

Milford Township
Planning Commission Meeting Minutes of June 24, 2026
7:00 P.M.

Call to Order: Mr. Murray called the June 24, 2026 Planning Commission meeting to order at 7:00 p.m.

Mr. Murray welcomed Jerry Hertz to the Milford Township Planning Commission.

Minutes: The Minutes of May 27, 2026 were accepted as presented.

Plan Acceptance: D.R. Horton, Brookfield Subdivision, West Pumping Station Road & Old Bethlehem Pike, TMP No. 23-015-036, 23-015-037, and 23-015-039. Proposed 106 lot subdivision. The revised Brookfield Preliminary Plan was accepted for review.

Subdivision/Land Development:

Faith Christian Academy, Waiver of Land Development, 2255 Allentown Road, TMP No. 23-010-112-001. Tyler Freed, P.E., of Mease Engineering, appeared on behalf of Faith Christian Academy, accompanied by Scott Mease, Andrew O'Connell, Ryan Clymer, and lighting consultant Andrew Zimmerman, to present a land development application for improvements to the Faith Christian Academy campus located on Allentown Road. Mr. Freed explained that the application represents the fifth phase of the Academy's ongoing campus improvements. The proposal includes expansion of existing track, replacement of the existing track and installation of an artificial turf field, installation of field lighting, two proposed off-street parking lots, and stormwater management facilities. Mr. Freed noted that previous phases included construction of the indoor batting cage, wellness center, parking improvements, and other campus improvements. An earlier sketch plan included the wellness center and track improvements together; however, the track improvements were deferred and now represent the final remaining component. He stated that the existing track is in significant disrepair and has irregular dimensions. After evaluation, it was determined that complete replacement was more practical than repair. The proposal also includes construction of a new stormwater basin, a parking lot along Allentown Road, relocation of field event areas to the front of the school, and expansion of available parking. Mr. Freed advised that the applicant was requesting several waivers from the Township Subdivision and Land Development Ordinance (SALDO), consistent with previous phases of development. The Commission reviewed correspondence received from Pennoni Associates and Bucks County Planning Commission (BCPC). Commission members discussed the proposed stormwater management system, including the use of artificial turf. Mr. Hertz questioned the use of artificial turf and its impervious nature. Mr. Freed explained that while the turf field itself is artificial, the Township has determined it must be treated as impervious for stormwater calculations. As required by DEP, the applicant will modify its stormwater permit and design the field as though it were a parking lot for runoff calculations. Mr. Freed explained that an underground stone bed and piping system beneath the turf field will provide infiltration and stormwater management for both the field and portions of the parking lot. Testing has demonstrated that the system will infiltrate stormwater in a manner similar to traditional infiltration basins before gradually discharging the water. Mr. Hertz asked how the underground system would be maintained. Mr. Freed stated that very little sediment should enter the system due to its construction, minimizing maintenance concerns. If issues were suspected, infiltration testing similar to basin testing could be performed. Mr. Murray questioned where discharge from the system would occur. Mr. Freed indicated discharge would be directed east toward an existing manhole behind the modular classrooms before ultimately flowing to Unami Creek. Mr. Klein questioned whether DEP considers artificial turf impervious. Mr. Freed responded that the calculations included both the removed and proposed surfaces and followed the methodology previously accepted during earlier phases of development. Mr. Baldwin requested that the supporting documentation regarding impervious calculations be added to the plans. Questions were also raised regarding water quality treatment for runoff. Mr. Freed stated the infiltration system is designed to meet DEP water quality standards and noted that these best management practices require testing and monitoring. Mr. Murray noted that portions of the existing parking lot currently discharge directly toward the creek. Mr. Freed explained that the existing parking lot predates the current project and was originally constructed as part of the former Milford Middle School and the lower parking lot drains toward Allentown

Road. A discussion was had regarding parking and site improvements. Mr. Freed stated the new lower parking lot would provide overflow parking during athletic events, create an area to balance site grading, and improve access to field event areas. He noted that future plans for school expansion could eventually eliminate existing parking spaces, making the additional parking beneficial. Mr. Murray noted that those future building plans are not part of the current application. Mr. Freed agreed, stating that the proposed parking primarily redistributes traffic already using the campus rather than creating new demand. Mr. Klein asked about additional site access. Mr. Freed confirmed there is another connection to the south that could be utilized in the future. Ryan Clymer explained that the upper parking area had originally been proposed over a year earlier to provide overflow parking serving the turf field and school events. He acknowledged that the athletic facilities are occasionally rented for outside use on weekends. Mr. Klein asked whether the fields are used solely by the school. Mr. Clymer confirmed that outside organizations do rent the facilities during weekends. Mr. Freed reviewed the outstanding zoning comments. He advised that Zoning Comments 3, 4, and 5 depend upon a determination by the Zoning Officer regarding whether certain improvements constitute "structures" under the Zoning Ordinance. Depending upon that determination, zoning relief may be required. Comments 1, 2, 6, and 7 have been discussed and will be addressed in the applicant's revised submission. Mr. Murray questioned how Comment 6, Nuisance Standards, would be addressed, noting concerns previously raised by neighboring property owners, including Mr. Fluck of 2285 Allentown Road. Mr. Freed stated that the issue would be addressed through a narrative demonstrating ordinance compliance. The only substantial change affecting nearby properties would be the proposed lighting. Mr. Murray questioned the need for 233 additional parking spaces when the ordinance requires fewer spaces. Mr. Freed responded that the parking exceeds ordinance minimums as a matter of convenience because existing parking shortages occur during major events. Mr. Freed reviewed the requested SALDO waivers, including additional waiver requests related to Pennoni review comments, stormwater management, and recreation facilities. One item of discussion focused on whether the private athletic facilities satisfy recreation land requirements. Mr. Klein asked whether the facilities would be open to the public. Mr. Freed responded that they would remain private but noted that this interpretation had been accepted during prior phases. Mr. Murray stated he did not believe private facilities satisfy recreation land requirements because they are not available for public use. Additional discussion occurred regarding stormwater-related waivers, basin side slopes, curbing requirements, and sheet flow drainage. Mr. Baldwin indicated he was satisfied with the proposed engineering solutions and explained that elimination of certain curbing would facilitate sheet flow into the stormwater system. Andrew Zimmerman presented the proposed athletic field lighting design. Mr. Freed acknowledged that lighting had been a significant concern during previous applications and stated the applicant wanted to fully address those concerns. Mr. Klein asked whether the proposal replaces existing lighting or adds new fixtures. Mr. Freed explained that the project includes both upgrading existing lighting and installing new lighting where needed. Mr. Clymer stated that portions of the existing LED lighting system are approximately five years old. Mr. Zimmerman explained that the proposed lighting utilizes modern LED fixtures with internal shielding and reflectors to direct light onto the field while minimizing glare and spillover. He stated the design uses four poles with approximately seven fixtures per pole, combining 900-watt and 1,200-watt fixtures to achieve required athletic lighting levels while minimizing impacts to neighboring properties. Mr. Zimmerman explained that lighting levels are designed to achieve zero foot-candles at adjacent property lines. He also discussed compliance with dark-sky design standards, noting that glare measurements (candela) would remain well below accepted thresholds. Mr. Vey stated that previous complaints had involved visible lighting from properties along Bleam Road. He noted that the proposed shielding and directional lighting are intended to eliminate those issues. Mr. Murray asked whether parking lot lighting was proposed. Mr. Freed responded that no parking lot lighting is currently proposed. Mr. Clymer added that lighting would only be installed if required. Several Commission members expressed concern about unnecessary parking lot lighting and stressed minimizing impacts to neighboring residential properties. Mr. Baldwin indicated that most engineering comments had been addressed or would be addressed through the applicant's revised submission. Mr. Klein stated that he remained concerned regarding the impervious surface calculations and would like to see supporting documentation. Mr. Murray questioned several remaining SALDO comments and requested clarification regarding plan revisions. Mr. Freed acknowledged one drafting error on Sheet 9 that would be corrected during resubmission. Mr. Hertz confirmed the stormwater system is designed for the 100-year storm event, which Mr. Freed affirmed. Mr. Bolton stated he had no significant engineering concerns but remained concerned regarding the unresolved zoning issues, particularly side-yard setbacks and neighboring property impacts. He noted that a zoning variance process would provide adjacent property

owners an opportunity to be heard. Mr. Murray stated additional discussion regarding lighting impacts and neighboring properties was still needed. Rodney Fluck, 2285 Allentown Road, registered his objection to approval of the requested waivers. Mr. Fluck expressed concern regarding unresolved zoning issues, particularly the proposed location of approximately 70-foot lighting poles near his property line and whether setback requirements are being met. He also questioned the accuracy of the lighting analysis and requested that potential light intrusion onto neighboring properties be fully addressed before any approvals are granted. Mr. Fluck stated that the zoning review process should not eliminate neighboring property owners' opportunity to provide public input. Following discussion, the Planning Commission agreed that the application should be tabled pending a determination from the Zoning Officer regarding the outstanding zoning issues. Mr. Freed requested consideration of the waiver requests. He indicated the plans would be revised and resubmitted to incorporate comments from the Township Engineer and other reviewing agencies. The Commission members indicated general support for many of the requested engineering waivers; however, several members were not prepared to recommend waiver of the land development process until the zoning issues had been resolved.

Milford Village Section 1 Retail, Final Land Development Plan, John Fries Highway, TMP No. 23-010-175-001.

Mr. Martin Smith of Pany Lentz was present on behalf of the applicant to present the Final Land Development Plan. Mr. Smith noted that the project had previously appeared before the Commission last year for preliminary plan review. The applicant addressed the comments received during the preliminary review and incorporated the necessary revisions into the final submission. The applicant proposes two stand-alone retail office buildings, one 37,200 square feet and one 6,000 square feet with associated site improvement. Mr. Smith stated that the applicant had received and reviewed the following review letters; Pennoni engineer review letter dated June 12, 2026, Milford Township Water Authority, and Milford Trumbauersville Area Sewer Authority. He also explained that several waiver requests were submitted with the application and had been discussed with Mr. Baldwin prior to the meeting. One remaining item requires Planning Commission discussion. Mr. Baldwin stated he discussed the requested waivers and review comments with Mr. Smith, including: SALDO Comment 5- minimum storm sewer pipe size, SALDO Comment 7- storm sewer pipe of less than 0.5%, SALDO Comment 12- parking areas to be set back 15' from street line and 25' from property line (requested waiver), and SALDO Comment 14- driveways to be located not less than 40' from the nearest tangent point of the curb radius of any intersection to the driveway (requested waiver). Additional comments discussed included SALDO Comment 9- curbs shall be designed and constructed in accordance with municipal specifications or the specifications of the municipal engineer. An 8-inch curb reveal with a 22-inch deep section is required. Mr. Baldwin stated he would support a waiver with respect to the use of 6-inch curb with an 18-inch deep curb section reveal. SALDO Comment 1- a minimum aisle width of 24 feet is required for two-way access provided with 90-degree off-street parking. The off-street parking proposed west Retail Building 2 does not comply with this requirement. Mr. Smith noted a sidewalk had been shifted and would be adjusted accordingly. SALDO Comment 14- driveways shall be located not less than 40-feet from the nearest tangent point of the curb radius of any intersection to the driveway. Mr. Smith stated a waiver would be requested as this comment pertains to the Abby Lane Roundabout. SALDO Comment 15- compliance of buffer yard requirements. Mr. Smith advised the Seventh Revised Master Plan already addressed this comment and a waiver will be requested. Stormwater comments were also reviewed. SW Comment 3- addresses a waiver from providing concrete end walls for open-end stormwater conduit. Mr. Baldwin stated he has no objections to this waiver request. SW Comment 5 address the plan sheets need to be revised for legibility. Mr. Smith explained that the NPDES plans would ultimately govern these requirements, making the comment not directly applicable. Mr. Murray asked how the site would be handled if one of the buildings were occupied by a restaurant and whether sufficient parking would be available. Mr. Smith responded that the Township's mixed-use retail regulations govern parking requirements for future tenants. Mr. Murray asked whether this had created problems on similar developments in the past. Mr. Smith explained that a restaurant is not currently proposed and that the development is designed as a mixed retail use. If a restaurant were proposed in the future, it would still be evaluated under the mixed-use provisions of the Township Zoning Ordinance. Mr. Smith confirmed the parking calculations are in compliance with the Zoning Ordinance and that the plan proposes 223 parking spaces. Mr. Hertz asked about delivery traffic and expressed concern regarding the narrow loading area located behind the buildings. Mr. Smith explained that delivery trucks would enter from Mill Hill Road and back into the loading docks. Mr. Vey

asked about dumpster locations. Mr. Smith stated that a centralized dumpster facility would be located behind Retail Building No. 1, with no separate dumpster provided for Retail Building No. 2, it would be a shared location. Mr. Baldwin noted that truck-turning templates had been submitted and reviewed by the Fire Marshal as part of the application and were found to be adequate. Mr. Smith added that the Fire Marshal identified the design vehicle size. The site was designed to accommodate a tractor-trailer, ensuring that emergency vehicles, including fire apparatus, could also maneuver throughout the site. Mr. Smith summarized the remaining waiver requests and clarifications: Requested approval of five waivers, including an additional waiver related to pipe slope. SALDO Comment 12- the ordinance requires parking to be set back 25 feet from property lines. The parking area adjacent to Abby Lane and Mill Hill Road is located approximately 21 feet from an internal property line created by an existing basin lot. Because the basin lot is internal to the development, the applicant requested relief from the setback requirement. Mr. Murray stated he had no objection to the requested waiver. Regarding SALDO Comment 14, Mr. Smith explained that the revised design incorporates a roundabout where a T-intersection had previously been proposed. Mr. Vey referenced Zoning Ordinance Comment 3- information and supporting calculations concerning projected traffic impacts were not provided with the Final Plan application. Mr. Smith stated that, based on his understanding, the Seventh Revised Master Plan addressed the comment and requested confirmation that the plans, as submitted, are compliant. Mr. Smith also requested a waiver related to Stormwater Comment 5 pertaining to text size on certain plan sheets. He explained that the referenced Post Construction Stormwater Management (PCSWM) plans were prepared to satisfy NPDES requirements and include sheets at varying scales, including 1" = 50'. Mr. Baldwin indicated he had no objection to granting the waiver for those specific sheets only. Mr. Smith requested clarification regarding SALDO Comment 19 concerning the recreation facility and trail. The comment references coordination of trail design between the applicant and the Township. Mr. Baldwin recalled that this requirement had already been addressed through the adjacent apartment development. There was no further discussion.

Mrs. Edwards made a **MOTION** to recommend approval of the Milford Village Section 1 Retail Final Land Development Plan along with the requested waivers. The motion was seconded by Mr. Bolton and passed unanimously.

Other Business:

Parking Ordinance. Mr. Vey stated there is a need for a revision to the parking ordinance as there is a need for the accommodations of trucks in Milford Township. Review and discussion will be held at a future meeting.

Adjournment: With there being no further business Mrs. Edwards made a MOTION to adjourn the June 24, 2026 Planning Commisision meeting at 8:34 p.m. The motion was seconded by Mr. Klein and passed unanimously.