

**Milford Township Board of Supervisors  
Minutes of January 3 2017 Reorganizational Meeting**

**Call to Order:** Meeting was called to Order by Chairman at 7:00 p.m. at the Milford Township Municipal Building and opened with the Pledge of Allegiance to the U.S. Flag.

**Supervisors Present:** Robert B. Mansfield, Chairman, Charles Strunk, Vice-Chairman Thomas Courdufff member.

**Attendance:** Jeffrey Vey Township Manager, Marilyn Stecker Assistant Manager, and Dave Winkler Public Works Director Audience: 9.

Chairman appointed Jeffrey Vey, Chairman Pro Temp. Jeffrey Vey called for nomination for chairman. Mr. Courdufff made a motion to appoint Robert Mansfield chairman 2<sup>nd</sup> by Mr. Strunk and approved. Pro chairman Vey turned meeting over to Robert Mansfield. Mr. Courdufff made a motion to appoint Charles Strunk as vice chairman, Mr, Mansfield 2<sup>nd</sup> and motion was passed.

**Motions on Appointments** Robert Mansfield made a motion to appointing the following:

Secretary-Treasurer	Marilyn Stecker
Township Solicitor	Terry Clemons
Planning Commission Solicitor	Terry Clemons
Designation of Official Depository	PLGIT,QNB,TTD,Bank and Univest
Milford Twp Planning Commission (5yrs)	Edwin Bolton
Milford Twp Soning Hearing Board (3yrs)	Albert Haynes
1 <sup>st</sup> Alternate (3yrs)	Robert Forney
Delegate to QAPC	Athan Koutsiouroumbas/Thomas Courdufff
Milford Township Water Authority (5yrs)	Charles Strunk
Chairman of the Vacancy Board	Steve Shelly
Fire Prevention Code Official	James Young
Milford Township CPA Auditor	Styer Associates
EIT Auditor	Styer Associates

Motion was seconded by Charles Strunk and approved.

**Setting of Bond Limits**

Robert Mansfield made a motion to set the following bond amounts:

Township Manager	\$2,000,000
Secretary Treasurer	\$2,000,000

Motion was seconded by Mr. Courdufff and approved.

**Establishment of Tax Rates for 2017**

Robert Mansfield made the following motion

Real Estate Transfer Tax 1%	
(1/2% to Q'twn School District, 1/2% to Milford)	
(c) Earned Income Tax Rate	<b>Resolution 2017-01</b>

- |                                 |                           |
|---------------------------------|---------------------------|
| (d) Real Estate Tax 2 Mills     | <b>Resolution 2017-02</b> |
| (e) Street Light Assessment     | <b>Resolution 2017-03</b> |
| (f) 2017 Fee Schedule           | <b>Resolution 2017-04</b> |
| (g) Dispose of Township Records | <b>Resolution 2017-05</b> |

Motion was seconded by Charles Strunk and passed.

**Certification of Delegates to the 2017 PSATS Convention April 17-20, 2017 in Hershey and selection of the voting delegate.** Mr. Strunk make a **MOTION** to appoint Mr. Courduff as voting delegate seconded by Mr. Mansfield and passed.

**Annual Bucks County Assn of Township Officials Convention** February 25, 2017 at 8 am.  
Mr. Courduff will attend convention

**Chairman adjourned the Reorganizational meeting at 7:10 pm.**

**Milford Township Board of Supervisors  
Minutes of January 3, 2017 Regular Meeting**

**Call to Order:** the Chairman called Meeting to Order at 7:10 p.m. at the Milford Township Municipal Building

**Supervisors Present:** Robert B Mansfield Chairman Charles Strunk Vice Chairman, Thomas Courduff Supervisor,

**Attendance:** Jeff Vey Township Manager, Marilyn Stecker Secretary Treasurer, Public Works Director Dave Winkler and Audience: 7.

**Approval of Minutes of Previous Meeting**

Mr. Mansfield made a **MOTION** to approve the minutes from the December 20, 2016 meeting. Motion was seconded by Mr. Courduff and passed.

**Approval of Invoices for Payment**

Having reviewed the invoice list Mr. Strunk made a **MOTION** to approve the invoices for payment as submitted. Motion was seconded by Mr. Courduff and passed.

**Announcements**

The Milford Township Zoning Hearing Board – meets January 10, 2017 Application of Slotter (Owner Auckland) for a special exception of Section (s) 802 and 808 to allow the continuation of a non-conforming use of warehousing, trucking and storage with a change in ownership. Locate at 2285 Milford Square Pike. TMP# 23-010-157-002 in the “RD” Zoning District.

**Correspondence:**

Bucks County Airport Authority November 2016 minutes are available for review

**Reports:**

**Code Enforcement Report**

During the December 2016, Twelve permits were issued, one zoning hearing and 13 Use & Occupancy

**Public Works Report**

The Public Works department did some minor base repairs on Sleepy Hollow Road at the intersection of Miller Road. We installed a small parking area at Wonsidlers Grove. We finished putting up snowplow stakes throughout the township. We are in the process of redoing all the wood on the park benches in the parks. The road crew went out a total of 5 times to cinder the month of December

**Managers Report**

Penn Dot proposed detour for work they are going to start in the spring on Spinnerstown Road

The detour would be routing the traffic down Hieter Road the board is not in favor of the planned detour. Mr. Vey will review and contact Penn Dot for a meeting on another alternative detour.

**Resolution 2017-06** The law states that the rate of compensation for Elected Real Estate tax collectors be approved by February 15, prior to the end of the current tax collector term.

Mr. Mansfield made a **MOTION** to approve the current tax rate being received by tax collector, seconded by Mr. Courduff and passed.

Pro-Logis request for waiver to install overhead electric, Mr. Mansfield made a **MOTION** to approve waiver of installing overhead electric, motion seconded by Mr. Strunk and passed.

**Resolution 2017-07** Agreement between Milford Township and The Milford Township Volunteer Fire Company. Fire Company wished to purchase a tower fire truck and refinance two existing loans at a more favorable rate in 2015 through Delaware Valley Regional Finance Authority (DVRFA). Milford Fire Company will service the Fire Company's \$495,000 loan directly with DVRFA. Mr. Mansfield made a **MOTION** approving the agreement seconded by Mr. Courduff and passed.

**Resolution 2017-08** Bucks County 2016 Hazard Mitigation Plan Mr. Mansfield made a **MOTION** to adopt the Bucks County 2016 Hazard Mitigation Plan as the Official Plan for Milford Township seconded by Mr. Courduff and passed.

**Escrow Release:**

Mr. Mansfield made a **MOTION** to approve **Resolution 2017-09** for Precision Finishing escrow release #6 \$56,454.75 leaving a balance of \$190,671.25 seconded by Mr. Courduff and passed.

Mr. Joe Valentine (MTASA) was in attendance he advised the board he would attend on a quarterly basis to keep the board up to date with happenings at the sewer authority. This past year they have been busy with acquiring right of ways and rebuilding storm sewers that are in need of repair. The MTASA meet the 3<sup>rd</sup> Monday of the Month.

**Resolution 2017-10** State Liquid Fuels Report

Mr. Courduff made a **MOTION** to sign and mail the MS-965 report seconded by Mr. Mansfield and passed.

Two State Police Officers stopped by to say hello and to see if there were any questions from residents and to reinforce there is a presence in the area. Deborah Potts 2485 Hillcrest Rd addressed the board and the officers with her concern for the speeding on Hillcrest Rd. Mr. Mansfield indicated the speed buggy does deter speeding and will discuss with road master about putting it to use on Hillcrest. Ms. Potts told the two officers they could sit in her driveway. The board expressed their appreciation for the service they provide to the residents of Milford Township

**Public Comments:**

Janet Becker, who resides at 1999 Milford Square Pike, restated that the alley is not an alley. (saldo definition is A right of way which provides secondary access for vehicles to the side or rear of abutting properties.)Mr. Vey explained that alleys can be waived during the land development stage. There was general discussion about the alley. Potential actions that could help the situation are relocation of the cluster mailboxes, posting and enforcing no parking on the street and establishing the street as one way. Mrs. Becker along with eleven other families bear the cost of road maintenance Mrs. Becker will seek guidance about concerns for the association fee she is paying with the homeowners association. She is seeking a petition for the road to be offered for dedication by the township. Mr. Strunk would like to see the petition before he weighs in on his decision. Mr. Vey has been in contact with the Quakertown Post office. Mrs. Becker's other concern is she cannot locate a drain that is suppose to be on her property Mr. Andersen (township engineering firm) will assist Mrs. Becker in that matter. Mr. Munir 1995 Milford Square Pike was also in attendance his concerns were the same as Ms. Becker's

Lynn McCardle of Allentown Road inquired at what point in time will the board re-open Mill Road through the park, the position of the board is the road will remain closed at this time.

**Adjournment:** Mr. Mansfield adjourned the January 3, 2017 regular meeting at 8:30 p.m.

**Milford Township Board of Supervisors  
Minutes of February 7, 2017 Regular Meeting**

**Call to Order:** the Chairman called Meeting to Order at 7:00 p.m. at the Milford Township Municipal Building

**Supervisors Present:** Robert B Mansfield Chairman Charles Strunk Vice Chairman, Thomas Courduff Supervisor,

**Attendance:** Jeff Vey Township Manager, Marilyn Stecker Secretary Treasurer, Public Works Director Dave Winkler and Audience: 16.

**Approval of Minutes of Previous Meeting**

Mr. Mansfield made a **MOTION** to approve the minutes from the January 3, 2017 Re-organizational meeting and regular meeting. Motion was seconded by Mr. Courduff and passed.

**Approval of Treasurer's Report and Invoices for Payment**

Having reviewed the invoice list Mr. Strunk made a **MOTION** to approve the invoices for payment as submitted. Motion was seconded by Mr. Mansfield and passed.

**Announcements**

The Milford Township Zoning Hearing Board – meets February 14, 2017 Application of Cornagie for a Special Exception to allow and addition with an extension of a non-conforming front yard setback at 1670 Carvers Hill Road. TMP# 23-007-050 in the “RA” Zoning District.

Correspondence:

Bucks County Airport Authority December 2016 minutes are available for review

QAPC Annual Transportation Meeting announcement be held March 14, 2017

QAPC December 2016 minutes is available for review

Fire Police assistance for Plumstead Twp. St. Patty's Day Parade March 18<sup>th</sup>, 2017 and Sellersville request March 18<sup>th</sup> for St. Patty's Day Parade. Mr. Mansfield made a MOTION to approve request. Seconded by Mr. Courduff .

Auditor General's Audit of State Liquid Fuels Tax Fund forms M-965 for year 2015

The Crossings

Kevin Dalbey (Secretary/Treasurer from the Home Owners' Association or HOA) was present along with Joe Hennessy to discuss the status of the private alley. The alley was originally proposed by the developer as a rear access to the Village Houses fronting on Milford Square Pike

as shown on the plan and fully disclosed. Ryan Homes request to flip frontage of those homes was approved with conditions also fully disclosed.

### **Issues:**

Street addresses using Milford Square Pike are confusing for houses facing alley

The Post Office approved the alley name **Crossings Way**. **Motion by Courduff, seconded by Strunk to name the alley “Crossings Way”.**

Cluster mailboxes should be moved to reduce obstruction of the passageway.

Milford has obtained approval from the Post Office for its relocation adjacent to either of the other two existing mailbox clusters. Mansfield asked the HOA to clear the relocation with residents and inform the post office and township when it is done.

No Parking signs should be installed and enforced by the HOA to reduce obstruction.

One Way signs heading north (not including stub) should be installed and enforced by the HOA.

There was considerable discussion about problems that are created for snowplowing if a snow unloading area is not provided at the end of the stub and if cars are on the road. The HOA has a capital reserve with funds intended for repair of the alley. The board advised the HOA to seek legal counsel to guide them through details such as what percentage of homeowners need to approve the changes contemplated.

Mr. Strunk stated that he is not in favor of accepting the road /alley. Mr. Mansfield and Mr. Courduff might be in favor of accepting the alley if conditions can be met and escrow is posted to cover legal and engineering costs incurred in pursuing this matter.

### **Request for Waiver to Connect to Public Water - 2191 Spinnerstown Road**

Linda Martin asked the board to waive the requirement to connect to public water for the property she owns at 2191 Spinnerstown Road. She was directed to go to the Water Authority. Mr. Mansfield made a **MOTION** that if she is granted a waiver from the Water Authority the Board approves the waiver, seconded by Mr. Courduff and passed. Mr. Strunk abstained since he is a member of the Water Authority.

### **Reports:**

#### **Code Enforcement Report**

During the January 2017, Fifteen permits were issued, one zoning hearing and 10 Use & Occupancy.

#### **Public Works Report**

The Public Works department began the month tree trimming at various locations along Hillcrest Road. We completed sanding and refinishing all the park benches throughout the park system. On Fels Road south of Fennel Road we corrected a drainage problem that was causing an icing problem on the roadway. We were out 7 times this month to cinder due to mostly light snow events.

### **Managers Report**

Mr. Vey asked for authorization to sell Pipe Bending equipment. Mr. Mansfield made a **MOTION** that the pipe-bending machine to be placed on Municibid, seconded by Courduff and passed.

### **Closure of Spinnerstown Road**

Mr. Vey and Winkler met with PennDOT to drive alternative detour routes for pipe replacement needed north of Spinnerstown. The work that will close the road will be done on a Saturday. They will notify the public of the work schedule via Internet. Mansfield made a motion to allow the work and directed Public Works to put up notice on the road before closure, seconded by Strunk and passed.

**Resolution 2017-11** Authorizing the sale of a Conservation Easement to the County of Bucks on Tax Map Parcel 23-001-164 and 23-001-164-001 Mr. Mansfield made a **MOTION** authorizing the sale seconded by Mr. Courduff and passed.

### **Escrow Release:**

Mr. Mansfield made a **MOTION** to approve **Resolution 2017-12** for Precision Finishing escrow release #7 \$24773.63 leaving a balance of \$165897.62 seconded by Mr. Courduff and passed.

Mr. Mansfield made a **MOTION** to approve Terry Clemens to prepare 18-month Security Agreement for Kiddie Academy motion was seconded by Mr. Courduff and passed

### **Nappen – Barringer Tract**

This sketch proposes a 125,000 Sq.ft. industrial building on 22.86 acres served by public water & sewer.

The Milford Township Planning Commission feels the proposed sketch is generally consistent with Milford Ordinances noting the following:

Future plan submissions should correctly show TMP #23-15-118-1 is zoned SRL and use correct zoning intensity for that land area in site capacity calculations.

The supplicant has offered to grant an aviation easement to the Bucks County Airport authority.

The maximum building height permitted is 35 feet.

Future plan submissions should clearly show compliance with wetland, wetland margin and riparian buffer (RCCD) regulations

A Traffic Impact Study is required under the Subdivision and Land Development Ordinance (SALDO)



Required parking should be clearly defined including the area needed if land uses changes.

The applicant must comply with buffer yard requirements (currently shows emergency access and loading area intruding in 100 foot buffer)

Clear site triangles must be demonstrated.

Curbs are required along all frontages.

Sidewalks are required.

Future plans must demonstrate compliance with landscaping requirements

Recreation land or a fee-in-lieu is required

A drainage easement is required for the on-site watercourse.

Street and stormwater improvements are required

Stormwater Management must demonstrate compliance with SALDO 512

Mr. Mansfield made a **MOTION** the sketch generally conforms with Milford Ordinances emergency access construct to Milford Square Pike required, islands can be removed, restrictions to slow down. Seconded by Mr. Courduff and passed.

### **Gambone/ Windy Springs**

The previous subdivision approval for this site imposed a condition that any subsequent land development would require the inner road to be completed to Rt. 663. The Gambone Group is requesting that this condition be modified to allow subdivision of one lot to be sold to Windy Springs Farms. Mansfield made a motion that \$30,000 be placed into escrow towards completion of the road to allow this one lot to be subdivided and that any future subdivision will require completion of the road, seconded by Courduff and passed.

### **Public Comments:**

Lynn McCardle of Allentown Road inquired at what point in time will the board re-open Mill Road through the park, the position of the board is the road will remain closed at this time.

**Adjournment:** Mr. Mansfield adjourned the February 7, 2017 regular meeting at 8:30 p.m.

**Milford Township Board of Supervisors  
Minutes of March 7, 2017 Regular Meeting**

**Call to Order:** the Chairman called Meeting to Order at 7:00 p.m. at the Milford Township Municipal Building

**Supervisors Present:** Robert B Mansfield Chairman, Thomas Courduff Supervisor, Excused Charles Strunk Vice Chairman

**Attendance:** Jeff Vey Township Manager, Marilyn Stecker Secretary Treasurer, Public Works Director Dave Winkler and Audience: 14.

**Approval of Minutes of Previous Meeting**

Mr. Mansfield made a **MOTION** to approve the minutes from the February 7, 2017 regular meeting. Motion was seconded by Mr. Courduff and passed.

**Approval of Treasurer's Report and Invoices for Payment**

Having reviewed the invoice list Mr. Mansfield made a **MOTION** to approve the invoices for payment as submitted. Motion was seconded by Mr. Courduff and passed.

**Escrow Release:**

Mr. Mansfield made a **MOTION** to approve **Resolution 2017-14** for Kiddie Academy escrow release #5 \$15,885.23 leaving a balance of \$31,456.05 seconded by Mr. Courduff and passed.

Mr. Mansfield made a **MOTION** to approve **Resolution 2017-15** for Milford Pointe escrow release #2 \$151,497.00 leaving a balance of \$127,527.60 seconded by Mr. Courduff and passed

**Announcements**

There is no ZoningHearing for the month of March

Replacement of Steinsburg Rd Bridge and Trumbauersville Rd. Bridge over the PA Turnpike will start 2/27/17 for approximately 9 months.

Go Soccer Camp is tentatively schedule for July 31, 2017 thru August 4<sup>th</sup>

**Correspondence:**

Bucks County Airport Authority January 2017 minutes are available for review

QAPC January 2017 minutes is available for review

Milford Trumbauersville Area Sewer Authority Financial statement for 2015-2016 is available for review

**Reports:**

**Code Enforcement Report**

During the February 2017, eight permits were issued and 13 Use & Occupancy.

**Public Works Report**

The Public Works department began the month by installing an inlet box on Fennel Road intersection of Canary Road where we had an icing problem. Dave's tree service helped take down large dead trees in the fight of way on Old Woods Road and Umbreit Road also along the Milford Pointe trail. The restroom doors at Molasses Creek ark received a fresh coat of paint. The speed trailer was set out on Milford Square Pike and the speed signs have been out on Hillcrest Road. We went out 2 times to cinder this month and 1 time to plow

**Township Manager's Report**

**Medical Marijuana** Mr. Clemons reviewed recent state legislation allowing medical marijuana to be grown and dispensed and presented a draft amendment to the Zoning Ordinance to regulate these uses. Mr. Mansfield made a **MOTION** authorizing Mr. Clemons to advertise the Zoning Amendment, motion seconded by Mr. Courduff and passed.

**LifeQuest/Milford Village Financing - Resolution 2017-13** A resolution declaring that it is desirable for the health, safety and welfare of the residents of the Milford Township for the Quakertown General Authority to undertake a project on behalf of the Lifequest obligated group and affiliates and approving the project for purposes of section 147(f) of the internal revenue code. Mr. Mansfield made a **MOTION** approving the resolution, seconded by Mr. Courduff and passed.

Mr. Vey informed the board that the township's Pines Conduit Bender sold by auction through MuniBid for \$23,001.

**Public Comments:**

Milford Township Volunteer Fire Company attended meeting and the Chief, Keith Butler, provided the board with a monthly review.

**Adjournment:** Mr. Mansfield adjourned the March 7, 2017 regular meeting at 7:35 p.m.

**Milford Township Board of Supervisors  
Minutes of March 21, 2017 Regular Meeting**

**Call to Order:** the Chairman called Meeting to Order at 7:00 p.m. at the Milford Township Municipal Building

**Supervisors Present:** Robert B Mansfield Chairman Charles Strunk Vice Chairman, Thomas Courduff Supervisor,

**Attendance:** Jeff Vey Township Manager, Marilyn Stecker Secretary Treasurer, Public Works Director Dave Winkler and Audience: 8.

**Approval of Minutes of Previous Meeting**

Mr. Mansfield made a **MOTION** to approve the minutes from the March 7, 2017 regular meeting. Motion was seconded by Mr. Strunk and passed.

**Approval of Invoices for Payment**

Having reviewed the invoice list Mr. Strunk made a **MOTION** to approve the invoices for payment as submitted. Motion was seconded by Mr. Mansfield and passed.

**Announcements**

Go Soccer Camp is tentatively schedule for July 31, 2017 thru August 4<sup>th</sup>

Replacement of Steinsburg Rd Bridge and Trumbauersville Rd. Bridge over the PA Turnpike will start 2/27/17 for approximately 9 months.

**Correspondence:**

Bucks County Agricultural Preservation Board- Milford made application for 2100 Brick Tavern Road consisting of 62.13 acres after consideration and discussion, the Bucks County Agricultural Preservation Board removed our application, the board felt that the application did not fit in with the intent of the program. Mr. Courduff suggested we contact the County Commissioners to question the county's policy since Milford meets the intent of the program.

**Reports**

Park Board – Splash Pad consideration –Allen Clemens park board member gave a presentation to the board. The pad would be located in Molasses Creek Park – **Target Audience** – toddlers to teens Youngest and oldest need separate areas Gentle sprays & mists vs. hard spray & dumping. The **area selection** would be near pavilion, water and electricity is in this location, it is near the restrooms, it is away from the road, expandable if successful, more elements can be added.

**Need:** Wet alternative to Dry Play Area, we already have sufficient dry play opportunity, adds variety to recreational opportunities. Ability to cool off in hot weather. Request from Township resident.

**Liability & Operations:**

**Traditional pool** - has standing water poses drowning and health hazard, lifeguards are needed, and **water requires treatment and frequent testing.**

**Splash Pad** – Spraying water reduces liability, Rubber surfaces mitigate fall, lower volumes of water more easily treated.

**Recirculation vs. Fresh Water** – using potable water is costly and cold, recirculation uses a pool filter, chlorination and water reaches ambient temperatures.

**Proposed Consultant** is Integrated Aquatics Engineering Co. they are located in Doylestown, PA Request from Park Board is asking the board to engage Integrated Aquatics Engineering as consultant

To proceed with design of a splash pad

To authorize a budget not to exceed \$70,000

To authorize a budget use of township staff and equipment

Mr. Mansfield would like to have other consultants give a bid on this project. Mr. Clemens will work with Mr. Vey in securing other bids

SoilHub and Milford Trumbauersville Democrats - requesting use of meeting room. The SoilHub would like to use the room for a one-day training session with 15 to 20 people in attendance Mr. Mansfield made a **MOTION** approving the use of the room with no fee waiver seconded by Mr. Courduff and passed.

The Milford Trumbauersville Democrats are looking for monthly use and asking to waive the cost of rental. Mr. Mansfield stated he is not in favor of waiving fees for the monthly rental of the meeting room since it makes it unavailable for other uses and incurs costs to the taxpayers. Mr. Walsh said their club charges no fees and could not afford to pay the rental fee. Mr. Vey offered suggestions on other public places (restaurants) that do not charge to hold meetings. Mr. Walsh thanked the board for their consideration.

**Sketch Plan St. Luke’s Hospital** - Portzer Road & Route 663 TMP #23-015-115-003

Bob Martin, representing St Luke’s Hospital, presented an overview of plans to develop a 113,630 sf, 3 story, 80-bed hospital, with the potential of an 11,300-sf expansion, on their 30-acre parcel located at the northwest corner of the intersection of R.R. 663 and Portzer Road. The parcel is located in the Arterial Mixed Use (AMU) Overlay District. 430 parking spaces are proposed with an additional 95 spaces in reserve. Public water and sewer will serve the site. Full frontage improvements are planned to covered by financial security and phased starting with the main entrance. The signals at Portzer, the main entrance and Commerce Drive must be interconnected with traffic adaptive controls. The right turning lane of Portzer is also of concern. Development in the area may alter the design of Portzer/663.

As this proposal progresses through land development, a Conditional Use application will be made to amend the Unified Master Record Plan for the Milford Village Center in which this parcel is located.

**Public Comments:**

Andy Craig 1640 Kumry Rd asked the board for a waiver from the requirement to drill a well before being issued a building permit. Mr. Mansfield suggested that he apply for a foundation only permit that allows him to proceed at his own risk and then obtain the full building permit after the well is drilled with test results showing potable water. Mr. Craig agreed to assume all risk and seek a foundation only permit and thanked the board.

Stanley Henn Sleepy Hollow Road asked the board if he could use an existing pole located at the rear of his property. His driveway is approx. 700 feet long. The Board was told by him to that he will be taking power from a nearby transformer on the neighbors property and no new poles need to be installed and that right-of-way issues are worked out by PPL. Based upon Mr. Henn's representations, Mr. Mansfield made a motion to grant a waiver from the requirement to install electric underground with the condition that the only pole used is the existing pole or its replacement, seconded by Mr. Courduff and passed.

Robert Flack Mill Hill Road brought to the boards attention there are wide holes on the side of the gas right of way on his property. He said he was trying to have LifeQuest take care of his concerns.

**Adjournment:** Mr. Mansfield adjourned the March 21, 2017 regular meeting at 8:15 p.m.

**Milford Township Board of Supervisors  
Minutes of April 4, 2017 Regular Meeting**

**Call to Order:** the Chairman called Meeting to Order at 7:00 p.m. at the Milford Township Municipal Building

**Supervisors Present:** Robert B Mansfield Chairman Charles Strunk Vice Chairman, Thomas Courduff Supervisor,

**Attendance:** Jeff Vey Township Manager, Marilyn Stecker Secretary Treasurer, Public Works Director Dave Winkler and Audience: 22.

**Approval of Minutes of Previous Meeting**

Mr. Mansfield made a **MOTION** to delay approval of the minutes from the March 22, 2017 regular meeting. Motion was seconded by Mr. Strunk and passed.

**Approval of Invoices for Payment**

Having reviewed the invoice list Mr. Strunk made a **MOTION** to approve the invoices for payment as submitted. Motion was seconded by Mr. Mansfield and passed.

**Announcements**

No Zoning Hearing Board for the month of April

**Correspondence:**

Bucks County Airport Authority February 2017 minutes are available for review  
QAPC February 2017 minutes available for review  
PSATS 2017 proposed Resolution, Bylaws Change are available for review  
PA State DCED Annual Audit and Financial Report submitted is available for review  
Milford Township Water Authority 2016 Water Quality Report is available (no comments  
By board members)

**Reports**

**Public Works Report**

The Public Works Department has been hauling in washed 1-B stone from Plumstead Materials for our oil and chip projects this year, patching potholes and doing sign repairs. We were out cleaning up sod in the right of way from snow plowing throughout the township. We were out a total 3 times to cinder and 1 time to plow

**Code Enforcement Report**

During March 2017, the following permits were issued, 2 Single family dwellings, 4 residential accessory, 2 commercial, 1 zoning, and 11 Use & Occupancy

**Park Board**

Allen Clemens park board member seeking the authorization to move forward with the splash pad. He has contacted bidders and would like to use the original consultant from Doylestown for the installation. Mr. Courduff made a **MOTION** to approve moving forward with the splash pad not to exceed \$70,000 and to authorize use of township staff and equipment seconded by Mr. Mansfield.

Park Board chairman Bob Irick also mentioned to the board they are still looking at doing the project of Pickle ball at the court in Mill Valley Lane, half of the court will be basketball the other half will be pickle ball.

**Resolution 2017-16** Bid Award Mr. Mansfield made a **MOTION** to award contracts for the following:

Bid 1A Road Materials - Aggregates – Award to Highway Materials, Inc.  
Bid 1B Road Materials for Paving Award to Highway Materials Inc.  
Bid 1C Crack Sealing award to Asphalt Maintenance Solutions  
Bid 3 Paving Equipment/Operator Rental – Award to PK Moyer  
Bid 4 Thermoplastic Line Painting award Alpha Space Control Company  
Bid 7 Ultra thin Bonded Wearing Course award to Asphalt Maintenance Solutions  
Bid 8 equipment rental for oil and chip renewal 2<sup>nd</sup> year on a 3 year contract AMS  
Seconded by Mr. Courduff and passed.

Mr. Mansfield made a **MOTION** to grant permission to the Bucks County Department of Health to allow mosquito control to help reduce the spread of West Nile Virus. The motion was seconded by Strunk and passed.

**Conditional Use Hearing McDonalds Restaurant** TMP - 23-010-019 - Rt 663 (John Fries Highway & AM Drive) Christen Pionzio Attorney for Gary Lorio of Quakertown AM, (McDonalds Restaurant) Steve Walsh from Bohler Engineering represented McDonalds on this proposal discussion ranged from traffic impact studies,

Mr. Clemons opened the hearing stating it is a permitted right with conditions. Discussions ranged from traffic impact studies, stormwater review, curbing, and contribution to Fire Company the hearing closed at 8:40 P.M. Mr. Terry Clemons will draft the conditions of approval for the Conditional use and present to the Board at the next meeting for approval.

Land Development for McDonalds will be reviewed at a future meeting.

Medical Marijuana Ordinance amending the Milford Township Portion of the Quakertown Area Zoning Ordinance. Ordinance 99 Medical Marijuana Grower/Processor and a Medical Dispensary. Mr. Clemons advised the advertisement required 30 days, which has not been met, the discussion for this ordinance will be at a future Board of Supervisors meeting.

**Milford Village:** The board had a discussion on potential financial security to be posted to ensure public improvements will be installed in Milford Village. The proposal is to deposit funds from proceeds of a bond issue into a trust account dedicated to these public improvements. The board instructed the solicitor to look into what guarantees would be in place that would make certain the funds would be available to Milford in the event of bond payment or any default.



**Public Comments:**

David Gross resident from Valley View asked the board if they had any information about the school district closing schools. Mr. Mansfield said that decisions are being made through an open process by the QCSD School Board and he encouraged everyone to attend those public meeting to get current and accurate information as well as to directly express their opinions to the School Board. Mr. Gross agreed that would be appropriate.

**Adjournment:** Mr. Mansfield adjourned the April 4, 2017 regular meeting at 9:15 p.m. and went into executive session to discuss personnel matters

**Milford Township Board of Supervisors  
Minutes of May 2, 2017 Regular Meeting**

**Call to Order:** the Chairman called Meeting to Order at 7:00 p.m. at the Milford Township Municipal Building

**Supervisors Present:** Robert B Mansfield Chairman Charles Strunk Vice Chairman, Thomas Courduff Supervisor,

**Attendance:** Jeff Vey Township Manager, Marilyn Stecker Secretary Treasurer, Public Works Director Dave Winkler and Audience: 19.

Mr. Mansfield spoke of the passing of Ray Heffentrager, Ray had been a supervisors in Milford.

**Approval of Minutes of Previous Meeting**

Mr. Mansfield made a **MOTION** to approve the minutes from the March 22, 2017 and April 4, 2017 regular meeting. Motion was seconded by Mr. Strunk and passed.

**Approval of Treasurer's Report and Invoices for Payment**

Having reviewed the invoice list and Treasurer's report Mr. Strunk made a **MOTION** to approve the invoices for payment as submitted. Motion was seconded by Mr. Mansfield and passed.

**Announcements**

No Zoning Hearing Board for the month of May

**Correspondence:**

Bucks County Airport Authority March 2017 minutes are available for review

QAPC March 2017 minutes available for review

Borough of Sellersville requesting fire police for Memorial Day Parade. Mr. Mansfield Made a **MOTION** approving the use of Fire Police seconded by Mr. Strunk and passed.

Bucks County Yearly EMS Report

**Reports**

**Public Works Report**

The Public Works Department began the month cleaning up sod along roadways from snowplows and picking up snowplow stakes. Dave's Tree service was in to help us take down large dead trees in the right of way on Nursery Road and Doerr Road. We started skin patching operation with Asphalt Maintenance Solutions.

**Code Enforcement Report**

During April 2017, the following permits were issued, 1 Single family dwellings, 14 residential accessory, 1 commercial, 3 zoning, and 11 Use & Occupancy

**Milford Village - Life Quest** requesting financial Security escrow to be a deposit instead of letter of credit. Mr. Mansfield made a **MOTION** permitting the LOC for Life Quest to be replaced with a cash escrow; motion was seconded by Mr. Strunk and passed.

**Donations** to Quakertown Community Day & Milford Township Fire Company Carnival: Charles Strunk made a motion to make the same contributions as 2016 - \$1000.00 to Quakertown Community Day and full amount for the Milford Township Fire Company Carnival fireworks Motion was seconded by Mansfield and passed.

Mr. Mansfield made a **MOTION** to continue the yearly contribution to fire Companies for equipment purchases on a quarterly basis.

Mr. Mansfield made a **MOTION** approving the purchase of a trailer for Public Works use, in the amount of \$36,00.00 to be paid from the Capital Account and adjust the 2017 budget accordingly motion seconded by Mr. Courduff and passed.

### **ESCROW RELEASE:**

**Resolution 2017-17**, Naplin letter of Credit (LOC) Release #3 for \$146,080.34  
Mr. Mansfield mad a **MOTION** to approve Naplin Release #3 for \$146,080.34 (amount remaining in the LOC after this distribution if \$0) seconded by Mr. Strunk. The motion passed unanimously.

**Resolution 2017-18**, Precision Finishing letter of Credit (LOC) Release #8 for \$7,407.00 leaving a balance of \$158,490.62 Mr. Mansfield mad a **MOTION** to approve Precision Finishing Release #8 for \$7,407.00 seconded by Mr. Strunk. The motion passed unanimously.

Medical Marijuana Ordinance amending the Milford Township Portion of the Quakertown Area Zoning Ordinance. Ordinance 99 Medical Marijuana Grower/Processor and a Medical Dispensary. Mr. Mansfield made a **MOTION** for Mr. Clemons to make the necessary corrections and re-submit to the Planning Commission again for their review motion was seconded by Mr. Strunk and passed

### **Public Comments:**

David Gross resident from Valley View asked the board if they had any information about when Kumry Road will be fixed. The board indicated that they think it may be in June of 2017

Linda Weikert 1640 Fennel Rd came before the board with her concerns for the continuing problem of the beavers in the area of her home. Ms. Wiekert express concern for the trees on her property are in standing water which will rot and then the trees will fall possibly hitting her home. The deceivers that the township put in last year are not working any longer; Township officials will continue their efforts.

**Adjournment:** Mr. Mansfield adjourned the May 2, 2017 regular meeting at 8:05 p.m. and went into executive session to discuss personnel matters

**Milford Township Board of Supervisors  
Minutes of May 17, 2017 Regular Meeting**

**Call to Order:** the Chairman called Meeting to Order at 7:00 p.m. at the Milford Township Municipal Building

**Supervisors Present:** Robert B Mansfield Chairman Charles Strunk Vice Chairman, Thomas Courduff Supervisor,

**Attendance:** Jeff Vey Township Manager, Marilyn Stecker Secretary Treasurer, and Audience: 14.

**Approval of Minutes of Previous Meeting**

Mr. Mansfield made a **MOTION** to approve the minutes from the May 2, 2017. Motion was seconded by Mr. Strunk and passed.

**Announcements**

There will be a Zoning Hearing Board meeting for the month of June

**Correspondence:**

None

**Reports**

**Park Board**

The Park Board intends to install ten temporary signs saying “Do Not Pick The Daffodils” for the next planting season. Dog waste bags are too thin so they will be obtained from the previous vendor Mutt Mitts. The “Schmoutz Creek Trail” will be used for the Blough Tract signage. The Board of Supervisors is in agreement of the name. Cattails in park basins is an ongoing discussion.

The Park Board wants to retain the Natural Lands Trust to update our Comprehensive Parks/Open Space Stewardship Plan. Mr. Mansfield made a **MOTION** to utilize NLT, motion was seconded by Mr. Courduff and passed. Mr. Vey will contact NLT.

The Supervisors confirmed Ag Daze to be scheduled for September 9, 2017 with no rain date.

Torch Soccer requests use of Molasses Creek Park. Mr. Mansfield made a **MOTION** approving as long as there is no date conflict ,seconded by Mr. Strunk and passed.

**Resolution 2017-19**, Reimbursement Agreement for the Portzer Road Roundabout

Mr. Mansfield made a **MOTION** that the Milford Township Manager, Jeffrey Vey, is authorized and directed to execute the Reimbursement Agreement for the Portzer Road (at Old Bethlehem Pike) Roundabout

**Land Development**

**McDonalds** Route 663 and Am Drive Tmp #23-10-19 Engineering Review

*As requested, we have reviewed the revised Land Development Plans for the proposed McDonald’s restaurant. The plans were prepared by Bohler Engineering, consist of 16 sheets, and bear a revision date of May 3, 2017.*

Z-1 *The tract is located in the PC (Planned Commercial) Zoning District and in the Arterial Corridor (Overlay) District. This proposed use in the PC District and the Arterial Corridor (Overlay) District requires a Conditional Use approval. The applicant has applied for Condition Use approval.*

Z-2 *The plan shows two free-standing signs wherein Section 912(1) allows only one. The applicant received a variance to allow two signs.*

Z-3 *The applicant received a variance for the various “instructional” signs.*

*The site contains 0.68 acres of wetlands, of which 0.19 acres is proposed to be disturbed. Section 504i(3) states that wetlands of less than 1.0 acre shall not be disturbed except when State and Federal permits have been obtained. The applicant has made application for permits for the wetland intrusion*

#### **LAND DEVELOPMENT**

SALDO-1 *The applicant has requested multiple waivers*

1. *From Section 400.e to permit the submission of a preliminary/final plan concurrently. This is not an engineering issue.*

2. *From Section 512.g.3 requiring groundwater recharge. The site is just not conducive to recharge.*

3. *From Section 512k to permit rain garden/bio-retention stormwater management facilities. What is being proposed is a hybrid rain garden/detention basin. We agree with the concept.*

4. *From Section 512.l.1(b) to permit HDPE pipe on site (RCP pipe will be utilized in all public rights-of-way). We believe the Township has approved this waiver request on previous projects.*

5. *From Section 512.l.1(c) to permit the use of a 10” pipe instead of 18” pipe. The area tributary to the pipe is small, and the piping system is “private” (not the responsibility of the Township). We do not see an engineering problem with this waiver request.*

6. *From Section 519 to not provide sidewalks along AM Drive. The applicant has revised the plans to propose widening and curbs along AM Drive and Progress Drive, as well as sidewalks along Progress Drive. It should be noted that the “Waivers Requested” listing on the cover sheet should be modified to reflect the decreased scope of this waiver request.*

7. *From Section 517.b.2 to permit a continuous row of parking greater than 200 feet. Normally a space is 10 feet by 20 feet (90° parking). However, the spaces are angled, resulting in a width along the curb of slightly more than 10 feet per space. The plans conform to the maximum of 20 spaces without a landscape island, but violate the 200 foot because of geometry. We do not have any issues with this waiver request.*

8. *From Section 517.b.(3) to permit the drive-thru lane to be within 10 feet of the building. To me, it’s a drive-thru lane and not a parking lot, and a waiver is not necessary. If a waiver is necessary for the “purists,” we have no issues with this waiver request.*

9. *From Section 517.b.(4) to permit what amounts to 18 foot deep spaces instead of 20 foot deep spaces. Because of the geometry associated with parking at a 60° angle to the curb line, the depth (measured perpendicularly from the curb) of a 20 foot long parking space is 22.05 feet (the SALDO states the distance is 22.3 feet). The applicant is proposing that the depth be 20.4 foot deep instead of 22.05 feet. The 20.4 foot deep space converts to a stall being 17.96 feet long, instead of the required 20 feet. The applicant’s engineer states*

*that there will be 2 feet of “overhang” over the front of the space to compensate for the shorter parking space.*

*We suspect the request for relief for the 20 foot long parking space is related to the maximum disturbance of wetlands. Currently, 0.19 acres of wetlands are proposed to be disturbed (and mitigated). The applicant should provide testimony as to why 0.3 or 0.4 acres can’t be disturbed and mitigated.*

*10. From Section 517.b.(6) to permit less than the required minimum 5-foot curb radius. We recommend against a blanket waiver of the 5-foot minimum curb radius. We agree it would be acceptable to reduce the minimum radius at select locations, like the split and merge points of the drive-thru lanes, but not for all areas.*

*11. From Section 517.b.(7) to permit parking within 25 feet of a street line. The proposed parking spaces will be about 12 feet from the edge of AM Drive.*

*12. From Section 517.b.(14) to permit an access drive width of 47.5 feet when a 35 foot maximum is required. We believe the widened entry off of AM Drive will better enable drivers to navigate the parking lot.*

*13. From 519.a. See comment SALDO-1. (input type="checkbox"/>6)*

*14. From requiring street trees along Route 663. In our opinion, the actual trees are not important if other well-designed landscaping near Route 663 is planted.*

*15. From Section 520.c from providing a Class A buffer along the eastern property line. We believe the existing wetland area provides a natural buffer. However, we recommend that the trees/shrubs that would be required to be planted in the buffer instead be planted elsewhere on the tract or at a location designated by the Township.*

*16. From Section 519.q.4 to allow 0.5 feet of freeboard, when 1 foot is required. The drainage areas are so small that the potential impact is negligible.*

*17. From Section 512.f.12 to allow roof drains to drain directly to the wetlands. This has been requested by DEP.*

*18. From Section 512.k.1 and 2 to permit side slopes of 3:1 instead of 4:1. The proposed rain gardens are quite shallow and the increased slope will increase the capacity of the rain garden.*

*19. To allow a 6-inch curb reveal along AM Drive.*

*SALDO-2 Section 607 requires concrete monuments at the tract corners and not iron pins.*

*SALDO-3 We suggest that the “flush curb” segments along AM Drive be offset from the remainder of the curb line to avoid having snow plows catching their blades on the curb.*

*SALDO-4 There are various signs (handicap, priority pick-up) mounted on bollards proposed in a few parking spaces. Since the spaces are a little shorter than normal, we suggest that the bollard be moved outside of the space.*

*SALDO-5 We question where the Fire Department Connection (FDC) will be located. The FDC must be located in proximity to a fire hydrant to allow a pumper truck to connect to the hydrant and then connect to the FDC to “supercharge” the fire sprinkler system.*

***SALDO-6 A note should be added to the plans stating that a design for the proposed retaining wall, signed and sealed by a Pennsylvania Professional Engineer, will be submitted prior to the commencement of construction.***

***SALDO-7 We note that the retaining wall will exceed 2.5 feet in height. We believe a fence or a barrier is required at the top of the proposed wall.***

Solicitor Terry Clemons reviewed the proposed set of conditions:

The Board of Supervisors of Milford Township at a public meeting held on Wednesday, May 17, 2017, voted to **APPROVE**, subject to the conditions set forth herein, Preliminary/Final Plans of Land Development for certain premises located on John Fries Highway, identified as TMP No. 23-10-019 (the “Property”). The application was made by Gary Lorio of TimTay Quakertown AM, LLC (“Applicant” on behalf of RKJ Investments, LLC the legal owner of the Property (“Owner”). Land Development Plans for the Property were prepared by Bohler Engineering and consist of Five (5) sheets, dated February 1, 2017 and last revised May 3, 2017 (the “Plans”). The Plans propose to construct a McDonald’s Restaurant and related improvements on the Property (the “Site Improvements”). The Plans were approved subject to the following conditions, which have been accepted by counsel to the Applicant on behalf of the Applicant and the Owner:

1. Prior to the recording of the Record Plans and the issuance of any building permits or commencement of any construction authorized by this approval, Applicant and/or Applicant shall address to the satisfaction of the Township Engineer, all review comments of the Township Engineer in connection with the land development of the Property. This shall include the comments contained in the Township Engineer review letters of February 16, March 6 and May 9, 2017 and any additional reviews resulting from the submission of revised Plans.

2. Prior to the recording of the Record Plans and the issuance of any building permits or commencement of any construction authorized by this approval, Applicant and/or Owner shall revise the Plans to show the location of a fire hydrant at the intersection of AM Drive and the driveway entrance to the Property and the location of a fire department connection at a location approved by the Township.

3. Prior to the recording of the Record Plans and the issuance of any building permits or commencement of any construction authorized by this approval, Applicant and/or Owner shall contribute the sum Twenty Thousand Dollars (\$20,000.00) in lieu of constructing improvements to AM Drive (except to the extent improvements are shown on the Plans).

4. Prior to the recording of the Record Plans and the issuance of any building permits or commencement of any construction authorized by this approval, Applicant and/or Owner shall contribute to the Township the sum Seven Thousand Five Hundred Dollars (\$7,500.00) in lieu of performing a Traffic Impact Study as required by Section 701.h.17 of the Milford Township Subdivision and Land Development Ordinance; provided, however, that if the Pennsylvania Department of Transportation requires that a traffic impact study be performed, this contribution shall not be required and Applicant/ Owner shall instead provide a copy of that traffic impact study.

5. In recognition of the fire service needs that will be generated by the proposed McDonald's restaurant Applicant/Owner shall contribute to the Milford Township Volunteer Fire Department the total sum of Ten Thousand Dollars (\$10,000.00), which amount shall be contributed at the rate of \$2,000.00 per year commencing on the date of the first anniversary of the date a Use and Occupancy permit is issued and continuing on each anniversary thereafter until the total sum of \$10,000.00 is contributed.

6. Prior to the recording of the Record Plans and the issuance of any building permits or commencement of any construction authorized by this approval, Applicant and/or Owner shall enter into a Land Development and Financial Security Agreement (the "Agreement") with the Township, prepared by the Township Solicitor and shall deposit adequate financial security in the form of an Irrevocable Letter of Credit approved by the Township Solicitor from a bank or other approved financial institution, for the construction of all those improvements to be located within Milford Township and having a public impact, including without limitation stormwater drainage improvements, sedimentation and erosion control measures, grading, monuments, roadway improvements and any other improvements required by the land development. The Letter of Credit shall include an Evergreen Clause to prevent expiration of the Letter of Credit. The Township shall not issue a final release of the financial security until both the dedicated and non-dedicated improvements are completed.

7. Prior to the recording of the Record Plans and the issuance of any building permits or commencement of any construction authorized by this approval, Applicant and/or Owner shall:

a. Provide satisfactory evidence to the Township that the Bucks County Conservation District has approved sedimentation and erosion control plans for the Property;

b. Provide satisfactory evidence that the Pennsylvania Department of Environmental Protection ("DEP") has approved Planning Modules for this Land Development.

c. Provide satisfactory evidence to the Township that Applicant and/or Owner has entered into an agreement with the Milford Township Water Authority providing for the extension of public water service to the Property. Applicant and/or Owner shall also provide satisfactory evidence to the Township it has deposited with the Milford Township Water Authority adequate financial security to assure the extension of water service to the Property;

d. Provide satisfactory evidence to the Township that Applicant and/or Owner has entered into an agreement with the Milford-Trumbauersville Area Sewer Authority providing for the extension of public sewer service to the Property. Applicant and/or Owner shall also provide satisfactory evidence to the Township that it has deposited with the Milford-Trumbauersville Area Sewer Authority adequate financial security to assure the extension of sewer service to the Property;



e. Provide satisfactory evidence to the Township that DEP has issued an NPDES permit for this Property.

f. Provide satisfactory evidence to the Township that the Pennsylvania Department of Transportation has issued a Driveway Occupancy Permit for the proposed access to John Fries Highway.

8. No topsoil shall be removed from the Property without prior written consent by the Township.

9. Prior to the recording of the Record Plans and the issuance of any building permits or commencement of any construction authorized by this approval, Applicant and/or Owner shall pay all costs incurred by the Township in the review of the Plans including engineering, legal and administrative costs.

10. All terms and conditions of the Conditional Use Approval granted on May 17, 2017 shall continue in effect except as modified by this Approval.

11. Except as noted hereafter, the Board of Supervisors approved the waiver requests made in the May 16, 2017 letter of Bohler Engineering. A true and correct copy of the referenced letter is attached hereto, marked Exhibit "A" and incorporated herein.

12. At the time the Record Plans are submitted, Applicant and/or Owner shall submit six (6) paper copies of the Record Plans, all fully executed by the appropriate entities in **BLACK INK**. The Owner's Block and Notary Acknowledgement shall show the correct owner(s) of record and that the Notary Public signs and seals (both stamp and embossed) on all copies of the Plans. All signature blocks shall appear in the same location on each page-requiring signature. In addition, Applicant will provide the information contained on the Plans in digital format. The Township Engineer shall review the complete set of Plans and stamp them as construction sets, certifying that they have met the conditions for approval.

Failure to appeal the conditions imposed by the Board of Supervisors within thirty (30) days of the date of this letter shall constitute acceptance of the conditions. Non-acceptance and/or non-compliance with the conditions recited above voids the Plan approval and the waivers granted by the Board of Supervisors and the Plan is denied due to the deficiencies noted in the Township Engineer's reviews referenced herein.

Mr. Mansfield made a **MOTION** to approve the Conditional Use and Land Development plans for McDonalds subject to conditions outlined by solicitor Terry Clemons and confirmed at the June 6<sup>th</sup> meeting. Motion was seconded by Mr. Strunk and passed.

**Public Comments:**

None

**Adjournment:** Mr. Mansfield adjourned the May 17, 2017 regular meeting at 7:33 p.m.

**Milford Township Board of Supervisors  
Minutes of June 6, 2017 Regular Meeting**

**Call to Order:** the Chairman called Meeting to Order at 7:00 p.m. at the Milford Township Municipal Building

**Supervisors Present:** Robert B Mansfield Chairman Charles Strunk Vice Chairman, Thomas Courduff Supervisor,

**Attendance:** Jeff Vey Township Manager, Dave Winkler Public Works Director, Marilyn Stecker Secretary Treasurer, and Audience: 28.

**Approval of Minutes of Previous Meeting**

Mr. Mansfield made a **MOTION** to approve the minutes from the May17, 2017. Motion was seconded by Mr. Courduff and passed.

**Approval of Treasure’s Report and Invoices for Payment**

Having reviewed the invoice list and Treasurer’s report Mr. Strunk made a **MOTION** to approve the invoices for payment as submitted. Motion was seconded by Mr. Mansfield and passed.

**Announcements**

Milford Zoning Hearing Board meets Tuesday, June 13th, 2017 to consider the following:  
**Naplin Two Limited Partnership** and **Naplin Four Limited Partnership** for a Variance to allow an industrial building height of 45 ft instead of the permitted 35 ft in the “PI” zone. Located at 2100 Am Dr. and 2525 Milford Square Pike.

**Freed** - Variance to allow a 16’x 26’ addition with 23 ft rear setback where 50’ is required and a 6 ft front porch with a 45 ft front setback where 90 ft is required on a non-conforming lot. Located at 2325 Spinnerstown Rd.

**Zataveski** for a Variance to allow a 862 sq. ft shed with a rear yard setback of 12 ft where 30 ft is required. Located at 2701 Allentown Rd.

**Correspondence:**

Bucks County Airport Authority April 2017 minutes available for review  
QAPC April 2017 minutes available for review

**Reports**

**Public Works Report**

Asphalt Maintenance Solutions worked with the public works department doing two weeks of skin patching and two days of oil and chip. We did Weisel, Walnut, Doerr, Old Plains, Baus, Mill, Cassel and Keiser Roads.

**Code Enforcement Report**

During May 2017, the following permits were issued, 1 Single family dwellings, 20 residential accessory, 1 commercial, 1 zoning, and 16 Use & Occupancy

### **Township Manager Report**

Beaver Flooding at Fennel Road - Shawna Burkett, Pennsylvania Game Commission Wildlife Conservation Officer, reported they successfully live-trapped three beavers in mid-May and relocated them to game lands in Lebanon County. Brendan Ryan commended Milford for installing a “beaver deceiver” and a leveler to try to co-exist with the beaver. Unfortunately, the beavers built a new dam immediately below Fennel that increases potential of flooding the road and adjacent residence. Game Commission representatives stated they will continue to monitor the beavers. Janya Awckland resident has concerns with the rising water and the resulting killing of trees on her property. Kim Awckland had a concern the wells could get contaminated by giardiasis spread by beaver. Amy Lewis has concerns about the beavers welfare and the ability to view them from Fennel Road. Mr. Mansfield expressed his appreciation for all that came.

**Request for Waiver to Connect to Public Water** - Janice Afflerbach **2210 Milford Ave**, addition to home, public water runs on Milford Square Pike but does not extend to Milford Avenue. Mr. Mansfield made a **MOTION** approving waiver providing approval is secured from the Milford Township Water Authority, motion seconded by Mr. Courduff and passed.

**Resolution 2017-20**, Resolution of the Board of Supervisors of Milford Township **authorizing the acquisition by purchase of the Rush property**, tax map parcel 23-010-109-002 64.71 acres located on the west side of Allentown Road and the south side of Mill Pond Road, Milford Township, Bucks County. Mr. Mansfield made a **MOTION** to authorize this purchase, seconded by Strunk and passed.

### **Land Development**

#### **MacDonalds – AM Drive & Rt. 663**

The Board of Supervisors of Milford Township at a public meeting held on Wednesday, May 17, 2017, voted to **APPROVE**, subject to the conditions set forth herein, Preliminary/Final Plans of Land Development for certain premises located on John Fries Highway, identified as TMP No. 23-10-019 (the “Property”). The application was made by Gary Lorio of TimTay Quakertown AM, LLC (“Applicant” on behalf of RKJ Investments, LLC the legal owner of the Property (“Owner”). Land Development Plans for the Property were prepared by Bohler Engineering and consist of Five (5) sheets, dated February 1, 2017 and last revised May 3, 2017 (the “Plans”). The Plans propose to construct a McDonald’s Restaurant and related improvements on the Property (the “Site Improvements”). The Plans were approved subject to the following conditions which have been accepted by counsel to the Applicant on behalf of the Applicant and the Owner:

1. Prior to the recording of the Record Plans and the issuance of any building permits or commencement of any construction authorized by this approval, Applicant and/or Applicant shall address to the satisfaction of the Township Engineer, all review comments of the Township Engineer in connection with the land development of the Property. This shall include the comments contained in the Township Engineer review letters of February 16, March 6 and May 9, 2017 and any additional reviews resulting from the submission of revised Plans.

2. Prior to the recording of the Record Plans and the issuance of any building permits or commencement of any construction authorized by this approval, Applicant and/ or Owner shall revise the Plans to show the location of a fire hydrant at the intersection of AM Drive and the driveway entrance to the Property and the location of a fire department connection at a location approved by the Township.

3. Prior to the recording of the Record Plans and the issuance of any building permits or commencement of any construction authorized by this approval, Applicant and/or Owner shall contribute the sum Twenty Thousand Dollars (\$20,000.00) in lieu of constructing improvements to AM Drive (except to the extent improvements are shown on the Plans).

4. Prior to the recording of the Record Plans and the issuance of any building permits or commencement of any construction authorized by this approval, Applicant and/or Owner shall contribute to the Township the sum Seven Thousand Five Hundred Dollars (\$7,500.00) in lieu of performing a Traffic Impact Study as required by Section 701.h.17 of the Milford Township Subdivision and Land Development Ordinance; provided, however, that if the Pennsylvania Department of Transportation requires that a traffic impact study be performed, this contribution shall not be required and Applicant/ Owner shall instead provide a copy of that traffic impact study.

5. In recognition of the fire service needs that will be generated by the proposed McDonald's restaurant Applicant/Owner shall contribute to the Milford Township Volunteer Fire Department the total sum of Ten Thousand Dollars (\$10,000.00), which amount shall be contributed at the rate of \$2,000.00 per year commencing on the date of the first anniversary of the date a Use and Occupancy permit is issued and continuing on each anniversary thereafter until the total sum of \$10,000.00 is contributed.

6. Prior to the recording of the Record Plans and the issuance of any building permits or commencement of any construction authorized by this approval, Applicant and/ or Owner shall enter into a Land Development and Financial Security Agreement (the "Agreement") with the Township, prepared by the Township Solicitor and shall deposit adequate financial security in the form of an Irrevocable Letter of Credit approved by the Township Solicitor from a bank or other approved financial institution, for the construction of all those improvements to be located within Milford Township and having a public impact, including without limitation stormwater drainage improvements, sedimentation and erosion control measures, grading, monuments, roadway improvements and any other improvements required by the land development. The Letter of Credit shall include an Evergreen Clause to prevent expiration of the Letter of Credit. The Township shall not issue a final release of the financial security until both the dedicated and non-dedicated improvements are completed.

7. Prior to the recording of the Record Plans and the issuance of any building permits or commencement of any construction authorized by this approval, Applicant and/or Owner shall:

provide satisfactory evidence to the Township that the Bucks County Conservation District has approved sedimentation and erosion control plans for the Property;

provide satisfactory evidence that the Pennsylvania Department of Environmental Protection (“DEP”) has approved Planning Modules for this Land Development.

c. provide satisfactory evidence to the Township that Applicant and/or Owner has entered into an agreement with the Milford Township Water Authority providing for the extension of public water service to the Property. Applicant and/or Owner shall also provide satisfactory evidence to the Township it has deposited with the Milford Township Water Authority adequate financial security to assure the extension of water service to the Property;

d. provide satisfactory evidence to the Township that Applicant and/or Owner has entered into an agreement with the Milford-Trumbauersville Area Sewer Authority providing for the extension of public sewer service to the Property. Applicant and/or Owner shall also provide satisfactory evidence to the Township that it has deposited with the Milford-Trumbauersville Area Sewer Authority adequate financial security to assure the extension of sewer service to the Property;

e. provide satisfactory evidence to the Township that DEP has issued an NPDES permit for this Property.

f. provide satisfactory evidence to the Township that the Pennsylvania Department of Transportation has issued a Driveway Occupancy Permit for the proposed access to John Fries Highway.

8. No topsoil shall be removed from the Property without prior written consent by the Township.

9. Prior to the recording of the Record Plans and the issuance of any building permits or commencement of any construction authorized by this approval, Applicant and/or Owner shall pay all costs incurred by the Township in the review of the Plans including engineering, legal and administrative costs.

10. All terms and conditions of the Conditional Use Approval granted on May 17, 2017 shall continue in effect except as modified by this Approval.

11. Except as noted hereafter, the Board of Supervisors approved the waiver requests made in the May 16, 2017 letter of Bohler Engineering. A true and correct copy of the referenced letter is attached hereto, marked Exhibit “A” and incorporated herein.

12. At the time the Record Plans are submitted, Applicant and/or Owner shall submit six (6) paper copies of the Record Plans, all fully executed by the appropriate entities in **BLACK INK**. The Owner’s Block and Notary Acknowledgement shall show the correct owner(s) of record and that the Notary Public signs and seals (both stamp and embossed) on all copies of the Plans. All signature blocks shall appear in the same location on each page requiring signature. In addition, Applicant will provide the information contained on the Plans in digital format. The Township Engineer shall review the complete set of Plans and stamp them as construction sets, certifying that they have met the conditions for approval.

Failure to appeal the conditions imposed by the Board of Supervisors within thirty (30) days of the date of this letter shall constitute acceptance of the conditions. Non-acceptance and/or non-compliance with the conditions recited above voids the Plan approval and the waivers granted by the Board of Supervisors and the Plan is denied due to the deficiencies noted in the Township Engineer's reviews referenced herein.

**Nichols Farm** – 3 lot subdivision – South side of Bauman Rd east of Steinsburg Rd  
Mr. Vey and Dave Winkler Public Works Director will evaluate needed road improvements.  
Tabled for future discussion.

**Milford Village Phase 1 Section 3** Mr. Mansfield made a **MOTION** to approve the **Financial Security Agreement** prepared by the Township Solicitor, seconded by Mr. Strunk and passed.

**QCSD Need For Fill** -Public Works Director discussed the great amount of fill Milford has and the need for the township to find legal places to dispose of fill; the school district has an interest in taking it. Mr. Mansfield made a **MOTION** approving removal by school district as long as there is no cost to township and an approved E&S plan seconded by Mr. Strunk and passed.

**Public Hearing:**

**Medical Marijuana Grower/Processor/Dispensary Ordinance.** Mr. Mansfield made a **MOTION** to adopt medical marijuana ordinance, which clearly defines where growers and dispensaries can operate within the township motion seconded by Mr. Strunk and passed.

**Public Comments:**

David Gross township resident asked t if Milford is purchasing the Milford Middle School from the school district. Mr. Mansfield stated that decisions regarding the Middle School are made by the school board. If the Middle School is going to be sold, Milford may consider it for open space since there are open space parcels around it. But Milford has no agreement with QCSD regarding the school.

Mr. Chamber & Mr. Dougherty of 27 Lucky Lane seeking direction from the board – what is procedure for open space dedication for the township to take the open space in their development? Mr. Clemons gave a legal description on what needs to be done. Mr. Strunk is opposed to taking the open space.

Mr. Mansfield made an announcement there will be no meeting June 20, 2017 due to Milford Township Volunteer Fire Company Carnival is that week.

**Adjournment:** Mr. Mansfield adjourned the June 6, 2017 regular meeting at 9:15 p.m. with the Board adjourning into executive session to discuss a personnel matter.

**Milford Township Board of Supervisors  
Minutes of July 5, 2017 Regular Meeting**

**Call to Order:** the Chairman called Meeting to Order at 7:00 p.m. at the Milford Township Municipal Building

**Supervisors Present:** Robert B Mansfield Chairman Charles Strunk Vice Chairman, Thomas Courduff Supervisor,

**Attendance:** Jeff Vey Township Manager, Dave Winkler Public Works Director, Marilyn Stecker Secretary Treasurer, and Audience: 37.

**Approval of Minutes of Previous Meeting**

Mr. Mansfield made a **MOTION** to approve the minutes from the June 6, 2017. Motion was seconded by Mr. Courduff and passed.

**Approval of Treasure's Report and Invoices for Payment**

Having reviewed the invoice list and Treasurer's report Mr. Strunk made a **MOTION** to approve the invoices for payment as submitted. Motion was seconded by Mr. Mansfield and passed.

**Announcements**

Milford Zoning Hearing Board meets Tuesday, July 11th, 2017 to consider the following:

**Brehm** - to allow the height of the building to be 23' 4" where 18ft. is permitted a side yard setback of 13.59ft, where 30ft is required at 2255 Weiss Rd.

**Allen** - to allow construction of a 24' x 20' (480sqft) 2 car garage, with a front yard of 35ft, where 105ft is required and a side yard of 12ft, where 30ft is required at 2140 Brick Tavern Rd.

**Metzler** - to allow construction of a 6' x 35' (210sqft) front porch on a non-conforming structure with a front yard setback of 26ft, where 100ft is required at 1730 Kline's Mill Rd.

**Correspondence:**

Bucks County Airport Authority May 10<sup>th</sup> & May 25<sup>th</sup> minutes available for review

BCPC June 2017 Annual Report are available for review

Sellersville request for Fire Police for carnival July 11-15<sup>th</sup> Mr. Mansfield mad a **MOTION**

To approve request, seconded by Mr. Strunk and passed

**Reports**

**Public Works Report**

The Public Works department went out clearing site distances at intersections throughout the township. Prep work on Creamery Road before Asphalt Maintenance Solutions came in to do the paving. We rented a road widener to install #4 base stone and 209 tons of BCBC on Sleepy Hollow Road between Miller and Kumry roads. We have also been hauling #4 stone in to our yard for Keiper Road.

## **Code Enforcement Report**

During June 2017, the following permits were issued, 1 Single family dwellings, 17 residential accessory, 1 commercial, 3 zoning hearings and 17 Use & Occupancy

## **Township Manager Report**

**Recycling Agreement** - An intergovernmental cooperation agreement for **recycling reporting** by and among the townships of Richland, West Rockhill, Milford and Springfield and the boroughs of Perkasio and Quakertown. Mr. Mansfield made a **MOTION** to approve the agreement, seconded by Mr. Courduff and passed.

The Supervisors discussed allowing, by special exception, an **increase in the height of a building in the PI Planned Industrial District** with conditions and requiring future development in the airport zone to provide Avigation Easements. Mr. Mansfield made a **MOTION** authorizing advertisement of this ordinance. Seconded by Mr. Strunk and passed.

**Wonsidler Buildings** – Mr. Mansfield made a **MOTION** authorizing the demolition of building. Seconded by Mr. Courduff and passed. The road crew will demolish the buildings.

## **Public Hearing:**

**St.Lukes’s Hospital Conditional Use** – Mr. Clemens opened the hearing at 7:15 pm. St. Luke’s presented their plans.

*St. Luke’s Quakertown Hospital is the owner of approximately 30-acres known as tax parcel 23-15-115-003. The Property is located at the intersection of Portzer Road and John Fries Highway (SR663) and is located within the Arterial Mixed Use (AMU) overlay district.*

*The proposed Hospital meets the specific criteria for a “hospital” as set forth in the Zoning Ordinance §404.C.1.1. The 30-acre Property satisfies the 10-acre minimum lot area requirement and is more than adequate to provide sufficient space for all buildings and required support facilities including parking. The design also complies with the required minimum yard width and setback requirements.*

*The hospital will be fully licensed and accredited as required by Pennsylvania law. Any accessory uses will be limited to those outlined in Zoning Ordinance §404.C. 11.a, including a cafeteria, gift shop and medical offices.*

*Care has been taken in the design of the facility to locate emergency and service entrances so as not to be offensive to adjoining neighbors. As required by Zoning Ordinance §404.C.1.1.d, primary access to the Hospital is from John Fries Highway, an arterial highway and any and all access is consistent with that approved as a part of the original Master Plan.*

*The proposed use is in accordance with the Quakertown Area Comprehensive Plan. The proposed Hospital will provide critical health services for the benefit of public health, safety and welfare. The proposed Hospital is suitable for the Property, and will be designed, constructed, operated, and maintained so as to be in harmony with the existing character of the general vicinity.*

*With regard to the traffic design requirements of the AMU Ordinance, Zoning Ordinance §1108.c(5) and 1108.d(1), as previously studied and reviewed as a part of the original Conditional Use proceedings, the Property is suitable in terms of effects on traffic safety with the*



*design providing adequate access to protect the public streets from undue congestion and hazard. With regard to the traffic requirements incorporated into such provisions, as noted at the prior proceedings before the Planning Commission and Board of Supervisors in which this Project was introduced, the Applicant is prepared to make the necessary improvements as associated with the hospital. To the extent any of these improvements cannot be finalized due to other factors not within St. Luke's reasonable control, St. Luke's has indicated a willingness to post security for such improvements.*

Residents raised concerns regarding potential impacts particularly noise, lighting and aesthetics. Concern was expressed about an emergency access between Blackledge and St. Luke's, how it would breach a buffering berm, and what impacts it would have on the adjoining properties. Other concerns included a potential helipad (St. Luke's stated they had no intention to have a helipad), impacts of the Portzer Road access on wetlands and proposed public improvements, particularly the Portzer Road/663 intersection. Mr. Clemons at 10:25 pm announced the hearing would be continued for the next meeting, which will be July 18<sup>th</sup>.

### **Conditional Use hearing for LB Foster Company-**

Mr. Clemens opened the meeting at 10:32 pm. Mr. Clemons asked if anyone wanted Party Status-

*Application is to use that portion of the premises known as 2048 Milford Square Pike as an office use by LB Foster Company. The Property will be used for only customer support and marketing of the products of the Company. No materials, equipment or construction activities of the Company will occur at the Property.*

*This use will be in addition to the office use of 2050 Milford Square Pike that is currently occupied by an insurance agency.*

Mr. Mansfield made a **MOTION** approving the use with conditions seconded by Mr. Strunk and passed.

*Conditional Use approval was granted subject to the following conditions, which were accepted at the hearing:*

*The Property will be used only for office use. No materials, equipment or construction activities of the Company will occur at the Property.*

*No more than five (5) employees shall be employed at the Property.*

*No direct access to the Property shall be taken from John Fries Highway (Pa. Route 663).*

*A Zoning Permit is required for any signs erected in connection with the use approved hereby and shall comply with the requirements of the Milford Township Zoning Ordinance.*

### **Land Development**

#### **Nichol – 3 lots on Bauman Rd - Tabled**

#### **Open Space Maintenance** –Brinkman and Sheetz Church Rd

Natural Lands Trust will be doing a study of all the townships open space. There was discussion of installing a ball field or leaving it as open field for farmers to hay. The concensus was to leave the field for hay. Residents were encouraged to follow the NLT/Park Board work.

**Escrow Releases:**

Mr. Mansfield made a **MOTION** to approve **Resolution 2017-21** for Precision Finishing escrow release #9 \$5,031.00 leaving a balance of \$152,636.62, seconded by Mr. Strunk and passed.

Mr. Mansfield made a **MOTION** to approve **Resolution 2017-22** for Ashley Martino (driveway and stormwater facilities) escrow release \$4,600.00 seconded by Mr. Strunk and passed.

Mr. Mansfield made a **MOTION** to approve **Resolution 2017-23** for CAW Acquisitions 2095 Keiper Road \$4,894.75 for construction improvements seconded by Mr. Strunk and passed.

**Public Comments:**

None:

**Adjournment:** Mr. Mansfield adjourned the July 5, 2017 regular meeting at 10:55 p.m.

**Milford Township Board of Supervisors  
Minutes of July 18, 2017 Regular Meeting**

**Call to Order:** the Vice Chairman called Meeting to Order at 7:00 p.m. at the Milford Township Municipal Building

**Supervisors Present:** Charles Strunk Vice Chairman, Thomas Courduff Supervisor, Excused Robert B Mansfield Chairman

**Attendance:** Jeff Vey Township Manager, Marilyn Stecker Secretary Treasurer, Township Engineer Pete Andersen and Township Solicitor Terry Clemens and Audience: 27.

**Approval of Minutes of Previous Meeting**

Mr. Strunk made a **MOTION** to approve the minutes from the July 5, 2017. Motion was seconded by Mr. Courduff and passed.

**Approval of Invoices for Payment**

Having reviewed the invoice list Mr. Strunk made a **MOTION** to approve the invoices for payment as submitted commenting that Mr. Vey will review tax bills to contact the county

assessor to adjust the appropriate tax bill to reflect the demolition of structures on the Wonsidler tract. Motion was seconded by Mr. Courduff and passed.

### **Announcements**

Milford Zoning Hearing Board meets Thursday, July 20<sup>th</sup>, 2017 to consider the following:

- Application of **Surman** for a Variance, Special Exception, Interpretation and or Appeal involving of sections, 401, and 403, and 1002 to allow use of an addition built without permit to be for warehousing and re-selling chemicals. Located at 2240 Spinnerstown Rd. Tmp #23-002-014 in the VC-2 Zoning District

### **Public Hearing:**

**St. Luke's Hospital Conditional Use** – Mr. Clemens opened the hearing at 7:15 pm. *St. Luke's continued calling the members of their team.*

*St. Luke's Quakertown Hospital is the owner of approximately 30-acres known as tax parcel 23-15-115-003. The Property is located at the intersection of Portzer Road and John Fries Highway (SR663) and is located within the Arterial Mixed Use (AMU) overlay district.*

*The proposed Hospital meets the specific criteria for a "hospital" as set forth in the Zoning Ordinance §404.C.1 1. The 30-acre Property satisfies the 10-acre minimum lot area requirement and is more than adequate to provide sufficient space for all buildings and required support facilities including parking. The design also complies with the required minimum yard width and setback requirements.*

*The hospital will be fully licensed and accredited as required by Pennsylvania law. Any accessory uses will be limited to those outlined in Zoning Ordinance §404.C. 11.a, including a cafeteria, gift shop and medical offices.*

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*The proposed use is in accordance with the Quakertown Area Comprehensive Plan*

*The proposed Hospital will provide critical health services for the benefit of public health, safety and welfare. The proposed Hospital is suitable for the Property, and will be designed, constructed, operated, and maintained so as to be in harmony with the existing character of the general vicinity.*

*With regard to the traffic design requirements of the AMU Ordinance, Zoning Ordinance §1108.c(5) and 1108.d(1), as previously studied and reviewed as a part of the original Conditional Use proceedings, the Property is suitable in terms of effects on traffic safety with the design providing adequate access to protect the public streets from undue congestion and hazard. With regard to the traffic requirements incorporated into such provisions, as noted at the prior proceedings before the Planning Commission and Board of Supervisors in which this Project was introduced, the Applicant is prepared to make the necessary improvements as associated with the hospital. To the extent any of these improvements cannot be finalized due to other factors not within St. Luke's reasonable control, St. Luke's has indicated a willingness to post security for such improvements.*

Residents raised concerns regarding potential impacts particularly noise, lighting and aesthetics. Concern was expressed about an emergency access between Blackledge and St. Luke's, how it

would breach a buffering berm, and what impacts the Portzer Road access will have on wetlands. Public improvements, particularly the Portzer Road/663 intersection were discussed. Mr. Clemons will present to the Board of Supervisors conditions for approval at the August 1, 2017 meeting for approval.

**Escrow Releases:**

Mr. Strunk made a **MOTION** to approve **Resolution 2017-24** for Community Baptist Church escrow release in the amount of \$7,195.28 (18 month Maintenance period) temporarily suspend further development on property seconded by Mr. Courduff and passed.

**Public Comments:**

None:

**Adjournment:** Mr. Strunk adjourned the July 18, 2017 regular meeting at 8:55 p.m.