medical office building, and Phase 2 includes construction of the wellness center. Ms. Soisson indicated there is a strong market for the proposed 96 age-restricted townhomes and noted that a significant portion of the site will remain undeveloped. She added that the proposal is designed to integrate with the existing campus setting. She further explained that Delores Drive currently terminates in a cul-de-sac and is proposed to be extended to Old Bethlehem Pike and dedicated as a public road, which is expected to improve traffic circulation. The proposed cartway width is 26 feet. Ms. Soisson stated that the applicant has received the Pennoni review letter dated February 16, 2026; the Bucks County Planning Commission review letter dated February 25, 2026; and the Quakertown Area Planning Committee review letter dated February 13, 2026. She noted that the applicant will comply with all review comments. Ms. Soisson concluded by stating that she was present to obtain feedback from the Board. Mr. Vey commented on the proposed intersection with Old Bethlehem Pike, noting that it is highly likely Pumping Station Road will ultimately connect to Old Bethlehem Pike and that the roadway alignment should account for this future connection. Ms. Soisson stated that a 50-foot buffer is proposed at this location and indicated that the design team believes the current alignment represents the safest configuration. Mr. Klein suggested that the roadway be shifted slightly to improve alignment. Mr. Klein inquired whether the existing building on the site is currently occupied. Ms. Soisson responded that the building is vacant. Mr. Vey asked Mr. Baldwin if he had any comments. Mr. Baldwin stated that zoning comments have been identified and that Subdivision and Land Development Ordinance (SALDO) comments can be reviewed in greater detail with the project engineer. He explained that Zoning Comment No. 1 relates to the proposed subdivision approach. The plan currently depicts consolidated lots, and clarification is needed as to whether separate lots will be created to establish lot lines between the townhouse units and the wellness center. Ms. Soisson responded that the townhomes are not proposed to be individually subdivided. She explained that the building footprint will define the lot area for each unit, with patios and driveways maintained by the individual homeowners, and all remaining areas maintained by the homeowners' association (HOA). Mr. Baldwin further noted that many of the remaining comments relate to the existing Master Plan, including open space and recreation requirements, and that additional information is needed to demonstrate how the proposal complies with those provisions. He stated that the proposed buffers along the south and west sides of the site

appear feasible but require clarification. Regarding the roadway, Mr. Baldwin indicated that the alignment of Delores Drive relative to the property line appears workable in conjunction with the proposed future extension. However, he noted that whether a buffer is required along this area may need to be evaluated as a zoning matter, particularly given the proximity of the road to the property line. Mr. Baldwin added that a traffic study will be required as part of future development and suggested that a meeting with the project professionals could be scheduled to review the details. Ms. Soisson stated that Benchmark Civil Engineering prepared a traffic study for the overall site in 2023, and that an updated study has been commissioned to reflect the revised proposal. Mr. Klein remarked that the 2023 study is relatively recent and questioned whether a completely new study is necessary. He then asked Mr. Baldwin whether any stormwater management or wetland concerns had been identified. Mr. Baldwin responded that, at this stage, the plan presents only a general concept for how such issues would be addressed. Mr. Klein suggested that spray irrigation could be considered as a potential solution for stormwater management. Mr. Baldwin noted that such a system is proposed at the Brookfield site and has received approval from the Pennsylvania Department of Environmental Protection (PADEP). Mr. Vey stated that Township Ordinance 175 defers to PADEP standards, and that stormwater management systems are reviewed and approved by PADEP through the National Pollutant Discharge Elimination System (NPDES) permitting process, after which the Township follows that determination. Ms. Soisson indicated that the applicant currently holds an existing NPDES permit for the property, which is due for renewal, and noted that the permit can be amended in conjunction with the proposed development. She further stated that several streams and wetlands have been identified on the site, along with a mapped off-site watercourse. Mr. Klein commented that previous discussions of spray irrigation raised concerns and emphasized that the homeowners' association (HOA) responsibilities should be clearly defined to ensure proper long-term maintenance. Mr. Vey inquired whether any recreational amenities, such as trails, are proposed in addition to the clubhouse. Ms. Soisson responded that no additional recreational facilities are currently contemplated, explaining that the development is intended to appeal to downsizing residents seeking a well-maintained, landscaped community. She added that there is an intent to enhance portions of the existing woodland with more formal landscaping. Mr. Vey asked whether the hatched area near the water tank is intended to remain wooded. Ms. Soisson confirmed that it will remain as woodland. Mr. Vey noted that the adjacent elementary school has implemented greenhouses and nature trails and suggested that similar features could be considered in that portion of the site. Mr. Afflerbach raised concerns regarding internal circulation, noting that Road B appears to be the sole access serving the townhomes and may be inadequate for fire apparatus. Mr. Klein asked whether there is access to the rear of the clubhouse and whether that area would be gated or open. Ms. Soisson confirmed that access is provided, though whether it will be gated has not yet been determined. Mr. Klein recommended that the plan be reviewed with the Fire Marshal to evaluate emergency access. Mr. Afflerbach added that vehicles will park in that area may further constrain access. Ms. Soisson noted that prior comments had also addressed the cul-de-sac design. Mr. Klein stated that multiple points of ingress and egress are preferable for emergency access. Mrs. Edwards asked about snow removal responsibilities, and Ms. Soisson responded that this will be discussed further with the applicant, as the current presentation is for feedback purposes. Mr. Vey commented on roadway width, noting that while a 28-foot cartway may be sufficient, on-street parking could effectively require 40 to 42 feet of width, with approximately 36 feet being optimal. Ms. Soisson responded that driveways are designed to accommodate two vehicles side-by-side, and that garages will be restricted from conversion to living space. Mr. Baldwin added that the plan provides for two off-street parking spaces per unit. Mr. Klein asked the width of Delores Drive, and Ms. Soisson stated it is 28 feet, with the intent to match that width to Old Bethlehem Pike. Mr. Klein asked for Township input, and Mr. Vey responded that the road may function as a cut-through once Pumping Station Road is extended. Mr. Klein noted that wider roads can sometimes encourage higher vehicle speeds. Mrs. Edwards asked whether the units will include basements. Ms. Soisson stated that she did not have that information but noted that all units will include a primary bedroom on the first floor. Mr. Afflerbach asked whether the clubhouse would be limited to residents. Ms. Soisson confirmed that it would be for residents and their guests only. Mr. Klein inquired about Phase 1 of the project. Ms. Soisson stated that Phase 1 includes renovation of the existing medical office building to accommodate up to 10 patients and approximately five

employees. Mr. Klein asked whether the facility would provide long-term inpatient care. Ms. Soisson responded that the specific use will depend on the eventual provider, as the space is intended to be leased. She added that the building will undergo a complete renovation within its existing footprint. Mr. Klein asked if there were any additional comments for consideration as part of the Sketch Plan review. He stated that roadway layout remains a primary concern, emphasizing the importance of aligning the proposed road network with the future extension of Pumping Station Road. He also restated concerns regarding the cul-de-sac design and encouraged consideration of a through-road configuration to improve connectivity and access. Mr. Vey asked whether the development had been considered as a gated community. Ms. Soisson stated that this has not been discussed at this time. Mr. Klein concluded that the plan generally appears to comply with applicable ordinances, while reiterating comments regarding alignment at the northern end of Delores Drive and coordination with the Township. He recommended revising the layout of Road B to function as a through road rather than a single-access cul-de-sac. He also acknowledged the applicant's commitment to addressing all review comments. Ms. Soisson confirmed that this is correct. Mr. Klein noted that revisions are anticipated prior to the plan's return to the Planning Commission for further review. There was no further discussion at this time.

Mr. Klein reported the QAPC meeting being held in April will involve PennDOT where they will be going over the priority list of maintenance needs. Mr. Vey stated Bauman Road is in need of maintenance and he would like to get someone from the Turnpike to attend. Mr. Vey said he is hammering out details to clean up property lines with Hampton Inn, Quaker Pointe Hotel and Caitlyn & Codys where there are scraps of land to consolidate. It is on tract for a lot line adjustment with an easement for parking. Interchange Way is a left over problem that needs to be resolved.

**Adjournment:** With there being no further business, the February 25, 2026 meeting of the Milford Township Planning Commission adjourned at 8:13 pm.