

Milford Township Board of Supervisors' Minutes
May 5, 2026 - 7:00 pm

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 May 5, 2026 Board of Supervisors Meeting to order at 7:00 p.m.

Approval of Minutes: Mr. Mininger made a **MOTION** to approve the April 7, 2026 Meeting Minutes. The motion was seconded by Mr. Johnson and passed unanimously.

Financial Report: Mr. Mininger made a **MOTION** to approve the current invoices for payment and the Treasurers Report of March 2026. Mr. Haberle seconded the motion. The motion passed unanimously.

Subdivision/Land Development:
None

Other Business:

Timber Harvest Permit, Wayne Camburn, 1450 Doerr Road, TMP No. 23-007-113. Mr. Kravitsky stated Mr. Wayne Camburn submitted a timber harvest permit and gave a background on the application. The permit was denied as it lacked the correct information in how it was presented. A Conservation Easement exists on the property where Mr. Camburn is proposing to harvest timber. The Agreement states the Township Supervisors are to grant the authority to harvest timber. Mr. Haberle asked if it is acceptable to harvest timber in the easement. Mrs. Harper stated the easement has language, to cut and remove trees with prior approval. It expresses written approval is required with no building or improvements. Mr. Kravitsky stated Mr. Camburn has since resubmitted the proper plan. Mr. Mininger noted the proposed acreage was over the allowable amount to be removed but now complies. Mr. Camburn stated there is a % in the Easement Agreement and it is now within the acceptable %. Mr. Kravitsky stated the permit application was submitted in conjunction with a neighbor. The proposal was to come in on the neighboring property. Mr. Kravitsky stated when he tried to contact Mr. Blanter of this meeting the neighbor advised the timber harvest may have already been done. Mr. Camburn added it looks like they did do timbering on his property, but it is not in a conservation easement. Mr. Kravitsky stated no permit was issued. Mr. Haberle asked if he is looking for a motion to approve. Mr. Mininger asked if there is any reason on why not to? Mrs. Harper noted the submitted plan should be identified in the approval. Mr. Johnson asked if only dead trees were to be harvested. Mr. Camburn stated no, they are live trees. Mrs. Harper asked Mr. Kravitsky if the proposal complies with zoning. Mr. Kravitsky stated it does. Mr. Haberle asked for public comment. No comments were received.

Mr. Haberle made a **MOTION** to approve the Timber Harvest Plan dated April 1, 2026. The motion was seconded by Mr. Mininger and passed unanimously.

Discussion only- No Parking Ordinance. Mr. Vey stated that the Township needs to frame the issue of parking more broadly, including both the restrictions that may be necessary and the areas where parking needs should be accommodated. He explained that the discussion should focus on balancing regulatory concerns with practical parking needs throughout the Township. Mr. Vey noted several areas of concern, including hotels where trucks are parking along roadways and in areas not intended for overnight parking. He stated that the Township should evaluate where parking restrictions are appropriate, where accommodations should be made, and whether additional designated truck parking areas may be needed. The Board discussed the definition of a “commercial vehicle,” noting that the term is defined differently across various ordinances and regulations and that consistency in application would be important moving forward. Potential restrictions discussed included: Parking that obstructs travel lanes; Improperly parked vehicles, including those in cul-de-sacs; Commercial vehicle parking that negatively impacts residential neighborhoods; The number of commercial vehicles permitted at a residence; Vehicle size and parking location; and the visual impact on neighborhood character. The discussion also addressed where truck parking should be required in non-residential areas. Mr. Vey referenced several zoning uses and associated parking requirements, including: Use E9 (Motel, Hotel, Inn), permitted by Conditional Use in the PC Zone, where one truck parking space is required for every 50 required parking spaces, with a minimum of two truck parking spaces. Mr. Vey noted that the Quality Inn currently provides two truck spaces and that the arrangement has functioned well. Use G3 (Wholesale/Warehousing), permitted by Conditional Use in the PC Zone and permitted in the PI Zone, which requires one loading berth per 10,000–25,000 square feet, plus additional tractor-trailer staging spaces based on building size or the number of loading docks. Use G7 (Truck Terminal), permitted in the PI Zone, which applies to the storage of trucks and the transfer of freight between trucks. Short-term warehousing of less than 30 days may also be

permitted under this use. Additional requirements include locating trucks with compressors operating continuously within enclosed building areas or walls and providing off-street parking based on employee count or building square footage. Use G12 (Industrial Park), permitted in the PI Zone, which currently regulates automobile parking only. Use F3 (Terminal – Railway or Bus Station), permitted by Conditional Use in the PC Zone and permitted in the PI Zone. Mr. Vey distributed a handout referencing Pennsylvania parking regulations under Title 75 as they relate to Milford Township. The handout included prohibitions against parking on sidewalks, intersections, crosswalks, bridges or elevated structures, within highway tunnels, and in front of driveways or near fire hydrants. The regulations also address the removal of vehicles by police. Mr. Vey presented a handout regarding regulations concerning unattended vehicles on private property. Under Pennsylvania law, no person may park or leave a vehicle unattended on private property without the consent of the property owner or person in control of the property, except in cases of emergency or vehicle disablement. The law further provides that these restrictions apply to private parking lots only when adequate notice of parking restrictions has been posted. Also reviewed were the provisions authorizing property owners to remove vehicles parked or left unattended in violation of the regulations, with removal costs chargeable to the vehicle owner. Mr. Vey stated since it comes into play with restriction vs. accommodation, Federal Motor Carrier Safety Restrictions, leads to drivers who are looking at rather severe sanctions if their log is out of order if they violate the regulations. This is what gets trucks to park on ramps and wherever they can. Mr. Vey distributed information pertaining to Core Federal Driving Limits (Property Carrying Drivers) and Pennsylvania (Intrastate) which partially exempts certain drivers to operate under modified rules such as short-haul drivers, agricultural operations, emergency relief, and construction/material delivery. Mr. Vey stated these are items to think about for the next round. Take a look at definition of uses that are appropriate with truck parking with an appropriate use, those are the ones that are in our ordinance, and it will not be difficult to add provisions. Mr. Haberle asked if there were any comments at this time. Mr. Johnson asked if this would pertain to public or private roads and if it would require two separate ordinances. Mr. Vey said we are currently dealing with one private road that grants public access. Mr. Vey asked if we want to be the person or entity that is chasing law abiding drivers in a tough spot with no place to go. We are three years out from the potential to accommodate truck parking with redesign of the area. We currently do not have truck stop definitions or use and associated activities or a truck parking authority to control any inappropriate behavior. Mr. Haberle asked if there was any public comment. Mr. David Gross of Huber Drive said he is curious if having a state road vs. a township owned road changes anything when it comes to an ordinance. He noted he sees trucks in the morning parking by the hospital, which is a state road. Mr. Haberle stated he would assume we can dictate parking on state highways. Mrs. Harper will look into the question. Mrs. Harper said when you are talking about a use that attracts big trucks the township should require a spot for those trucks. Mr. Gross asked with parking 12' off the curb, is there a minimum distance when it comes to the actual travel lane? Mr. Vey stated it is not noted in the state regulations that he looked at. It then gets into a perception thing of blocking a travel lane causing a hazard. Mr. Mininger noted in Milford Square vehicles park halfway up the sidewalk which is not allowed but it is better than being in the middle of the road. Mrs. Harper said if there is an area where you would like to see a draft ordinance to let her know. Mr. Haberle said with a definition of a commercial vehicle and accommodating the existing uses, it should be broken down into individual action items to get an answer for each one. Mr. Vey distributed a list of commercial vehicle definitions from several sources, including federal regulations, the Pennsylvania Vehicle Code, zoning-oriented definitions, and model zoning language. The federal definition (Safety & CDL context) applies to vehicles used in interstate commerce that meet one of the following thresholds: a gross vehicle weight rating (GVWR) of 26,001 pounds or more; vehicles designed to transport 16 or more passengers; or vehicles transporting hazardous materials. The Pennsylvania Vehicle Code definition (Traffic/Registration context) defines a commercial vehicle as a vehicle used for carrying goods or passengers for compensation or a vehicle registered as a truck, truck tractor, truck trailer, or bus. The zoning-oriented definition focuses on the practical impacts of vehicles, including weight thresholds (GVWR over 10,000–14,000 pounds), vehicle types such as dump trucks, tractor-trailers, box trucks, construction vehicles, buses (non-personal use), and commercial vehicles used for business, trade, delivery, or service activities. Mr. Vey also reviewed model zoning language defining a commercial vehicle as any motor vehicle designed, used, or maintained primarily for the transportation of property, equipment, or passengers in connection with a business, trade, or commercial enterprise. This definition includes vehicles rated at 14,000 pounds or more, including truck tractors, semi-trailers, dump trucks, buses, and similar equipment used for commercial purposes, while excluding passenger vehicles used solely for commuting. Mr. Vey stated the parking issues discussed have already occurred in the Township and are not merely hypothetical concerns. He further stated that the Hampton Inn contains approximately 120–130 parking spaces but has experienced issues with commercial vehicles parking on the lot and along the street. Mr. Vey noted that he has been informed that as many as five tractor-trailers have parked on the street at one time. He also stated that he has spoken with NFI/Interstate Battery regarding parking space provisions. Wording has been sent to the Turnpike Design Engineer pointing out with the interconnection of the Turnpike to Interchange Way. The change in grade should be incorporated into the bid that gets distributed as there is suitable fill adjacent to where the road is to be built. He also highlighted there are truck issues with two sources of truck destinations, Interstate to the south and AM Drive to the north with a narrow cartway. A traffic light is proposed with everyone making a turn. Mr. Johnson asked if the

Turnpike has requirements for the park and ride. Mr. Vey stated they do not. The design has AM drive turning and everything ends at the park and ride which will require vehicles to turn around. Mr. Kravitsky advised Mrs. Harper of a Zoning Hearing case, McCarry v. Springfield Township where Springfield Township had an ordinance regulating commercial vehicles in residential neighborhoods. The McCarry's said the ordinance was against the first amendment rights in terms of what can put on the side of their vehicle. The Commonwealth sided with the Township ordinance. Mr. Kravitsky said he thinks we should look at the ordinance as it deals with the type of stuff we deal with here all the time, local contractors bringing vehicles home and parking them in residential neighborhoods. Mrs. Harper said she will look at the court case and we might not mind if a plumber brought a truck home vs. a tractor trailer being brought home. Mr. Mininger said what we want to avoid is a fleet of vehicles. A person has a business then suddenly it's 3-4 vehicles and employees leaving their vehicles parked all day when picking up their work vehicle. Mr. Haberle said we need to compartmentalize the districts and take as bites, not one big thing. There was no further discussion.

Cell Tower Lease Extension, 2100 Krammes Road, TMP No. 23-010-001. Mr. Vey stated the underlying lease stays in place. The Agreement will automatically renew for nine additional 5-year terms expiring August 13, 2052. Two renewal terms have been exercised. Mr. Vey said he looked at the expiration dates of the major carriers and they extend beyond. In previous years the revenue share percentage increased as the years went on until we got up to a match of 30%. Mr. Vey stated he had a discussion with a lawyer who stated he offers a 40% revenue increase. The draft Lease Extension proposed a sign on bonus of \$34,000. With foregoing the sign on bonus Crown Castle is offering a 35% revenue share increase commencing on August 13, 2027, and continuing for the remainder of the Agreement's term. They have also agreed to allow a second location on the tower for the township's use so long as it doesn't interfere with their business. Mr. Vey stated this is a good deal for us with increasing revenues.

Mr. Mininger made a **MOTION** to approve the Cell Tower Lease Agreement by and between Pinnacle Towers LLC, and Milford Township as negotiated. The motion was seconded by Mr. Haberle and passed unanimously.

Correspondence:

Fire Police Assistance Request(s). Fire Police Assistance Requests have been received for the following events: East Greenville Borough for the Memorial Day Parade being held on May 25, 2026; Pennsburg Borough for the Memorial Day Parade being held on May 25, 2026; Perkasie Borough for the Perkasie Fire Company Carnival being held June 23 – June 27, 2026; Sellersville Borough for the Memorial Day Parade being held on May 23, 2026; and Quakertown Borough for the Fourth of July Community Day.

Mr. Haberle made a **MOTION** to approve the Fire Police Assistance Requests. The motion was seconded by Mr. Johnson and passed unanimously.

Bucks County Airport Authority Meeting Minutes. Mr. Mininger reported the obstruction removal project is just about complete and new hangers will be installed in the 1st quarter on next year.

Quakertown Area Planning Committee Meeting Minutes. Mr. Haberle reported the QAPC meeting was a follow up of the PennDOT meeting and asked Mr. Vey if he attended the PennDOT meeting. Mr. Vey stated he did. The meeting was the annual update by PennDOT and the Turnpike. The takeaway is we are still perusing a cooperative agreement with the State for the Township to install the piping on Bauman and Allentown Road which has been bounced back to District 6-0 to get the right-of-way information and a Hold Harmless Agreement. We are essentially waiting on a piece of paper that says we are permitted to be in the right-of-way. Mr. Haberle noted Richland Township has a decent size development proposed on Paletown Road.

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. No Minutes were received.

Reports:

Code Enforcement Departmental Report. Mr. Kravitsky presented the April 2026 Code Enforcement Report. A total of 21 permits were issued in March: 8 residential renovations, 7 zoning, 1 commercial, and 5 residential accessory permits. A total of 10 Use & Occupancy permits were issued, 2 fire inspections were performed, and 1 Zoning Hearing Board Application was received. Mr. Kravitsky stated two Zoning Hearing applications were held last evening. The 1st was for a home occupation on Daniels Lane, which was approved with conditions. The second was a variance for a nonconforming property who proposed to install an accessory building garage in the front yard. The hearing went on and the applicant

withdrew his application during the hearing. Mr. Haberle asked if the application would be resubmitted. Mr. Kravitsky stated it would not. Mr. Mininger asked if the applicant was represented by council. Mr. Kravitsky stated they were not.

Public Works Departmental Report/Awarding of Road Bids. Mr. Todd presented the April 2026 Public Works Department Report. Winter equipment was cleaned up and packed away until next season. The public works crew spent time at the Arboretum clearing more brush and painting the concrete on the bridge. Split rail fence was installed at the bridge for safety. At Unami Creek Park the bathrooms were opened for the season, flower beds were edged and mulched, and donated hockey nets were placed in the hockey rink. At Molasses Creek Park the bathrooms were also opened, certified playground mulch was added to the playground equipment, and flower beds were edged and mulched. A new water fountain was installed replacing the old one. Refinished picnic tables were taken to the splash pad area. Construction began on a rock wall in front of the stage at the concert area. Washed 1B stone was delivered in preparation for upcoming oil and chip road work. The crew skin patched roads requiring blacktop repairs. Guiderail on Hillcrest Road was repaired because of damage caused by a vehicle during the winter. Inlet boxes were repaired and reconstructed on Benners School Road, Milford Square Pike, Wentz Road, and at the Public Works Building. Tree work and chipping was performed on Walnut Lane, Camp Skymount Road, Doerr Road, Erdman Road, and at the Milford Township Fire Company. Ditches were cleaned on Rosenberger Road and Mill Pond Road. “No Parking” signs were installed on Progress Drive and Weiss Road to prevent tractor trailers from pulling off the edge of the roadway. PPL Electric conducted a safety training session at the Public Works Building to educate the crew on working safely around power lines.

Mr. Todd reported sealed bids were received for the following: Bid 1A and Bid 1B, road materials and paving equipment rental. Bid 1-A was for stone. One bid was received from Naceville Quarries, a Division of Naceville Materials for \$53,025.00. The bid did not include 1-B washed stone. Bid 1B is for warm mix asphalt. Coopersburg Asphalt, Division of Naceville Materials, was the only bid for a total of 3,800 tons. Mr. Todd stated a bid was received for virgin mix and 15% RAP. The virgin mix is a better black top, however; black top plants don’t like to provide virgin mix unless it is in large quantities. If we fix spots on the road we will use RAP. Mr. Vey stated we have had problems with virgin mix having rap in it, on Canary Road specifically. Mr. Todd stated the total bid for virgin mix is \$293,400 and rap is \$230,400. The total bid for materials is \$318,600 which includes virgin mix and \$243,300 which includes rap. Bid 3 is for Paving Equipment Rental. One bid was received from Sacks & Sons for approximately 40 hours of paving for a total of \$79,725. Bid Package 1- Crack Seal, Hot Pour Mastic, and Ultra-Thin Bonded Wearing Course. One bid was received from Asphalt Maintenance Solutions with a bid price of \$219,850. Bid Package 2, Equipment Rental-Road Sealer and Oil and Chip is a contract renewal, 3 of 3 awarded to Asphalt Maintenance Solutions in 2024.

Mr. Haberle made a **MOTION** to award the 2026 Road Bids to Naceville Materials, allowing the use of virgin mix and rap at the Road Masters discretion, Sacks & Sons, and Asphalt Maintenance Solutions. The motion was seconded by Mr. Mininger and passed unanimously.

Park Board Meeting Minutes. Mr. Vey presented the Park Board meeting minutes of April 8, 2026. A broken-down vehicle was reported by a resident as having been left in the Upper Ridge Road open space parking lot. The situation has been resolved. The basketball nets on the courts at Molasses Creek Park and Unami Creek Park have been deliberately destroyed despite upgrading them from rope to chain. The Molasses Creek Park horseshoe pits are not being used. The Board would like the pins removed with the sand pits and concrete aprons left for the time being. The daffodil planting has been done and signs ordered for the “George Kauffman Loop Trail”. The 2026 Youth Trail Challenge signs were ordered. An alternate location is being looked at for the dog park. The Park Board has a strong preference for the dog park to be located near the water tank at Molasses Creek Park. Filed stone retaining walls are being installed at the Molasses Creek Park Stage and plantings will begin soon now that the Molasses Creek arboretum trail work has been completed. Two members of Valley Soccer attended the meeting to discuss potential locations for two or three full-sized soccer fields and related parking. The Park Board felt it should be on the upper most portion of the Blough Farm. Mr. John Myers of Quakertown Youth Baseball was in attendance. He stated there is too much conflict with a soccer field by the water tower. He asked of the possibility of skinning the infield as it is so much easier to maintain. They will take care of the expense. There has also been back and forth on the general common area for years on who is to maintain the area, the township or QYBA. If they are responsible for maintenance, they would like to request the trees and shrubs be removed. Mr. Vey stated that is something that cannot be decided tonight.

Milford Fire Company Report. Mr. Haberle stated the written report is available for review.

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

Managers' Report. Mr. Vey stated regarding the Weiss Road Bridge project, there are real estate matters that need to be discussed in an Executive Session. Mr. Haberle announced the Board will meet in Executive Session to discuss real estate matters and no decisions would be made.

Escrow Release(s):

Hedgeline Holdings (Celerity), 3500 AM Drive, TMP No. 23-002-150-006. In-House Escrow Account closeout.

Mr. Haberle made a **MOTION** to approve the final escrow release for Hedgeline Holding, 3500 AM Drive, TMP No. 23-002-150-006. Mr. Mininger seconded the motion. The motion passed unanimously.

Mr. Harberle said there is one item he would like to discuss. At the beginning of the year outside board members should have been switched for the Quakertown Area Planning Committee. He should be off the Board and Mr. Johnson should be added as a Board Member for Milford Township. The NIDMA should be added to the resolution. Mr. Mininger served in 2025 and Mr. Haberle is to serve in 2026. He is unsure if it is formalized. Mrs. Harper said in the Agreement the Township appoints a representative to the Board.

Mr. Mininger made a **MOTION** to appoint Mr. Haberle to the NIDMA Board. The motion was seconded by Mr. Johnson and passed unanimously.

Mr. Johnson stated he spoke with Mr. Vey to look at human resources contingency with the Township. He would like to set up a session to gather information on the Township operations.

Public Comment on Non-Agenda Items: Mr. Ray Dougherty of Lucky Lane asked if there is anything the Township can do regarding Cedar Park. The park is open at 11:30 p.m. and has stadium lights. Four of them are pointed directly at his house and it is very bright. He had to put cardboard on his windows and he would like to be able to open the windows. The lights have been on until 3:30 a.m. Mrs. Harper asked who owns the park to which Mr. Dougherty said Quakertown Borough. Mr. Dougherty said he called and spoke with the Zoning Officer then called the Township Manager and spoke with the secretary. Mr. Haberle said at most, we can make a courtesy call, but we cannot do anything about it. Mr. Dougherty noted the park closes at 4:30 p.m. He was very concerned with the lack of lighting and kids drinking and such. Mrs. Harper said the lights would then be helpful. Mr. Dougherty stated the HOA was to put up no trespassing signs, there is no insurance, and the neighbors won't let him go back there. He noted there are firepits back there again. He spoke with a State Trooper who was to look around and take pictures. He was stopped by the secretary of the HOA. He was told yes, they have fires, but they don't have meetings. The next thing he knew, he had 4 cop cars come that were called by the secretary. At some point in the next two years he does want to move. He may have to tell any potential buyer how bad it is. He asked to look at the books, and they won't allow him to. All he is asking is for someone here to talk to someone there. Mrs. Harper said the township has limited ability on the HOA, the HOA governs itself. Mr. Dougherty said the township can take it over. He said he was a lawyer and drinking outback with fires, that is okay if there is insurance. The yards are too thin back there. Mr. Haberle noted Mr. Dougherty has approximately 3 minutes and asked if there was anything else. Mr. Dougherty stated the parking and driving issue. Mr. Haberle said we are looking into that. Mr. Dougherty said specifically, driving the wrong way, now they burn rubber on the street. There was a motorcycle that was imbedded in his deceased partners vehicle. They drive the wrong way around the block and are driving at him. It is a township dedicated street. Mr. Haberle said it should be reported to the police. Mr. Dougherty said he had a \$10 fence in his yard that was there since before he moved in. Someone said he stole it and the police came and said it was stolen and handcuffed him. He had to go to court. He worried about his partner being convicted. He paid the fine and never got the fence back. This is what he deals with with these people. He grew up with a homicide detective and feels he should have more respect.

Mark Nolan with the Town and Country asked if the Board was aware there is a proposed House Bill that pertains to EDU's and the right to build without township approval. He said he wanted to alert the Board if they weren't already aware. Mr. Haberle asked if there was a limit of population and noted this was discussed at PSATS. It is for accessories, allowing an in-law suite. Some people were very against it, and some said what was said wasn't in the bill. Mr. Haberle thanked Mr. Nolan for bringing it to the Boards attention.

Adjournment: With there being no further business Mr. Haberle made a **MOTION** to adjourn the May 5, 2026 Milford Township Board of Supervisors meeting at 8:17 p.m. The motion was seconded by Mr. Mininger and passed unanimously.