

Milford Township Board of Supervisor's Minutes
July 7, 2026 - 7:00 pm

Supervisors Present: John Mininger, Vice Chair and Timothy Johnson, Member. Christian Haberle, Chair was absent.

Staff Present: Jeff Vey, Township Manager; Devan Ambron, Assistant Manager/Secretary/Treasurer; Todd Baldwin, Pennoni, and Kate Harper, Timoney Knox

Call to Order: Mr. Mininger called the July 7, 2026 Board of Supervisors meeting to order at 7:00 pm.

Approval of Minutes: Approval of June 2, 2026 and June 17, 2026 Meeting Minutes

Financial Report: Invoices for Approval, Treasurers Report of May 2026

Subdivision/Land Developments & Grant of Easement:

Milford Village Section 1 Retail, Final Land Development Plan, John Fries Highway, TMP No. 23-010-175-001. Two stand-alone retail office buildings, one 37,200 square feet and one 6,000 square feet with associated site improvement. The Board considered the Final Land Development Plan for Milford Village Section 1 Retail, consisting of two stand-alone retail office buildings totaling approximately 37,200 square feet and 6,000 square feet, together with associated site improvements. Marty Smith of Pany Lentz Engineering presented the application. He explained that the project previously received a recommendation of Preliminary Plan approval from the Planning Commission. Following that approval, the applicant addressed all preliminary review comments and submitted the Final Land Development Plan. The Planning Commission has since recommended Final Plan approval. Mr. Smith reviewed the updated waiver request letter and confirmed that the Township Engineer's review comments had been incorporated into the draft resolution distributed to the Board. The proposal includes two stormwater basins, parking facilities, a dumpster enclosure, and associated roadway improvements. He noted that a separate roadway plan is currently under review and will be completed prior to construction of this phase. The project also remains subject to NPDES permitting. Mr. Mininger asked Mr. Smith if he is satisfied with the draft resolution. Mr. Smith confirmed that he was. Mr. Smith addressed Zoning Comment 3 of the Township Engineer's June 12th review letter regarding projected traffic impacts, explaining that the proposed layout and development remain consistent with the previously approved Seventh Revised Master Plan and Conditional Use approval. He stated that he would coordinate with the Township Traffic Engineer and provide a letter from the traffic consultant confirming that the issue had been addressed through the previously completed Traffic Impact Study. Mr. Johnson asked the applicant to identify the location of the existing overhead utility lines. Mr. Smith indicated that the existing overhead lines are located along the edge of the parking lot and explained that only the existing overhead facilities will remain. All new service to the proposed buildings will be installed underground. He further noted that the requested waiver is consistent with maintaining the existing utility infrastructure. Mr. Vey stated the comment had been incorporated into the draft resolution. Mr. Baldwin agreed. Mr. Mininger asked whether compliance with the Township Engineer's comments included Comment No. 3. Mr. Smith confirmed that he would obtain the requested traffic consultant letter. Mrs. Harper noted that all customary conditions of approval, including confirmation of sewer capacity, water availability, and issuance of the NPDES permit, would remain conditions of approval. There was no further discussion or public comment.

Mr. Mininger made a **MOTION** to approve **Resolution No. 2026-12** granting Final Plan approval of the Milford Village Section 1 Retail Land Development Plan with conditions. The motion was seconded by Mr. Johnson and passed unanimously.

PPL Grant of Right-of-Way(s). One pole and overhead facilities, 1700 Kumry Road, TMP No. 23-007-138; overhead facilities Fels Road, TMP No. 23-007-116-002; three (3) poles, 12 anchor guys and overhead facilities, Krammes & Trumbauersville Road, TMP No. 23-007-138-008, 23-020-052, 23-020-058-001, 23-020-058, 23-020-051, 23-020-057, 23-020-024, 23-020-024-001; one (1) junction vault and underground facilities Upper Ridge Road, TMP No. 23-020-034. Mr. Vey explained that the requests are part of PPL's ongoing storm-hardening initiative. Mr. Johnson asked whether any of the proposed easements presented concerns because several facilities appear to be located outside the existing rights-of-way. Mr. Vey responded that the requested easements generally extend within approximately 30 feet of each utility pole and stated that he was unaware of any issues affecting the proposal and asked Mr. Todd to see if there are any issues with the request. No public comment was received.

Mr. Mininger made a **MOTION**, seconded by Mr. Johnson, to approve the PPL Right-of-Way Easements as presented. Motion passed unanimously.

Ordinance Discussion:

Parking Ordinance. Mr. Vey presented revisions to the proposed Parking Ordinance following prior discussions. He explained that the ordinance initially focused on restricting truck parking but lacked provisions identifying where truck

parking should be permitted. The revised draft establishes a dedicated truck parking section identifying parking requirements for various land uses, such as hotels, while also possibly addressing freight operations, truck circulation, delivery schedules, and operational planning for distribution centers. Board members reviewed the draft and discussed whether additional operational requirements may be appropriate.

Data Centers. Mr. Vey reported he reviewed revisions to the proposed Data Center Ordinance based on previous comments and incorporated the comments into the revised Data Center Ordinance. Revisions include specifically defining Data Centers, High-Density Computing Systems, and Data Center Accessory Uses/Structures; Permitting Data Centers only as a Conditional Use within the PI-Planned Industrial District; Establishing comprehensive development, design, operational, and performance standards tailor to the unique characteristics of modern centers; Requiring detailed engineering documentation demonstrating adequate utility capacity, infrastructure, environmental protection, emergency access, traffic management, noise compliance, and public safety; Authorizing Township review through the Conditional Use process to evaluate site-specific impacts and impose reasonable mitigation measures where necessary; Establishing standards for setbacks, buffering, architecture, lighting, security, construction management, utility infrastructure, emergency operations, and ongoing operational compliance; Providing inspection, enforcement, corrective action, and continuing compliance provisions which protecting proprietary business information; Preserving existing lawful approvals and including standard repealer severability, interpretation, codification, and effective date provisions. The overall purpose is to allow Data Centers as a specialized industrial use while protecting public health, safety, infrastructure, municipal services, neighboring properties, and the environment through clear, objective, and predictable land use standards. The ordinance now establishes varying standards based on facility size and anticipated impacts, including electrical demand, water usage, and cooling requirements. We are now looking at tiers. Small Data Centers won't need acres of computing facilities. He explained that conditional use approval will remain an important component of the review process. Mr. Mininger commented on emerging technologies that generate electricity from natural gas and noted that such technologies may become increasingly relevant to future data center development.

Other Business:

Bucks County Consortium 2026-2027 Fuel Bid Results. Mrs. Ambron presented the Bucks County Consortium 2026 Fuel Bid results summary. Riggins Inc., was awarded the bid for 5,999 gallons or less of unleaded regular gasoline and Ports Petroleum was awarded the bid for 8,000 gallons or less of ultra-low sulfur diesel.

Mr. Mininger made a MOTION to accept the Bucks County Consortium 2026 Fuel Bid results. The motion was seconded by Mr. Johnson and passed unanimously.

Agricultural Lease. Mr. Vey reported that the Agricultural Security Committee has spent considerable time developing a comprehensive agricultural lease with the focus being on the term of the lease. The Major provisions include: Five-year lease terms with up to two additional five-year renewals; Six-month notice prior to lease expiration; Stewardship objectives addressing soil conservation, riparian buffers, and agricultural infrastructure; Dead, dying, and hazardous tree management procedures; Restrictions on commercial sale of timber without Township approval; and Habitat conservation practices. Mr. Vey stated all trees, whether living or dead belong to the township. The trees may be removed without application if they are dead or interfere with agricultural practices. There is limited extent, the trees to be removed cannot be in the buffer area. Written township approval is required for more than 10 trees and emergency removal is permitted.

Hunting and Wildlife Management to Agricultural Lease. Mr. Vey presented a proposed Hunting and Wildlife Management exhibit to accompany agricultural leases. The addendum includes: Authorization for the Township to suspend hunting activities when necessary; Designates the agricultural tenant as hunting manager; Requires coordination between hunting and farming operations; Addresses safety, reporting requirements, insurance, indemnification, and participation in deer management programs. The farmer gets control to control what is going on on the leased property. The proposed process in antler-less hunting with the red tag program allowing hunting in the off season for deer population control. Mr. Mininger stated there is an opportunity for deer management in coordination with the airport. Mr. Johnson noted this will be added as an exhibit to the lease. Mr. Vey indicated the revised lease would be presented in August, with individual lease approvals anticipated in September. Mrs. Harper noted this reserves the rights to the township to suspend hunting. Mr. Dougherty asked if hunting was allowed on township open space. Mr. Vey stated it all comes down to posting and the law and how it is enforced. There have been issues with hunting and the behavior of some hunters. Mr. Johnson stated farmers need access to control what is going on with the land they are investing in. The Board discussed preparing individual leases for each Township-owned agricultural property identifying specific acreage and rental values. Mr. Vey stated the NRC and Farm Service Agencies have programs that pay for riparian buffers. The problem is that area is rented and after 10 years can be ripped down. This is tenant-landlord and we should be moving to do conservation plans. Mr. Johnson asked if the Agricultural Security Committee will need to approve the lease. Mr. Vey stated the revised will be on the August agenda and added additional time should be given to the end of the year. There was no further discussion at this time.

Reports:

Code Enforcement Departmental Report. Mr. Kravitsky presented the June 2026 Code Enforcement Report. A total of 27 permits were issued in June: 10 residential renovations, 6 zoning, 3 commercial, 4 residential accessory permits, 3 single family dwellings, and 1 home occupation. A total of 10 Use & Occupancy permits were issued, and 10 fire inspections were performed. No Zoning Hearing Board Applications were received.

Public Works Departmental Report. Mr. Todd presented the June 2026 Public Works Report. The Public Works crew cleaning roadside ditches along Fennel Road, Old Plains Road, and Angstadt Road to improve stormwater flow. Electronic speed signs were installed on Willow Stream and Fennel Road to remind drivers to slow down. Vegetation and brush were cleared around roadway signs throughout the township to improve visibility. Additional sight distance improvements were made at the intersection of Route 663 and Allentown Road by removing overgrown vegetation that obstructed motorists' views. Roadside mowing continued across the township. The deteriorated concrete apron at the Parkside Trail parking lot was removed and replaced with new blacktop. A major inlet repair was performed at the intersection of Spinnerstown Road and Sleepy Hollow Road because the old inlet top was collapsing. Washed-out roadway edges on Weiss Road and Tirjan Drive were fixed using blacktop and several large potholes were filled on Myers Road. Preparations also began for Rosenberger Road. Trees were cleared from the right-of-way, and stone was hauled to the Public Works facility and stockpiled for future use. At Molasses Creek Park, the rock walls surrounding the concert stage were completed and mulched, so it is now ready for the scheduled concerts this month. The splash pad continued to operate reliably and is a popular attraction for residents. The large pavilion had a new roof put on, as did the gazebo. The butterfly garden had sod removed and pine chips were rototilled into the soil to improve growing conditions. At Unami Creek Park we had to dig up the water line by the well at the bathrooms to fix an underground leak. The toilets had new stoppers installed in the tanks to stop the water from continually running and ensure the facilities remained open and operational. A hazardous tree located along the Barrel Run Trail was also removed to keep the trail safe for trail users. The Clover Mill neighborhood had an inlet box repaired that was in the open space. There was also a grit trail there that weeds were taking over so the crew scraped all the weeds out and resurfaced the trail with recycled millings, making it more accessible for public use.

Park Board Meeting Minutes. Mr. Vey reported there was a lot of overlap with Public Works with a lot of attention given to the band pavilion. There was a push to get vegetation removed at the Mill on Nursery Road. Specific maintenance items included roof replacement projects and completion of work on the Kauffman Loop Trail. There is going to be focus on the future trail connections associated with the LifeQuest development. There is concerns regarding public access and safety near the Breisch Road bridge crossing over Unami Creek. When the Park Board was out visiting the site there was an unhappy owner present. We want to establish good neighbors at this point with no public intrusion on private property and get the owners involved in the actual design.

Milford Fire Company Report. Mr. Mininger stated a written report was received and is available for review.

Trumbauersville Fire Company Report. Mr. Mininger stated a written report was received and is available for review.

Managers Report. Mr. Vey reported on PennDOT's proposed Trumbauersville Bridge replacement project and associated future trail improvements. PennDOT requests a letter from the Township to approve a proposed detour, previous Upper Ridge Road project detour, and trail configuration, including a four-foot shoulder along the north side of Trumbauersville Road and a ten-foot shoulder along the south side of Trumbauersville Road. Mr. Vey stated it is not known exactly where the trail will be coming down Kumry Road. The orientation is to have it cross where there is good sight distance. Mr. Vey stated if there are no issues he will send the requested letter to PennDOT.

Mr. Johnson made a **MOTION** to approve PennDOT's recommendation for the proposed detour plan and trail width. The motion was seconded by Mr. Mininger and passed unanimously.

Mr. Vey stated a request has been received from LifeQuest for a letter of support to accompany a Department of Community and Economic Development grant application to improve Route 663.

Mr. Mininger made a **MOTION** to approve the issuance of a letter of support to LifeQuest to accompany their Department of Community and Economic Development Grant application. Mr. Johnson seconded the motion. The motion passed unanimously.

Correspondence:

Fire Police Assistance Request(s). Fire Police Assistance Requests have been received from East Greenville Sons of the American Legion for the Silver Anniversary 9/11 Memorial Service taking place on September 11, 2026 and Green Lane Borough for the National Night Out taking place on August 8, 2026.

Mr. Mininger made a **MOTION** to approve the East Greenville Sons of the American Legion and Green Lane Fire Police Assistance Requests. The motion was seconded by Mr. Johnson and passed unanimously.

Bucks County Airport Authority Meeting Minutes. Mr. Mininger stated there is nothing new to report. There is a lot of repaving, crack sealing, and remarking of the taxi ways. The new hanger development is scheduled to take place later this year and the old hangers are being rehabbed.

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

Milford Township Water Authority Meeting Minutes and 2025 Consumer Confidence Report. Mr. Vey stated the Milford Township Water Authority Meeting Minutes are available for review. The Consumer Confidence Report includes all test results for the year. There was one violation on September 15, 2025 due to a testing procedure and pH problem with the sample. Everything was fine.

Milford-Trumbauersville Area Sewer Authority Meeting Minutes and 2024–2025 Financial Statement. Mr. Mininger stated the Milford Trumbauersville Area Sewer Authority Meeting Minutes are available for review. Mr. Mininger asked Mr. Robert Smith if there is an update on the Copper Study. Mr. Smith said it was sent into DEP 2-years ago to approve and they have not received an approval at this time. It is currently being investigated on where the review of the study stands.

Escrow Release:

Rotho Blaas, 2075 Rosenberger Road, TMP No. 23-010-073. Construction Escrow Release Request #2. Mr. Baldwin recommended approval of Construction Escrow Release Request No. 2 following review.

Mr. Mininger made a **MOTION** to approve the Rotho Blaas Construction Escrow Release #2 request. Mr. Johnson seconded the motion. The motion passed unanimously.

Public Comment:

Mr. Ray Dougherty of Lucky Lane stated he is still having problems with lights from the township next door. He stated according to Federal Law a written complaint must be acted on. This is the fourth month in a row has made a complaint and asked what is being done about it. Mrs. Harper said the light issue is in Quakertown Borough. He noted he has a brain injury and PA Law dictates they cannot have the lights the way they are. He said he would like to take the cardboard off his windows. He stated his neighbors are in violation as well and the township should take a ride around to see the violations. He said he would like to not have issues with lights, it is against the law, and he is sick of complaining about it for the last 10-years. Mr. Dougherty said he has written letters and the township has a duty to enforce. He reported Nate, the HOA President, has trucks with no stickers on it. There was a problem with the muffler now it is louder than it was. He stated he was cut out of the HOA meeting that was called which violated his civil rights. It has been 2-years since the HOA had a meeting. He spoke with Chris and told him he wants the fire pits off the properties, now Chris won't return his phone calls. They were removed, now they are back. They are not managing the dead trees and won't disclose how much money is in the account. There are three addresses for the HOA. The president and his girlfriend filed trespass against him and now he can't go to the 3 addresses that are HOA. He stated he has a right to see the records. He said he had another brain injury and is nauseous and dizzy. It has been three weeks from his last injury, and this can't go on and on. He said the neighbors think they are going to make him move and he couldn't move if he wanted to. He can't list the house with his health the way it is. He said what really makes him angry is he came to the township with questions prior to buying his house and he was told there was no HOA. He said there is no way the township did not know there was an HOA and if he was told the truth he never would have moved there. He stated he is sick of coming over here and he knows we are sick of him complaining. Mrs. Harper advised that the township is not in charge of the HOA and she was under the understanding that he was to discuss this matter with the Attorney General's office. Mr. Dougherty said there is an empty seat and they won't do anything. He can go to the local magistrate, but he doesn't have the money. They gave him an application to file and he had trouble getting the paperwork together. The only thing that is a possibility now is a rule change at the end of the year that the local magistrate can get involved with. He said he used to have to go to the Commonwealth Court and he spend a year trying to uncover what happened with the HOA.

Mr. Robert Smith of Hillcrest Drive asked what the timeline is for the Trumbauersville Road bridge project. Mr. Vey said it is unknown at this time. They are at the front end of the project and believes it will be sometime next year.

Adjournment: With there being no further business, Mr. Mininger made a MOTION to adjourn the July 7, 2026 Board of Supervisors meeting at 8:09 p.m. The motion was seconded by Mr. Johnson and passed unanimously.