

Milford Township Board of Supervisors' Minutes
June 2, 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 June 2, 2026 Board of Supervisors meeting to order at 7:00 pm.

Approval of Minutes: Mr. Mininger made a **MOTION** to approve the May 5, 2026 Board of Supervisors 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 and Treasurers Report of April 2026. Mr. Johnson seconded the motion. The motion passed unanimously.

Subdivision/Land Developments & Grant of Easement:

U.S. Cold Storage, Waiver of Land Development, 4000 AM Drive, TMP No. 23-002-147-001. Mr. William Benner of Obermeyer, Rebmann, Maxwell was present to present the application on behalf of the applicant. The proposal includes construction of a 1,260-square-foot building addition located along the southern portion of the existing structure, as well as removal of portions of existing pavement and installation of additional asphalt for vehicle parking and concrete trailer parking spaces. Mr. Benner noted that the plan has been thoroughly reviewed by the Planning Commission, and that multiple review letters have been received. A draft resolution has been prepared by the Township Solicitor and reviewed by his client. He stated that, provided the Board is prepared to approve the draft resolution, the applicant is willing to accept the associated conditions. Mrs. Harper stated that the conditions of approval include compliance with the Zoning Hearing Board decision dated September 26, 2026; the Pennoni Associates review letter dated May 14, 2026; and the Fire Marshal review letter dated May 26, 2026. The applicant shall also comply with any Stormwater Management Plan review issued by Pennoni Associates, and, if required, shall post escrow with the Township to secure completion of the stormwater management improvements. Additionally, buffer plantings and landscaping shall be provided, and if required, shall be secured through appropriate financial security. Mr. Benner confirmed that the applicant has no issues with the stated conditions. He further explained that the building addition is intended to improve employee restroom facilities and related support space, and is not intended to increase the number of employees. He also stated that the parking improvements include approximately 17 additional truck parking spaces and 12 additional vehicle parking spaces. The purpose of the expansion is to address congestion during employee shift changes, during which employees currently experience conflicts and are required to park on the street while waiting for trucks. The additional truck parking is intended to alleviate these operational issues. Mr. Benner further noted that there will be no increase in water or sewer demand, and no anticipated change in traffic volumes due to the project not increasing employment. Mr. Mininger requested clarification that the plans will be revised in accordance with the Pennoni Associates review letter and the Fire Marshal review letter, and asked whether the applicant is agreeable to those revisions. Mr. Benner confirmed that the applicant is agreeable. Mr. Benner also noted that four SALDO waivers have been requested. He stated that both the Township engineer and Planning Commission reviewed the waivers and recommended approval. Mrs. Harper added that the waiver details are included in the Planning Commission review letter, which is attached to the resolution. Mr. Johnson asked whether parking relief had been granted by the Zoning Hearing Board. Mr. Benner confirmed that relief was granted and explained that it related to impervious surface and wetland impacts. Mr. Johnson asked whether any stipulations were attached. Mr. Benner confirmed that conditions were included and noted that both the Zoning Hearing Board and Planning Commission voted unanimously in support. Mr. Haberle stated that the Zoning Hearing Board granted the requested variances, and that four SALDO waivers are being requested. He clarified that the request is to waive the procedural requirements, while all other applicable regulations must still be met. Mr. Haberle indicated that he had no objection to granting the requested waivers. Mr. Haberle then asked whether there were any public comments. Mr. Gary Bender of Sleepy Hollow Road stated that he served on the Zoning Hearing Board for many years and believed variances were typically granted only once. Mrs. Harper responded that variances may be granted whenever properly applied for, as regulations may change over time. Mr. Bender clarified that his comment was procedural in nature. There were no further questions or comments.

Mr. Mininger made a **MOTION** to approve **Resolution No. 2026-09**, U.S. Cold Storage, Waiver of Land Development, 4000 AM Drive, TMP No. 23-002-147-001. The motion was seconded by Mr. Haberle and passed unanimously.

Bracalente Property Investments, LLC, Preliminary Plan, 20 West Creamery Road, Trumbauersville, TMP No. 45-002-015, 45-002-11, 23-021-013. Mr. Michael Carr of Eastburn and Gray was present to present the proposal on behalf of the applicant. Mr. Carr explained that the tract consists of multiple parcels, some unimproved and some containing residential uses. The proposal before the Board involves a lot line elimination between parcels located in Milford Township and Trumbauersville Borough. He noted that more detailed development activity is anticipated within Trumbauersville Borough as part of a larger, multi-step process, and that the current submission represents the initial step. Mr. Carr stated that there is no

proposed change in ownership, land use, or development at this time. The request is limited to the consolidation of parcels through elimination of an internal lot line. He questioned whether the proposal constitutes a subdivision, suggesting that it could alternatively be handled through a deed of consolidation; however, he stated that is not the applicant's intent. He added that the applicant's approach is to keep both municipalities informed throughout each step of the process. Mr. Carr further noted that the proposed lot line adjustment will result in a new property configuration in Trumbauersville Borough that may bring development closer to existing structures and could necessitate a variance in that jurisdiction, which he emphasized is not within Milford Township. He stated the applicant can provide any additional information requested by the Township. Mrs. Harper stated that while the properties could be merged through a deed of consolidation, such action would not alter municipal boundary lines. Mr. Carr confirmed that the applicant is not seeking to change municipal boundaries. Mrs. Harper further noted that the property would continue to be assessed and taxed, and that any future construction would require land development approval or potentially a waiver, depending on coordination with Trumbauersville Borough and Milford Township requirements. Mr. Carr reiterated that no development is proposed at this time within Milford Township. Mr. Carr added that any future rezoning would affect Trumbauersville Borough and would require a separate application and review process at that time. Mrs. Harper asked for clarification of the zoning designations. Mrs. Eberhardt of Horizon Engineering stated that the zoning is RD in Milford Township and SRL in Trumbauersville Borough. Mr. Haberle asked Mrs. Harper whether consolidation of the parcels would affect Milford Township's zoning authority or future zoning decisions, noting that Milford retains the majority of the tract. Mrs. Harper responded that if the parcels are consolidated, the legal description would reference both properties, but zoning authority would remain unchanged. Mrs. Eberhardt added that Trumbauersville Borough had acknowledged Milford Township's involvement and requested coordination as appropriate. Mrs. Harper noted that some municipalities treat such actions as requiring subdivision/land development review, while others process them through waiver or administrative approval, with Board action reflected in the minutes. Mr. Mininger stated he did not view the proposal as needing land development. Mrs. Harper reiterated that interpretations vary by municipality, and that approval of a waiver would allow the Board of Supervisors to formally acknowledge the action in the meeting minutes. Mr. Haberle asked whether Milford Township had previously considered similar requests as land development. Mr. Vey responded that there have been unusual cases in the past, some of which were approved and recorded, typically within a single jurisdiction and sometimes at the county level. Ms. Deborah Sifert, Vice Chair of the Trumbauersville Borough Planning Commission, stated that she is the author of the Borough's Light Industrial Zoning Ordinance and apologized for not attending earlier. She outlined several concerns from Trumbauersville Borough's perspective, noting that the ordinance relies on the separation of residential properties to maintain zoning integrity and that specific lot size requirements are integral to its implementation. Ms. Sifert stated that although the Trumbauersville portion of the property is separate from Milford Township, the combined tract raises broader concerns about how the ordinance could be interpreted or applied. She expressed concern that allowing the full property configuration to proceed could create precedent or unintended zoning implications outside the intended industrial district framework. She further referenced concerns regarding existing infrastructure capacity, including reported water usage levels exceeding system capacity during drought conditions, as well as potential impacts to groundwater, electric demand, and traffic. Ms. Sifert also raised concerns regarding stormwater drainage, buffering, and roadway safety, citing prior incidents involving truck traffic at nearby intersections. Ms. Sifert requested clarification of the proposed land use and expressed concern that future zoning actions could alter the character of the SRL district. She stated that Trumbauersville Borough is requesting careful review of the proposal's implications and consideration of its broader impact on the Borough's zoning framework. Mr. Carr responded that the application involves only a lot line elimination and does not propose a change in use, rezoning, or development of a data center or other industrial use. He stated that any future development would be subject to the appropriate review process at the time of application. Ms. Christinia Hunsberger of Main Street asked whether Trumbauersville residents were permitted to object to the proposal and expressed concerns regarding environmental impacts, including impervious surface and potential emissions. She requested that Milford Township deny the consolidation request. Mrs. Harper clarified that the request under consideration was limited to parcel consolidation and asked for confirmation that Ms. Hunsberger was requesting denial of the consolidation. Ms. Hunsberger confirmed that she was. Mr. Mininger stated that, speaking individually as a Supervisor, he did not see a legal or procedural basis to deny a lot consolidation request. He noted that the Planning Commission had expressed concerns regarding access to Creamery Road. Mr. Carr responded that no new access is being proposed and that existing access remains unchanged, with future proposals subject to separate review. Ms. Sifert noted that PennDOT had previously issued a permit in 2003 related to access to Main Street, which was not utilized and subsequently lapsed, and that any future access would require new approval. She added that documentation in the file indicates opposition to new access onto Main Street. Mr. Mininger stated that access considerations would be relevant to any future development proposal, not the current consolidation request. Mr. Carr noted that the property has approximately 567 feet of road frontage. Mr. Haberle asked whether there were any additional public comments; none were received. He then asked whether a resolution was required. Mrs. Harper stated that a formal resolution could be prepared, or alternatively a decision letter could be issued approving the waiver for consolidation, with any conditions included as needed. Mr. Haberle stated that a decision letter would be sufficient. He acknowledged that many of the concerns raised were noted but indicated

that they would be addressed through the appropriate review process at the time of any future development application. He concluded that any future proposal would be required to return before the Board for consideration at that time.

Mr. Haberle made a **MOTION** to authorize Mrs. Harper to issue a decision letter granting a Waiver of Land Development for the Bracalante Property Investments, LLC, Preliminary Plan, 20 West Creamery Road, Trumbauersville, TMP No. 45-002-015, 45-002-11, 23-021-013., proposal, specifically and solely for the lot consolidation as requested. The motion was seconded by Mr. Johnson and passed unanimously.

PPL Grant of Right-of-Way, Storm Hardening Project. 1879 & 1905 Trumbauersville Rd, TMP No. 23-20-24 & 57; and Upper Ridge Road, TMP No. 23-020-009-001. Mr. Vey stated two Grant of Right-of-Way request have been received from PPL. This gives them the right to go in and remove trees. Mr. Mininger asked if there is a downside to any of this at all. Mr. Vey stated he doesn't believe so. Mr. Johnson asked if there is a limit on what they can do. Mr. Vey stated there are a lot of power outages in the Finland area. This is part of a storm hardening of utility poles on the south side of Trumbauersville Road and the other is on Upper Ridge Road west of Finland. He looked at the deed, and it had Milford County on it which will need to be revised.

Mr. Haberle made a **MOTION** to approve the Grant of Right-of-Way for TMP Nos. 23-020-009-001, 23-020-024, and 23-020-057. The motion was seconded by Mr. Mininger and passed unanimously.

Ordinances Discussion

Parking Ordinance. Mr. Vey stated that the ordinances under discussion were for review only and that no action would be taken at this time. He asked for comments on the draft that had previously been distributed. Mr. Mininger stated that he favored using the Federal Motor Carrier definition of a commercial vehicle, which includes vehicles with a gross vehicle weight (GVW) of 26,001 pounds or more, vehicles designed to transport 16 or more passengers, and vehicles used to transport hazardous materials. Mr. Vey asked whether that definition would permit any vehicle not meeting those criteria to be parked in a residential development. Mr. Johnson noted that operators of vehicles over 10,001 pounds are required to possess a medical certification. Mr. Haberle stated that the primary concern is not a single business vehicle parked at a residence, but individuals operating multiple commercial vehicles from residential neighborhoods. He explained that enforcement of unapproved business operations would fall under the Zoning Officer. He stated that he was not in favor of prohibiting a business vehicle displaying company signage but was opposed to situations where numerous commercial vehicles are parked at a residence. Mr. Vey referred to the federal regulations included at the bottom of the handout, noting they combined several definitions and referenced a gross vehicle weight rating of 14,000 pounds. He added that the regulations did not address business signage displayed on pickup trucks. Mrs. Harper commented that a plumber driving a company vehicle home should be considered a passenger vehicle being used for commuting purposes. Mr. Vey stated that the next issue to address was where commercial vehicles should be permitted to park and how the regulations would be applied, noting that discussions have historically focused on defining what constitutes a commercial vehicle. Mrs. Harper stated that the matter should be addressed through zoning by specifying in which zoning districts commercial vehicles would be permitted. Mr. Vey added that residential districts vary in density and lot size, and parking concerns differ depending on the character of the neighborhood. Mr. Haberle stated that he would support defining a commercial vehicle as one with a gross vehicle weight rating of 14,000 pounds or more and permitting such vehicles to park within the VC-1, VC-2, and SRM zoning districts, with an exception for vehicles parked in residential driveways. Mr. Mininger asked how campers would be addressed. Mr. Vey responded that a camper parked on a public street had recently blocked a school bus. He stated that campers parked on large rural properties generally do not create issues, but vehicles blocking traffic or negatively affecting neighborhood appearance are concerns. Mrs. Harper stated that the Township is seeking specific regulations governing parking both on private property and on public streets. Mr. Haberle requested that staff prepare a revised draft using the federal commercial vehicle definition with a 14,000-pound threshold. Mr. Johnson agreed to provide information regarding the 10,001-pound threshold. Discussion also noted that the SRM district includes higher-density developments but does not exclude larger lots. Mr. Vey discussed cluster subdivisions with narrower lots and 36-foot cartways that received waivers for reduced road widths. He recalled that many years ago the Planning Commission surveyed several developments and found vehicles commonly parked side-by-side along the streets. Mr. Vey stated that the ordinance should also address truck parking accommodations at hotels, motels, and inns. He noted that wholesale and warehousing uses already provide truck berths and suggested requiring truck parking spaces based on the number of loading dock doors or another established ratio. He stated that providing designated truck parking would reduce trucks parking along public roads and noted that the Township currently has no requirements for truck parking. He also referenced ongoing truck parking issues along AM Drive and near the Turnpike and stated that the demand for truck parking is unlikely to diminish. He noted that truck terminals are already defined as a use in the Zoning Ordinance. Mrs. Harper agreed that requiring truck parking at hotels and motels was appropriate given the Township's proximity to the Turnpike. She also stated that truck parking should be prohibited on public roads where it would interfere with the public's legal use of the roadway. Mr. Haberle stated that the Township should continue moving forward with revisions to the parking ordinance. Mr. Vey stated that he would consolidate the comments and prepare a revised draft. Mr. Haberle noted that a

parking ordinance has already been enacted. Mr. Vey responded that the existing ordinance is limited because it identifies only specific roads. There was no further discussion.

Data Centers. Mrs. Harper stated that municipalities are required to provide zoning for all lawful land uses. She explained that if a municipality fails to provide for a lawful use, a developer may pursue a curative amendment, which could result in the use being permitted on property of the applicant's choosing. She noted that, after reviewing the PI (Planned Industrial) District regulations, data centers may already qualify as a permitted use. She added that data centers present unique issues, including water and sewer demand, and suggested creating a specific use category with regulations addressing those concerns. She recommended that the Township consider adopting a data center ordinance establishing where the use is permitted, minimum lot size requirements, and other applicable standards. Mr. Mininger stated that applicants should be required to demonstrate an adequate power supply. Mr. Johnson commented that the issue is not the availability of power but the cost and rate of electrical service. Mrs. Harper stated that the ordinance could specify the source of electrical power. She noted that Montgomery County currently has a proposed data center under review. Mr. Haberle agreed that power availability is an important consideration and suggested allowing data centers in the PI District by Conditional Use approval. He asked whether the ordinance should require closed-loop cooling systems or whether that requirement could be imposed as a condition of approval. Mrs. Harper responded that Conditional Use is a permitted use subject to specific standards established in the Zoning Ordinance. She stated that closed-loop cooling requirements could be incorporated into the ordinance itself. She also noted that the Commonwealth is considering legislation addressing data centers and that several related bills are currently pending. She explained that applicants who fail to meet ordinance standards would require relief through the Zoning Hearing Board. She added that many municipalities are regulating data centers through Conditional Use approval, although the approach is still relatively new. Mr. Haberle commented that closed-loop cooling systems also require consideration of how potential system failures would be contained. Mrs. Harper stated that such operational requirements may be difficult to regulate through zoning alone. Mr. Haberle noted that the Township has multiple PI Districts, including two along Route 663 and another near Trumbauersville, and asked how data centers could be limited to locations along the highway corridor. Mr. Vey stated that there are two primary approaches: limiting the use to specific zoning districts or establishing an overlay district. He explained that regulations could be prescriptive or performance-based. He identified the principal issues associated with data centers as electrical demand and water usage for cooling. He suggested that Conditional Use approval could include standards addressing water consumption, emergency backup generators, setbacks, air quality, noise, cooling equipment, rooftop equipment screening, and noise limits. He noted that traffic impacts are generally less significant than those associated with warehouse uses but that stormwater management could become an issue due to large areas of impervious coverage. Heat generation may also require consideration. Mr. Vey stated that data center regulations should be tailored to the specific type and size of facility, noting that the Township is more likely to encounter smaller cloud computing or leased data facilities. He expressed support for pursuing an overlay district with performance standards and stated that the Township should begin the process promptly. Mrs. Harper noted that the Montgomery County Planning Commission has prepared a draft ordinance that could serve as a model. During public comment, Mr. Ray Dougherty of Lucky Lane expressed concerns regarding noise generated by data centers, particularly from backup generators, stating they could be heard over long distances. He also expressed concern about groundwater withdrawals affecting private wells and referenced existing water quality concerns experienced by some local farmers. Mr. Scott Hendricks of Starr Road stated that, based on his research, even a relatively small data center can have electrical demands comparable to thousands of homes. He questioned the associated water and power requirements and suggested that data centers should be required to provide their own power source. He referenced reports of facilities in other states operating under similar requirements and expressed support for requiring closed-loop cooling systems due to concerns over drought conditions and groundwater availability. Mr. Haberle stated that Richland Township has prepared a 16-page draft data center ordinance and emphasized the importance of Milford Township acting proactively. He added that utility availability and water resources should be carefully verified and that outdated studies should not be relied upon. Mr. Gary Bender of Sleepy Hollow Road commented that some data centers use hydrogen-based cooling technologies and stated that Pennsylvania has thousands of data centers. He referenced a facility near Pittsburgh that provides its own power and water supply under state-approved requirements. He expressed the opinion that large data centers are best located in areas with access to Marcellus Shale natural gas resources and stated that emissions can be effectively managed. He also noted current delays in obtaining backup generators and commented on natural gas infrastructure. Mr. Bender added that data centers primarily use water for cooling and that the water is recirculated rather than consumed. Mrs. Harper stated that it was encouraging to hear discussion of potential solutions and reiterated that Montgomery County currently has multiple data center applications under review. She concluded that the Township should begin preparing appropriate zoning regulations in anticipation of future development proposals. There were no further comments at this time.

Agricultural Uses – Livestock, Agri-Entertainment, Agricultural Retail. Mr. Haberle stated that he would like to review the Township's agricultural regulations, including permitting more chickens on smaller lots than is currently allowed and revising the method used to calculate net buildable site area. He also recommended reviewing the A-1 Farming Use regulations, minimum lot size requirements for certain agricultural uses, and standards governing animal uses. He stated that

aligning the Township's regulations more closely with those of neighboring municipalities would improve consistency and make enforcement easier. Mr. Haberle also discussed agri-entertainment uses, noting that many farms are seeking additional revenue sources, such as wedding venues, to remain financially viable. He explained that these uses currently require approval from the Zoning Hearing Board and acknowledged that they may have impacts on neighboring properties. He stated that the Township should consider allowing certain agri-entertainment uses by ordinance while establishing standards governing where and how they may operate. He also questioned whether the current variance process consistently satisfies the legal hardship requirements or whether some hardships are self-created. Mr. Johnson stated that he has observed livestock being kept on properties of less than three acres and supports reducing the current acreage restrictions. Mr. Kravitsky suggested that the ordinance prohibit roosters on smaller lots. Mr. Haberle agreed that roosters could be prohibited on smaller acreage while allowing hens. Mr. Hertz stated that he lives on a 3.71-acre property and had discussed keeping a rooster with his neighbors to ensure they had no objections. Mr. Johnson asked whether agricultural retail uses would be included in the proposed amendments. Mr. Haberle responded that agricultural retail would be addressed as part of the agri-entertainment regulations. Mr. Vey asked whether there were any additional comments. He noted that many municipalities include activities such as tasting rooms, small roadside farm stands, and other direct-to-public agricultural sales within their agri-entertainment or agritourism regulations. Mr. Miner noted that roadside farm stands have been preempted by state law. There were no further comments on this topic.

Tobacco/Vaping. Mr. Vey explained that regulation of vaping and tobacco businesses involves both zoning and licensing. He stated that zoning regulations typically address the location of these businesses, including minimum separation distances from schools, libraries, and other youth-oriented facilities. Licensing regulations govern business operations, including requirements for obtaining a license, prohibiting sales to individuals under the legal age, restricting self-service displays, and other operational standards. He noted that enforcement responsibilities may overlap with state regulations. Mrs. Harper stated that when the objective is to limit youth access, municipalities commonly use zoning regulations requiring minimum separation distances from schools, libraries, and similar facilities. Mr. Vey stated that, from a zoning perspective, it would be reasonable to permit vaping and tobacco retail uses within the commercial corridor extending from Wawa to the Pennsylvania Turnpike. He added that the Township has received requests from local schools and neighboring municipalities to assist in addressing concerns related to these businesses. There was no further discussion.

Board Appointments

Park Board - Resignation of Jerry Hertz and Appointment of Brady Clymer. Mr. Vey announced the resignation of Park Board Member Jerry Hertz. He also reported that Mr. Brady Clymer has submitted a letter of interest to serve on the Park Board and fill the resulting vacancy.

Mr. Miner made a **MOTION** to accept the resignation of Jerry Hertz and appoint Brady Clymer to the Milford Township Park Board. The motion was seconded by Mr. Johnson and passed unanimously.

Planning Commission - Appointment of Jerry Hertz. Mr. Vey stated Mr. Hertz has submitted a letter of interest to serve as a member of the Milford Township Planning Commission.

Mr. Haberle made a **MOTION** to appoint Jerry Hertz as a member of the Milford Township Planning Commission. The motion was seconded by Mr. Johnson and passed unanimously.

Reports:

Code Enforcement Departmental Report. Mr. Kravitsky presented the May 2026 Code Enforcement Report. A total of 37 permits were issued in May: 18 residential renovations, 3 zoning, 2 commercial, 11 residential accessory permits, and 3 Single Family Dwellings. A total of 12 Use & Occupancy permits were issued, and 14 fire inspections were performed. No Zoning Hearing Board Applications were received.

Public Works Departmental Report. Mr. Todd presented the May 2026 Public Works Department Report. Post-winter street sweeping took place in all curbed areas of the township to remove debris buildup from roadways. AMS brought in their road sealer for three days repairing various roads that needed attention. Keiser, Brick Tavern, Portzer, and Weiss Roads were all oil and chipped by AMS. The public works crew then swept all the loose stone from the treated roadways to ensure safe driving conditions. AMS also completed crack sealing and poly patching on several township roads. To prepare for the upcoming overlay, the Public Works crew rebuilt inlet boxes and scratch coated blacktop. Once completed, AMS then overlaid Lucas, Everly, Wiedner, Upper Vassar, and Hollins with new blacktop. Parks, basins, and open space was a major focus throughout the month due to rapidly growing grass. We began roadside mowing as well as mowing throughout township parks and open space properties. The township office building was weeded and mulched. Trail improvements were made to the Molasses Creek Park upper trail by replacing four large cross pipes to improve drainage and trail conditions. The crew also cleared two fallen trees from the Parkside Trail to keep the trail useable and safe. Work also continued on the stone wall construction at the Molasses Park concert stage. The front doors of the Old School House were removed and refinished as part of ongoing maintenance. Preparations were completed for the opening of the splash pad for the summer season. The splash pad tank was

fully drained, scrubbed clean, refilled, shocked, and water tested. Inside the shed filters were cleaned, maintenance was done on the pumps, and waterlines reassembled. It was functioning and ready for use on Memorial Day weekend.

Park Board Meeting Minutes. None.

Milford Fire Company Report. Mr. Haberle stated a written report is available for review. Mr. Mininger noted the upcoming carnival will be held on June 16th through the 20th with fireworks on the 19th.

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

Managers' Report – Growing Greener Grant Applications. Mr. Vey reported that he is preparing an application for a Growing Greener Grant. He noted that two years ago the Township applied for funding for several specific projects but was not awarded a grant. For the current application, he intends to take a broader watershed-based approach, including water quality improvements, stream testing, and riparian plantings. He noted that the Unami Creek watershed is the only watershed in the area that does not currently have an Act 167 Plan. Mr. Vey also stated that the application will include streambank restoration projects, including an area along the southeast portion of Unami Creek where ongoing erosion is encroaching on residential properties. He explained that the erosion issues require comprehensive engineering solutions and cannot be addressed through simple bank armoring or hard stabilization measures. In addition, Mr. Vey said the Township is exploring agricultural riparian initiatives, conservation reserve and enhancement programs, and opportunities to establish permanent conservation easements as an alternative to 10-year conservation agreements. Mr. Vey stated that the Township Engineer is being engaged to assist with the overall engineering needed to support a competitive grant application. ArcheWild will prepare the application in coordination with the Bucks County Conservation District. The application deadline is June 22, 2026. Mr. Vey noted that, for the previous grant application, the Township committed to providing a 5% local match. He added that one affected property owner may be willing to contribute matching funds once project costs have been determined. Mr. Haberle asked whether there was an update on the anticipated start of the Allentown Road/Route 663 project. Mr. Vey responded that he is still awaiting additional information.

Correspondence

Resignation of Tax Collector Sandra Sutliff. Mr. Vey stated a letter of resignation has been received from Sandra Sutliff, Tax Collector. Mr. Haberle made a **MOTION** to accept the resignation of Sandra Sutliff. Mr. Mininger seconded the motion. The motion passed unanimously.

Mr. Vey stated a resolution has been prepared to appoint Richland Township's Tax Collector, Raymound "Skip" Goodnoe, who is currently the Deputy Tax Collector for Milford Township, as Tax Collector for Milford Township. In 2019 a Joint Taxing District was formed following the resignation of Richland Township's Tax Collector. When they elected a new tax collector the Joint Taxing District no longer existed. In process now is a Resolution from Richland Township creating an Agreement for Joint Tax Collection. The hope is to have everything in place by Monday for required bonding. Mrs. Harper noted we only have 30-days under law and due to the timing of this a draft resolution was created.

Mr. Mininger made a **MOTION** to approve **Resolution No. 2026-10**, Appointing Milford Township Deputy Tax Collector Raymond "Skip" Goodnoe as Tax Collector with conditions. The motion was seconded by Mr. Haberle and passed unanimously.

Pennsylvania State Police Request for Additional Signage at Route 663/AM Drive. Mr. Todd reported that the Township received a written request from the Pennsylvania State Police to install additional signage prohibiting certain trucks from making left turns onto AM Drive. The proposed signs would be installed on the traffic signal structures at the intersection of Route 663 and the Pennsylvania Turnpike interchange ramps, as well as along northbound Route 663. The requested signage would read: "**No Left Turn onto AM Drive for Vehicles with Trailers Over 45 Feet.**" Mr. Todd explained that trucks exceeding the 45-foot trailer length restriction continue to make prohibited left turns onto AM Drive. Although drivers are being cited, many citations are being challenged because motorists claim the existing signage is insufficient. He noted that when a truck occupies the adjacent lane, the current signs may not be visible. Mr. Todd stated that he contacted Higgins regarding the request and was advised that the Township's permit would need to be amended to install the additional signs. He also commented that the proposed wording may be excessive for a traffic sign. He noted that the intersection currently contains two John Fries Highway directional signs mounted on the traffic signals. Mr. Todd emphasized that the Pennsylvania State Police are requesting, but not requiring, the Township to install the additional signage. Mr. Vey stated that he would raise the issue with the Pennsylvania Turnpike Commission as part of the ongoing interchange redesign, noting that the problem is likely to continue after the new ramp is constructed. He added that the narrow width of AM Drive has been discussed during the interchange design meetings. Mr. Vey further suggested that the matter may fall under PennDOT's jurisdiction and stated that he would request additional input from the Pennsylvania State Police. Mr. Todd stated that he would obtain cost estimates for the proposed signage. He added that PennDOT may ultimately need to address the issue because modifications to the existing sign layout may be required. Mr. Vey stated that the Township should also consider the

appropriate size of the proposed signs. Mr. Haberle noted that Mr. Todd would begin the process and obtain pricing for the requested improvements. Mr. Mininger suggested retaining the existing restriction prohibiting left turns onto AM Drive by vehicles with trailers exceeding 45 feet in length.

Fire Police Assistance Request(s). Fire Police Assistance Request have been received for the Sellersville Fire Department Carnival scheduled for Tuesday, July 7th through Saturday, July 11, 2026; Quakertown Borough for the Quakertown Fire Departments annual carnival being held June 2nd through June 6, 2026; Quakertown Borough for the Quakertown Community High School Graduation taking place on Monday, June 8, 2026; Dublin Borough for the Dublin Volunteer Fire Company Fireman's Fair taking place on July 10th and 11th and July 14th through the 18th; and Coopersburg Borough for the Coopersburg Halloween Parade taking place on Sunday, October 11, 2026.

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

Bucks County Airport Authority Meeting Minutes. Mr. Mininger stated there has been no change. The obstruction removal project is complete except for a couple properties that refused the Authority to trim trees. This will be up to them to do the trimming. Mr. Mininger stated the hangers will be built this year.

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

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/Chapter 94 Report. Mr. Haberle stated the Milford Trumbauersville Area Sewer Authority Meeting Minutes and Chapter 94 Report are available for review.

Escrow Release(s)

Rotho Blaas, 2075 Rosenberger Road, TMP No. 23-010-073. Construction Escrow Release Request #1. Mr. Baldwin stated the only change was to the demo and the clearing and he is in agreement with the request to drawn down the escrow as modified. The applicant is aware of the modification.

Mr. Haberle made a **MOTION** to approve the Rotho Blaas, 2075 Rosenberger Road, TMP No. 23-010-073, Construction Escrow Release Request #1. Mr. Mininger seconded the motion. The motion passed unanimously.

Public Comment on Non-Agenda Items:

Mr. David Brown of Bannerstone Drive stated he has a question for Mr. Vey. He attended a meeting at Souderton High School regarding the Turnpike project and asked if there were any updates regarding the northeast extension with regard to engineering retrofitting and sound barrier. Last noted was Milford Township would not get sound barriers. He asked if there was an update or if this has been reconsidered. Mrs. Harper asked if there have been any changes that effect the density per mile. The way they consider barriers is how many houses and how far away they are. She noted it might be worth asking again. Mr. Vey stated there have not been any changes and he is unaware of anything that would force them to go back and revisit. Mr. Brown asked if the township would represent the tax payers. Mr. Brown said south of Milford complained and it was reconsidered. Mrs. Harper said the State Legislator is the best bet, Craig Stats and Jarrett Coleman may be able to help more. Mr. Brown asked if a letter from the township could accompany his request to reconsider. He stated what will really help is to know how they were successful with the installation of the sound barriers. Mrs. Harper noted the passage of time since the analysis was done may help but the things that matter is the distance and density. Mr. Brown asked if it would be fair to say he spoke publicly at this meeting and Milford Township is in support. Mr. Vey stated staff will find out what changed to the south of here, this happened there for this reason and does the same thing apply here. There were no further comments at this time.

Adjournment: With their being no further business Mr. Haberle made a MOTION to adjourn the June 2, 2026 Milford Township Board of Supervisors meeting at 8:12 p.m. The motion was seconded by Mr. Mininger and passed unanimously.