

**Milford Township Board of Supervisors  
Minutes of January 3 2012 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; Timothy Damiani, Supervisor was excused.

**Attendance:** Jeffrey Vey Township Manager, Marilyn Stecker Assistant Manager, and Dave Winkler Public Works Director Audience: 7.

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

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

Milford Twp Planning Commission	Edwin Bolton
Milford Twp Park Board	Bob Irick
Milford T'Ville Area Sewer Authority	
Joint Appointment-Five Year Term	T'Ville appoints this year
Milford Twp Zoning Hearing Board	Cameron Waite
1 <sup>st</sup> Alternate	Albert Haines
2 <sup>nd</sup> Alternate	Vacancy
Delegate to QAPC	Carson Schneck/ Robert Mansfield
Building Board of Appeals	Eric Jurin
Milford Township Water Authority	Charles Strunk – Arnold Mancini
Chairman of the Vacancy Board	Stephen Shelly
Secretary-Treasurer	Patricia Roeder
Township Solicitor	Terry Clemons
Planning Commission Solicitor	Terry Clemons
Township Engineer	Andersen Engineering Assocs.
Fire /Building Code Official	James Young
Milford Township CPA Auditor	Styer Associates
EIT Auditor	Styer Associates
Designation of Official Depository	First Savings, PLGIT, QNB,TD Bank, & Univest

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  
Finance Director \$2,000,000

Motion was seconded by Charles Strunk and approved.

**Establishment of Tax Rates for 2012**

Robert Mansfield made the following motion

- (a) Earned Income Tax 1.75%  
(1% to Q'twn School Dist, 0.50% to Milford General Fund & 0.25% to Open Space Fund)
- (b) Real Estate Transfer Tax 1%  
(1/2% to Q'twn School District, 1/2% to Milford)
- (c) Real Estate Tax 2 mills **Resolution 2011-01**
- (d) Street Light Assessment **Resolution 2011-02**
- (e) Fee Schedule **Resolution 2011-03**
- (f) Dispose of 2004 Twp Records **Resolution 2011-04**
- (g) Dispose of 2004 EIT Records **Resolution 2011-05**

Motion was seconded by Charles Strunk and passed.

**Certification of Delegates to the 2012 PSATS Convention May 6-9, 2012 in Hershey and selection of the voting delegate. No nomination was made.**

**Annual Bucks County Assn of Township Officials Convention** February 4, 2012 at 8 am.  
Board will not attend.

Public Comments: resident asked if Resolutions could be posted on web site. Mansfield said that the resolutions are included with the minutes.

**Chairman adjourned the Reorganizational meeting at 7:07p.pm.**

**Milford Township Board of Supervisors  
Minutes of January 3, 2012 Regular Meeting**

**Call to Order:** Chairman called Meeting to Order at 7:07 p.m. at the Milford Township Municipal Building.

**Supervisors Present:** Chairman Robert B. Mansfield, Vice-Chairman Charles Strunk, Timothy Damiani, Supervisor was excused.

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

**Approval of Minutes of Previous Meeting:** Minutes for the December 20, 2011 meeting will be approved at the next meeting.

**Approval of Invoices for Payment:** Having reviewed the invoices, Strunk made a motion to approve the invoices for payment. Motion was seconded by Mansfield and passed.

### **Announcements**

The Zoning Hearing Board will meet Tuesday January 10<sup>th</sup>, 2012

1- Prologis for a Variance to allow loading berths to be 13 ft wide located at 3000 Am Drive.

2- Frasier for a variance to allow the an outbuilding with a height of 24' and a front yard of 56 ft for a 1,200sq; ft accessory building located 1359 Allentown Rd

Milford Township Auditors – reorganization meeting is January 4, 2012

### **Correspondence**

Bucks County Airport Authority November minutes are available for review.

### **Reports**

#### **Public Works Report**

The public works department did drainage work on the upper end of Weisel Road, installed R-4 stone along the shoulder to slow down the storm water where it was washing out the roadway.

Road signs were installed and drainagework was done at the Walnut Lane Bridge to address findings of the bridge inspection report.

A new type C inlet hood was installed and repaired inlets were tar-coated at Barrel Run and Vassar Drive.

The Barrel Run Trail extension behind Emerald Hollow was started.

Dave also asked permission to sell the 2006 GMC Pick up. There is another township that may have an interest in purchasing the vehicle.

#### **Code Enforcement Report**

During December 2011, the following permits were issued: 3 Residential Accs. 2 Residential Reno. 1 sign, 1 Home occupation, 1 residential addition, 12 U & O's 1 ZHB

#### **Township Manager**

**Street Light Assessment Delinquencies:** Bucks County will no longer place unpaid street lights on the county delinquent list, so overdue collection will have to be done in-house. The Manger did an ordinance search and feels that only Real Estate Transfer Tax is addressed for penalties and interest for overdue amounts. While the intent is to attempt to collect only what is due, it is felt that deterrents including liens should be in place to discourage delinquency and to cover additional costs imposed in their collection. Terry Clemons will be involved.

**Engleman Conservation Easement:** This easement, which recently settled, was a joint venture with the County's Opens Space program and Natural Lands Trust. It is a conservation easement on 23-007-189 which also provides public access to the Unami Creek and its banks for recreational fishing and includes a trail easement.

**Norris Property:** An Agreement of Sale has been executed for 23-20-22 and 23-7-69 1350 Nursery Road (3.807 acres) with a January 16th settlement date. Property is located both sides of the road and both side of the Unami adding a significant link to the Unami Greenway. The property also contains an historic mill.

The real estate tax collector from Trumbauerrsville, Betsy Moyer, sent a request for the Board to consider combining the Trumbauersville and Milford Tax Collectors into one position. Maynard Cressman, the Milford Tax Collector, is not seeking to run for re-election. Mr. Mansfield stated that, if this were to be done, there are defined legal procedures that must be followed. He asked both the audience and the press to identify concerns and objections that should be considered before any action is taken.

**Adjournment:** Mansfield adjourned the January 3, 2012 regular meeting at 7:30 p.m.

### **Milford Township Board of Supervisors Minutes of January 17, 2012 Regular Meeting**

**Call to Order:** Meeting was called to Order by Vice 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; Timothy Damiani, Supervisor was excused.

**Attendance:** Jeffrey Vey Township Manager, Marilyn Stecker Assistant Manager, Audience: 12.

**Approval of Minutes of Previous Meeting:** Strunk made a motion to approve the Minutes of the December 20,2011 meeting, January 3, 2012 reorganizational meeting and the January 3, 2012 meeting Motion was seconded by Mansfield and passed.

**Approval of Invoices for Payment:** Having reviewed the invoices, Strunk made a motion to approve the invoices for payment. Motion was seconded by Mansfield and passed.

**Announcements:**

- (a) Zoning Hearing The Zoning Hearing Board will meet Tuesday February 14<sup>th</sup>, 2012

1- Frasier - **continuance** - for a variance to allow the an outbuilding with a height of 24' and a front yard of 56 ft for a 1,200sq; ft accessory building located 1359 Allentown Rd

**Correspondence:**

- (a) Quakertown Area Planning Committee minutes for December are available for review.
- (b) Bucks County Airport Authority minutes for December is available for review.

**Reports:**

Sgt. Eric Turk Commander of the State Police barracks in Dublin, PA attended the meeting to check in to see if there were any question from the residents and to reinforce that there is a presence in the area. There was one concern that school buses in the Milford Square area need to be looked at speeding and cars going around the buses. Sgt Turk indicated that the speed buggy does deter speeding. Board expressed their appreciation for his attendance.

Schwenksville Borough Authority purchase of our 2006 GMC Pick Up. Charles Strunk made a motion to approve the sale 2nd by Robert Mansfield.

663/Allentown Road intersection improvements – Patrick Gerstner, Dewberry Engineers Update on work that will be performed. Construction is slated to begin 2014. The bridge on Allentown Road has been repaired. 663 will have left turning lanes on the southbound traffic only to help eliminate rear end collisions. The bridge being replaced with wider structures will be designed to accommodate future expansion if needed. Allentown Road will be detoured and 663 will not be closed during the work. Two-season project 2014 – 2016 Cost of project is approximately 8 million.

Charles Strunk expressed his opinion that there should be left turning lanes both north and south bound lanes on 663

Jeff Vey asked what determines historic district. Response was that a profession consultant from the state preservation office determined it was a historic district with no impact on district.

Charles Strunk made a motion that a letter is sent to our state legislators Representative Paul Clymer and Senator Bob Mensch expressing our concern of left hand turning lanes for both directions 2<sup>nd</sup> by Robert Mansfield.

Resolutions

**Resolution 2012-6** Authorize Keystone Collection to collect EIT Delinquencies Bob Mansfield made a motion to authorize Keystone and was 2<sup>nd</sup> by Charles Strunk.

**Resolution 2012-7** - Adoption of the Bucks County 2011 Hazard Mitigation Plan Bob Mansfield made a motion to adopt Bucks County 2011 Hazard Mitigation plan 2<sup>nd</sup> by Charles Strunk.

**Resolution 2012-8** – State Liquid Fuels Report MS-965 – Bob Mansfield made a motion to sign and mail the State liquid Fuels report MS-965 2<sup>nd</sup> by Charles Strunk

Paul Seachrist of 2715 Dahl Road requested approval from the board to reconstruct a non-conforming structure located at 2715 Dahl Road. The building collapsed and he wants to replace it with a pole barn using the existing footprint not increasing the size.

The board has no objections to restoring the structure under section 804 of the Milford Township Zoning ordinance.

**Adjournment:** Mansfield adjourned the January 17, 2012 regular meeting at 7:35

Milford Township Board of Supervisors  
Minutes of February 7, 2012 Regular Meeting

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; Timothy Damiani, Supervisor was excused.

**Attendance:** Peter Andersen, Andersen Engineering, Twp. Engineer; Scott Macnair, Clemons Richter Walsh & Reiss, Township Solicitor; Jeffrey A. Vey, Township Manager; David Winkler, Public Works Director, Marilyn Stecker Assistant Manager Audience: 42

**Approval of Minutes of Previous Meeting**

Robert B. Mansfield made a motion to approve the Minutes of the January 17, 2012 Regular Meeting and the January 25, 2012 Work session. Motion was seconded by Charles Strunk and passed.

**Approval of Invoices for Payment**

Having reviewed the invoices, Charles Strunk made a motion to approve the invoices for payment Motion was seconded by Robert B. Mansfield. Motion passed.

**Announcements**

Zoning Hearing for February will be held on the 14<sup>th</sup>

Continuation of Frasier for a Variance to allow an outbuilding with a height of 24' and a front yard of 56' for a 1,200 sq. ft. accessory building. Located at 1359 Allentown Rd.

Application of Krevitz for a Special Exception to change from a non-conforming retail shop to a non-conforming office and warehousing with outside storage of trucks and equipment, Located at 2385 John Fries Highway

Park Board will meet 6:30 February 15,2012 instead of February 8, 2012

Correspondence:

(a) Milford Township Planning Commission 2011 year end report available for review.

### **Code Enforcement Office**

In January permits were issued for one residential additions, one demolition, two Zoning Hearing Boards, three residential Accessories. and ten use and occupancies.

### **Report Public Works Department**

The public works department spent most of the month on the Barrel Run Trail clearing and installing 2300' of stone base, 4 pipe crossings and 220' of cabled concrete over wetlands. 35mph speed signs were installed on Old Plains Road. Potholes were patched. The Road Crew went out 4 times to cinder and 1 time to plow this month

### **Township Manager's Report**

The Manager asked the Board for an executive session after the meeting to discuss potential purchase of land for open space.

Stouch lighting has submitted a quote to change the office lighting to a more cost effective lighting. Mansfield made a motion to approve and motion was seconded by Strunk and passed.

### **Adams Outdoors Advertising**

The Township has requested the removal of billboards from open space property, which is owned by the township. Lois Arciszewski, Vice President from Adams Outdoor Advertising presented to the BOS a request for the billboards to remain. Tom Merick who owns Tom's Computer Help Desk on Allentown Road would like to see the billboards stay. Robert Flack from Mill Road asked if any residents were polled about the billboards (none were asked). Bob Mansfield reconfirmed that the decision of the BOS is to remove the billboards as soon as possible with Charlie Strunk concurring.

### **Jennifer Frasier**

1359 Allentown Road is before the zoning hearing. Mansfield stated that the Board does not want to force the demolition of a newly constructed structure, but cannot ignore building without permits that result in zoning violations as is the case here. The board had offered to draft a list of conditions to be given the zoning hearing board as minimum acceptable conditions if zoning relief were to be granted. The conditions reviewed by Scott Macnair are:

*The Milford Township Board of Supervisors met with the Applicant and her boyfriend, Brian Hecht, on Monday, January 24<sup>th</sup> to discuss the Township's position concerning the above Application. The Milford Township Board of Supervisors further considered and received public comment on this matter at a February 7, 2012 meeting.*

*It is necessary to state at the outset that the Board of Supervisors has grave concerns that a property owner would construct such a substantial building without making any inquiry to the Township concerning required permits. The Board of Supervisors is of the opinion that this case must make clear that it is not better for a*

*property owner to do what they want and then “beg forgiveness”. At the same time, the board recognizes that removal of the garage would likely result in a complete loss to the property owner (said loss being attributed solely to the property owner’s actions and not to the Township).*

*All parties should be cognizant of the fact that it is the Zoning Hearing Board’s decision whether to approve the requested variance based upon the evidence presented and the concern voiced by neighbors who have become parties. If, after hearing all of the evidence, the Zoning Hearing Board decides to grant some form of relief, the Board of Supervisors will agree to not appeal that decision provided that the following **minimum** conditions are placed on any such approval:*

*1. The garage shall be used solely for the storage of motor vehicles and personal property. It shall not be converted to an apartment, dwelling or business use.*

*2. No kitchen or bathroom facilities shall be installed in the garage and there shall be no plumbing installed in the garage other than the existing cold water connection for a single spigot. No part of the garage or the rain gutters and downspouts from the garage shall be connected to the sewage disposal system.*

*3. The number of head of livestock shall be limited to strict compliance with Section 404 A1 of the Zoning Ordinance*

*4. Owner shall, within thirty (30) days of the date of approval, remove the following buildings erected without obtaining Township approval:*

- A. 10 x 12 shed used to store equipment;*
- B. 18 x 18 shed identified as “two-horse barn”;*

*5. Owner shall, within ninety (90) days of the date of approval, plant a row of evergreens along the property line that is closest to the deficient front yard setback. The evergreens shall be maintained so that they are in a healthy condition.*

*6. Owner shall, within ninety (90) days of the date of approval, connect all roof gutters and downspouts from the roof of the garage into a rain garden or other on site storm water management device satisfying “Best Management Practices” as approved by the Township.*

*7. Owner, for herself, her successors and assigns, consents to the Township Code official or other Township administrative staff inspecting the Property for compliance with these conditions without prior notice.*

8. *Owner shall, within thirty (30) days of the date of this Decision and prior to commencing any additional construction on the garage, pay all counsel fees and other costs incurred by the Township with reference this Application.*

9. *Owner shall, within thirty (30) days of the date of approval, apply for all required permits pursuant to the Township Zoning Ordinance and any other applicable Township Ordinances.*

10. *Owner shall supply satisfactory evidence that the trusses used in construction of the garage are the minimum height trusses available from the manufacturer used for support of the roof structure for this size garage. Should trusses exist of a lesser height from the same manufacturer, owner shall remove the existing trusses and replace them with the smaller trusses.*

*The Board understands that residents in the vicinity of the Property have requested party status and may oppose the approval of the variance or request other conditions in addition to the above. For that reason, the Board states that the above conditions are the minimum conditions it would find acceptable.*

Gail Brosius, 1350 Allentown Road, stated that the garage obstructs her views due to it exceeding maximum height regulations.

Merle Alderfer, 1365 Allentown Road, stated that the property was previously not maintained well and the current owner have cleaned it up, so he has no problem with their building.

Mike Maurer, 1375 Allentown Road, agreed that the property has been improved.

Cris Courduff, 2410 Camp Rockhill Road, stated that they maintain their property but she is concerned that there are no limits on the intensity of use on the property including number of animals, stormwater runoff, bulding height and impact on sewage disposal since the system is a rural residence.

Fadi Youngs, 1355 Allentown Road, appreciates the care of the property.

Clyde Griffin, 1515 Allentown Road, stated that he owns 50 acres and could not build a second dwelling 40 years ago due to sewage limitations. He feels the restrictions should apply to all.

Mansfield thanked everyone for their opinion and reiterated that the conditions offered to the Zoning Hearing Board are minimum conditions realizing some neighbors are not happy with the situation. He encouraged all interested parties to attend the hearing on February 14.

## **Subdivisions and Land Development Plans**

### **Quakertown Interchange Commerce Center Expansion 23-02-147**

The plans propose a 219,257 square foot addition to the existing 935,060 square foot warehouse, located at the end of AM Drive. The plans, prepared by Langan Engineering, consist of 19 sheets, and are dated December 7, 2011.

Reviews were done by Andersen Engineering (letters dated December 23, 2011, January 12, 2012, and January 27, 2012), the Bucks County Planning Commission (letter dated January 10, 2012) and the Quakertown Area Planning Committee (dated January 17, 2012).

### **Andersen Review**

*This property has submitted numerous plans over the years. The last plan created a separate lot for a second (smaller) warehouse, but was never recorded. The new plan discards that concept in favor of an addition to the existing building.*

### ZONING

- *The plan references a zoning variance received on January 11, 2005 regarding the size of the loading berth (14 feet required versus 13 feet granted). The Township should confirm the granting of this variance.*
- *Section 404B3 requires a plan illustrating the ability of the tract to accommodate one parking space per 500 square feet of gross floor area.*
- *The site capacity calculations show 0.94 acres of resource protection land. This area was protected in the earlier land development plan.*

### SUBDIVISION

**SALDO – 1** *The applicant is requesting waivers from:*

- ❖ *Section 512.i.5(b) – depth of limiting zone for infiltration ponds. The applicant is proposing to follow the DEP guidelines.*
- ❖ *Section 616a – installation of underground utilities. The applicant is proposing aerial connections for “dry” utilities (electric, telephone, etc.).*
- ❖ *Section 519.C(1) – A view shed analysis – The applicant is requesting a waiver from the requirement to prepare a view shed analysis. While it is believed that a view shed analysis is not warranted, we believe there are certain landscaping/buffering considerations that must be complied with. (See SALDO – 4)*

**SALDO - 2** *The proposed parking complies with the ordinance requirement to have a maximum of 20 spaces without a parking island. However, the design looks “odd” to have 20 spaces, the island, then 3 additional spaces. We suggest eliminating the island or placing the island after the 12<sup>th</sup> space.*

**SALDO – 3** *We understand that the proposed parking and driveway arrangement is dictated by the overbearing regulations recently instituted by DEP. However, we believe a minor waiver of a portion of the DEP regulations will substantially improve the design. A driveway paralleling the internal circulation road is proposed because of the implementation of a 150 foot riparian buffer from a stream on the adjacent property. We feel the parallel driveway is wasteful. Furthermore, the parallel driveway makes a less than desirable intersection with the circulation road and the tractor trailer parking.*

**SALDO – 4** *The plan proposes to re-grade a portion of the existing berm along Wentz Road. The re-grading is on the building side of the berm, so there is little, if any change to the view from Wentz Road. In conjunction with the re-grading, additional landscaping is proposed. We suggest that a majority of the landscaping be planted on the street side of the berm.*

**SALDO – 5** *The plans are drawn at a scale of 1" = 80" to show the proposed addition in relation to the existing building. The scale is not conducive to understanding and reviewing the proposed design. We suggest that additional plans be added to the plan set at a scale of about 1' = 40" to make it easier to review and to construct. There isn't any need to have plans at 1" = 40" for the portion of the site that will remain as it currently exists.*

*The plan, consisting of a single sheet, prepared by Langan Engineering is titled "Alternate Parking Plan" and bears a revision date of January 22, 2012. The plan shows the ability to park 1920 cars where 1912 are required. It should be noted that the plan shows 477 spaces inside the building. These spaces are shown within a 198,320 square foot parking area easement. The applicant's engineer has interpreted the ordinance to exclude this 198,320 square feet from the gross floor area that is used to calculate the required number of parking spaces. We agree with this interpretation. If the parking area easement is included, then area for parking spaces require more area for parking spaces.*

*We believe this plan satisfies the requirement under Section 404G3.*

### **Quakertown Area Planning Committee Review**

*The QAPC discussed the proposal and voted to endorse the recommendations in the Bucks County Planning Commission review (BCPC #9686-D, dated January 10, 2012). In addition, the Committee offers the following additional comments for the township's consideration:*

*1. Width of slip ramp – The QAPC noted that the area near the turnpike interchange experiences heavy traffic volumes from vehicles entering and exiting the turnpike. To help improve access to the turnpike, a slip ramp is located from AM Drive to the toll road for vehicles entering the turnpike. QAPC members noted that the slip ramp is narrow and if a vehicle pulls over to stop before reaching the access road, it is difficult for other vehicles to get around the stopped vehicle. Members agreed that officials should consider the need to widen the slip ramp to the turnpike.*

*2. Left turns onto Route 663 and AM Drive – Members noted that tractor trailers that exit the turnpike and head to the industrial park need to make two left turns; one onto Route 663 and one onto AM Drive. There are two left turning lanes from the turnpike access road onto Route 663. To maneuver the turns, trucks are often in the right lane turning left onto Route 663 and quickly cross into the left lane to make a left onto AM Drive. This raises safety concerns for other vehicles exiting the turnpike and turning left to head east to Quakertown, particularly vehicles in the far left turning lane.*

*In addition, members noted that the turning lanes (e.g., road surface, curbing) into and out of the industrial park are starting to break down and crumble. QAPC members suggest that an evaluation of the condition of the roadways in this area be undertaken to determine if roadway improvements are needed.*

*3. Roadway deficiencies – Comment #2 in the Bucks County Planning Commission (BCPC) review recommends that the traffic impact study be revised to determine what operational improvements, if any, can be made to bring the failing levels-of-service at the intersection of Route 663 and the turnpike access road to acceptable levels of service. While the QAPC realizes the deficiency is existing, Committee members stressed that improvements need to be made as traffic volumes will increase as a result of this warehouse expansion and future development in this area.*

*4. Request for waivers – The QAPC strongly recommends that the waiver request to allow utilities to be located above ground be denied. Committee members feel there are valid safety concerns with above ground utility wires, such as increased potential for power outages due to downed wires and, particularly in industrial parks, the possibility of tractor trailers accidentally backing into utility poles. The QAPC recommends that electric, telephone, and communication services lines be located underground as required by the subdivision and land development ordinance.*

### **Bucks County Planning Commission Review**

- 1. **Stormwater management facilities**—The plan identifies the existing stormwater management facilities on the site and proposes two bio-infiltration rain gardens and an infiltration basin as part of the warehouse expansion. The proposed infiltration facilities are located in Buckingham silt loam (BwB), Reaville channery silt loam (RIB), and Croton silt loam (CwA and CwB) which are identified with a drainage class of somewhat poorly drained to poorly drained. The Post-Construction Stormwater Management Report (December 7, 2011) accompanying the plan submission indicates that subsurface investigation was conducted to determine whether infiltration BMPs are suitable on the subject site. The report indicates that four of the five tests were unable to be performed due to the presence of seasonal high groundwater located 10" to 12" below the existing grade.*

*Based upon conversation with the applicant's engineer and township engineer, we understand that soil amendments are being proposed to provide suitable stormwater infiltration given the unsuitable soil testing results. The township will be looking to the Pennsylvania Department of Environmental Protection (PaDEP) to make a determination of the suitability of the soil amendments as they relate to the stormwater management facilities.*

*The township should determine if the existing stormwater management facilities and proposed infiltration BMPs are sufficient to address the existing and proposed stormwater management needs for the warehouse expansion plans.*

- 2. **Traffic study**—The traffic study accompanying the plan submission indicates that the proposed warehouse expansion will not contribute significant peak hour trips due to the*

*nature of the warehouse operation. The intersections within the study area are projected to experience little to no degradation in levels-of-service between the 2013 no build and 2013 build scenarios. We note, however, that the study indicates that the southbound (left) turning movements from the Pa Turnpike ramps onto Pa Route 663 toward Quakertown are functionally failing during all study conditions. Although this is an existing deficiency, we recommend that the traffic impact study be revised to determine what operational improvements, if any, can be made to bring the failing levels-of-service to an acceptable level.*

3. **Waiver request**—*The site plan indicates that the applicant is requesting waivers from the following subdivision and land development ordinance requirements:*

- *Section 512.i.5(b)—Depth of limiting zone for infiltration ponds*
- *Section 616.a—Underground installation of electric, telephone, and communication services*
- *Section 701.e.12—Viewshed analysis*

*In accordance with the requirement of Section 512.1(b) of the Pennsylvania Municipalities Planning Code, the applicant must state in full the grounds and facts of unreasonableness or hardship on which the request for the waiver is based, the provision or provisions of the ordinance involved, and the minimum modification necessary.*

4. **Sewage facilities**—*The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module for Land Development must be submitted for this proposed subdivision. We recommend that the planning module be submitted at the preliminary plan stage to coordinate the subdivision review with the planning module review.*

Applicant agreed to comply with Andersen, BCPC and QAPC review letters.

Vey questioned the applicant regarding their truck impact on the intersection of Progress & AM Drives. Winkler noted that there is continuing damage by trucks hitting the stop sign and traveling off of the side of the road. Andersen suggested that a better defined right turning lane towards the turnpike with proper radius be installed. Pete Andersen, Jeff Vey, Dave Winkler and Anand Bhatt (applicant's engineer) will develop intersection improvements plans for the March BOS meeting.

Vey asked that the applicant consider an appropriate traffic impact contribution towards "New Road" that will convey truck traffic from the turnpike to Weiss Road to mitigate their impact on Rt. 663. Strunk asked that the applicant consider an impact contribution to the fire company.

Scott Macnair will draft the conditions for BOS meeting in March for Board consideration.

## **Butler Valley Farms**

Milford Township and Mike Butler have come to agreeable terms for the expansion allowed by the Zoning Hearing Board of the mulch area located at their facility at 2150 Rosedale Road:

*STIPULATION AND SETTLEMENT AGREEMENT*

*IT IS HEREBY STIPULATED, by and between Milford Township, and Butler Valley Farms, LLC, as follows:*

*FACTS:*

- 1. Appellant for docket no. 2011-09946 is the Board of Supervisors of Milford Township (the "Board"). The Board is the Appellee with respect to docket no. 2011-10115.*
- 2. Butler Valley Farms, Inc. ("Butler Valley") is the Appellee with respect to docket no. 2011-09946 and the Appellant with respect to docket no. 2011-10115.*
- 3. Butler Valley is the owner of property known as Tax Map Parcel No. 23-005-098, located at 2150 Rosedale Road, Milford Township, Bucks County, Pennsylvania (the "Property").*
- 4. The Property is located in the RA (Rural Agricultural) Zoning District of Milford Township and contains numerous nonconforming uses due to the uses not being permitted uses in the RA District.*
- 5. Butler Valley operates a landscaping/wood processing/mulch operation business on the Property. In addition, Butler Valley leases buildings, structures and area on the site for the following uses: a roofing operation, a retail antique shop, a landscape operation, an auctioneer, a shelving storage operation, a horse cookie producer, a cell tower and a firewood storage use.*
- 6. On or about February 17, 2011, Butler Valley filed an Application with the Milford Township Zoning Hearing Board. Butler Valley initially sought a special exception to provide cover for the mulch area, reconstruct structures on existing pads and add a sawdust dryer to an existing pad. On or about May 26, 2011, Butler Valley requested to modify the zoning hearing board application to include a special exception to allow for a temporary structure for the protection of topsoil and to allow for a woodchip/sawdust dryer.*
- 7. In addition, Butler Valley sought modification of certain prior conditions placed on the property by a former zoning hearing board decision. Specifically, the application sought: (1) the ability to use two grinders and two screening machines when only one had been permitted; (2) to increase the permitted height of mulch piles to 30 feet*

with a minimum 25 foot distance in between the mulch piles; (3) to allow the application of colorant to the mulch on the Property; (4) to allow the processing of sawdust for animal bedding when only one processing operation concerning mulch had been permitted; and (5) to permit the stockpiling of mulch in the front field area of the Property when the prior decision restricted the stockpiles to a rear portion of the Property.

8. The Milford Township Zoning Hearing Board held hearings on August 9, 2011 and September 13, 2011 and decided the matter on September 28, 2011.

9. On October 25, 2011, the Zoning Hearing Board issued a written Order and Decision granting the applicant's requested special exception and permitted many of Butler Valley's requested modifications to the prior zoning hearing board decisions.

10. On November 9, 2011, the Board filed the instant Notice of Appeal, appealing the Zoning Hearing Board's decision which was filed at docket no. 2011-9946.

11. On November 14, 2011, Butler Valley also filed a Notice of Land Use Appeal, appealing aspects of the Zoning Hearing Board's decision which was filed at docket no. 2011-10115.

12. The Board and Butler Valley desire to resolve, settle and discontinue the two land use appeals on the terms contained in this Stipulation and Settlement Agreement.

TERMS OF SETTLEMENT:

1. The Milford Township Zoning Hearing Board Decision entered on September 28, 2011 is hereby affirmed with the following exceptions:

A. Before use of the farm field adjacent to Rosedale Road at the front of the Property for the storage of mulch, the following shall occur:

i. An 8 foot berm shall be constructed parallel to Rosedale Road extending from the concrete pad shown on the plan introduced at the Zoning Hearing Board hearing (Exhibit A-6 – hereinafter the "Plan") east to the Property boundary of TMP No. 23-5-98-1. A true and correct copy of the Plan is attached hereto as Exhibit "A." The berm shall be set back from Rosedale Road such that the rear toe of the berm is 100 feet from the ultimate right-of-way line of Rosedale Road. The berm shall be stabilized and maintained with suitable year around vegetation.

ii. Evergreens between four (4) and five (5) feet in height when planted shall be planted at the top of the berm and on 10 foot staggered centers. Maple or other suitable deciduous trees shall be planted in the area between Rosedale Road and the berm.

B. The farm field identified on the Plan as "limits of proposed of mulch area" shall be used **only** for the processing and storage of woodchip material into finished mulch product. The only equipment permitted in that area is a "Tub Grinder", conveyor and such other equipment as may be necessary to transport the finished mulch to a mulch pile.

C. A berm or other suitable measure shall be installed on the north side of the farm field to collect water used for wetting down the mulch piles and to assure that it does not flow into the tributary stream or the wetlands to the north of the farm field.

*D. No equipment shall be stored in the farm field area and no buildings shall be constructed or erected thereon. It shall be used only to process woodchips (not trees, limbs or large pieces of wood) into finished mulch and for the storage of finished mulch.*

*E. Dyeing of mulch shall be permitted. However, it shall occur only in the area identified as "Mulch Dyeing Area" on Exhibit "A." Before dyeing activities occur in this area, a liner or other impermeable membrane as approved by the Township, shall be installed underneath the dyeing processing equipment and the remainder of the dyeing area where freshly dyed mulch will be stored.*

*F. Within 30 days of the date this Stipulation and Settlement Agreement is filed with the Court, the Applicant shall apply for a building permit for the open ended storage building previously erected on the Property.*

*2. This Court shall retain jurisdiction to enforce the terms of this Stipulation and Settlement Agreement.*

*WHEREFORE, counsel for the Board and Butler Valley respectfully request that the Court approve the terms of the settlement set forth in this Stipulation and Settlement Agreement.*

**Resolution 2012-09 Removing** and adding signatory on Milford Township's bank accounts and Certificates of Deposit. Removing Jeanette Wager and adding Marilyn Stecker. Mansfield made a motion to approve and motion was seconded by Strunk and approved.

**Escrow Release:** Richards TMP 23-15-58 – 2151 Brick Tavern Road \$4,323.71 Mansfield made a motion to approve and motion was seconded by Strunk and approved.

**Adjournment:** Robert B. Mansfield adjourned the February 7, 2012 regular meeting at 8:50 pm Board of Supervisors went into an Executive Session to discuss the purchase of real estate-land for open space

### **Milford Township Board of Supervisors Minutes of February 21, 2012 Regular 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; Timothy Damiani, Supervisor was excused.

**Attendance:** Jeffrey Vey Township Manager, Marilyn Stecker Assistant Manager, Audience: 5.

**Approval of Minutes of Previous Meeting:** Strunk made a motion to approve the Minutes of the February 7, 2012 meeting. Motion was seconded by Mansfield and passed.

**Approval of Invoices for Payment:** Having reviewed the invoices, Strunk made a motion to approve the invoices for payment. Motion was seconded by Mansfield and passed.

**Announcements:**

Zoning Hearing The Zoning Hearing Board will meet Tuesday March 13<sup>th</sup>, 2012

- 1- Application of **Mack** for a Special Exception to allow replacement of a 12'x 60' mobile home with a 28'x 60' modular on a non-conforming undersized lot at 1495 Allentown Rd.
2. Application of **Mauro** for an Interpretation to allow the construction of a 2,550 sq ft 2-story garage with bathrooms and closets at 2560 Allentown Rd.

Terry Clemons or representation from his office will attend this zoning hearing meeting.

**Correspondence:**

(c) Quakertown Area Planning Committee minutes for January are available for review.

**Award of Bid – Pedestrian Bridge**

Robert Mansfield made a motion to award the bid for a trussed unpainted weathering steel pedestrian bridge with a 26 foot span and a 12 foot width delivered – to the low bidder **Contech Engineered Solutions** for \$29,350.00. Motion was seconded by Charles Strunk and passed.

Norris property, 1345 Nursery Road was recently purchased by Milford. The property is being cleaned up including demolition of a cottage, gutting the mill and debris removal. Mansfield moved to use funds from Open Space Acquisition cleanup, seconded by Strunk and passed. The insurance valuation of building still to be determined, checking with insurance company.

The work session scheduled for February 28<sup>th</sup> has been cancelled.

**Public Comments:**

Robert Flack 2265 Mill Hill Road noted that at the intersection of Old Bethlehem and Portzer, the flashing red lights have been removed and, in Mr. Flack's perception, people are still running the stop signs. Township will contact state police to ask them to have a presence there to see if things improve.

**Adjournment:** Mansfield adjourned the February 21, 2012 regular meeting at 7:15

Milford Township Board of Supervisors  
Minutes of March 6, 2012 Regular Meeting

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

**Supervisors Present:** Charles Strunk, Vice-Chair; both Damiani and Mansfield were excused.

**Attendance:** Terry Clemons, Township Solicitor; Jeffrey Vey, Township Manager; David Winkler, Public Works Director, Marilyn Stecker Assistant Manager Audience: 9

### **Announcements**

Zoning Hearing The Zoning Hearing Board will meet Tuesday March 13<sup>th</sup>, 2012

- 1- Application of **Mack** for a Special Exception to allow replacement of a 12'x 60' mobile home with a 28'x 60' modular on a non-conforming undersized lot at 1495 Allentown Rd.
2. Application of **Mauro** for an Interpretation to allow the construction of a 2,550 sq ft 2-story garage with bathrooms and closets at 2560 Allentown Rd.

Clemons office will attend this zoning hearing meeting to oppose Mauro.

### **Code Enforcement Office**

In February permits were issued for three residential additions/renovations, one residential accessory, one sign, one agricultural silo, one logging, two commercial and two U&O.

### **Report Public Works Department**

Public Works department installed 3000 feet of stone base for the Barrel Run Trail. The cabin opposite 1345 Nursery Rd was removed and the Norris mill structure was gutted. A dry hydrant was installed at the Fernbrook pavilion and the dry hydrant was repaired at the skate pond on Mill Rd. Cinderling was done three times.

### **Township Manager's Report**

Vey talked about the Gerhart Mill at 1345 Nursery Rd and its potential to generate electricity. Vey has communicated with PP& L and PJM to determine how electricity can be sold into the grid. Milford could join PJM and sell directly as a wholesaler or sell through PPL under a Power Purchase Agreement. He is exploring if, due to their being an existing account, power could be sold through net metering with aggregate metering to offset the township's energy use.

Marcus Brandt of 1010 Baus Road East toured the mill with Vey to assess its condition. He stated the structure above the foundation (rebuilt after a fire around 1910) has no great historical significance. He measured elevations and felt there is considerable power going through the race with about a 7 ft. head. He suggested there could be stream flow data for the Unami Creek available.

Jim Walsh Upper Ridge Road asked what a dry hydrant is. He was informed it is piping placed into a body of water to allow efficient access for fire fighting. He asked if the township is thinking of installing a dog park. He was informed of the issues relating to dog waste disposal, provision of water and shade, separation of dog sizes and other operational and capital concerns.

**Adjournment:** Charles Strunk adjourned the March 6, 2012 regular meeting at 7:40 pm

Milford Township Board of Supervisors  
Minutes of March 20, 2012 Regular Meeting

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

**Supervisors Present:** Robert Mansfield Chairman, Charles Strunk, Vice-Chair; Timothy Damiani, Supervisor was excused.

**Attendance:** Jeffrey Vey, Township Manager; Marilyn Stecker Assistant Manager; Audience: 7

**Approval of Minutes of Previous Meeting:** Strunk made a motion to approve the minutes of the February 21, 2012 meeting. Motion was seconded by Mansfield and passed. Notes from the March 6, 2012 meeting are available for review.

**Approval of Invoices for Payment**

Having reviewed invoices Strunk moved to approve payment seconded by Mansfield and passed.

**Approval of Treasurer's Report**

Strunk moved to approve the Feb. Treasurer's Report, seconded by Mansfield and passed.

**Announcements**

2011 Survey of Condition Report to DCED-Routine administrative function.

The Zoning Hearing Board will meet Tuesday April 10, 2012

Application of **Cichocki** for a Special Exception to allow replacement of a non-conforming dwelling located at 2235 Grant Road Tmp #23-05-079 in the RA zoning District.

PA Auditor General – Audit State Liquid Fuels 2011 had no findings.

Quakertown Area Planning Committee minutes for February are available for review.

**Township Manager's Report**

Bucks County Board of Health West Nile Program

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.

Bucks County Planning – request to partner on a WREN grant, Robert Mansfield made a motion approving WREN partnering. Motion was seconded by Charles Strunk and passed.

Barrel Run Trail and Bridge update – Jeff Vey gave a slide presentation on the progress being made on the project and specifics of other trail planning in the township.

**Adjournment:** Charles Strunk adjourned the March 20, 2012 regular meeting at 7:45 pm

Milford Township Board of Supervisors  
Minutes of April 3, 2012 Regular Meeting

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

**Supervisors Present:** Robert Mansfield Chairman, Charles Strunk, Vice-Chair; Tim Damiani was excused.

**Attendance:** Jeffrey Vey, Township Manager; David Winkler, Public Works Director, Marilyn Stecker Assistant Manager, Audience: 6

**Approval of Minutes of Previous Meeting**

Robert B. Mansfield made a motion to approve the Minutes of the March 20, 2012 Regular Meeting Motion was seconded by Charles Strunk and passed.

**Approval of Invoices for Payment:** Having reviewed the invoices, Strunk made a motion to approve the invoices for payment. Motion was seconded by Mansfield and passed.

**Announcements**

Supervisors meeting that is scheduled for April 17, 2012 has been combined with the work session and will be meeting April 24, 2012 at 5:30 PM

Zoning Hearing The Zoning Hearing Board will meet Tuesday April 10<sup>th</sup>, 2012

Zoning Application of **Cichocki** for a Special Exception to allow replacement of a 20'x 42' single dwelling with a 28'x 66' mobile home with a side yard setback of 10' where 30' is required. Located at 2235 Grant Road Tmp #23-05-079 in the RA zoning District.

**Correspondence:**

- (a) Bucks County Airport Authority minutes for January and February 2012 are available for review.
- (b) GASB -25 information for 2011 (PMRS) available for review.
- (c) State Liquid Fuels for 2012 in the amount of \$291,417.04 has been received.
- (d) Road Turnback Annual Maintenance payment in the amount of \$10,960.00 has been received.

**Code Enforcement Office:**

In March permits were issued for Five residential additions/renovations, Six residential accessory, One Home Occupancy, One addition, Two logging, One commercial, Nine U&O and Two Zoning hearings.

**Report Public Works Department:**

The public works department spent most of the month on the Barrel Run Trail; we set the small bridge and poured concrete wing walls.

We also poured the concrete abutment walls for the steel bridge that is scheduled to be delivered the week of April 23rd.

We also installed a small parking lot at Engelmans Bridge.

**Milford Township Planning Commission:**

**Reviews**

Lecky – Minor Subdivision – Upper Ridge Road – TMP 23-20-009  
Subdivide a 4.70-acre parcel into two lots. Lot #2 consisting of 3.5284 acres will be conveyed to Milford Township and will be preserved as open space.

Bucks County Planning Commission review letter of March 27,2012 was reviewed.

Edwin Bolton moved that the Planning Commission recommend approval of the final plan. Seconded by Fran Murray and passed unanimously.

**Special Exceptions**

Gayle Cichocki – 2235 Grant Road – TMP 23-05-079

This application proposes the replacement of a 20’ x 42’ single family dwelling with a 28’ x 66’ mobile home with a side yard set back of 10’ where 30’ is required. The application is a request for a special exception under section 805.

Jack Merritt moved that the Planning Commission recommend the Zoning Hearing Board approve the applicant’s request. Seconded by Edwin Bolton and passed unanimously.

**Park Board:**

Molasses Creek Park Volleyball net will be put up.  
Benches would be useful – near parking overlooking Unami Creek, along trail overlooking Unami Creek, and by “Lilly Pond” overlooking pond, benches would also be useful at the parkside-walking trail.  
Formulate a limited mowing schedule – regular mowing on pavilion side of small stream, 8’ wide path along trail, 15-20’ wide swath along pond, and annual mowing in other grassed areas to maintain meadow condition. Signs need to be ordered.  
Complete report is available for review.

### **Township Manager's Report**

Resolution for Joint Real Estate Tax Collection between Milford Township and Trumbauersville Boro, as the current tax collector for Milford Township does not intend to run for re-election and a vacancy for tax collector in Milford Township would exist. Township solicitor Terry Clemons will work on resolution. Award of Road material bids,

Mansfield made a motion to award contracts for the following:

Road Material Aggregates – 1 bid received – Award to Highway Materials, Inc.  
Crack Sealing & Asphalt Distributor – Renewal to Asphalt Maintenance Solutions  
Paving Equipment/Operator Rental – 2 bids received – Award to PK Moyer  
Ultra Thin Friction Coarse 1 Bid received – Award to Asphalt Maintenance Solutions  
Fuel – Through Bucks County Consortium – Award to Riggins Inc.

Motion was seconded by Strunk and passed.

Open Space Bond refiance Jeff is researching for the best option for the township.

Donations to Quakertown Community Day & Milford Township Fire Company Carnival:  
Charles Strunk made a motion to make the same contributions as 2011 - \$1000.00 to Quakertown Community Day and \$4,000.00 to Milford Township Fire Company Carnival.  
Motion was seconded by Mansfield and passed.

Public Comment: Russell Hildebrand and David Lang both of Park View Drive Quakertown, Pa which is located across from Unami Park, brought before the board there concerns about all the trash being left by the hockey players. Players use the court daily but the worst time seems to be Friday thru Sunday, this has been an on going problem which seems to be getting worse.

**Adjournment:** Bob Mansfield adjourned the April 3, 2012 regular meeting at 7:45 pm

### **Milford Township Board of Supervisors Minutes of April 24, 2012 Work Session**

**Call to Order:** Chairman called Meeting to Order at 5:30 p.m.

**Supervisors Present:** Robert B. Mansfield, Chairman; Charles Stunk, Vice-Chairman; Timothy Damiani, Supervisor, was excused.

**Attendance:** Jeffrey A. Vey, Township Manager; Marilyn Stecker, Assistant Manager, Rik Longacre Audience 2.

Quakertown Turnpike Entrance Improvements (AM Drive & Progress Drive) Mr. Longacre from Schlouch Incorporated representing Prologis, Presented a rough draft proposal and plans to repair and install stop sign feature shoulder repair and paving and line painting. Estimated price of proposal is \$34,380.20. Further discussion will be at Board Of Supervisors meeting May 1, 2012

**Adjournment:** Mansfield adjourned the April 24, 2012 work session at 6:15 p.m.

Milford Township Board of Supervisors  
Minutes of May 1, 2012 Regular Meeting

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

**Supervisors Present:** Robert Mansfield Chair, Charles Strunk, Vice-Chair; Supervisor Tim Damiani was excused.

**Attendance:** Jeffrey Vey, Township Manager; David Winkler, Public Works Director, Marilyn Stecker Assistant Manager Township Engineer Pete Andersen Audience: 12

**Approval of Minutes of Previous Meeting**

Robert B. Mansfield made a motion to approve the Minutes of the April 3, 2012 Regular Meeting and April 23, 2012 work session Motion was seconded by Charles Strunk and passed.

**Approval of Invoices for Payment:** Having reviewed the invoices, Strunk made a motion to approve the invoices for payment. Motion was seconded by Mansfield and passed.

**Announcements Zoning Hearing for May 8th**

Application of **PJM Interconnection** for a solar array at 1370 Old Plains Rd.

Application of **Enviro-Air Technologies** to change of a non-conforming use to light manufacturing, inside and outside storage of materials and construction equipment at 1785 Klines Mill Rd. Mr. John from Enviro – Air attended the meeting. The board questioned Mr. John if hazardous waste would be brought to the property. Mr. John stated their company is not licensed to handle hazardous wastes and they contract out handling and disposal. He stated there could be one to three employees on-site. Storage of materials were silt fences, shovels, small had tools. Equipment is usually on job sites but there may be equipment in the winter if his business slows down for a few weeks.

Application of **Kevan Price** to change of a non-conforming use to manufacturing signs and full service sign shop and to allow the occupancy of the apartment. Located at 1520 Allentown Rd.

**Correspondence:**

Bucks County Airport Authority March 2012 is available for review.  
Bucks County Airport Authority minutes for March 2012 is available for review.  
Audit of Magisterial District 07-2-05 as of and for the years ended December 2010 and 2009 is available for review. There were no findings.

### **Code Enforcement Office**

In April permits were issued for one residential additions/renovations, eight residential accessory, one commercial and five U&O and one home occupation.

### **Report Public Works Department**

The public Works department spent most of the month on the Barrel Run Trail; we paved from the steel bridge to Woodview Drive and installed the railing on the small bridge near the school.

We finished the paving on the C&M trail and are in the process of putting topsoil along the trail.

The steel bridge at the Barrel Run Trail was delivered and set on the 25th of April.

We are in the process of removing the snow plows and spreaders and putting them into storage.

### **Planning Commission**

**Application of PJM Interconnection** for a Special Exception under Section (s) 804.b to allow the construction of a solar array (14'x 54' or 10'x 70') and to install a 24'x 28' prefab shed. Located at 1370 Old Plains Rd. TMP# 23-07-013-001 in the RA Zoning District.

Carson Schneck moved that the Planning Commission recommend the Zoning Hearing Board approve the applicant's request upon approval from Township Engineer and Zoning Officer that this is totally in compliance with subdivision and zoning regulations. Seconded by Jack Merritt and passed unanimously.

**Application of Enviro-Air Technologies** (Current owner Jeff Brelsford) for a Special Exception under Section (s) 808 to allow the change of a non-conforming use of storage of materials and light manufacturing to a non-conforming use of the home base of the operation and inside and outside storage of materials and construction equipment. Located at 1785 Klines Mill Rd. TMP# 23-07-094-002 in the RA Zoning District.

Carson Schneck recommended approval of special exception upon applicant demonstrating to Township Engineer and Zoning Officer confirming outdoor storage and use of property complies with township zoning ordinance. Seconded by Jack Merritt and passed unanimously.

**Application of Kevan Price** (Current owner Chowns Fab. & Rigging) for a Special Exception under section (s) 808 to allow the change of a non-conforming use of a steel fabrication shop to a non-conforming use of a manufacturing signs and full service sign shop and to allow the occupancy of the apartment. Located at 1520 Allentown Rd. TMP# 2321-045 in the RA Zoning District.

Carson Schneck moved that the Planning Commission recommend approval condition upon township Solicitor's interpretation of reoccupation of illegal apartment is consistent with Milford Township Zoning hearing board order of June 2007 Seconded by Susan Edwards and passed unanimously.

### **Township Manager's Report**

Camp Cedar Hill – association has a final draft, the Board of Supervisors will review and then the township will move ahead with appraisals for cabins.

Moyer – 1690 Trumbauersville Road agreement of sale – Mansfield made a motion to purchase property , seconded by Charles Strunk.

### **Preliminary Plan of Land Development**

#### **Quakertown Interchange Commerce Center TMP No. 23-002-147 Wentz Drive – Milford Towns**

the Board of Supervisors of Milford Township has voted to **APPROVE**, subject to the conditions set forth herein, Preliminary/Final Plans of land development for premises owned by Prologis consisting of 76.842 acres located at the end of AM Drive in Milford Township and identified as Bucks County Tax Map Parcel No. 23-2-147 (the "Property"). Final Plans of Land Development for the property, prepared by Langan Engineering & Environmental Services consisting of nineteen (19) sheets dated December 7, 2011 and last revised January 22, 2012, propose a 219,257 square foot warehouse expansion (the "Plans"). The Plans were approved subject to the following conditions to which you agreed on behalf of Prologis.

1. Prior to the recording of the Record Plans, the Plans will be revised to address any remaining issues from the Township Engineer's review of January 27, 2012.
2. Prior to the recording of the record Plans, you will
  - 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 to the Township that the fire protection plan previously submitted to the Township for the existing warehouse relates to the proposed expansion or in the alternative, provide satisfactory evidence that a new fire protection plan for the proposed warehouse expansion area has been approved by the Fire Marshall;
  - c. provide satisfactory evidence to the Township that an NPDES permit has been issued for this Property;
  - d. provide satisfactory evidence to the Township that the Milford Township Zoning Hearing Board granted a variance from Section 519.C(1) concerning the requirement that each loading

berth have at least fourteen feet in width, as the Applicant is proposing a width of thirteen feet in width for the loading berths; and

e. provide satisfactory evidence to the Township that the existing stormwater management facilities and proposed infiltration Best Management Practices are sufficient to address the existing and proposed stormwater management needs for the warehouse expansion plans.

3. The Board of Supervisors approved your request for waivers from the following provisions of the Milford Township Subdivision and Land Development Ordinance (the “SALDO”).

a. Section 512.i.5.(b), requiring a minimum depth of limiting zone of 48 inches for infiltration ponds: and

b. Section 701.e.12, requiring the application to provide a viewshed analysis.

4. Prior to the recording of the Record Plans, Developer shall enter into a Land Development and Financial Security Agreement (the “Agreement”) with the Township, prepared by the Township Solicitor and deposit the 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 storm water 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 release financial security until both the dedicated and non-dedicated improvements are completed.

5. Developer agrees to make a contribution to the Milford Township Fire Company in the amount of \$12,000. This amount is a remaining \$10,000 obligation from the previous approval plus a \$2,000 good faith contribution.

6. Developer agrees to make a contribution to the Milford Township traffic fund in the amount of \$15,000.

7. No access to the Property shall be provided from Wentz Road other than emergency access.

8. In lieu of requiring the extension and re-grading of the portion of the existing berm along Wentz Road, developer agrees to repair damage to the intersection of AM Drive and Progress Drive by preparing road improvements as depicted in a plans attached hereto as Exhibits “A ” & “B”, providing for an increased radii on AM Drive and Progress Drive and installation of a stop sign structure. All improvements shall be secured under the Letter of Credit as part of the Agreement and these intersection improvements shall be completed within 24

months of the recording of the plans. These improvements shall be inspected and approved by the Township Engineer.

9. Riparian buffer plantings shown on the plan shall be quantified and valued. The Developer may, at their option, contribute that amount into the Milford Township Tree Fund.

10. No radioactive materials that require a permit issued by the NRC shall be used, manufactured, produced, processed, stored, buried or otherwise disposed of, transported, transferred, received, acquired, owned or possessed on the Property.

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

12. Prior to the recording of the record Plans, you will pay all costs incurred by the Township in the review of the Plans including engineering, legal and administrative costs.

13. At the time record Plans are submitted, you will submit (9) paper copies of the record Plans, all fully executed. Please assure that the Owner's block and Notary Acknowledgement show the correct owner(s) of record and that the Notary Public signs and seals (both stamp and embossed) all paper copies of the Plans. In addition, you will provide the information contained on the Plans in digital format. The Township Engineer shall review the complete set of Plans, 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 listed above voids the Plan approval and the waivers granted by the Board of Supervisors and the Plan is denied for non-compliance with the above.

Joe Clancy 1860 Sycamore Drive Quakertown thanked the board for a job well done by our road crew. He has concerns about some dead trees and the algae that is growing on one of the basins in the Streamview development. Charles Strunk will visit basin. He also inquired about a sign for Allentown Road that says deer crossing and said he was direct to contact game commission.

**Adjournment:** Charles Strunk adjourned the May 1, 2012 regular meeting at 7:50 pm

Milford Township Board of Supervisors  
Minutes of May 15, 2012 Regular Meeting

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

**Supervisors Present:** Robert Mansfield Chair, Charles Strunk, Vice-Chair; Supervisor Tim Damiani was excused.

**Attendance:** Jeffrey Vey, Township Manager, Marilyn Stecker Assistant Manager Township Solicitor Terry Clemons Audience: 6

**Approval of Minutes of Previous Meeting**

Robert B. Mansfield made a motion to approve the Minutes of the May 1, 2012 Regular Meeting Motion was seconded by Charles Strunk and passed.

**Approval of Invoices for Payment:** Having reviewed the invoices, Strunk made a motion to approve the invoices for payment. Motion was seconded by Mansfield and passed.

**Announcements Zoning Hearing for June 12th**

Continuation of **Enviro-Air Technologies** 1785 Klines Mill Rd. and continuation of Kevan **Price** 1520 Allentown Rd.

**Correspondence:**

Bucks County Area Planning Committee minutes of April 2012 are available for review. Act 14-notification Milford – Trumbauersville Wastewater Treatment Plant is available for review.

**Township Manager’s Report** The Barrel Run Trail is almost complete the bridge was set in place on Friday May 11<sup>th</sup>.

The Milford Township Board of Supervisors voted at their May 15th, 2012 meeting to join with the other municipalities listed in the PSATS' Petition to Intervene regarding the NIZ.

**Milford Convenience 2155 Weiss Road Sewer Extension – Previously approved,** review of sewer progress. MTASA gave approval at their April Meeting. Terry Clemons will prepare deeds. Plans will be recorded after the sewer line is completed and will comply with conditions set by the Board of Supervisors approval granted on April 5, 2011. Robert Mansfield made the following motion.

**Resolution 2012-10 – Milford Convenience Lot Line Change**

Conditional Preliminary / Final Approval – Lot Line Change -TMP #. 23-10-100-1 and 23-10-101

The Board of Supervisors of Milford Township **APPROVE** the preliminary/final plan for **Milford Convenience Lot Line Change** showing revision of the sewer line in accordance with the “Proposed Sanitary Sewer Line” Plan prepared by Ludgate Engineering Corporation dated December 7, 2010 and last revised April 24, 2012. When submitted for recording, the Record Plan will be revised to show that Sanitary Sewer Line. All conditions of the previous approval as stated in the April 6, 2011 approval letter shall continue in full force and effect.

Charles Strunk seconded the motion and it passed unanimously.

**Resolution 2012-11 – Escrow Release - Emerald Hollow Phase 1 #9( Final) \$75,967.24 Phase 2 #22 (Final) \$124,313.00.** Mansfield made a motion to approve release of Emerald Hollow Phase 1 #9 and Phase II #22 contingent upon there remaining a Maintenance Letter of Credit in the amount of \$107,511.38.

Other discussion pertaining to Emerald Hollow is the township will not be responsible for the mowing of the common area owned by Habitat.

Terry Clemons discussed with the Board if they were satisfied with the conditions imposed by the zoning hearing board for the applicant Jennifer Frasier located at 1359 Allentown Road. Board indicated they were fine with the conditions set forth by the zoning hearing board. Mr. Vey will attempt to discuss the matter with Ms. Frasier.

The were no public comments

**Adjournment:** Robert Mansfield adjourned the May 15, 2012 regular meeting at 7:35 pm

Milford Township Board of Supervisors  
Minutes of June 5, 2012 Regular Meeting

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

**Supervisors Present:** Robert Mansfield Chair, Charles Strunk, Vice-Chair; Supervisor Tim Damiani was excused.

**Attendance:** Jeffrey Vey, Township Manager, Marilyn Stecker Assistant Manager Township Solicitor: Terry Clemons Township Engineer: Pete Andersen Audience: 12

Robert B Mansfield: “Patricia Roeder has resigned as township Financial Director effective May 31, 2012. We wish Pat well in what ever her future brings.

**Approval of Minutes of Previous Meeting**

Robert B. Mansfield made a motion to approve the Minutes of the May 15, 2012 Regular Meeting Motion was seconded by Charles Strunk and passed.

**Approval of Invoices for Payment:** Having reviewed the invoices, Strunk made a motion to approve the invoices for payment. Motion was seconded by Mansfield and passed.

**Announcements Zoning Hearing for June 12th**

- (a) Zoning Hearing - Tuesday June 12<sup>th</sup> - Wich 2255 Keiper Rd  
-variance of a setback of 95’ where a 100’ setback is required.
- (b) Milford Township Fire Company Carnival – June 19-23, 2012, the Board will meet on June 26, 2012 at 7:00

**Correspondence:**

Penn Dot Bridge Management Inspection report – Weiss Road – is available for review.

**Code Enforcement Office**

In May permits were issued for five residential additions/renovations, eleven residential accessory, one commercial and Ten U&O and three zoning hearing boards.

**Public Works – Dave Winkler**

The Public Works Department along with AMS did one week of skin patching using a total of 3000 gallons of e-3m oil.

AMS also nova chipped Milford Square Pike from the Topstar to Milford Avenue.

The road crew finished paving the Barrel Run Trail.

We started putting topsoil down along the trail.

Jam Concrete poured and stamped the bridge deck on the Barrel Run trail to make it look like wood planks and it looks great.

We also have been out cleaning ditches and cutting up trees from storm damage.

Parkside Estates will be the focus of clean up during the storm there were several trees in the open space that have fallen and that need to take down.

Mr. Cressman who lives on Buttonwood in the Parkside Estates would like to remove some trees from the open space Jeff Vey and Dave Winkler will meet with Mr. Cressman to access the situation.

**Township Manager’s Report** Lecky settlement will be June 14.<sup>2012</sup> at the township building. Emerald Hollow letters to bank to reduce the LOC to \$107,000.00

Exit Audit to be performed by Styler & Associates Robert Mansfield made a motion to approve and 2<sup>nd</sup> by Charles Strunk

**Resolution 2012-12** – Resolution of the Board of Supervisors of Milford Township authorizing the acquisition by purchase of tax map parcel

Nos. 23-008-006 and 23-008-008, (Moyer) 1690 Trumbauersville Road, Milford Township, Bucks County, Pennsylvania

Charles Strunk made a motion to adopt Resolution. Motion was seconded by Mansfield and passed.

**Resolution 2012-13** – Act 537 Community Baptist Church

Act 537 for Community Church Geryville Pike has been reviewed and will be forwarded to DEP after board approval. Moved by Mansfield, seconded by Strunk to approve Community Baptist Church 537 and passed.

**Community Baptist Church TMP- 23-01-15 Geryville Pike**

Sheryleen from Cowan and Associates met with Pete Andersen, The applicant agreed to modify the plans to comply with all comments, most notably to decrease the size of the building to less

than 30,000 square feet to comply with the variance granted by the Zoning Hearing Board conservation easement, it should be noted that access to the site is via a driveway to Baus Road. The proposed intersection of the driveway and Baus Road is located in Lower Milford Township, Lehigh County. Supervisors requested that the applicant provide documentation that Lower Milford has approved the access.

Cowan will resubmit plans with all corrections, provide legal descriptions, showing on plans,

Bob moved to approve conditional preliminary plan approval 2<sup>nd</sup> by Charlie and passed

Terry Clemons agreement of sale Penn's Grant development escrow to be established \$7500.00 to cover cost of services Charles Strunk made a motion and 2<sup>nd</sup> by Bob Mansfield

Public Comments: Bob Flack inquired about the status of the intersection at Rt 663 and Allentown Road, there was no status this is a Penn dot project.

**Adjournment:** Robert Mansfield adjourned the June 5, 2012 regular meeting at 7:35 pm

Milford Township Board of Supervisors  
Minutes of July 3, 2012 Regular Meeting

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

**Supervisors Present:** Robert Mansfield Chair, Charles Strunk, Vice-Chair; Supervisor Tim Damiani was excused.

**Attendance:** Marilyn Stecker Assistant Manager Township, Dave Winkler Public Works Director Audience 7

**Approval of Minutes of Previous Meeting**

Robert B. Mansfield made a motion to approve the Minutes of the June 5, 2012 Regular Meeting Motion was seconded by Charles Strunk and passed.

**Approval of Invoices for Payment:** Having reviewed the invoices, Strunk made a motion to approve the invoices for payment. Motion was seconded by Mansfield and passed.

**Announcements Zoning Hearing for July 10th**

- (a) Zoning Hearing - Tuesday June 12<sup>th</sup> – Krevitz 2385 John Fries Highway  
-Special Exception change use of Scrap booking store to a dance studio.  
TMP#23-10-175-002 in the RD district
- (b) Kline 1785 Kline's Mill Road change use of storage of materials and light manufacturing to storage of logging equipment and trucks and to also remove 3 of the 4 buildings on site. TMP# 23-07-094-002

**Correspondence:**

- (a) Bucks Area Planning Committee May 2012 minutes are available for review.
- (b) Bucks County Airport Authority May 2012 minutes are available for review.
- (c) Milford Township Water Authority Annual Drinking water quality report for year ending 2011 is available for review.

**Code Enforcement Office**

In June permits were issued for three residential additions/renovations, three residential accessory, Six U&O and two zoning hearing boards.

**Public Works – Dave Winkler**

The Public Works Department finished the topsoil work on the Barrel Run trail and that project is now complete.

We also did some minor base work at Clover Lane before P K Moyer overlaid 310 tons of ID -2 wearing.

On Brick Tavern and Bauman Roads we did some edge paving where there were drop-offs along the road edges.

Three days were spent cleaning brush around road signs and two days cleaning ditches with the gradall.

Del Markward and Roger Hiser updated the Board of Supervisors on the progress Lifequest's Milford Village land development. They intend to submit a revision to the master plan next month. Some of the modifications are relocation of housing and showing the St. Luke portion that has already been approved as a subdivision. The plans will also show a design around the wellhead. The PennDOT traffic study is complete. Commerce Drive is the first road to be worked on.

Brian Cooney from Cedar Hill asked for minor revision of wording of the memorandum of understanding to include an allowance for owners to reach an agreement with the DEP or Health Department if sewage problems arise. He wants to review changes with the sixteen homeowners.

Public Comments: None

**Adjournment:** Robert Mansfield adjourned the July 3, 2012 regular meeting at 7:20 pm

Milford Township Board of Supervisors  
Minutes of July 17, 2012 Regular Meeting

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

**Supervisors Present:** Robert Mansfield Chair, Charles Strunk, Vice-Chair; Supervisor Tim Damiani was excused.

**Attendance:** Jeffrey Vey Township Manager, Marilyn Stecker Assistant Manager, and Audience 8

**Approval of Minutes of Previous Meeting**

Robert B. Mansfield made a motion to approve the Minutes of the July 3, 2012 Regular Meeting Motion was seconded by Charles Strunk and passed.

**Approval of Invoices for Payment:** Having reviewed the invoices, Strunk made a motion to approve the invoices for payment. Motion was seconded by Mansfield and passed.

**Correspondence:**

- (a) Bucks Area Planning Committee June 2012 minutes are available for review.
- (b) Milford Township Water Authority Financial Statement and Supplementary Financial information for years ending 2011 and 2010 are available for review.

Corporal Jones and Corporal Livingston of the State Police barracks in Dublin, PA attended the meeting to check in to see if there were any questions from the residents and to reinforce that there is a presence in the area. Resident on Mill Hill Road concern, there is a lot of speeding on that road. Board expressed their appreciation for the service they provide.

Marshall Slotterbach resigned as Chairman of the Zoning Hearing Board; the board wishes him well and expressed appreciation for his service.

Road project Sleepy Hollow Road – base repair project work to be done, detention basin work will be determined by engineering. from Andersen Engineering.

Public Comments: Bob Flack of Mill Hill Road asked if Dave Winkler could look at 2305 Mill Hill Road the side of road has washed away from heavy rains.

The Board adjourned to executive session to discuss personnel matter.

**Adjournment:** Robert Mansfield adjourned the July 17, 2012 regular meeting at 7:15 pm

**Milford Township Board of Supervisors  
Comments From July 24, 2012 Work Session**

**Call to Order:** Vice Chairman Strunk called meeting to Order at 5:30 p.m.

**Supervisors Present:** Charles Stunk, Vice-Chairman;

**Attendance:** Jeffrey A. Vey, Township Manager; Marilyn Stecker, Assistant Manager, Public Works Dave Winkler, Township Engineer Pete Andersen Audience 2.

Milford Convenience (Gambone) Ed Mullin and Ted Kochen discussed parcel 23-10-17 12.54 acres on Weiss Road, which is in the RA district. They wanted the board's input on changing the zoning to PI. They will send a letter to the planning commission-seeking recommendation to Board of Supervisors.

Sleepy Hollow Road drainage Pete Andersen will review to determine if a detention basin is warranted or storm piping along sleepy Hollow road will solve the drainage issues.

Naplan/Penns Grant - Milford Square Pike and Portzer Road A trail will be constructed by the Township.

**Adjournment:** Strunk adjourned the July 24, 2012 work session at 6:20 p.m.

Milford Township Board of Supervisors  
Minutes of August 21, 2012 Regular Meeting

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

**Supervisors Present:** Robert Mansfield Chair, Charles Strunk,

**Attendance:** Jeffrey Vey Township Manager, Marilyn Stecker Assistant Manager, and Audience 9

### **Pennsylvania State Police**

Sgt. Sokolofski, PA State Police (PSP) - Dublin. As new commander since July 21, 2012, he wanted to see if there were any question from the residents and to reinforce that there is a presence in the area. Mr. Mansfield stated that we have had PSP presence at a number of our recent meetings and thanked them for their response and good working relationship.

### **Resignation of Tim Damiani**

Robert Mansfield read aloud the letter of resignation from Supervisor Tim Damiani.

*Mr. Mansfield,*

*As you are aware I recently suffered a stroke. I am working hard in therapy towards recovery. Unfortunately, recovery is taking a bit longer than initially presumed. That brings me to the conclusion that I don't think it is fair to the residents of Milford Township, in as much as I am unable at this time to fulfill my obligations as an elected official, to retain this position.*

*I am writing this letter to resign my position, effective immediately, in order to allow for the position to be filled by someone who will have the ability to properly serve our community.*

*I look forward to a time when my recovery is sufficient, to once again; serve my community either on the Board of Supervisors or the Zoning Hearing Board.*

*It has been my pleasure to with you and Mr. Strunk and I wish you the best in finding my replacement.*

*Sincerely,  
Timothy Damiani.*

Robert Mansfield made a **MOTION** to accept Tim's resignation ,2<sup>nd</sup> by Charles Strunk and passed. Mansfield stated, "It has been an honor to serve with Tim and we pray for his continued recovery."

With full respect for Tim, the Board is soliciting residents who may have interest in serving as Supervisor. Please send your resume and a letter of interest by **September 4<sup>th</sup>** via e-mail to [bobm@dsisolutions.org](mailto:bobm@dsisolutions.org) or via regular mail to Milford Township.

#### **Approval of Minutes of Previous Meeting**

Robert B. Mansfield made a **MOTION** to approve the Minutes of the July 17, 2012 Regular Meeting Motion was seconded by Charles Strunk and passed. Also reviewed were the notes from the July 24<sup>th</sup> work session.

#### **Approval of Invoices for Payment**

Having reviewed the invoices, for check list dated August 7,2017 and August 21, 2012 Strunk made a **MOTION** to approve the invoices for payment. Motion was seconded by Mansfield and passed.

#### **Announcements**

- (a) Zoning hearing board will meet September 11<sup>th</sup>
- (b) Upper Bucks Chamber of Commerce has voted to move the chamber office and vacate the current location at 2170 Portzer Road.
- (c) Conditional Use hearing September 4, 2012 – Milford Village – major change in plan is to incorporate hospital into their master plan.

#### **Correspondence**

- (a) Quakertown Area Planning Committee July minutes are available for review.
- (b) Bucks County Airport Authority minutes from June13<sup>th</sup>, July 11<sup>th</sup> and special meeting of July 25<sup>th</sup> are available for review.

- (c) Audit Report for Shelly Volunteer Firefighter's Relief Association for period of 2007 to 2009 is available for review.
- (d) Audit of Magisterial District 0792-03 for years ending 2009 and 2010 are available For review.

**Code Enforcement Office**

In July permits were issued for - four residential additions/renovations, thirteen residential accessory, one commercial and nine U&O and one zoning hearing.

**Report Public Works Department**

The Public Works Department finished the topsoil work on the Barrel Run trail which is now complete. Minor base work was done at Clover Lane before P K Moyer overlaid it with 310 tons of ID -2 wearing.

On Brick Tavern and Bauman Roads, edge paving was done where there were drop- offs along the road edges. Three days were spent cleaning brush around road signs and two days cleaning ditches with the gradall.

**Planning Commission**

**B & J Sheet Metals-1535 Allentown Rd-TMP 23-21-177 Addition to Industrial Bldg**

Andersen Engineering review

*The plans prepared by Irick, Eberhardt & Mientus consist of 5 sheets and are dated May 1, 2012 propose an 11,628 square foot expansion to an existing 22,600+/- square foot building. The property is zoned RA (Rural Agriculture) and the use (office/manufacturing/warehouse) is a legally created non-conforming use.*

*This property was the subject of a Zoning Hearing Board decision dated March 13, 2000 granting a Special Exception to permit a 50% expansion (11,300 square feet) and a Variance to permit an additional 8700 square feet (total of 20,000 square feet).*

**ZONING**

*There are inconsistencies between the ZHB decision and this proposal.*

*The plan does not delineate the existing 29 parking spaces. Parking of 1 space per 500 square feet of area (a total of 71 spaces) is required should the warehouse use be abandoned. 43 hypothetical spaces are shown. If there are 29 existing spaces on the site, it appears this alternative requirement is met.*

*The maximum impervious surface percentage is 15% with an existing non-conforming 60.2% impervious cover. The proposed expansion is over existing impervious and two area of impervious will be converted to pervious, so the expansion will not impact the impervious surface.*

*The site capacity calculations result in a natural resource open space requirement of 0.9308 areas which is shown as an easement. The Township should decide if this is acceptable.*

### **SUBDIVISION**

*The applicable Standard Notes from Appendix B of the SALDO should be added to the plans.*

*The plan is silent with respect to the dedication of the rights-of-way of Allentown Road and Yankee Road.*

*Item 3 of the aforementioned ZHB decision required a hydrological study to demonstrate satisfactory control of stormwater on the property and exiting the property. We believe we have not received any studies. We have some concern regarding the 15" RCP crossing Yankee Road. Sections 505, 516 and 519 require road widening, curbs and sidewalks.*

*The existing parking lots do not comply with the current parking standards. The Township should decide what improvements, if any, are required.*

*The approval block for the Board of Supervisors should have 3 lines for the Supervisors to sign (no secretary, no chairman designations). The signature block for the Township Engineer's review is shown twice.*

*The tree planting detail on Sheet 4 shows a 1 ½" caliper tree to be planted. Section 520(b)(2) requires 2 ½" caliper, measured 6" above finished grade. Furthermore, the plan shows 11 trees being required. We believe 13 trees are required. Finally, the plan indicates that the existing vegetation along the northern and eastern boundaries satisfy the required buffer requirements. We believe it does.*

Planning Commission advised the applicant he has to go to zoning hearing for variance.

Edwin Bolton moved that the Planning Commission has no objection to the plans subject to zoning hearing approval. Seconded by Fran Murray and all in favor.

### **Special Exceptions**

**Finland Leasing Company (Gary Parsych)-2300 Trumbauersville Rd-TMP 23-21-017**

To allow for 18 month temporary non-conforming use to establish and operate a craft distillery as an entrepreneurship program his son's college program.

Jack Merritt moved that the Planning Commission recommend the Zoning Hearing Board approve the applicant's request. Seconded by Edwin Bolton and passed unanimously.

**Sisian Escrow for Sewage Disposal Operation & Maintenance**

Mr. & Mrs. Sisian who reside at 2440 Stoudt Road requested their escrow for an O & M agreement to be released. The new micro-mound has not been installed yet.

Robert Mansfield made a **MOTION** upon acceptance of the micro-mound by the Board of Health the funds will be returned to Mr. & Mrs. Sisian motion 2<sup>nd</sup> by Charlie and passed.

**Potential Capital Projects**

Weiss Road reconstruction horizontal alignment has been designed and rights-of-way needed have been identified. Residents will be invited to a future session to discuss the project including new sewer availability on the southern end. Life Path does biweekly pumping and it may be cost effective to tie in to public sewer.

There was discussion on Mill Road rights –of-way received and needed. Mansfield stated we should complete Weiss Road before Mill Road project.

Sleepy Hollow Road is proceeding with base repair to be done. A detention basin is being designed. Dave Winkler would like to use 30” piping we have in stock to correct piping problem east of Kline’s Mill Road.

**Public Comments:** Two residents asked if township could put speed limit signs on Benner School Road. Vey stated that an engineering speed study must establish the speed limit to enable police to enforce the speed limit. Struck made a **MOTION** to authorize the Township Engineer to establish a speed limit, Mansfield seconded and it passed.

The Board adjourned to executive session to discuss a real estate matter.

**Adjournment:** Robert Mansfield adjourned the August 17, 2012 regular meeting at 7:33 pm

**Milford Township Board of Supervisors  
Minutes of August 28, 2012 Work Session**

**Call to Order:** Chairman called Meeting to Order at 5:30 p.m.

**Supervisors Present:** Robert B. Mansfield, Chairman; Charles Stunk, Vice-Chairman

**Attendance:** Jeffrey A. Vey, Township Manager; Marilyn Stecker, Assistant Manager, Pete Andersen Township Engineer and Terry Clemons Township Solicitor Audience 2.

The supervisors reviewed and discussed the Unified Master Plan for Milford Village. This will be before the board on September 4<sup>th</sup> for Conditional Use approval as a revision of the previously approved master plan. Every phase of land development must also be approved as a

conditional use revising the master plan. This 1<sup>st</sup> revision to the master plan incorporates the St. Luke's hospital as a recognized use. The specific plan for the hospital will have to be submitted for land development approval.

The hospital uses up over 200,000 sq. ft. of non-residential area that was previously shown as commercial development. The southwestern corner is proposed to change apartments and more commercial use. The amount of congregate care facilities also increases. The limits to density and impervious surface on the total site are not exceeded in the revisions to accommodate the hospital.

Considerable discussion involved the required transportation improvements for each phase and defining what triggers the improvements. It was stressed that the intersection of 663 at Commerce Drive needed improvement and signalization with the first land development proposed for the site. Relocation of Mill Hill Road would be tied to Phase II. Portzer Road and the intersection with 663 would be tied to the hospital development.

Pete Andersen commented that Chapter 94 indicates there is sewer capacity for this project.

Terry Clemons presented a stipulated agreement for Frasier that is ready for signing after review.

**Adjournment:** Mansfield adjourned the August 28, 2012 work session at 6:33 p.m.

Milford Township Board of Supervisors  
Minutes of September 4, 2012 Regular Meeting

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

**Supervisors Present:** Robert Mansfield Chair, Charles Strunk,

**Attendance:** Jeffrey Vey Township Manager, Marilyn Stecker Assistant Manager, Township Solicitor Terry Clemons and Audience 33

**Approval of Minutes of Previous Meeting**

Robert B. Mansfield made a **MOTION** to approve the Minutes of the August 21, 2012 Regular Meeting Motion was seconded by Charles Strunk and passed.

**Approval of Invoices for Payment**

Having reviewed the invoices, for check list dated September 4, 2012. Strunk made a **MOTION** to approve the invoices for payment. Motion was seconded by Mansfield and passed.

**Announcements**

(a) Zoning Hearing – Tuesday September 11<sup>th</sup> –

**Application** of Pistoria Located at 2411 Mill Road TMP#23-21-116-7 in the SRL Zoning District.

**Application** of Strayer Located at 1015 Baus Road TMP#23-1-6 in the RA Zoning District.

- (b) Applications from Residents for filling open supervisor position interviews will be set up any interested parties see Mr. Vey or Mr. Mansfield. The appointment will be September 18<sup>th</sup>

**7:15 Conditional Use Hearing – Milford Village** – was opened by Terry Clemons.

Terry Clemons explained the process to the audience. Del Markward was present on behalf of the applicant. Two residents asked for party status Mr. Martin of 2332 Blackledge Drive and Mr. Donegan 2230 Mill Hill Road.

1. Lifequest (the “Applicant”) has filed a Conditional Use Application with the Board of Supervisors of Milford Township for premises fronting on Mill Hill Road, John Fries Highway (“Route 663”) and Portzer Road, Milford Township, Bucks County, PA consisting of approximately 206.86 acres and identified as Tax Map Parcel Nos. 23-15-99, 23-10-172-2, 23-10-175-1, 23-10-175-2, 23-10-177-1, 23-10-178, 23-10-179, 23-10-180, 23-10-100 and 23-15-115 (the “Property”). The Applicant requests to amend the previous approval granted for this property on June 25, 2010 (the “Prior Decision”) to substitute a hospital use as a permitted non-residential use and to re-allocate the mix of uses previously approved for the Property which included office, non-residential, congregate care, nursing home, assisted living, day care, single family dwellings, townhouses, apartments and recreational uses. A mixed use is permitted by Conditional Use in an Arterial Mixed Use (“AMU”) Overlay Zoning District where the Property is located pursuant to Milford Township Ordinance No. 156, enacted March 16, 2010, by the Milford Township Board of Supervisors, as an amendment to Article 6 of the Milford Township Portion of the Quakertown Area Zoning Ordinance which serves as the Zoning Ordinance for Milford Township (the “Zoning Ordinance”).

2. Notice of the Conditional Use hearing for Tuesday, September 4, 2012 was duly advertised in the Intelligencer on August 21, and August 28, 2012.

3. The following persons requested and received approval to become parties to this matter:

- Robert Martin, 2332 Blackledge Drive, Quakertown, PA 18951
- Douglas Donigian, 2230 Mill Hill Road, Quakertown, PA 18951

4. The following documents were identified as exhibits and admitted into the record during the hearing:

TOWNSHIP:

T-1 Conditional Use Application dated July 13, 2012 with attachments.

T-2 Copy of Public Notice and Proof of Publication issued Calkins Newspaper Inc. certifying that the Public notice was published in the Intelligencer on August 21 and August 28, 2012.

T-3 Copy of letter to Applicants dated August 15, 2012 advising of Hearing Date.

T-4 Copy of sample of letters sent to 48 residents on August 16, 2012 from offices of Clemons Richter & Reiss, P.C. to property owners in vicinity and Affidavit of Donna Lee Eller confirming parties to whom letters sent.

APPLICANT EXHIBITS:

A-1 Copy of June 25, 2012 Milford Village Center Conditional Use Decision.

A-2 First Revised Unified Master Record Plan for Milford Village Center prepared by Pany & Lentz Engineering Company consisting of 13 sheets dated July 13, 2012 (“First Revised Unified Master Plan”).

A-3 Andersen Engineering Associates, Inc. Review dated July 20, 2012.

A-4 Quakertown Area Planning committee Review dated August 15, 2012.

A-5 Pany & Lentz Engineering Company document Titled “Use Comparison Milford Village Center 1<sup>st</sup> Revised Unified Master Plan.

5. In addition, Applicant requested that the Board incorporate into the record in this proceeding, each of the exhibits admitted in the Prior Decision which the Board agreed to do.

6. The following witnesses offered testimony on behalf of Milford Village, L.P:

- Stephen A. Pany, PE of Pany & Lentz
- Dell Markward, Developer of Milford Village, L.P.

7. Each of the intervening parties named above either testified or offered comments with respect to their concerns with the proposed Conditional Use. None were represented by legal counsel. However, all were given an opportunity to question witnesses.

8. Appearing at the hearing on behalf of Milford Village, L.P. was Jonathan Reiss, Esquire of Grim, Biehn & Thatcher. The Board of Supervisors of Milford Township (“Board”) was represented by Terry W. Clemons, Esquire, and Township Solicitor.

9. The following findings of fact are made based upon the exhibits presented and the testimony received at the hearings:

10. Lifequest is proposing to amend the Prior Approval to include hospital as a permitted use and to reallocate the mix of uses approved by, permitted by the Prior Decision.

11. The proposed mixed-use land development has frontage on and takes access to Mill Hill Road, Route 663 and Portzer Road.

12. Del Markward testified that all of the legal entities which are owners of the above-described tax map parcels with total acreage of two hundred eight (208) acres is aware of and consents to the filing of this Application. Mr. Markward further stated that these entities will execute the Decision of the Board acknowledging and accepting the conditions of approval stated herein.

13 The Zoning Ordinance requirement that an arterial mixed use consist of more than 200 acres is met.

14. Applicant established that if developed in accordance with the First Revised Unified Master Plan (Exhibit A-2), the proposed land development will preserve 80% of the woodlands on the Property and minimize the disturbance of 100 year floodplain soils to affect roadway crossings.

15. The Applicant proposes the following mixed use of the Property, presently planned to be developed in three (3) Phases with the proposed uses identified on the Unified Master Plan with section numbers and further described in the Phase Descriptions last revised May 27, 2010 and being part of Exhibit A-9. Reviewing these Exhibits collectively, the proposed development is as follows:

a. **Phase I.**

1. Existing 60,800 square foot nursing center to be expanded to add 20 beds.
2. A 120 bed assisted living facility.
3. Relocation of the existing day care center to a newly constructed building.
4. Conversion of existing day care center to an office building.

The Improvements described in 1 through 3 above are within Section 3 as depicted on the First Revised Unified Master Plan. The existing day care facility proposed to be converted to an office building is part of Section 4. It will be a condition of this approval that prior to the recording of the First Revised Unified Master Plan all of the Improvements listed under 1 through 4 above will be identified as “Section 3” Improvements and clearly identified as Phase I on the First Revised Unified Master Plan.

**b. Phase II.**

1. Two non-residential buildings with a total of 72,000 square feet located at the far western corner of the site located within Section 1 on the First Revised Unified Master Plan.

2. A congregate care facility cluster of five residential buildings containing 296 dwelling units and a clubhouse, located between the non-residential and the nursing center located within Section 2 on the First Revised Unified Master Plan.

3. Four 2 bedroom apartment buildings with a total of 96 dwelling units located within Section 1 on the First Revised Unified Master Plan.

4. A 30,000 square foot non-residential facility located southeast of the nursing center located within Section 4 on the First Revised Unified Master Plan.

5. A congregate care facility cluster of five residential buildings containing 320 dwelling units and a clubhouse, located northeast of the nursing center located within Section 5 of the First Revised Unified Master Plan.

6. A cluster of 74 residences north in the center of the site located within Section 6 of the First Revised Unified Master Plan.

7. A group of seven residential buildings containing 192 dwelling units, located in the center of the site within Section 7 on the First Revised Unified Master Plan.

8. A clubhouse shared among the residences located within Section 6 of the First Revised Unified Master Plan.

**c. Phase III.**

1. A 13,000 square feet non-residential facility near the center of the site toward Route 663 located within Section 8 on First Revised Unified Master Plan.

2. A 29,000 square feet retail complex and 5,000 square feet restaurant located within Section 9 on the First Revised Unified Master Plan.

3. A 140,000 square feet hospital, 20,000 square feet medical office building and 60,000 square feet medical office building located within Section 9A of the First Revised Unified Master Plan.

16. The Applicant proposes that the following Traffic Improvements be developed in a coordinated fashion as Phases or Section of the Improvements deemed land development or conditional use improvements. The Traffic Improvements proposed are depicted on the Roadway Improvement Phasing Plans consisting of sheets 6, 10, 11, 12, 1 and 13 of Exhibit A-2 and are described in the Prior Decision, The Traffic Improvements are generally described as follows:

**a. Traffic Improvements – Phase I**

1. Improve access into the Property at Route 663 and Commerce Drive to high volume design with channelization and associated markings on Commerce Drive south of Route 663. The design of these Traffic Improvements shall be subject to approval by the Board of Supervisors at the time land development or conditional use approval is requested for any Phase I Improvements. The design approved by the Board of Supervisors at the time of land development or conditional use approval may require improvements different from and greater than what is depicted on the Unified Master Plan and Exhibit A-9. These Traffic Improvements shall be constructed as part of the Phase I development and adequate financial security to assure the construction of these improvements shall be accepted by the Township prior to the recording of the land development plans or issuance of any building permits for any Phase I improvements.

2. Signalize Route 663 and Commerce Drive Intersection, the design of which shall be submitted to the Board of Supervisors prior to application being made to PennDoT for a Highway Occupancy Permit. The PennDoT Highway Occupancy Permit application will be based upon a design approved by the Board of Supervisors as part of the Phase I land development or conditional use application but will be subject to PennDoT approval. These Traffic Improvements shall be constructed as part of the Phase I development and adequate financial security to assure the construction of these improvements shall be accepted by the Township prior to the recording of the land development plans or issuance of any building permits for any Phase I improvements.

**b. Traffic Improvements – Phase II**

The Phase II Traffic Improvements will be constructed in two sub-phases:

**Phase IIA**

1. Close Mill Hill Road at Route 663 with a cul-de-sac and provide access through the site to Commerce Drive with the relocated Mill Hill Road in a manner approved by the Board of Supervisors of Milford Township as part of the land development or conditional use application involving either congregate care facility proposed in Section 2 or Section 5 as depicted on the Unified Master Plan, or non-residential development in Section 1. The cul-de-sac must be so designed as to provide access to TMP No. 23-10-117-2 and TMP No. 23-10-119-1.

**Phase IIB**

**[Graphics depicting road improvements to be incorporated in this section]**

2. Construct Driveway A at western end of site, including a westbound Route 663 through lane, and eastbound and westbound left turn lanes. The westbound through lane begins full width approximately 400 feet east of Driveway A (or extends to end of widening for Commerce Drive, if constructed first), and ends according to signing requirements approximately 800 feet west of Driveway A. The design of these Traffic Improvements shall be subject to approval by the Board of Supervisors at the time land development or conditional use approval is requested for any Phase II Improvements other than the Improvements depicted as Section 1 on the revised Unified Master Plan. The design approved by the Board of Supervisors at the time of land development or conditional use approval may require improvements different from and greater than what is depicted on the Unified Master Plan and Exhibit A-9. These Traffic Improvements shall be constructed as part of the Phase IIB development and adequate financial security to assure the construction of these improvements shall be accepted by the Township

prior to the recording of the land development plans or issuance of any building permits for any Phase IIB improvements.

3. Construct Driveway B, including eastbound left turn lane, extend private road (Mill Hill extension) from Driveway B to Commerce Drive. The design of these Traffic Improvements shall be subject to approval by the Board of Supervisors as part of the land development or conditional use approval requested for any of the Improvements depicted in Section 6 of the Unified Master Plan. The design approved by the Board of Supervisors at the time of land development or conditional use approval may require improvements different from and greater than what is depicted on the Unified Master Plan and Exhibit A-9. These Traffic Improvements shall be constructed as part of the Phase IIB development and adequate financial security to assure the construction of these improvements shall be accepted by the Township prior to the recording of the land development plans or issuance of any building permits for any Phase IIB improvements.

4. Add eastbound Route 663 through lane at Commerce Drive. The through lane begins full width approximately 400 feet west of Commerce Drive and ends according to signing requirements approximately 800 feet east of Commerce Drive. The design of these Traffic Improvements shall be subject to approval by the Board of Supervisors at the time land development or conditional use approval is requested for any Phase IIB Improvements other than the Improvements depicted as Section 1 on the revised Unified Master Plan. The design approved by the Board of Supervisors at the time of land development or conditional use approval may require improvements different from and greater than what is depicted on the Unified Master Plan and Exhibit A-9. These Improvements shall be constructed at the time building permits are requested for any improvements which will result in the build out of 50% or more of the Phase IIB Improvements. Adequate financial security to assure the construction of these improvements shall be accepted by the Township prior to the issuance of any building permits which will result in the building out of 50% or more of the Phase IIB Improvements.

5. Add westbound Route 663 through lane at Commerce Drive. The through lane begins full width approximately 400 feet east of Commerce Drive and ends according to signing requirements approximately 800 feet west of Commerce Drive (or continuing to widening for Driveway A, if present). The design of these Traffic Improvements shall be subject to approval by the Board of Supervisors at the time land development or conditional use approval is requested for any Phase II Improvements other than the Improvements depicted as Section 1 on the revised Unified Master Plan. The design approved by the Board of Supervisors at the time of land development or conditional use approval may require improvements different from and greater than what is depicted on the Unified Master Plan and Exhibit A-9. These Improvements shall be constructed at the time building permits are requested for any improvements which will result in the build out of 50% or more of the Phase IIB Improvements. Adequate financial security to assure the construction of these improvements shall be accepted by the Township prior to the issuance of building permits which will result in the build out of 50% or more of the Phase IIB Improvements.

6. Add westbound Route 663 through lane at Portzer Road. The through lane begins full width approximately 300 feet east of Portzer Road and ends according to signing requirements approximately 800 feet west of Portzer Road. The design of these Traffic Improvements shall be subject to approval by the Board of Supervisors at the time land

development or conditional use approval is requested for any Phase II Improvements other than the Improvements depicted as Section 1 on the revised Unified Master Plan. The design approved by the Board of Supervisors at the time of land development or conditional use approval may require improvements different from and greater than what is depicted on the Unified Master Plan and Exhibit A-9. These Improvements shall be constructed at the time building permits are requested for any improvements which will result in the build out of 80% or more of the Phase IIB Improvements. Adequate financial security to assure the construction of these improvements shall be accepted by the Township prior to the issuance of any building permits which will result in the build out of 80% or more of the Phase IIB Improvements.

**c. Traffic Improvements - Phase III**

The following Traffic Improvements shall be constructed when land development or conditional use approval is requested for any Phase III Improvements.

1. Design and construct Driveway C, including left turn lane on eastbound Route 663 into site.

2. Design and construct Driveways D and E, including a left turn lane on northbound Portzer Road into the site at Driveway E.

The design of these Traffic Improvements listed under 1 and 2 above, shall be subject to approval by the Board of Supervisors at the time land development or conditional use approval is requested for any Phase III Improvements. The design approved by the Board of Supervisors at the time of land development or conditional use approval may require improvements different from and greater than what is depicted on the Unified Master Plan and Exhibit A-9. These Improvements shall be constructed at the time land development or conditional use approval is requested for any Phase III Improvements. Adequate financial security to assure the construction of these improvements shall be accepted by the Township prior to the recording of the land development plans or issuance of any building permits for any Phase III Improvements.

3. Add eastbound Route 663 through lane at Portzer Road and Driveway B. The through lane begins full width at end of widening for Commerce Drive and ends according to signing requirements approximately 800 feet east of Portzer Road.

4. Add northbound left turn lane on Portzer Road.

5. Add two southbound left turn lanes on Portzer Road.

The design of these Traffic Improvements listed under 3, 4 and 5 above, shall be subject to approval by the Board of Supervisors at the time land development or conditional use approval is requested for any Phase III Improvements. The design approved by the Board of Supervisors at the time of land development or conditional use approval may require improvements different from and greater than what is depicted on the Unified Master Plan and Exhibit A-9. These Improvements shall be constructed at the time building permits are issued for any improvements which will result in the build out of 50% or more of the Phase III Improvements.

17. The First Revised Unified Master Plan demonstrates that all buildings and structures shown on the Plan will comply with required setbacks in the AMU Overlay Zoning District.

18. As demonstrated by the impervious surface table on Sheet 1 of the First Revised Unified Master Plan and confirmed by Stephen A. Pany, P.E., the proposed AMU development complies with the impervious surface requirement for the AMU overland Zoning District.

19. As demonstrated by the dwelling unit and non-residential building area calculations on Sheet 1 of the First Revised Unified Master Plan and confirmed by the testimony of Stephen A. Pany, P.E., the dwelling unit and non-residential building mix comply with the requirements of the Arterial Mixed Use regulations contained in Article 6.E.

20. Based upon site capacity calculations and impervious surface table contained on Sheet 1 of the First Revised Unified Master Plan and confirmed by the testimony of Stephen A. Pany, P.E., the proposed development, if developed in accordance with the First Revised Unified Master Plan, complies with the site capacity and impervious surface requirements for the underlying RD Zoning District.

21. Dwelling units of the various types stated in the dwelling unit calculations and non-residential building areas as provided in the non-residential building area calculations are allocated to nine sections as depicted on the Unified Master Plan. In addition, the Mr. Markward re-affirmed in his testimony that the intention is to develop these improvements in three phases.

22. The permitted number of dwelling units, non-residential building area and impervious surface permitted in the different phases is dependent upon the development of other phases in accordance with the First Revised Unified Master Plan. Conditional Use and land development approval will be required prior to the development of each phase. Any change in the allocation of dwelling units, non-residential building area or impervious surface made in a specific section or phase may impact the allocation of dwelling units, non-residential building area and impervious surface in another stage.

23. In order to assure that the proper balance of dwelling units, non-residential building area and impervious surface is maintained as each section or phase is developed, a Declaration of Covenants, Conditions and Restrictions has been recorded providing notice to that effect. The number of square feet of non-residential building area and impervious surface must be maintained from section to section and within each phase. No change in this allocation shall be permitted except by approval by the Board of Supervisors in a subsequent Conditional Use application which change in allocation shall be recorded as an amendment to the Declaration.

## **II. CONCLUSIONS OF LAW**

1. The present Conditional Use Application is governed by AMU Overlay Zoning District, of the Zoning Ordinance; and Ordinance No. 156 enacted March 16, 2010 by the Milford Township Board of Supervisors, as an amendment to the Zoning Ordinance.

2. Section 1108 of the Zoning Ordinance authorizes Township representatives, the Board of Supervisors, to approve Conditional Uses that conform to the conditions and standards as outlined in the Zoning Ordinance.

3. The Board of Supervisors has the right to impose conditions on the grant of such approval where the applicant establishes that the conditions imposed in the Zoning Ordinance and reasonable conditions imposed by the Board can be met, conditional use approval must be granted. State College Borough Water Authority vs. Board of Supervisors of Bermer Township, 165 PA. Cmwlth. Court 405, 645 A2d 394.

4. The testimony and plans submitted by Milford Village, L.P. demonstrate general compliance with the requirements in Ordinance No. 156 and the Milford Township Portion of the Quakertown Area Zoning Ordinance.

5. Subject to the conditions hereafter imposed and only if those conditions are complied with, the proposed mixed uses within the AMU Overlay Zoning District will be consistent with the spirit, purposes and intent of the AMU Overlay Zoning District.

6. Subject to the conditions hereafter imposed and only if those conditions are complied with, the proposed mixed uses within the AMU Overlay Zoning District will not be detrimental to the property in the immediate vicinity and will be in the best interests of the Township and the community.

7. Subject to the conditions hereafter imposed and only if those conditions are complied with, the proposed mixed uses within the AMU Overlay Zoning District will be suitable for the Property and designed, constructed, operated and maintained so as to be in harmony with the character of the existing facilities on the Property.

8. Subject to the conditions hereafter imposed and only if those conditions are complied with, the proposed mixed uses within the AMU Overlay Zoning District will be in conformance with the applicable requirements of the Township Zoning Ordinance, Subdivision and Land Development Ordinance and other Ordinances of the Township.

9. Subject to the conditions hereafter imposed and only if those conditions are complied with, the proposed mixed uses within the AMU Overlay Zoning District will be suitable in terms of affect on highway traffic and safety.

### **Code Enforcement Office**

In August permits were issued for - two residential additions/renovations, seven residential accessory, one reinspection and ten U&O's and three zoning hearing.

### **Report Public Works Department**

The public works department finished the road widening on Fels Road above the intersection On Doerr Road.

We did some minor repair work to the small culvert on Old Plains Road just north of 663 we tied the two culvert walls together with a concrete footing and filled the scoured areas with concrete.

The road crew also built out the shoulders around the guide rail post on Doerr Road along the turnpike where the banks are steep.

In the parks all the playground equipment was inspected one small swing needed replacing and we have a section of slide with a crack that is ordered for replacement.

Stop bars and separation lines were repainted at Quaker Point Drive and route 663 and the crosswalks at Pfaff elementary were repainted.

Township Manager – Stipulation and Settlement signed by Jennifer Frasier and the Board of Supervisors.

**B & J Sheet Metals**-1535 Allentown Rd-TMP 23-21-177 Addition to Industrial Bldg  
BJ Sheet Metals TMP # 23-21-77 to construct a one-story 11,628 square-foot addition to an existing 20,715 square-foot industrial building located on a 3.5265 (net) acre site.  
Charles Strunk made a motion to **APPROVE** subject to conditions set forth in review letters and the zoning hearing approval. Motion was seconded by Robert Mansfield.

**Prologis** – TMP# 23-02-147 proposes a 219,257 square foot expansion to an existing 935,060 square foot warehouse. Tabled

**Resolution 2012-14** Board of Supervisors Authorizing the acquisition by purchase Tax Map Parcel 23-15-060 Brick Tavern Road and Mill Pond Road 53 acres

**Public Comments:** The Board adjourned to executive session to discuss a real estate matter.

**Adjournment:** Robert Mansfield adjourned the September 4, 2012 regular meeting at 8:34 pm

Milford Township Board of Supervisors  
Minutes of September 18, 2012 Regular Meeting

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

**Supervisors Present:** Robert Mansfield Chair, Charles Strunk,

**Attendance:** Jeffrey Vey Township Manager, Marilyn Stecker Assistant Manager, Township Solicitor Terry Clemons and Audience 8

**Approval of Minutes of Previous Meeting**

Robert B. Mansfield made a **MOTION** to approve the Minutes of the September 4, 2012 Regular Meeting Motion was seconded by Charles Strunk and passed.

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

Having reviewed the invoices, for check list dated September 18, 2012 and the Treasurer's Report for period ending August 31,2012 Charles Strunk made a **MOTION** to approve the invoices for payment. Motion was seconded by Robert Mansfield and passed.

**Announcements:**

(a) Chairman Robert Mansfield announced the appointment of Thomas Courduff as new Township Supervisor. After being sworn into office Thomas joined his fellow supervisors for the continuation of the meeting.

(b) Zoning Hearing – Tuesday October 9th

**Perk Up Presentation**

Luanne Stauffer, Upper Perk Chamber of Commerce, presented to the board the 2011 annual review of the Perk Up Project (report is available on their website). She also presented signage planning grant information the board will review.

### **Conditional Use Hearing – Milford Village**

The hearing continuation was opened at 7:10 by Terry Clemons who presented to the Board of Supervisors the following draft for approval.

*AND NOW, this \_\_\_ day of \_\_\_\_\_, 20\_\_\_, the Conditional Use Application of Milford Village, L.P. for conditional use approval to develop mixed use including office, non-residential, congregate care, nursing home, assisted living, day care, single family dwellings, townhouses, apartments and recreational uses within the AMU Overlay Zoning District, is APPROVED generally subject to the following conditions to which the Applicant has agreed. The conditions of approval are as follows:*

1. *Prior to the issuance of a building permit for any phase of this mixed use development, the Applicant/Owner shall obtain Conditional Use approval for that Phase demonstrating compliance with the First Revised Unified Master Plan approved hereby unless a further revision of the First Revised Unified Master Plan and the plan for a particular phase is approved by the Board of Supervisors. Such approval will only be granted when adequate conditions are imposed to assure that the provisions of the AMU Ordinance regarding the balance between dwelling units and non-residential buildings; compliance with the impervious surface requirements for the overall site; and the natural resource protection standards are met.*

2. *Prior to the issuance of a building permit authorizing construction in any phase, the Applicant/Owner shall obtain from the Township land development approval for the construction proposed in that phase or section and deposit adequate financial security to assure the construction of all improvements in that phase or section, including Traffic Improvements.*

3. *Prior to recording the First Revised Unified Master Record Plan the plan will be revised to revise Notes 1 and 2 on Sheets 6,10,11, 12 and 13 to read as follows:*

*Note 1: “The Board of Supervisors may approve revisions of traffic improvements for an individual section pursuant to the Conditional Use approval requested for that Section.”*

*Note 2: The Penn DOT Occupancy Permit application for each section shall be based on a design approved by the Milford Township Board of Supervisors before submission to Penn DOT.”*

4. *Prior to recording the First Revised Unified Master Record Plan the Record Plan sheet will be revised to add a Note stating substantially as follows:*

*“Required traffic improvements are also subject to the Conditions stated in the Conditional Use Decision of the Milford Township Board of Supervisors issued September 18, 2012,*

*which should be reviewed prior to submission of a subdivision or land development application pertaining to any phase”.*

5. *The following conditions provide a mechanism to assure that all Traffic Improvements shall be constructed as approved by the Board of Supervisors, to provide a means for assuring the financing of those Traffic Improvements and to provide for the timing and sequencing of the Traffic Improvements as required under Section 665(b) of the Arterial Mixed Use Overlay Zoning District:*

a. *Prior to the submission of a Penn DOT Highway Occupancy Permit Application for traffic improvements required in any phase, Applicant shall obtain approval of the Board of Supervisors of Milford Township of the traffic improvement design it submits to Penn DOT.*

b. *As generally shown on the Phase I sheet for this intersection, which is part of Exhibit A-9, the following Traffic Improvements shall be designed and constructed as part of Phase I:*

i. *Improve access into the Property at Route 663 and Commerce Drive to high volume design with channelization and associated markings on Commerce Drive south of Route 663. The design of these Traffic Improvements shall be subject to approval by the Board of Supervisors at the time land development or conditional use approval is requested for any Phase I Improvements. The design approved by the Board of Supervisors at the time of land development or conditional use approval may require improvements different from and greater than what is depicted on the Unified Master Plan and Exhibit A-9. These Traffic Improvements shall be constructed as part of the Phase I development and adequate financial security to assure the construction of these improvements shall be accepted by the Township prior to the recording of the land development plans or issuance of any building permits for any Phase I improvements.*

ii *Signalize Route 663 and Commerce Drive Intersection, the design of which shall be submitted to the Board of Supervisors prior to application being made to PennDoT for a Highway Occupancy Permit. The PennDoT Highway Occupancy Permit application will be based upon a design approved by the Board of Supervisors as part of the Phase I land development or conditional use application but will be subject to PennDoT approval. These Traffic Improvements shall be constructed as part of the Phase I development and adequate financial security to assure the construction of these improvements shall be accepted by the Township prior to the recording of the land development plans or issuance of any building permits for any Phase I improvements.*

*Adequate financial security shall be posted with the Township to assure the construction of the Phase I Traffic Improvements in connection with the first land development submitted for a development of any part of the Property regardless of the Section or Phase identified herein or on the Unified Master Record Plan.*

c. *The following Traffic Improvements shall be designed and constructed as part of Phase II:  
Phase IIA*

*As generally depicted on the Phase IIA sheet of Exhibit A-9, the following improvements shall be designed and constructed as part of Phase IIA:*

i. Close Mill Hill Road at Route 663 with a cul-de-sac and provide access through the site to Commerce Drive with the relocated Mill Hill Road in a manner approved by the Board of Supervisors of Milford Township as part of the land development or conditional use application involving either congregate care facility proposed in Section 2 or Section 5 as depicted on the Unified Master Plan.

ii. The design for the closing of Mill Hill Road and for the cul-de-sac shall be subject to approval by the Board of Supervisors at the time land development or conditional use approval is requested for any Phase I improvements. The design approved by the Board of Supervisors at the time of land development or conditional use approval may require improvements different from and greater than what is depicted on the Unified Master Plan and Exhibit A-9. Adequate financial security shall be posted with the Township to assure the construction of these improvements prior to the recording of the land development plans or issuance of any building permits for any Phase IIA Improvements. Phase IIB

The Improvements which are generally depicted on the sheets identified as Phase IIB of Exhibit A-9 shall be constructed as follows:

iii. Construct Driveway A at western end of site, including a westbound Route 663 through lane, and eastbound and westbound left turn lanes. The westbound through lane begins full width approximately 400 feet east of Driveway A (or extends to end of widening for Commerce Drive, if constructed first), and ends according to signing requirements approximately 800 feet west of Driveway A. The design of these Traffic Improvements shall be subject to approval by the Board of Supervisors at the time land development or conditional use approval is requested for any Phase II Improvements other than the Improvements depicted as Section 1 on the revised Unified Master Plan. The design approved by the Board of Supervisors at the time of land development or conditional use approval may require improvements different from and greater than what is depicted on the Unified Master Plan and Exhibit A-9. These Traffic Improvements shall be constructed as part of the Phase IIB land development and adequate financial security to assure the construction of these improvements shall be posted with the Township prior to the recording of the land development plans or issuance of any building permits for any Phase IIB Improvements.

iv. Construct Driveway B, including eastbound left turn lane, extend private road (Mill Hill extension) from Driveway B to Commerce Drive. The design of these Traffic Improvements shall be subject to approval by the Board of Supervisors as part of the land development or conditional use approval requested for any of the Improvements depicted in Section 6 of the Unified Master Plan. The design approved by the Board of Supervisors at the time of land development or conditional use approval may require improvements different from and greater than what is depicted on the Unified Master Plan and Exhibit A-9. These Traffic Improvements shall be constructed as part of the Phase IIB development and adequate financial security to assure the construction of these improvements shall be posted with the Township prior to the recording of the land development plans or issuance of any building permits for any Phase IIB improvements.

v. Add eastbound Route 663 through lane at Commerce Drive. The through lane begins full width approximately 400 feet west of Commerce Drive and

*ends according to signing requirements approximately 800 feet east of Commerce Drive. The design of these Traffic Improvements shall be subject to approval by the Board of Supervisors at the time land development or conditional use approval is requested for any Phase II Improvements other than the Improvements depicted as Section 1 on the revised Unified Master Plan. The design approved by the Board of Supervisors at the time of land development or conditional use approval may require improvements different from and greater than what is depicted on the Unified Master Plan and Exhibit A-9. These Improvements shall be constructed at the time a building permit is requested for any improvements which will result in the build out of 50% or more of the Phase II Improvements. Adequate financial security to assure the construction of these improvements shall be posted with the Township prior to the issuance of any building permits for any Phase II Improvements which will increase the build out of Phase II to over 50%.*

*vi. Add westbound Route 663 through lane at Commerce Drive. The through lane begins full width approximately 400 feet east of Commerce Drive and ends according to signing requirements approximately 800 feet west of Commerce Drive (or continuing to widening for Driveway A, if present). The design of these Traffic Improvements shall be subject to approval by the Board of Supervisors at the time land development or conditional use approval is requested for any Phase II Improvements other than the Improvements depicted as Section 1 on the revised Unified Master Plan. The design approved by the Board of Supervisors at the time of land development or conditional use approval may require improvements different from and greater than what is depicted on the Unified Master Plan and Exhibit A-9. These Improvements shall be constructed at the time building permits are requested for any improvements which will result in the build out of 50% or more of the Phase II Improvements. Adequate financial security to assure the construction of these improvements shall be posted with the Township prior to the issuance of any Phase II Improvements which will increase the build out of Phase II to over 50%.*

*vii. Add westbound Route 663 through lane at Portzer Road. The through lane begins full width approximately 300 feet east of Portzer Road and ends according to signing requirements approximately 800 feet west of Portzer Road. The design of these Traffic Improvements shall be subject to approval by the Board of Supervisors at the time land development or conditional use approval is requested for any Phase II Improvements other than the Improvements depicted as Section 1 on the revised Unified Master Plan. The design approved by the Board of Supervisors at the time of land development or conditional use approval may require improvements different from and greater than what is depicted on the Unified Master Plan and Exhibit A-9. These Improvements shall be constructed prior to the issuance of any building permits which will result in the build out of 80% or more of the Phase II Improvements. Adequate financial security to assure the construction of these improvements shall be posted with the Township prior to the issuance of any building permits which will result in the build out of 80% or more of the Phase II Improvements.*

*d. The following Traffic Improvements shall be constructed as part of Phase III which are generally depicted on the Phase III sheets of Exhibit A-9:*

*i. Design and construct Driveway C, including left turn lane on eastbound Route 663 into site.*

ii. *Design and construct Driveways D and E, including a left turn lane on northbound Portzer Road into the site at Driveway E.*

*The design of these Traffic Improvements listed under 1 and 2 above, shall be subject to approval by the Board of Supervisors at the time land development or conditional use approval is requested for any Phase III Improvements. The design approved by the Board of Supervisors at the time of land development or conditional use approval may require improvements different from and greater than what is depicted on the Unified Master Plan and Exhibit A-9. These Traffic Improvements shall be constructed as part of the Phase III development and adequate financial security to assure the construction of these improvements shall be posted with the Township prior to the recording of the land development plans or issuance of any building permits for any Phase III improvements.*

iii. *Add eastbound Route 663 through lane at Portzer Road and Driveway B. The through lane begins full width at end of widening for Commerce Drive and ends according to signing requirements approximately 800 feet east of Portzer Road.*

iv. *Add northbound left turn lane on Portzer Road.*

v. *Add two southbound left turn lanes on Portzer Road.*

*The design of the Traffic Improvements listed under 3, 4 and 5 above, shall be subject to approval by the Board of Supervisors at the time land development or conditional use approval is requested for any Phase III Improvements. The design approved by the Board of Supervisors at the time of land development or conditional use approval may require improvements different from and greater than what is depicted on the Unified Master Plan and Exhibit A-9. These Improvements shall and constructed at the time building permits are requested for any improvements which will result in the build out of 50% or more of the Phase III Improvements. Adequate financial security to assure the construction of these improvements shall be posted with the Township prior to the issuance of any building permits which will result in the build out of 50% or more of the Phase III Improvements.*

e. *In addition to the traffic improvements referenced above, the Board of Supervisors may require as a condition of future land development approval within Milford Village Center, improvements to the intersection of Old Bethlehem Pike and Portzer Roads and any other location where the level of service is projected to be at level "D" or "F".*

8. *The Applicant shall make the following contributions and complete the following improvements with this mixed use land development:*

a. *Cell Tower Location - Prior to the recording of the Record Plans of any phase of the development, Applicant shall execute a Deed of Dedication, in a form prepared by the Township Solicitor, dedicating to Milford Township a mutually agreed upon 100' by 100' area for the future location of a telecommunication facility. Any future rents for location and utilization of any constructed telecommunication facility shall be divided between the Township and the owner of the Property in the following manner – 50% to Township and 50% to owner of Property.*

b. *Well Location - Prior to the recording of the Record Plans of any phase of the development, Applicant shall execute a Deed of Easement to Milford Township Water Authority a mutually agreed upon 200' by 200' area and access there to for the future location of a well and related pipes and appurtenances.*

c. *As part of the land development approval for each Phase (or part thereof), the developer shall make a contribution to the Milford Township Fire Department in an amount mutually agreed to between the Township and the developer which recognizes the additional demands for fire protection generated by the Phase (or part thereof) being developed.*

**Public Comments:** Bryan Malachowski inquired if there was capacity for the expansion of the on-site well. There was discussion that water is provided by the system and the potential for another on-site well will be determined by the developer and water authority.

### **MOTION on Conditional Use – Milford Village**

Robert Mansfield made a **MOTION** to approve the conditional use with conditions set in approval letter, Charles Strunk seconded and Thomas abstained having not been seated for the hearing.

### **Reports**

#### **Park Board Report:**

Jeff Vey reported for the Park Board. Park maintenance issues were identified as remove excess gravel – Barrel Run Trail and remove excess gravel – Milford Pointe Trail.

The Park Board feels benches would be useful – near parking overlooking Unami Creek, along trail overlooking Unami Creek, and by “Lilly Pond” overlooking pond and at the Parkside portion of the Unami trail.

The Park Board wants to plant 1,000 daffodil bulbs for fall plantings Milford Pointe and Barrel Run areas and install new trail signs at Milford Pointe & Barrel Run trails consistent with existing trail sign design.

The next Park Board Meeting is scheduled for October 10, 2012 at 6:30pm

#### **Managers Report:**

### **MMO – 2013 Obligation for Non Uniform Pension Fund**

The Board was given the report showing the 2013 Pension Calculations and approved the Minimum Municipal Obligation to be included in the 2013 Budget. **MOTION** by Courduff, seconded by Strunk and passed unanimously.

### **Public Comments:**

Residents from Spinnerstown Road attended the meeting in regards to the number of tractor-trailers using Spinnerstown Road and Brinkman. The main concern from the three residents is the speed and property destruction. They would like to see appropriate signage not allowing large trucks and reduction in speed.

**Adjournment:** Robert Mansfield adjourned the September 18, 2012 regular meeting at 8:34 pm

**Milford Township Board of Supervisors  
Minutes of September 25, 2012 Work Session**

**Call to Order:** Vice Chairman called Meeting to Order at 5:30 p.m.

**Supervisors Present:**, Charles Stunk, Vice-Chairman, Tom Courduff and absent Chairman Robert Mansfield

**Attendance:** Jeffrey A. Vey, Township Manager; Marilyn Stecker, Assistant Manager Terry Clemons Township Solicitor Audience 4.

**Quakertown Interchange Associates and Celerity**

Ed Mullin, John Reibow and Jerry Gorski reviewed the status of Quakertown Interchange Associates to move forward with the project. Both the industrial subdivision and the land development have been through the review process and have received conditional final approvals.

Ed Mullin reviewed the items that still need addressing:

1. Record Plans
2. Conservation Easement
3. Monuments and Pins (which are being done this week)
4. Termination of the condominium
5. Deed to Celerity
6. Contributions from Quakertown Interchange Associates
  - a. \$350,000.00 for Traffic improvement
  - b. \$150,000.00 for trees in the conditional use approval
7. Legal descriptions for lot 5
8. Agreement of Sale (Hedgeline)
9. Prologis agreement with CFC and agreement for the use of the private street
10. Financial Security agreement to be done
11. Contribution from Celerity/Gorski - \$1,000 per peak hour trip (\$12,000)

Tentative settlement is October 8, 2012. All agreed no further supervisor action is needed and the conditions can be handled administratively by the solicitor before recording.

Wonsidler Rental.

1973 Trumbauersville Road Township Rental is having septic problems, Joe Valentine will put together a report for the cost of the repair.

Board needs to appoint replacement for the Vacancy Board open position.

**Adjournment:** Mansfield adjourned the September 28, 2012 work session at 7:00 p.m.

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

**Supervisors Present:** Robert Mansfield Chair, Charles Strunk, Thomas Courduff

**Attendance:** Jeffrey Vey Township Manager, Marilyn Stecker Assistant Manager, Township Solicitor Terry Clemons and Audience 8

**Approval of Minutes of Previous Meeting**

Tom Courduff made a **MOTION** to approve the Minutes of the October 2, 2012 Regular Meeting Motion was seconded by Charles Strunk and passed.

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

Having reviewed the invoices, for checklist dated October 16, 2012 and the Treasurer's Report for period ending September 30, 2012 Charles Strunk made a **MOTION** to approve the invoices for payment. Motion was seconded by Robert Mansfield and passed.

**Appointment:** Robert Mansfield made a motion to appoint Dr. Jim Walsh as alternate zoning hearing board member Motion was seconded by Tom Courduff and passed.

**Announcements:**

- (a) Chairman Robert Mansfield announced that the November meeting will be held on the 7<sup>th</sup> which is Wednesday due to the Election on Tuesday the 6<sup>th</sup>
- (b) Zoning Hearing – Tuesday November 13<sup>th</sup>
- (c) Bids for outside contractor are due November 5<sup>th</sup>

**Correspondence:**

- (a) Notice of Turnback allocation for 2013 is \$10,960.00
- (b) Volunteer Fire Relief Association allocation is \$85,607.15
- (c) Estimated Municipal Liquid Fuels allocation for 2013 is \$279,639.32
- (d) General Municipal Pension System State Aid for 2012 is \$25,842.90

**Reports:**

**Managers Report:**

The staff recommended awarding the street line painting bid award to the low bidder, Interstate Road Management for 22995.34.

**MOTION to award bid** – Strunk moved to award the line painting bid to Interstate Road Management for \$22,995.34, Courduff seconded and passed unanimously.

The township property on Portzer & Rt. 663 that had been occupied by the Upper Bucks Chamber of Commerce is now vacant. The supervisors discussed how the building should be used and directed the manager to investigate seeking proposals for its use. The manager reported

that the recently acquired Moyer property north of Finland has been demolished with funds to demolish coming from the open space acquisition fund after confirmation from the Township Solicitor that this is an appropriate use of open space funds.

**Land Development:**

Wally Smerconish – Mr. Smerconish presented plans for property on Trumbauersville Road (23-21-43). This property received subdivision approval for 9 single-family homes. Charles Strunk asked how are other homes similar to proposals are selling on Station Road in Quakertown. Mr. Smerconish indicated they are selling very well. Tom Courduff indicated the traffic would increase and he requested an updated traffic study. Tom also asked if there was an agreement for water and sewer service. Smerconish indicated there was not as this is still conceptual. Mr. Courduff stated that he was not favorably inclined towards this proposal and felt the Supervisors should support the decision of the Zoning Hearing Board that denied a variance to allow the density for this project.

**Escrow Releases:**

Robert Mansfield made a motion to approve **Resolution 2012-15** Krevitz \$60,000.00 for turn island installation Rt. 663

2155 Weiss Rd/Gambone for sewer extension in the amount of \$10,000.00 will be held until approval of the work is received from sewer authority.

Robert Mansfield made a **MOTION** to approve **Resolution 2012-16** C&M release of \$472,495.52 (\$202,000.00 will be transferred into the tree fund, the remainder of \$270,495.00 will be put into traffic fund and the Balance of \$341,998.00 will remain in escrow and be released to the future developer simultaneously with the posting of replacement escrow for the internal work remaining to be done.

Robert Mansfield announced the board was going to adjourn and meet in executive session to discuss personnel and real estate issues.

**Public Comments:** None

**Adjournment:** Robert Mansfield adjourned the October 16, 2012 regular meeting at 8:10 pm

**Milford Township Board of Supervisors  
Minutes of November 20, 2012 Regular 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 Courduff, Supervisor

**Attendance:** Jeff Vey Township Manager, Marilyn Stecker Assistant Manager Audience: 6.

**Approval of Minutes of Previous Meeting:** Mansfield made a motion to approve the Minutes of the October 16, 2012 regular Meeting, Motion was seconded by Strunk and passed.

**Approval of Invoices for Payment and Treasurer's Report:** Having reviewed the invoices, from the November 7<sup>th</sup> and November 20<sup>th</sup> meetings Strunk made a motion to approve the invoices for payment. Motion was seconded by Mansfield and passed.

**Announcements:** There is no zoning hearings scheduled for the month of December. There has been a vacancy on the Park Board Thomas Courduff made a motion to appoint Dick Helm resident of Milford Township motion was 2<sup>nd</sup> by Robert Mansfield.

**Correspondence: Liquid Fuels Tax Fund for year ended December 31,2010.** (good report there were no findings)  
Quakertown Area Planning Committee minutes for August are available for review.

**Reports:**

**Public Works Report:**

The public works department began the month by installing 200' of concrete pipe on Sleepy Hollow road across from Angstadt Road. They were out with the gradall cleaning ditches and two minor base repairs on Fels Road and Canary Roads. They also removed the Moyer house at 1690 Trumbauersville Road in Finland. The road crew painted the cross walks in the Willow stream development. They also began the clean up from hurricane Sandy.

**Code Enforcement Report:**

During September 2011, the following permits were issued: 6 Residential accessory structure; 1 Residential Renovations, 1 Commercial renovation, and 9 Use & Occupancy.

**Township Manager:**

- (a) Outside Contractor award – Strunk made a motion to award the 2012-2013 Outside Contractor contract to Ray Heffentrager, Inc for \$103,850.00. No other bids were submitted Robert Mansfield seconded motion.

**2013 Budget Preparation:** Prior to this meeting the board met today at noon to discuss personell matters related to the budget. Tax Collection to Keystone Collection 2<sup>nd</sup> full year no problem with collections. -Building - increase is anticipation of a new roof on Township building. - Recreation – funds the trails. - Capital Fund – equipment replacement (excavator, Loader plus sale of equipment) the Board continued preliminary discussions regarding the 2013 budget Thomas made a motion to adopt preliminary with changes and to advertise for final approval at the December 18<sup>th</sup> meeting motion was seconded by Strunk and passed.

Bob Mansfield expressed in the meeting a thank you to the public works, office staff, water and sewer departments for a job well done all the assistance that was provided during the Hurricane Sandy.

Motion by Strunk to send a thank you letter to WaWa for the assistance they provided the community through out the storm with a generator enabling them to open motion was seconded by Mansfield.

Public Comments:Bob Flack of Mill Hill Road stated the line painting has made a huge difference.

**Adjournment:** Mansfield adjourned the November 20, 2012 regular meeting at 7:50 p.m.

**Milford Township Board of Supervisors  
Minutes of November 27, 2012 Work Session**

**Call to Order:** Chairman called Meeting to Order at 5:30 p.m.

**Supervisors Present:**Robert Mansfield Chairman Charles Stunk, Vice-Chairman, Tom Courduff

**Attendance:** Jeffrey A. Vey, Township Manager; Marilyn Stecker, Assistant Manager .

Maynard Cressman Milford Township elected tax collector has resigned his position. Betsy Moyer Trumbauersville elected tax collector attended the work session to discuss with the Board her willingness to take over the remainder of Maynards term and then officically run for the position.

Discussions on emergency management utilizing the Township building and the old fire house installation of generators.

Tom asked if we had an ordinance for outside boilers, this is state regulated.

Wally Smerconish has submitted and application for rezoning for the parcel he owns on Trumbauersville road. The planning commission will except the application at there December 19<sup>th</sup> meeting.

**Adjournment:** Mansfield adjourned the November 27, 2012 work session at 7:00 p.m.