

Milford Township Board of Supervisors
Minutes of January 6 2014 Reorganizational Meeting

Call to Order: Meeting was called to Order by Vice Chairman Mr. Strunk at 7:00 p.m. with the Pledge of Allegiance to the U.S. Flag. Meeting was turned over to the Chairman Pro-Temp.

Supervisors Present: Charles Strunk, Vice-Chairman; Thomas Courduff Supervisor Robert B. Mansfield, Chairman, was excused.

Attendance: Jeffrey Vey Manager, Marilyn Stecker, Dave Winkler Public Works Audience: 6.

Jeffrey Vey, Chairman Pro Temp. called for nomination of Chairman and Vice-Chairman Thomas Courduff made a motion to appoint Robert Mansfield Chairman and Charles Strunk as vice chairman, Charles Strunk 2nd and **MOTION** was passed.

Motions on Appointments Charles Strunk made a **MOTION** for approval of the following appointment list, seconded by Mr. Courduff and passed.

- | | | |
|-----|---|---|
| (a) | Milford Twp Planning Commission | Carson Schneck |
| (b) | Milford Twp Park Board | Nathan Kohner |
| (c) | Milford T'Ville Area Sewer Authority | |
| | Joint Appointment-Five Year Term | This year T'Ville appointment |
| (d) | Milford Twp Zoning Hearing Board | Albert Haynes |
| (e) | Delegate to QAPC | Carson Schneck/ Robert Mansfield |
| (f) | Building Board of Appeals | Estelle Eberhardt |
| (g) | Milford Township Water Authority | Fran Murray |
| (h) | Chairman of the Vacancy Board | Stephen Shelly |
| (i) | Secretary-Treasurer | Marilyn Stecker |
| (j) | Township Solicitor | Terry Clemons |
| (k) | Planning Commission Solicitor | Terry Clemons |
| (l) | Township Engineer | Andersen Engineering Assocs. |
| (m) | Fire Prevention Code Official | James Young |
| (n) | Milford Township CPA Auditor | Styer Associates |
| (o) | EMC Liason | Thomas Courduff |
| (p) | Designation of Official Depository | First Savings, PLGIT,
QNB,TD Bank, & Univest |
| (q) | Open Records Officer | Marilyn Stecker |
| 5. | Setting of Bond Limits | |
| | (a) Secretary-Treasurer | \$2,000,000 |
| | (b) Township Manager | \$2,000,000 |
| 6. | Establishment of Tax Rates for 2014 | |
| | (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) | Resolution 2014-01 |
| | (c) Real Estate Tax 2 mills | Resolution 2014-02 |
| | (d) Street Light Assessment | Resolution 2014-03 |
| | (e) Fee Schedule | Resolution 2014-04 |
| | (f) Dispose of 2006 Twp Records & EIT Records | Resolution 2014-05 |
| 7. | Certification of Delegates to the 2014 PSATS Convention April 13-16, 2014 in Hershey and Selection of the Voting Delegate | |
| 8. | Annual Bucks County Assn of Township Officials Convention - February 22, 2014 at 8 am | |

Public Comments: None

Adjournment: Mr. Strunk adjourned the January 6,2014 Reorganizational meeting at 7:07 pm.

**Milford Township Board of Supervisors
Minutes of January 6, 2014 Regular Meeting**

Call to Order: Vice-Chairman Mr. Strunk called the meeting to Order at 7:07 p.m.

Supervisors Present: Thomas Courduff, Mr. Mansfield chairman excused. **Attendance:** Jeffrey Vey Manager, Marilyn Stecker Secretary Treasurer, Dave Winkler Public Works Director and Audience of 6

Approval of Minutes of Previous Meeting:

Mr. Courduff **MOVED** to approve December 17, 2013 minutes, seconded by Mr. Strunk and passed.

Approval of Invoices for Payment

Having reviewed the invoice list dated January 6, 2014 Mr. Strunk made a **MOTION** to approve the invoices for payment. Motion was seconded by Mr. Courduff and passed.

Announcements

No scheduled hearing for Zoning hearing applications for January

Correspondence

- (a) Bucks County Airport Authority November 2013 Minutes are available.
- (b) Schweighofer request to remove two lots from the 537 public sewer plans information submitted is an outline of the progress they have been making in trying to obtain a recommendation from the Milford Trumbauersville Sewer Authority.
- (c) Natural Lands Trust 2014 billing rates (we are using them for our GIS)

Reports

Public Works Report

The public works began the month by removing the Long cabin behind the well drilling business on Trumbauersville Road, we had the septic tank pumped and the tank was filled with clay dirt.

We put up snowplow markers throughout the township.

We have been busy filling potholes.

This has been a very busy month with snow and ice, we went out 10 times to cinder and 2 times plowing.

Code Enforcement Report

In December permits were issued for Five residential additions/renovations, Three residential accessory, Six U&O. Two single-family dwelling and One Zoning hearing application.

Managers Report

Rt. 663 and Turnpike Signal – Milford has been asked to submit an application to PennDOT to make improvements to this signal to provide radar detection on Rt. 663 and video detection on the side streets. Milford is the permit holder but the work would be funded by the turnpike. Mr. Courduff **MOVED** to approve application for a permit revision for the Rt.663/Turnpike signal to allow video and radar detection, seconded by Strunk and passed.

Vehicle Bid - No bids were received for the purchase of a 2014 Jeep Cherokee. The manager contacted area dealerships and found that Sands could supply the vehicle under state contract (COSTARS). Mr. Courduff **MOVED** to authorize acquisition of a 2014 Cherokee meeting the bid specifications under state contract (COSTARS), seconded by Strunk and passed.

Resolutions

2014-06 - State Liquid Fuels Report MS-965

Tom Courduff made a motion to sign and mail the MS-965, second by Charles Strunk and passed.

Subdivisions

McDonalds Restaurant TMP - 23-010-019 - Rt 663 (John Fries Highway & AM Drive)

This proposal to construct a new 4,388 SF restaurant with a side-by-side drive-thru configuration, curbing, sidewalk, parking area, storm water management and landscaping. They have discussed with DEP wetland issues. They also indicated they would have to go to the Zoning Hearing Board for signage interpretations.

Betsy Moyer the elected tax collector for Milford Township asked the board for their permission to use the township building to collect the school taxes for the 2014 year. The board is in agreement to allow the building to be used to collect school taxes.

Mr. Courduff thanked Dave Winkler for all the hard work he and the road crew have done in providing excellent road conditions in the bad weather.

Public Comment:

Bob Flack from Mill Hill Road asked if the board could give some clarity on the phasing of Life Quest. Phase one is the Nursing home expansion and the day care center, there would be traffic light installation on Route 663 and commerce Blvd and some detention basin work would be done.

Adjournment: Mr. Strunk adjourned the January 6, 2014 meeting at 7:35 pm

**Milford Township Board of Supervisors
Minutes of February 18, 2014 Regular Meeting**

Call to Order: Vice-Chairman Mr. Strunk called the meeting to Order at 7:00 p.m.

Supervisors Present: Thomas Courduff, Mr. Mansfield chairman excused. **Attendance:** Jeffrey Vey Manager, Marilyn Stecker Secretary Treasurer and Audience of 6

Approval of Minutes of Previous Meeting:

Mr. Courduff **MOVED** to approve the Minutes of the January 6, 2014 re-organization meeting and the regular meeting; Motion was seconded by Strunk and passed.

Approval of Invoices for Payment And Treasurer's Report

Having reviewed the invoice list dated February 18, 2014 Mr. Strunk made a **MOTION** to approve the invoices for payment. Motion was seconded by Mr. Courduff and passed.

Announcements

None

Correspondence

- (a) Bucks County Airport Authority December 2013 Minutes are available for review
- (b) Milford Township sewer Authority November & December 2013 minutes are available for review
- (c) Milford Township Water Authority November & December 2013 minutes are available for review
- (d) DCED E-Fling Reports are available for review

Reports

Public Works Report

The Public Works department was kept very busy this month with cindering and plowing operations going out to cinder a total of 12 times this month and 2 times to plow, (in 2013 we cindered 12 times for the whole year). Pothole are being patched, #4 stone is being hauled and concrete pipe is being stockpiled for this year's projects.

Code Enforcement Report

In January permits were issued for one residential additions/renovations, two residential accessories, one commercial, one home occupancy, five U&O. One zoning hearing application.

Managers Report

Portzer Road proposals: Proposals have been submitted for the use of the township property located at the corner of Route 663 and Portzer Road which had housed the Upper Bucks Chamber of Commerce and has been vacant for some time and is in need of repair.

Tom Barndt - a resident of Milford presented to the board his intention to use the property as a lawn equipment repair business, utilizing mainly the downstairs for tools and lawn equipment sales. He would salvage and scrap, store and service equipment at another location. No large equipment would be stored at this location. He would intends to put a fence around the property and have outside storage to the rear. He proposes using the adjoining 8 acres of township property for community gardening. He also states that it is his intention is to rent the main level to a person he knows who has a business that he feels is well suited for that space. Signage is something he would like. He is affiliated with the Purple Heart Association and would like to display their sign on the building as well.

Mark Brownlee owner of American Native Nursery – a resident of Milford Township proposed a use is to expand his nursery operations and relocate his business office. He would make capitol improvements to the building with township approval. Mr. Brownlee would like to use the open space on the adjacent 8 acres to grow native plants in containers using temporary shade structures. He proposed improvements to the property that encourage visitors to walk and enjoy wildlife and experience educational opportunities that he would like to create. Signage would be in compliance with township regulations. The average size of a native tree would be on a smaller scale of less than 6-feet tall. No herbicides or pesticides are used. The board will review and are in hopes of making a decision at the next scheduled meeting.

Gorski- Developer Jerry Gorski requested the board approve the placement of a 25- long temporary sales trailer, which will be next to Windy Springs Farm stand located next to WaWa the property is owned by Milford Convenience L.P. The trailer will be used, as a marketing office for his industrial development around the Quakertown Interchange of the PA Turnpike knows as Milford Commerce Center. Gorski will comply with all Penndot restrictions as well as Township zoning requirements for setbacks and signage. Mr. Strunk made a **MOTION** to approve the issuance of Temporary structure permit seconded by Mr. Courduff and passed.

Subdivision and Land Development Plans

Clemons Minor Subdivision TMP 23-5-1

The plans propose to subdivide an 8.794-acre parcel into two single-family residential lots. Lot 1 will be 6.195 (net) acres and contain an existing dwelling unit and several accessory structures. Lot 2 will be 2.257 (net) acres and will contain a proposed dwelling unit. Both lots will be served by individual on-lot sewerage and wells.

Reviews were done by Andersen Engineering (letters dated January 16, 2014 and the Bucks County Planning Commission dated January 8, 2014)

Andersen Review

we have reviewed the minor subdivision plan for Randy and Deborah Clemens. The plan, consisting of 3 sheets, was prepared by Mease Engineering and is dated December 6, 2013.

ZONING

At first it appears that Lot 2 is a lane lot. However, we believe it may not be a lane lot. The design engineer should follow the definition of lot width in Section 243h(2). We believe the

shortest tangent to the curved building setback line (at 75 feet from the ultimate right-of-way line) is in excess of 200 feet, which is the minimum lot width.

The plan proposes the dedication of an easement for the ultimate right-of-way instead of a fee simple dedication.

The plan is claiming an exemption regarding open space as permitted under Section 530.

We believe there may be wetlands on this site. Either the wetlands should be delineated, or a note should be added to the plans stating that wetlands are not present.

SUBDIVISION

The area of disturbance should be added to the plans to verify that there will be less than 1 acre of disturbance.

We object to the design of the driveway for lot 2. The current design directs all stormwater from the house and driveway out onto Allentown Road.

The plans should be revised to show the sight-distance (left and right) for the new driveway and the speed limit for this section of Allentown Road.

*Sections 505, 516 and 519 require widening, curbs and sidewalks. The applicant is requesting waivers from these 3 sections in addition to Section 518k (driveway within 5 feet of a property line) and Section 701e2 (existing features within 400 feet). **(note on lot 1 as described by engineer)***

The driveway for lot 2 will also provide some access to the southern portion of lot 1. If approved by the Board of Supervisors, we would suggest an agreement to define the terms of sharing and maintaining the driveway.

*A tested system and an alternate system are shown for Lot 1. We assume the current system for this lot does not conform to today's standards. **(replacing system on lot 1)***

The stormwater management facilities appear to be just for the proposed house. We would like to see facilities for the impervious associated with the driveway.

We believe approvals are required from:

Bucks County Conservation District

Bucks County Department of Health

PennDOT

Applicant will comply with Andersen review letter and BCPC review letters.

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.

A **MOTION** was made by Mr. Strunk to approve Clemons Minor Subdivision plan, contingent upon compliance with the Andersen Engineering and BCPC review letters and recommending approval of the requested waivers contingent upon impact contributions. Seconded by Mr. Courduff. The motion passed unanimously.

PJM Interconnection Lot Line TMP# 23-07-013 & 23-07-013-001 1350 & 1370 Old Plains Road. There was no representation from PJM but the plans were discussed.

Proposal to convey Parcel A (4.63 acres) from Tmp# 23-7-13 to Tmp3 23-7-13-1. As a result of this conveyance #23-7-13-1 will be 27.8541 acres and # 23-7-13 will be 6.4664 acres.

The lot line change plan for PJM Interconnection.

The plan was prepared by Pennoni Associates, Inc., is dated September 25, 2013 and consists of 2 sheets. In approximately 2008, the same two tax parcels were part of a lot line change. This plan proposes an additional transfer of land from 23-7-13 (Schule) to 23-7-13-1 (PJM). It should be noted that a land development plan was filed (and approved) for TMP 23-7-13-1 (PJM) in approximately 2005.

ZONING

One of the conditions of the previous lot line change approval, as set forth in a letter dated November 13, 2008 from Terry Clemons to the applicants, obligated PJM and Schule to provide open space in accordance with the Milford Township Zoning Ordinance if there is a subsequent subdivision or land development plan filed for TMP 23-7-13 or 23-7-13-1. The plan is silent with respect to open space, other than a 2.5027-acre conservation easement created in the 2005 land development plan.

SUBDIVISION

A review of the 2005 land development plan and the 2008 lot line change plan revealed an offer to dedicate the ultimate right-of-way along the applicants' side of Old Plains. We request that the Township confirm this right-of-way dedication (it should have occurred in two "pieces"). If, indeed, the right-of-way has been previously dedicated, then all references on the plan to the area on TMP 23-7-13 or 23-7-13-1 within the ultimate right-of-way should be removed. In other words, the front property line for TMP 23-7-13 and 23-7-13-1 is the ultimate right-of-way line. Section 607 requires concrete monuments at all of the changes in direction along the ultimate right-of-way.

Sections 505, 516 and 519 require widening, curbs and sidewalk, respectively. A waiver was granted for these sections in the prior lot line change in conjunction with a financial contribution made by PJM.

The Applicant will comply with Andersen review letter and BCPC review letters.

A **MOTION** was made by Mr. Strunk to approve PJM Lot Line change plan, contingent upon compliance with the Andersen Engineering and BCPC review letters including a requirement to install concrete monuments along the Old Plains right-of-way and putting a note on the plans requiring open space if there is a future land development. Seconded by Mr. Courduff. The motion passed unanimously.

Public Comment:

Adjournment: Mr. Strunk adjourned the February 18, 2014 meeting at 8:00 pm

**Milford Township Board of Supervisors
Minutes of March 04, 2014 Regular Meeting**

Call to Order: Chairman Mr. Mansfield called the meeting to Order at 7:00 p.m.

Supervisors Present: Thomas Courduff, Mr. Strunk excused. **Attendance:** Jeffrey Vey Manager, Marilyn Stecker Secretary Treasurer Dave Winkler Public Works Director, Terry Clemons Solicitor and Audience of 9

Approval of Minutes of Previous Meeting:

The minutes for the February 18, 2014 meeting was tabled approval will be at the next board meeting.

Approval of Invoices for Payment And Treasurer's Report

Having reviewed the invoice list dated February 18, 2014 Mr. Mansfield made a **MOTION** to approve the invoices for payment. Motion was seconded by Mr. Courduff and passed.

Announcements

Application of **McDonalds USA, LLC** for a variance from section (s) Section 519.c to locate a loading zone within the proposed drive-thru aisle. Section 622 to permit direct ingress access from Rt. 663 (right in only driveway). Section 908.a to permit instructional signs to exceed 2 sq. ft. Proposed:

- (2) Menu boards @ 41 sq. ft. each
- (1) Pre-sell menu board @ 11.7 sq. ft.
- (1) Gateway sign (provides height limitation) @ 5.06 sq. ft.
- (2) "Order here" canopies @ 4 sq. ft. each
- (1) Bollard sign to direct both drive-thru lanes are open @2.1 sq. ft.
- (6) Standard directional signs @ 3.9 sq. ft.

Section 912.a(1) to permit more then 1 freestanding sign Requesting 2 freestanding signs, 1at the entrance off of Rt. 663 and 1 at the entrance at Progress Dr.

Section 912.a(1)(a) to allow the freestanding signs to exceed the maximum area permitted.

Proposed for 663 is 59 sq. ft. freestanding sign where 54 sq. ft. is permitted.

Proposed for Progress Dr. is 59 sq. ft. freestanding sign where 52.97 sq. ft.

Located at 1000 Am Drive. TMP# 23-10-019 in the PC Zoning District

Correspondence

- (a) Bucks County Airport Authority January 2014 Minutes are available for review
- (b) Milford Township Water Authority January 2014 minutes are available for review
- (c) Annual Report of Municipal Authorities year 2012 & 2013 are available

Wireless Ordinance Update – Terry Clemons reviewed with the board his draft ordinance after discussion he will revise his draft and further discussion will be during the April 1, 2014 meeting.

Terry Clemons presented the board with the settlement of Erik Lars Forde the litigation has been settled. Mr. Mansfield made a **MOTION** to approve the settlement in the amount of \$20,000.00 seconded by Mr. Courduff and passed.

Reports

Public Works Report

The public works department was kept very busy with snow and ice. We went out total of 9 times to cinder and 6 times to plow. We had the grader out widening roads and cutting ice. We have been kept busy plowing back drifts and cleaning around fire hydrants. Also the never ending jobs this year of patching potholes.

Dave also provided the board with a quote obtained to repair Barrel Run, Vassar Road and Vassar Court, this project is for an overlay utilizing 1 ¾ FB-3 Wearing Course. FB-3 Wearing is suited and has been developed for use on low volume roads which have deficient base and are severely deteriorated to a point where a flexible material is required. The project calls for 21,200 SY @7.85/SY with a total of \$166,420.00.

Salt was also discussed we use 100 tons of salt per storm.

Due to the salt shortage we ran extremely low during the last two storms and we were helped out with two loads from Upper Hanover and one from Quakertown Boro.

The Board thanked Dave and the road crew for the job they have done this winter season.

Code Enforcement Report

In February permits were issued for five residential additions/renovations, seven Single Family Dwellings, one commercial, seven U&O. One zoning hearing application.

Managers Report

Sleepy Hollow Ranch Historical Marker, there has been discussion about having a marker placed on the property so that people who have an interest in knowing where it was located can see the property. The cost of the marker is \$1,875.00 Mr. Mansfield made a **MOTION** to approve the purchase of marker seconded by Mr. Courduff and passed.

Portzer Road proposals: Township had received two proposals for the use of the township property located at the corner of Route 663 and Portzer Road which had housed the Upper Bucks Chamber of Commerce and has been vacant for some time and is in need of repair. One for a lawn mower repair service The Board agreed this is not the use they were looking for.

The other one is for a Native American plant nursery. Mr. Vey contacted Jeff Marshall of Heritage Conservancy who confirmed our solicitor's opinion that the township can change the conservation easement to address the newly proposed agricultural operations. He suggested that new language include that cessation of operations must ensure that the property be returned to its current status. Both Schlosser and Nappen (owners of the adjoining property involved with the creation of this township owned property) have been contacted and have no issue if the property is used for AMERICAN Native plants Mr. Brownlee will provide a sketch plan of how the open space will look and the board will review further. Mr. Vey will work with Native Plants.

Resolution 2014-07 Planning Module – Strachan – DEP Act 537 Mr. Mansfield made a **MOTION** approving the submittal of Act 537 seconded by Mr. Courduff and passed

Subdivision and Land Development Plans

Jonathan Strachan Minor Subdivision TMP 23-10-67 2020 Umbreit Road

Proposal: to subdivide a 16.1611 (gross) acre parcel into two single-family residential lots. Lot 1 and 2 will be 5.004 and 10.4786 (net) acres lot 1 contains an existing dwelling unit and two sheds. A future dwelling unit is proposed for lot 2. Both lots are intended to be served by individual on-lot water and sewer facilities. Dave Winkler met with the property owner and discussed removal of trees in the right of way, the trees have been marked with orange ribbons and some of the rocks are large and I'm afraid some may be under the roadway so the rocks will remain and all the large dead trees will be taken down. Dave is ok if they follow recommendations.

Strachan Minor Subdivision has been **tabled**.

Resolution 2014-08 Disposal of EIT Records 2007– amending resolution 2014-5 should have stated disposal of 2007 records not 2006

Mr. Courduff has been appointed as the delegate for Bucks County by PSATS

Public Comment:

Adjournment: Mr. Mansfield adjourned the March 4, 2014 meeting at 8:40 pm

**Milford Township Board of Supervisors
Minutes of April 01, 2014 Regular Meeting**

Call to Order: Chairman Mr. Mansfield called the meeting to Order at 7:00 p.m.

Supervisors Present: Robert Mansfield, Thomas Courduff, Charles. Strunk. **Attendance:** Jeffrey Vey Manager, Marilyn Stecker Secretary Treasurer, Dave Winkler Public Works Director, Terry Clemons Solicitor, Pete Andersen Engineer and Audience of 10

Approval of Minutes:

The minutes for the February 18, 2014 and March 4, 2014 were presented for approval. Mr. Mansfield asked that the March 4 minutes reflect that the Board of Supervisors met in executive session on February 13, 2014 to discuss real estate acquisition. With the correction, Mr. Courduff made a **MOTION** to approve the minutes, the motion was seconded by Mr. Strunk and passed.

Approval of Invoices for Payment And Treasurer's Report

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

Announcements

Announcements: Zoning Hearing Meeting - Application of **Forde** for a variance from section (s) 404 H2i to allow the height of 19 ft. 6 inches for the accessory building where 18ft. is permitted. For an interpretation of Section 209 to allow the construction of a 30' x 44' 8" (1,344 sqft) accessory building on the property. Located at 1835 Upper Ridge Rd. TMP# 23-20-035-002 in the RA Zoning District

Correspondence

- (a) "Notice of Payment" received for annual Turn Back Maintenance program in the amount of \$10,960 was received March 3, 2014
- (b) Notice of Payment for State Liquid Fuels for 2014 in the amount of \$309,289.27 was received March 3, 2014
- (c) Milford Township Fire Company Easter Flower Sale
- (d) Milford Township Water Authority Annual Drinking Water Quality Report is available for review
- (e) DCED Financial Report for 2013 is available for review
- (f) Bucks County Airport Authority minutes for February 2014 is available for review
- (g) MTASA minutes for February 2014 are available for review
- (h) MTWA minutes for February 2014 are available for review

Milford Township Fire Company Easter Flower Sale – Jadell Rehrig member of Fire company for the fund raiser addressed the board seeking approval for them to host a flower sale at the Univest Bank Rt 663 & Weiss Road the dates will be April 11th 3-7 April 12th 9-12 April 13th 12-5 April 18th 3-7 And Saturday April 19th during the annual Easter Egg Hunt located at Molasses Creek Park. The cost of the plants will range from \$3.50 to \$4.00 with a variety of

Tulips, hyacinth and other spring flowers. Mr. Mansfield made a **MOTION** for approval seconded by Mr. Courduff.

Reports

Public Works Report

The Public works department spent many days this month patching potholes. We have been doing maintenance on the street sweeper getting prepared for spring clean up. We started our sign inventory, which we must have implemented by June 15th of 2014, we are off to a good start and we have all the signs numbered and will be working on all locations of signs. There are 1370 road signs in the township. We went out 2 times to cinder this month and hopefully the winter operations are over.

Code Enforcement Report

In March permits were issued for seven residential additions/renovations, one Single Family Dwellings, five zoning, four U&O. One zoning hearing application.

Managers Report

Requests were received for donations to **Quakertown Community Day & Milford Township Fire Company Carnival fireworks displays**. Mr. Mansfield made a **MOTION** to make the contributions for 2014 - \$1000.00 to Quakertown Community Day and pay for the fireworks at the Milford Township Fire Company Carnival. Motion was seconded by Mr. Strunk and passed.

An easement agreement for the old garage and old school house located on Sleepy Hollow Road to allow **MTWA Well # 6** will be submitted for approval. This well is intended to provide additional supply capacity for the water system. The Water Authority is proposing to connect the old school house and garage to public water and sewer. Water connections will be made to houses on Keiper Road affected by pump testing at the Authority's expense. This matter must go to the Zoning Hearing Board for approval.

The **Milford Township Volunteer Fire Company is reviewing financing** for the purchase of a tower truck and refinancing the tanker and Station 57. Favorable rates can be gotten from the Delaware Valley Regional Finance Authority, but **that would require Milford to pledge it's borrowing base** to secure the loan. The borrowing base after this past fall's refinancing of Open Space bonds was in excess of \$8 million and the fire company's refinancing would total under \$1 million. The fire company will further investigate and keep the Board informed, and the board is favorable of the idea seeing no large magnitude financing needs of the township.

Bucks County Board Of Health West Nile Program - Mr. Strunk made a **MOTION** to grant permission to the Bucks County Department of Health to allow Milford's properties to be treated for mosquito control to help reduce the spread of West Nile Virus. The County requested this permission in their letter to the Township dated March 3, 2014. The motion was seconded by Mr. Courduff and passed.

Award of Bids

Resolution 2014-08 – Bid Awards for Road Construction Materials

Mr. Mansfield made a **MOTION** to **award contracts** for the following:
Bid 1A Road Materials - Aggregates – Award to Highway Materials, Inc.
Bid 1B Road Materials for Paving - Award to Highway Materials Inc.
Bid 1C Crack Sealing – Award to Asphalt Maintenance Solutions
Bid 3 Paving Equipment/Operator Rental – Award to Reid Paving
Bid 5 FB-3 Wearing (Bituminous Course) – Award Asphalt Maintenance Solutions
seconded by Mr. Courduff and passed.

Mr. Strunk made a **MOTION** to **sell a 1989 Crane** (40 ton gross weight 94,500 with 539 hours - in as is condition) to the high bid– Schlosser Steel Inc in the amount of \$25,150.00.
Motion seconded by Mr. Courduff and passed

Subdivision and Land Development Plans

Jonathan Strachan Minor Subdivision TMP 23-10-67 2020 Umbreit Road

This is a proposal to subdivide a 16.1611 (gross) acre parcel into two single-family residential lots. Lot 1 and 2 will be 5.004 and 10.4786 (net) acres lot 1 contains an existing dwelling unit and two sheds. A future dwelling unit is proposed for lot 2. Both lots are intended to be served by individual on-lot water and sewer facilities. The plan, prepared by Irick, Eberhardt and Mientus, consists of one sheet and is dated December 11, 2013.

Andersen Review letter

SALDO -1 The applicant is requesting waivers from Section 503 (widening), 516 (curbs), 519 (sidewalk), 701c (site context map) and 520 (street trees).

SALDO -2 We recommend that the Roadmaster be consulted regarding clearing of the ultimate right-of-way and any other frontage improvements.

SALDO - 3 Section 701b.7 requires that the lettering be legible if reduced by 50%. The size of the text for the notes is too small.

SALDO - 4 Section 701e.5 requires contours at vertical intervals of 2 feet. The contour interval on the plan is 10 feet.

SALDO – 5 Section 701.e.18 requires an aerial photograph of the site. The aerial photograph will help in demonstrating the rural character of the site.

SALDO – 6 We suggest an easement around the replacement septic system areas to protect these areas.

SALDO – 7 Section 511 requires a soil erosion control plan.

SALDO – 8 Section 512 requires a stormwater management plan.

SALDO – 9 Approvals are required from:

Bucks County Conservation District

Bucks County Department of Health

Penn’s Trail Environmental, LLC review for the existence of hydric soils. Indicates that no hydric soils were found.

Terry Clemons reviewed the proposed set of conditions:

1. Prior to the recording of the Record Plans, the Plans must be revised to satisfactorily address all engineering comments contained in the February 21, 2014 review of Andersen Engineering Associates, Inc., Township Engineer.
2. Prior to the recording of the Record Plans, Owner shall execute a Deed of Dedication, in a form prepared by the Township Solicitor, dedicating to Milford Township the area within the ultimate right of way of Umbreit Road along the frontage of the Property. At the time the Deed is recorded, Owner shall provide satisfactory evidence that the area conveyed is free and clear of mortgages, liens and encumbrances.
3. Owner has claimed an exemption from the requirement to provide open space pursuant to Section 530.c of the Milford Township Zoning Ordinance. However, in lieu of dedicating open space at a later date, Owner has elected to execute a Declaration of Covenants, Conditions and Restrictions (the "Declaration") prohibiting further subdivision of the Property. Accordingly, prior to or simultaneously with the recording of the Record Plans, a Declaration of Covenants, Conditions and Restrictions in a form prepared by the Township Solicitor, shall be recorded which prohibits further subdivision.
4. Prior to the recording of the Record Plans, the Plans shall be revised to add a Note stating as follows: "No further subdivision of either lot 1 or lot 2 is permitted."
5. The aforesaid Declaration shall also provide that prior to the issuance of a building permit for lot 2, the Owner shall design stormwater control facilities in accordance with the Township Stormwater Ordinance, which shall be subject to review and approval by the Township Engineer; that the stormwater control facilities shall be installed as part of any earth disturbance on the lot and that adequate financial security shall be deposited with the Township to assure the proper construction of the stormwater control facilities.
6. The Declaration shall also provide that the area on lot 2 designated as locations for reserve on-lot sewage disposal systems, shall not be built upon, compacted or otherwise disturbed.
7. Prior to the recording of the Record Plans, the Plans shall be revised to delineate the area on lot 2 reserved for back up sewage disposal systems and a Note shall be added stating as follows: "The area on lot 2 designated a location for a reserve on-lot sewage disposal system shall not be built upon, compacted or otherwise disturbed."
8. Prior to the recording .of the Record Plans, the Plans shall be revised to add a Note stating as follows: "At the time an application is made for a building permit for lot 2, the Owner shall submit a design plan for stormwater control facilities in accordance with the Township Stormwater Ordinance, which shall be subject to review and approval by the Township Engineer. The stormwater control facilities shall be installed as part of any earth disturbance on lot 2 and adequate financial security shall be deposited with the Towns hip to assure the proper construction of the stormwater control facilities."
9. The Board of Supervisors approved a waiver from the following provisions of the Milford Township Subdivision and Land Development Ordinance ("SALDO"):
 - a. Sections 503, 516 and 519,and 520 requiring road widening, curbs and

sidewalks except as to those improvements shown on the Plans; and

b. Section 701. C and E, requiring that existing features within 400 feet of the Property be shown on the Plans.

10. Prior to the issuance of a building permit for lot 2 and in lieu of providing recreational improvements in the subdivision, Owner shall contribute to the Township the sum of \$1,500.00.

11. Prior to the issuance of a building permit for lot 2 and in lieu of performing road widening and other frontage improvements which the Township has waived above, Owner shall contribute to the Township the sum of \$1,850.00, which sum shall be deposited into the Township's Highway Capital Improvement Fund and will be used for capital improvements on roads in the Township.

12. Prior to the recording of the Record Plans, the area within the ultimate right of way of Umbreit Road shall be cleared to the satisfaction of the Township Road master.

13. Prior to the recording of the Record Plans, Owner shall provide the Township with the following:

a. Satisfactory evidence that the Bucks County Department of Health has approved the on-lot sewage facilities proposed for the Property;

b. Satisfactory evidence that SALDO required concrete monuments were installed or adequate financial security to assure their installation shall be deposited with the Township and an escrow agreement executed to assure their installation by a date certain.

14. Prior to the recording of the Record Plans, Owner shall pay all costs incurred by the Township in the review of this Application including engineering, legal and administrative costs.

15. At the time the Plans are submitted for recording, two (2) mylars and seven (7) paper copies, all duly executed in BLACK INK by the proper persons or entities, shall be supplied to the Township. The Record Plans shall show street names and numbers as designated by the Township. In addition, you will provide the Township in digital format, all of the information contained on the Record Plans including street names and numbers. 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 mylars and paper copies of the Plans.

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. Nonacceptance and/or non-compliance with the conditions recited above voids the Plan approval and the waivers granted by the Board of Supervisors and the Plan is denied due to the deficiencies noted in the Township Engineer's review of February 21, 2014.

Mr. Strunk made a **MOTION** to **approve the Strachan Minor Subdivision** on the condition that all engineering issues are resolved and Motion seconded by Mr. Courduff and passed

Resolution 2014-09 – 2014 Hazard Mitigation Plan- Mr. Mansfield made a **MOTION** to participate in the planning process proposed by the Bucks County Planning Commission, seconded by Mr. Strunk and passed.

Mr. Courduff encouraged awareness of the emerald ash borer, a member of the beetle family that is already in our area. This borer will kill most ash trees in the next 3 to 5 years. The board encourages awareness since large dead ash trees will present hazards throughout our community. There may be ways to protect some trees including injections to the tree. Hazard trees should be identified and considered for removal before they die and become dangerous. Residents seeking further information can go to website www.paemeraldash-borer.psu.edu or call Emerald Ash hotline 1-866-322-4512

Public Comment:

Adjournment: Mr. Mansfield adjourned the April 1, 2014 meeting at 8:40 pm

**Milford Township Board of Supervisors
Minutes of May 6, 2014 Regular Meeting**

Call to Order: Chairman Mr. Mansfield called the meeting to Order at 7:00 p.m.

Supervisors Present: Robert Mansfield, Thomas Courduff, and Charles. Strunk. **Attendance:** Jeffrey Vey Manager, Marilyn Stecker Secretary Treasurer, Dave Winkler Public Works Director, Terry Clemons Solicitor, Pete Andersen Engineer and Audience of 14

Approval of Minutes:

The minutes for the April 1, 2014 were presented for approval. Mr. Mansfield made a **MOTION** to approve the minutes; the motion was seconded by Mr. Courduff and passed.

Approval of Invoices for Payment And Treasurer's Report

Having reviewed the invoice list dated May 5, 2014 and Treasurer's report for period ending March 31, 2014, Mr. Strunk made a **MOTION** to approve the invoices for payment and accept the Treasurer's report as submitted. Motion was seconded by Mr. Courduff and passed.

Announcements

Zoning Hearing Meeting: Application of **Meyer Home Sales LLC** for a variance & a interpretation from section (s) 404.B1 (minimum yards) & 292 (c) (front yard definition) to allow the construction of a single family dwelling on a landlocked parcel with a deeded "right of way" with no street frontage. Located at the rear of 2170 Miller Rd. TMP# 23-01-022-003 in the RA Zoning District

Correspondence

- (a) Bucks County Airport Authority minutes for March 2014 are available for review
- (b) MTWA minutes for March 2014 are available for review

Reports

Code Enforcement Report

In April permits were issued for twelve residential additions/renovations, Four Single Family Dwellings, Seven zoning, one commercial, Thirteen U&O and One Zoning Hearing application.

Public Works Report

The public works department began the month doing minor base repair on Keiper Road near County Line Road. AMS came in and we started skin patching with a lot of roads to patch this year. Reid paving came in to do milling and paving on Portzer and Mill Roads where the roads were beyond patching. All the playground equipment was inspected and some small repairs were done.

Park Board

The Park Board would like to see a “bypass trail” established that would run roughly parallel the Barrel Run. This would be an extension of the trail system which already exists, there is a dirt footpath which currently leads to a pond the new path would continue around the retention basin through a grassy area and then would connect to a paved portion in the Streamview Development. Since it will be in back yards, Mr. Vey has contacted several residents and we will be discussing any issues residents may have. Mr. Courduff would like to hike the area before the board votes on it at the next meeting.

Managers Report

Organized Sports in Park

There is proposed to be three organized sports activities using our parks. Two are returns from last year (Sports Fitness Discovery Camp and Bux-Mont Torch) and one is a new proposal to have a hockey league for youths on Mondays (Team X Sports). All were sent to the Park Board who recommends approval. All agree to supply appropriate insurance. Mr. Mansfield made a **MOTION** to permit the use of fields and court Mr. Courduff seconded the motion and passed.

PennDOT Road Problems

Senator Bob Mensch received a listing and maps of the most critical problem areas and toured them with a PennDOT official on Friday.

MB Research – Connection to Public Sewer

Angelika Forndran of Cowan Associates provided the Board with an update on the phasing out the existing spray system and the connection to the Milford-Trumbauersville Area Sewer Authority. It would be approximately 3000 ft. Of low pressure sewer line from a new grinder pump installed on the private property discharging to MTASA terminal manhole in AM Drive and approximately 1500 ft. of the sewer line will be located within the Township public utility easement in AM Drive. One flushing manhole will be included in the work. The supervisors comment is that the adjacent BE Equipment should consider hooking in the public system as well. DEP indicated there is no planning module needed.

Subdivision and Land Development Plans

Milford Village – LifeQuest

Del Markward discussed Master Associations and how they will work within the project. An example of the associations is they will oversee and maintain the private roads and open space each business owner with the section will maintain what the agreement is with the association. The Master Plan is not changing.

Portzer Road Proposal – American Native Nursery

Mark Brownlee provided a more detailed proposal, which the Board had asked him to. Mark would like to have the community involved with an open access educational trail looping through the site. The style of what he is proposing would give way for educational lectures and seminars. The question of controlling deer was raised, Mr. Brownlee indicated a double row if single strand wire has seem to be a method that works.

Mr. Mansfield made a **MOTION** to proceed with the proposal submitted by Mr. Brownlee motion seconded by Mr. Strunk and passed.

MTWA Well #6

There is no action need just information on the process of the public water and sewer hook up at Old School House and old garage on Sleepy Hollow Road there is a draft easement being prepared.

Public Comments

Mr. Courduff read an article form the Pottstown Mercury he encourages awareness of the emerald ash borer, a member of the beetle family that is already in our area. This borer will kill most ash trees in the next 3 to 5 years. The board encourages awareness since large dead ash trees will present hazards throughout our community. There may be ways to protect some trees including injections to the tree. Hazard trees should be identified and considered for removal before they die and become dangerous. Residents seeking further information can go to website www.paemeraldash-borer.psu.edu or call Emerald Ash hotline 1-866-322-4512 Suggestion is to inform residents to let them know about the destruction and the maintenance of the beetle. The Unami Park Stewardship effort should identify what trees are worth saving.

Bob Flack asked the board, to have the road crew check on a pothole at old Bethlehem and Mill Hill Road. Thanked the Road Crew for all their hard work.

Adjournment: Mr. Mansfield adjourned the May 6, 2014 meeting at 8:30 pm

**Milford Township Board of Supervisors
Minutes of May 21, 2014 Regular Meeting**

Call to Order: Chairman Mr. Mansfield called the meeting to Order at 7:00 p.m.

Supervisors Present: Robert Mansfield, Thomas Courduff, and Charles. Strunk. **Attendance:** Jeffrey Vey Manager, Marilyn Stecker Secretary Treasurer, Terry Clemons Solicitor, and Audience of 13

The Board of Supervisors met in executive session prior to the scheduled meeting at 7:00 pm Mr. Mansfield made a **MOTION** for Terry Clemens to do a writ of Summons this was seconded by Mr. Strunk and passed.

Approval of Minutes:

The minutes for the May 6, 2014 were presented for approval. Mr. Mansfield made a **MOTION** to approve the minutes; the motion was seconded by Mr. Courduff and passed.

Approval of Invoices for Payment And Treasurer's Report

Having reviewed the invoice list dated May 21, 2014 and Treasurer's report for period ending April 30, 2014, Mr. Strunk made a **MOTION** to approve the invoices for payment subject to his audit and accept the Treasurer's report as submitted. Motion was seconded by Mr. Courduff and passed.

Announcements

Conditional Use Hearing June 3, 2014 – Pediatric Dentistry Quaker Pointe Drive

Correspondence

- (a) Quakertown Area Planning Committee minutes are available for review

Michael Tannous Executive Director gave an update - YMCA (Philadelphia Freedom Valley YMCA At Upper Perk) the new facility will be on Quakertown Road in Upper Hanover. Which is on 48 acres of donated land. The new facility will be 72,000 sq. ft. The building will house a wellness center, aquatic center with 3 pools, a gymnasium, indoor running and walking track, four group exercise studios and will have a child watch center.

Also discussed with the Board of Supervisors at their May 22, 2014 meeting was the St Luke's 5K Run The Board of Supervisors have no objection to the race event scheduled for October 25, 2014. The Y will need to obtain the necessary approvals from the state and county for road closures.

Managers Report

Chris Gahman from Aubrie's CF Benefit Events. We are looking to hold the Cystic Fibrosis Benefit Car Show again at the Quakertown Airport. The Airport Authority board has once again approved the use of their grounds for the show, and we've additionally gained the support of the Quakertown Pilots Association (QPA) this year (they are going to sponsor the show and give away some free flights). Mr. Mansfield made a **Motion** to waive conditional use hearing, waive permit fee, and provide the township with the necessary insurance for the event. Motion was seconded by Mr. Courduff and passed.

Streamview by pass – Mr. Courduff walked the proposed by pass, and his concern is the embankment and the drainage, but after looking at and assessing this would be minimal cost and invasion to Nature. Mr. Courduff made a **MOTION** to proceed with the planned by-pass and to correct any drainage seconded by Mr. Mansfield and passed.

2312 Blackledge Drive – development was completed in 2007 at that time lot #5 was not built, since then the lot has been sold and a house is being constructed but the sidewalk needs to be put in. Mr. Mansfield made a **MOTION** to issue a permanent use and occupancy to the homeowner seconded by Mr. Courduff and passed.

Subdivision and Land Development Plans

Milford Village – LifeQuest

Change configuration of Parking – Marty Smith from Pany & Lentz described the change as easier access for the reason. Change of Master Plan requires a Conditional Use hearing. Mr. Clemens was instructed to advertise for a Conditional Use hearing. The hearing will be July 1, 2014

The road crew on there own time restored a 1948 Walters snow plow which was donated by Ray Heffentrager, they won 1st place at a car show in Pleasant Valley

Adjournment: Mr. Mansfield adjourned the May 21, 2014 meeting at 7:45 pm

**Milford Township Board of Supervisors
Minutes of June 3, 2014 Regular Meeting**

Call to Order: Chairman Mr. Strunk called the meeting to Order at 7:00 p.m.

Supervisors Present: Vice Chairman Charles. Strunk and supervisor Thomas Courduff, Mr. Mansfield excused. **Attendance:** Jeffrey Vey Manager, Marilyn Stecker Secretary Treasurer, Dave Winkler Public Works Director, Pete Andersen Engineer, Terry Clemons Solicitor, and Audience of 12

Approval of Minutes:

The minutes for the May 21, 2014 were presented for approval. Mr. Courduff made a **MOTION** to approve the minutes; the motion was seconded by Mr. Strunk and passed.

Approval of Invoices for Payment And Treasurer's Report

Having reviewed the invoice list dated June 3, 2014 Mr. Strunk made a **MOTION** to approve the invoices for payment. Motion was seconded by Mr. Courduff and passed.

Announcements

No Zoning Hearing Applications for Month of June.

The 2nd meeting in June for the Board of Supervisors is cancelled due to the Milford Township Volunteer Fire Company Carnival being the week of June 16th. The next scheduled meeting will be July 1, 2014

Correspondence

(a) Bucks County Airport Authority April minutes are available for review.

Reports:

Code Enforcement Report

In May permits were issued for sixteen residential additions/renovations, Six Single Family Dwellings, two zoning, four commercial, fifteen U&O and One Zoning Hearing application.

Public Works Report

Asphalt Maintenance Solutions came in to do skin patching throughout the township we used a total of 8200 gallons of oil.

We reconstructed 3 areas of bad base in Barrel Run and Vassar that was beyond patching and also did base repair on Wright road between the bridge and old woods road.

The public works completed the 240' of storm pipe on county line road where there was an icing problem this past winter.

The Board inquired if the County Line Road drainage problem had been resolved, Mr. Winkler told the board that his crew had piped the road and he feels this will take care of the problem. Mr. Courduff commented on how bad the State roads still are. Pot holes have not been fixed he stated immediate action, someone to look at these roads. Mr. Courduff will contact Senator Mensch.

Park Board Report

Park Maintenance Issues

Sarah Kline confirmed with David Winkler that the following projects are completed: excess macadam/gravel was removed on Barrel Run & Milford Pointe Trail, new basketball nets were installed at Unami Creek Park, and the bleachers at Unami Creek Park were removed.

The proposed trodden footpath between the macadam path (between Parkside & Streamview) and the existing pond was discussed by the Board of Supervisors.

Obstructions have been placed along the edge of the parking lot at Fernbrook Park to prevent unauthorized vehicular access behind the pavilion

The park board discussed the feasibility of winter maintenance of the lower trail at Molasses creek and Barrel Run trail, as residents would like to continue use during snow/winter conditions.

Nathan made a motion to the Board of Supervisors to grant permission for a new little league machine pitch field. The Park Board is requesting QYBA give the Board of Supervisors a more detailed plan for a little league machine pitch field with specific dimensions of the proposed field. Looking at additional stabilized turf parking, further plans will be expected. Carol seconded the motion. The motion passed unanimously.

Complete Park Board minutes are available for review.

Planning Commission Report

Conditional Use – MokN Partnership – Quaker Pointe Drive – Judy Samelski, DMD Building Blocks Pediatric Dentistry is a practicing Medical Office, which is a conditional use in that district. Planning commission granted their approval for Medical Office use.

Reviews: Schmitt Subdivision TMP 23-7-35 1540 Fels Road

Bucks County Planning Commission review letter dated November 16, 2012.

Proposal: to subdivide a 32.453-acre site into four single-family detached lots. Lots 1 through 4 will be 24.517; 2.494; 3.035 and 2.012 (net) acres. An existing dwelling and barn are located on Lot 1. All lots are to be served by individual on-lot water and sewage disposal systems.

Dave Sebastian addressed all the comments in his review letter previously.

Andersen review letter of May 22, 2014

As requested, we have reviewed the revised Schmitt subdivision plan. The plans, prepared by Mease Engineering, consist of four sheets and bear a revision date of May 15, 2014.

SUBDIVISION

- SALDO-1 *The conditional preliminary plan approval required the clearing of the right-of-way and the establishment of a swale to convey stormwater to an existing inlet offsite from this property (to the north). We believe the plans do not show the required clearing, nor the swale. We believe the centerline of the swale should be 5-8 feet off the edge of the existing cartway. In the previous review memos dated July 31, 2013 and September 3, 2013, it was noted that the preferred way to convey the stormwater to the inlet would be via an underground pipe. We still prefer this method, unless it has been rejected by the transcontinental pipeline company.*
- SALDO-2 *In our previous memo, it was suggested that a driveway pipe be utilized by Lot 4. The plans do not show a driveway pipe. Furthermore, we believe the grading for lot 4 will result in stormwater running out the driveway onto Fels Road. There should be a roadside swale along Fels Road both upstream and downstream of the driveway.*
- SALDO-3 *We believe there should be right-of-way clearing and a swale on the western portion of lot 1.*
- SALDO-4 *The alternate sewage disposal area for lot 1 has been added to the plans. However, the alternate areas for lots 2, 3 and 4 do not appear on the plans. We believe these areas, once shown on the plans, should be protected with an easement (to appear on the record plan).*

Andersen Engineering review letter dated May 28, 2014

As requested, we have reviewed the revised Schmitt Subdivision Plan the plans, prepared by Mease Engineering, consist of four sheets and bear a revision date of May 23, 2014.

SUBDIVISION

- SALDO-5 *The plans have been revised to show a swale across the frontage of lots 2 and 3 to direct stormwater to an inlet just off-site (to the northwest). We believe this will keep stormwater from the site away from Fels Road.*
- SALDO-6 *The plans have been revised to show a trench grate under the proposed driveway for lot 4. We believe this will control stormwater along the frontage of lots 1 and 4.*
- SALDO-7 *We believe the subdivision plan received conditional preliminary approval in September 2013. The Township should verify that all of the conditions of the preliminary approval have been met.*
- SALDO-8 *We wish to remind the Township regarding the need to discuss the financial security for the stormwater management facilities mentioned above, plus the on-lot infiltration pits, plus the clearing of the ultimate right-of-way.*

A **MOTION** was made by Carson Schneck to **approve** Schmitt Subdivision Preliminary Plan, contingent upon applicant complying with all Andersen review letters and BCPC review letters Seconded by Bolton. The motion passes unanimously.

Well #6 - Kevin Wolf engineer from Andersen Engineering discussed with the planning commission this project.

Proposal is: MTWA intends to install a municipal well and a building containing treatment equipment. This will be done at 23-002-013-001 which is township owned property located on Sleepy Hollow Road. These improvements are essential for the ongoing operation of the MTWA.

Conditional Use Hearing – Pediatric Dentistry Quaker Pointe Drive

Mr. Clemons addressed the applicant Judy Samselski, DMD. The court stenographer did not show up for the hearing. Mr. Weaver attorney representing Ms. Samselski agreed to proceed with the hearing without the court stenographer. Mr. Weaver addressed all the questions the board had. Mr. Courduff made a Motion to approve application of Conditional Use subject to compliance with all terms as set forth; Terry Clemons will draft the conditions of approval for the Conditional use. Mr. Strunk seconded motion

Manager’s Report- Well #6

MTWA intends to install a municipal well and a building containing treatment equipment. This will be done at 23-002-013-001 which is township owned property located on Sleepy Hollow Road. These improvements are essential for the ongoing operation of the MTWA. Solicitor Terry Clemons presented the easement paperwork to the Board for their signatures – MTWA is now ready to apply to zoning hearing board and land development to the Planning Commission

Subdivision and Land Development Plans

Schmitt 23-7-35 1540 Fels Road – Preliminary Final

Applicant will comply with all Andersen review letters and BCPC review letters.

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.

*A **MOTION** was made by Mr. Strunk to approve Schmitt Minor Subdivision plan, contingent upon compliance with the Andersen Engineering and BCPC review letters and recommending approval of the requested waivers contingent upon impact contributions. Seconded by Mr. Courduff. The motion passed unanimously.*

AM Drive Lot #3 Sketch plan after review it is determined this is not a permitted use in PI-Zone

Sidewalk in Black Ledge Estates Motion By Mr. Strunk to release escrow seconded by Mr. Courduff, the township will install the sidewalk for the last lot being constructed.

Public Comment: Bridge closure on Milford Square Pike. The county is going for for engineering proposals and the bridge could be closed for approximately 18 month or longer. Mr. Andersen will contact McCormick Taylor and Mr. Vey will contact the County Commissioners Office for more insight to the bridge closure.

Adjournment: Mr. Strunk adjourned the June 3, 2014 meeting at 8:15 pm

**Milford Township Board of Supervisors
Minutes of July 1, 2014 Regular Meeting**

Call to Order: Chairman Mr.Mansfield called the meeting to Order at 7:00 p.m.

Supervisors Present: Vice Chairman Charles. Strunk and supervisor Thomas Courduff.

Attendance: Jeffrey Vey Manager, Marilyn Stecker Secretary Treasurer, Dave Winkler Public Works Director, Pete Andersen Engineer, Terry Clemons Solicitor, and Audience of 35

Approval of Minutes:

The minutes for the June 3, 2014 were presented for approval. Mr. Courduff made a **MOTION** to approve the minutes; the motion was seconded by Mr. Strunk and passed.

Approval of Invoices for Payment And Treasurer's Report

Having reviewed the invoice list dated July 1, 2014 Mr. Strunk made a **MOTION** to approve the invoices for payment and except Treasurer's report as presented. Motion was seconded by Mr. Courduff and passed.

Announcements

Zoning hearing will meet July 8th 2014 to consider – Application of John Dale (Spinnerstown Hotel) for a variance from section 526 (yard requirements) & 527 (projections into yards) to allow the construction of a front porch to a non-conforming building located 18' in the ultimate right of way 7' from the streets edge, Located at 2195 Spinnerstown Rd TMP# 23-02-076-001 in the VC-2 Zoning District.

Correspondence

- (a) Bucks County Airport Authority May minutes are available for review.
- (b) MTASA minutes from March, April & May 2014 minutes are available
- (c) MTWA minutes from April and May minutes are available
- (d) Management Discussion and Analysis GASB-34 for 2013
- (e) MTWA Financial statements for years ending 2012 and 2013

Conditional Use Hearing – Conditional Use Hearing – Life Quest – revise Milford Village Center Master Plan 23-15-099 - Lot Line change

Mr. Clemons opened the hearing stating that a court stenographer was not needed; this was acceptable to Mr. Markward. This project requires conditional use approval for every change made to the Master Plan. Mr. Markward explained the overall project remains the same with minor shifting of section and lot lines. This is being done to coincide with original parcel lines required by financing institutions. Mr. Vey indicated that he existing open space, impervious surface, and requirements for parking remain essentially unchanged in total although there are numerical changes in some of the sections caused by the moving of section lines. Mr. Andersen township engineer agreed shifting lines, relocating some parking and a roadway changes are just geometry. Mr. Terry Clemons will draft the conditions of approval for the

Conditional use. Mr. Courduff made a **MOTION** the Conditional Use be approved. Mr. Strunk seconded the motion which passed unanimously.

Milford Village Lot line change – Mr. Mansfield asked Township Engineer Pete Andersen if he was comfortable with plans which put into effect the substance of the Conditional Use hearing, he indicated they are acceptable. Mr. Strunk made a **MOTION** granting Preliminary Final approval Mr. Mansfield seconded motion.

Reports:

Code Enforcement Report

In June permits were issued for seventeen residential additions/renovations, One Single Family Dwellings, three zoning, four commercial, ten U&O, one home occ. And two commercial

Public Works Report

The public works department began the month cleaning ditches on Wright Road.

We put topsoil over the new septic system at the Wonsidler rental.

We installed storm sewer under the driveway entrance at the substation and poured half of the entrance. We spent 3 days cleaning up brush from storm damage.

Weiss Road project update we have all pipe and inlets for the project in our yard and I met with PPL on Friday and they are 8 to 9 weeks out with pole relocations.

Planning Commission Report

The Planning Commission made the following reviews.

Kalman Lot Line Adjustment - 23-7-22 1520 Fennel Road

Proposal: To convey a 0.687 – acres from lot 3 to lot 2 resulting in lots of 3.325 and 2.87 (gross) acres. Both lots are planned to be served by individual on-lot water.

Andersen Engineering review dated. June 25, 2014

As requested, we have reviewed the plan of the Kalman Lot Line Adjustment. The plan, prepared by Mease Engineering, consists of one sheet and is dated May 15, 2014 bears a revision date of June 9, 2014. The plan proposes to adjust the lot line of lots 2 and 3 of the “1520 Fennel Road subdivision” plan dated November 5, 2008, last revised May 10 2010, presumably to make the lot line coincidental with an existing tree line. For the record, it should be noted that the original approval of the “1520” subdivision occurred in 2009 and was subsequently amended in 2010.

Our review revealed that both of the comments in our May 22, 2014 review memo have been addressed.

A **MOTION** was made by Edwin Bolton t recommending the Board of Supervisors **approve** the Kalman Subdivision Preliminary Plan/Final, contingent upon

applicant complying with all Andersen review letters and BCPC review letters Seconded by Sue Edwards. The motion passed unanimously.

Life Quest –Milford Village Center Master Plan revision and lot line change

The Milford Township Planning Commission reviewed documentation for the Life Quest Conditional Use and Lot Line Change Application to re-allocate the section lines between sections 2, 3 and 4 to reflect proposed land development revised lot lines.

Edwin Bolton made a **MOTION** recommending the Board of Supervisors **approve** the Conditional Use application and Preliminary/Final lot line changes to the recorded Master plan as submitted. Seconded by Fran Murray and passed unanimously.

Milford Township Water Authority Well #6

(Represented by Attorney Frank Grabowski and MTWA Manager Harry Koenig)

Proposal: To install a municipal well and a building containing treatment equipment. This will be done at 23-002-013-001, township owned property located on Sleepy Hollow Road. These improvements are essential for the servicing of residents with dependable water supply. This site has been tested and proves to supply high quantity and quality water.

The MTWA is requesting waiver of full land development requirements considering the small scale of the on-site improvements. The MTWA will make application to the Zoning Hearing Board for a special exception as required by the Zoning Ordinance. The ZHB application also requests a Special Exception to allow the attached equipment room to continue the existing rear yard setback

Edwin Bolton made a **MOTION** recommending the Board of Supervisors waive full land development requirements and further recommending that the Zoning Hearing Board approve the project as presented. Seconded by Carson Schneck and passed unanimously.

Kiddie Academy 23-002-150-02 Lot#3 AM Drive

Jerry Gorski discussed that he has made application to the Zoning Hearing Board to allow the proposed use – “C10 Day Care Center” which is otherwise not a permitted use in the PI District. The Planning commission accepted the plans for further discussion next month and indicated that they felt this use is appropriate for the property.

Announcement Jack Merrit, no longer a resident of Milford Township, has resigned his position as a member of the Planning Commission.

Manager’s Report

Department of the Auditor General – audited the Non-Uniform Pension Fund, their finding was we never named an officer for the fund.

Non-Uniform Pension Fund – naming Marilyn Stecker as Chief Administrative Officer.

Mr. Stunk made a **MOTION** naming Marilyn Stecker Chief Administrative Officer motion was seconded by Mr. Mansfield and passed.

Resolution 2014-10 – Procedures for Compliance with the Professional Services Contract Act 44 of 2009. Mr. Stunk made a **MOTION** adopting Resolution 2014-10, the motion was seconded by Mr. Mansfield and passed.

QNB- CD is maturing on 6/26/2014 with a balance of \$146,459.08. Milford Township is closing this Open Space CD and putting funds in Open Space Acquisition money market.

Mr. Mansfield made a **MOTION** to approve the township to acquire bids for the purchase of a new salt shed 100 ft. by 60 ft. motion seconded by Mr. Strunk and passed.

Mr. Mansfield made a **MOTION** to approve bidding a standing seam roof for the township building with alternate bid for asphalt shingles. Motion seconded by Strunk and passed.

Subdivision and Land Development Plans

Kalman Lot Line Adjustment 23-7-22 1520 Fels Road – Preliminary Final
Applicant will comply with all Andersen review letters and BCPC review letters.

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.

A **MOTION** was made by Mr. Mansfield to approve Kalman Lot Line Adjustment, contingent upon compliance with the Andersen Engineering and BCPC review letters. Seconded by Mr. Courduff. The motion passed unanimously.

MTWA- Well #6

MTWA intends to install a municipal well and a building containing treatment equipment. This will be done at 23-002-013-001 which is township owned property located on Sleepy Hollow Road. These improvements are essential for the ongoing operation of the MTWA. Mr. Courduff and Pete Andersen will meet with Mr. Koenig. This is **TABLED** till next month.

Milford Crossing (previously C&M Milford Pointe) - Craig Edwards sought reaction to requesting permission to orient houses on Milford Square Pike to front on the alley with rear on Milford Square Pike and allow sunrooms to protrude into rear yards where lots back on open space. The board has asked Mr. Edwards to provide the homeowner's association amendments to

make the proposed fencing and additional plantings the responsibility of the Homeowners Association.

Milford Crossing continued, there was discussion in regards to Lot 70 driveway slope requesting relief to allow driveway to remain at 10.2 % slope where 8% is allowed. Mr. Mansfield made a **MOTION** to allow the increase on this lot. Motion was seconded by Mr. Courduff and passed.

ESCROW RELEASE:

Resolution 2014-11, Naplin letter of Credit (LOC) Release #2 for \$105,626.43
Mr. Mansfield mad a **MOTION** to approve Naplin Release #2 for \$105,626.43 (amount remaining in the LOC after this distribution if \$146,080.34) seconded by Mr. Strunk. The motion passed unanimously.

Public Comment: Mr. Schaeffer of 1275 Fennel Road requested action be taken against speeding vehicles on Fennel Road. Mr. Mansfield directed Dave Winkler to place the speed check trailer on the road and contact State police with this issue.

Adjournment: Mr. Mansfield adjourned the July 1, 2014 meeting at 9:20 pm

**Milford Township Board of Supervisors
Minutes of August 5, 2014 Regular Meeting**

Call to Order: Chairman Mr. Mansfield called the meeting to Order at 7:00 p.m.

Supervisors Present: Vice Chairman Charles. Strunk and Supervisor Thomas Courduff.

Attendance: Jeffrey Vey Manager, Marilyn Stecker Secretary Treasurer, Dave Winkler Public Works Director, Jim Young Code Enforcement Officer, Pete Andersen Engineer, Terry Clemons Solicitor, and Audience of 11

Approval of Minutes:

The minutes for the July 1, 2014 were presented for approval. Mr. Mansfield made a **MOTION** to approve the minutes; the motion was seconded by Mr. Courduff and passed.

Approval of Invoices for Payment And Treasurer's Report

Having reviewed the invoice list dated August 5, 2014 Mr. Strunk made a **MOTION** to approve the invoices for payment and accept Treasurer's report as presented. Motion was seconded by Mr. Courduff and passed.

Announcements

The Milford Township Zoning Hearing Board will meet on **Tuesday, August 12th, 2014** in the township building (2100 Krammes Rd.) to consider the following:

7:00 pm Application of **The Milford Township Water Authority** for a Special Exception from section(s) 404.F1 to allow the construction of a 494 square ft. addition to the existing garage structure containing water treatment equipment for proposed well #6 also located on site.

Also requesting a Variance from section(s) 503, which requires a 50 ft. rear yard setback to allow for an extension of an existing non-conforming rear yard setback for additional 15.3 ft. for the construction of a municipal well house with water treatment. The existing non-conforming garage has a 2.44 ft. rear yard setback; the requested variance is to allow for the extension of the existing non-conforming rear yard setback of 2.44 ft. for an additional 15.3 ft.

Also for Interpretation of section(s) 502 and confirmation of the existing non-conforming impervious of 13,784 square ft., which predates impervious limit requirements; and after the construction of the proposed well house and removal of certain macadam that the proposed impervious surface shall total 13,700 square ft. a decrease to the existing non-conforming impervious surface on site. Located at 1580 Sleepy Hollow Rd. TMP# 23-02-016 & 23-02-013-001 in the SRM Zoning District.

7:30 pm Application of **Krevitz Family Limited Partnership** for a Special Exception of section(s) 808 to allow the change of a non-conforming use (vacant) to another non-conforming use. To use approximately 800 square ft. of office space for a cleaning business. Located at 2385 John Fries Highway TMP# 23-10-175-003 in the RD Zoning District.

7:45 pm Application of **Liberty Comm. Development Corp. LTD.** for a Variance of section(s) 404.B6 b.(b) to allow the increase of the rear yard setbacks up to a maximum of 10 ft. only on lots adjoining open space to the rear yard and or specified lots. Multiple lots located within the subdivision of Crossings at Bucks County (Milford Pointe) Located near Milford Square Pike & Rosenberger Rd.

Correspondence

- (a) Milford Township Water Authority June 2014 minutes is available for review
- (b) Bucks County Airport Authority June minutes are available for review.
- (c) Department of the Auditor General Liquid Fuels report for year ending 2012
- (d) Milford Township Financial Statement for year ending 2013 by Styer Associates
- (e) McCormick & Taylor Weiss Road bridge over Licking Creek Bridge review

Reports:

Code Enforcement Report- Jim Young

In July permits were issued for fifteen residential additions/renovations, Four Single Family Dwellings, three zoning, two commercial, thirteen U&O, one temporary event.

Public Works Report-Dave Winkler

The public works department started the month off installing the Streamview bypass trail. We did ditch cleaning on various roads. We also removed the school bus shelter at the end of Parkview Drive that blew over in a storm and broke apart. We did all the paving prep work at Barrel Run and Vassar Drive and AMS came in and did the 2" overlay with FB-3 wearing and that project is complete. The parking lot at the old chamber house on Portzer Road was removed and we did topsoil and seeded the area.

Park Board Report

Are available for review: highlights:

There was continued discussion regarding the extension of the Barrel Run Trail to connect the Unami and Barrel Run trails. Installing mile markers on existing trails was discussed. The Unami Stewardship meeting was cancelled for June.

Clayton Molnar, QYBA still working with his club to present further information to the Board of Supervisors for new baseball facilities.

The Park Board recommends adding directional signs on existing trails for Streamview bypass.

The Park Board discussed possible improvements to Fernbrook Park including:

- Installation of security cameras (either fake or real) with signs “under surveillance” to thwart vandalism.
- Painting pavilion brownish/red.
- Adding grills
- Log or anchored wood benches.
- Remove vertical concrete pipe
- Remove existing graffiti from pavilion tables
- Thinning out lilies in pond.

Salt Storage Building

Jim Young, Milford Township Code Enforcement Officer, gave an update to the board on the proposed salt shed. The drawings should be here sometime next week for review and changes before going out to bid. Mr. Vey said we anticipate a cost of approximately \$250,000.00 and are exploring financing options through Delaware Valley Finance Authority. Mr. Mansfield pointed out that filling the salt storage building would cost in excess of \$100,000.

Manager's Report

Recycling Grant for 2012 (Joint Award with Quakertown Boro, Richland Twp., E Rockhill, W Rockhill, and Perkasio Boro) \$22,087.00.

QNB- **Milford Township closed Camp Cedar Hill bank account**, which was used for settlement the remainder of money was transferred to Open Space Acquisition Account.

Three radar speed signs cost approximately \$12,000.00 (12" and 15") with batteries and mounting hardware. Mr. Mansfield made a **MOTION** to approve the purchase of three radar signs and accessories not to exceed \$15,000.00 motion seconded by Mr. Courduff. And passed.

Vacancy on the Planning Commission – Mr. Mansfield made a **MOTION** to appoint Mervin Afflerbach as replacement to finish Jack Merrit's term, motion seconded by Mr. Courduff. The board thanks Mr. Merrit for his time served on the Planning Commission.

Mr. Mansfield made a **MOTION** for the township building to hook-up to public water. Mr. Strunk seconded and it passed.

Line painting is a project on township roads after the Weiss Road project is done.

Subdivision and Land Development Plans

Milford Village

Milford Village Public Improvement Agreement – Mr. Clemons discussed the Public Improvement Agreement, Mr. Hiser was present and stated he no problems with the agreement. Mr. Mansfield made a **MOTION** to have Mr. Clemons execute the Security Agreement motion was seconded by Mr. Strunk

MTWA Well #6

Mr. Mansfield made a **MOTION** to waive the formal land development process, upon recommendation of the Planning Commission, and to approve the land development plan for well#6, seconded by Mr. Strunk and passed.

Public Comments: Bob Flack of Mill Hill Road brought to the Boards attention that there seems to be a lot of tractor-trailer traffic.

Adjournment: Mr. Mansfield adjourned the August 5, 2014 meeting at 8:00

Milford Township Board of Supervisors
Minutes of September 2, 2014 Regular Meeting

Call to Order: Vice-Chairman Mr. Strunk called the meeting to Order at 7:00 p.m.

Supervisors Present: Supervisor Thomas Courduff, Chairman Mr. Mansfield excused.

Attendance: Jeffrey Vey Manager, Marilyn Stecker Secretary Treasurer, Dave Winkler Public Works Director, and Audience of 4

Approval of Minutes:

The minutes for the August 5, 2014 were presented for approval. Mr. Strunk made a **MOTION** to approve the minutes; the motion was seconded by Mr. Courduff and passed.

Approval of Invoices for Payment And Treasurer's Report

Having reviewed the invoice list dated September 2, 2014 Mr. Strunk made a **MOTION** to approve the invoices for payment and accept Treasurer's report as presented. Motion was seconded by Mr. Courduff and passed.

Announcements

The Milford Township Zoning Hearing Board will meet on **Tuesday, September 9th, 2014** in the township building (2100 Krammes Rd.) to consider the following:

7:00pm Application of **Jeff Weaver** for an Interpretation of section (s) 209 to allow the construction of a 40' x 50' (2,000sqft) accessory building. Also a variance from 404 H2i to allow the height of the building to be 24ft tall where 18ft is permitted. Located at 1835 Cassel Rd. TMP# 23-02-106-004 in the RA Zoning District.

7:30 pm Application of **Donna Sue Hungarter** for a Interpretation of section(s) 209 to allow the construction of a 64'8" x 120' private indoor riding arena, also a variance 404 H2i to allow the height of the building to be 25ft tall where 18ft is permitted. Located at 2045 Esten Road TMP# 23-20-060-002 in the RA Zoning District.

7:45 pm Application of **Milford Commerce Investments, LLC.** For a Variance of section(s) 403 & 404.C10 to allow a proposed use of a day care center. The use is not permitted in the district. As well, the applicant proposes an outdoor recreation area, which is less than 200 square feet per child. Located 1200 Am Drive TMP#23-02-150-005 in the PI Zoning District.

Correspondence

- (a) Milford Trumbauersville Area Sewer Authority July minutes available for review.
- (b) Bucks County Airport Authority July 2014 minutes are available for review
- (c) Milford Township Water Authority July 2014 Minutes are available for review.
- (d) Quakertown Area Planning Committee July 2014 minutes is available for review
- (e) Shelly Volunteer Firefighter's Relief Association Compliance Audit 2010-2013

Reports:

Code Enforcement Report- Jim Young

In August permits were issued for nine residential additions/renovations, one Single Family Dwellings, three zoning, three commercial, Fifteen U&O.

Public Works Report-Dave Winkler

The public works department began the month doing ditch work, we had two days of ditch cleaning on Grant Road and paved the ditch and installed a new grate on Sleepy Hollow at Geryville Pike where the storm water was breaking away the edge of the roadway. We also poured the last half of the substation driveway entrance. We set up the detours and closed Weiss Road on August 18th installed 900' of concrete pipe, 5 inlets and 2 head walls. Verizon installed their 3 poles and now as long as PPL comes in to install their 3 poles and does the transfers we will be on track for project completion date.

Park Board Report

Are available for review: highlights:

Damaged aluminum railings along Barrel Run Trail bridges. Suggestions included sturdier material for railing.

Old Business

Further discussion in regards to the extension of the Barrel Run Trail to connect to other existing trails.

Further discussion on the types of trail mileage markers that could be used. The Park Board agreed on naming signage for the Streamview bypass to read "Pond Spur Trail". Bob will look into ordering 2 signs.

New Business

The Park Board discussed the possibility of adding flowers around park entrance signs at Unami Creek and Molasses Creek Park.

The board toured the "Sandy" damaged areas of the park and expressed concern over the stacking of logs creating an unnatural appearance. Discussion centered on ways to reduce or remove logs without further damage to the park.

Salt Storage Building

Jim Young, Milford Township Code Enforcement Officer, gave an update to the board on the proposed salt shed. The drawings should be here sometime next week for review and changes before going out to bid. Mr. Vey said we anticipate a cost of approximately \$250,000.00 and are exploring financing options through Delaware Valley Finance Authority. Mr. Mansfield had previously pointed out that filling the salt storage building would cost in excess of \$100,000. Mr. Courduff made a **MOTION** to authorize soliciting sealed bids for an October 6, 2014 opening for a Salt Storage Building, seconded by Mr. Strunk and **PASSED**.

Manager's Report

The radar speed signs have been ordered, the time frame for delivery is approximately 3 weeks.

Mr. Winkler provided an update on Weiss Road, he feels the project is moving along at the anticipated pace and completion should be somewhere around the end of October. Mr. Courduff commented on how impressed he was with the way the project is being handled. And thanked Dave for a job being well done so far.

The Park N Ride is now open; they repaved and put new lines on the parking spaces.

Mill on Nursery Road work should be done by the end of fall.

Erik Forde had a settlement with the township that required combining his parcels. He received two sets of tax bills and attempted to pay them by the due date. His check was returned. He paid the revised tax and then received a penalty for late payment. The county needs a letter from township showing we do not have a problem with him receiving the discount. Mr. Strunk made a **MOTION** authorizing Mr. Vey to send a letter to county indicating taxes can be paid at the discount amount, seconded by Mr. Courduff and **PASSED**.

Emerald ash borer update: the township has started the process of identifying hazardous trees within the parks and along roadways.

Adjournment: Mr. Strunk adjourned the September 2 2014 meeting at 8:00

**Milford Township Board of Supervisors
Minutes of October 7, 2014 Regular Meeting**

Call to Order: Chairman Mr. Mansfield called the meeting to Order at 7:00 p.m.

Supervisors Present: Vice Chairman Charles Strunk, Supervisor Thomas Courduff,
Attendance: Jeffrey Vey Manager, Marilyn Stecker Secretary Treasurer, Dave Winkler Public Works Director, and Audience of 9

Approval of Minutes:

The minutes for the September 2, 2014 were presented for approval. Mr. Mansfield made a **MOTION** to approve the minutes; the motion was seconded by Mr. Strunk and passed.

Approval of Invoices for Payment

Having reviewed the invoice list dated October 7, 2014 Mr. Strunk made a **MOTION** to approve the invoices for payment. Motion was seconded by Mr. Mansfield and passed.

Announcements

Announcements: No Zoning hearing for the month of October 2014

Correspondence

- (a) Milford Trumbauersville Area Sewer Authority August 2014 minutes is available for review.
- (b) Milford Township Water Authority July & August 2014 Minutes are available for review.
- (c) Bucks County Airport Authority August 2014 minutes is available for review.
- (d) 2014 Commonwealth Allocation of the General Municipal Pension System State Aid was received on September 30,2014 (\$31,690.36)
- (e) 2014 State Aid Volunteer Relief Association was received (\$89,511.11) on September 30, 2014
- (f) PSATS UC new rate for 2015

Reports:

Code Enforcement Report- Jim Young

In September permits were issued for sixteen residential additions/renovations, eight Single Family Dwellings, two commercial, Twelve U&O.

Public Works Report-Dave Winkler

The public works department spent the entire month on the Weiss road project. We finished the 1300' of storm sewer and removed the old base and installed new base. We ran into pockets of yellow clay while removing the old base so the entire roadway got a geotextile fabric so that any remaining clay would not pump up through the #4 stone base. If the last 2 remaining poles are removed we should be starting the paving the week of October 13th.

I would also ask the Boards permission to sell the 2007 GMC pickup with an 8 1/2' snowplow.

Brinkman Road - A truck recently took out a corner of the retaining wall at Brinkman Road and Spinnerstown Road. Trucks make a right turn from the turnpike onto 663 and realize the warehouse is the opposite direction. They then make a right onto Spinnerstown and then try to get turned around at Brinkman. It is infrequent, but destructive.

There are two approaches to deal with the problem. One is to try to prevent the wrong turns out of the turnpike; the other is to deal with those who make the wrong turn. Since the last incident, signage was posted at the turnpike. There is no easy answer for drivers who need to make U-turns with trucks. The “best” solution might be to put up signage showing how to get to the warehouses via Spinnerstown (Steinsburg, Wentz, Weiss, Progress) using roads that have tight turning radii.

Mr. Courduff made a **MOTION** to sell the 2007 GMC pickup with 8 1/2' snowplow. Motion was seconded by Mr. Mansfield and passed.

Mr. Courduff led the discussion on the over crowding at the Park N Ride Mr. Vey will bring this issue to the meeting he has scheduled with the turnpike commission sometime in November.

Manager's Report

Roof Quote There were four bids received. Lemus Construction was the low quote for \$15,990.00. The job has been completed.

Salt Storage four bids were received, all bids were close The low bid was **Cb Structures** at **\$217,810.00** Mr. Mansfield made a **MOTION** to award the bid to CB Structures motion was seconded by Mr. Strunk and passed.

Line Painting two bids were received with the lowest being Zone Striping from Glassboro New Jersey in the amount of \$21,904.56. Mr. Strunk made a **MOTION** to award the bid to **Zone Striping** motion was seconded by Mr. Courduff and passed.

Crossings Tree Quotes - Quotes were solicited for tree planting from over seven qualified nurseries. Only two seriously considered quoting. Only American Native Nurseries could supply the quantity at under the threshold that requires formal bidding. American Treescapes respectfully declined but will bid for spring 2015 planting. The quote was \$18,060.

Souder – 1550 Sleepy Hollow – He wants to eliminate Green Ash from planting. Supervisors are in agreement with the new planting design that Mr. Souder presented.

Heiba – 1550 Sleepy Hollow – Request for final release after Maintenance period Mr. Mansfield made a **MOTION** to release the letter of credit motion was seconded by Mr. Strunk and passed.

Ash Tree Harvest – Discussion to authorize Curt Eshelman to solicit harvest. This would be for parks and open space. Mr. Mansfield made a **MOTION** for Curt Eshelman to solicit harvest motion was seconded by Mr. Courduff and passed.

2015 Budget Preparation – Preliminary revenue projections are prepared for supervisor review. Please prepare to discuss capital projects. Preliminary budget should be adopted on November 5 (can slip to November 18) for a final Budget adoption on December 16.

ESCROW RELEASES:

Mr. Mansfield made a **MOTION** to approve **Resolution 2014-12** Milford Village Phase 1 – engineer approved escrow release of \$177,792.75 with a reaming sum of \$309,817.45

Public Comment:

Mill Hill resident brought to the board’s attention the speeding on Mill Hill is out of control. The board directed Mr. Winkler to put the speed trailer on Mill Hill as well as Starr Roads.

Also was asked when is the time frame for closing Mill Hill on the Route 663 side. Closure of the road is expected sometime in 2015. Further updates on the project will be provided throughout construction during the board of supervisor meetings.

Adjournment – Mr. Mansfield adjourned the October 7, 2014 meeting at 7:50 pm

**Milford Township Board of Supervisors
Minutes of October 21, 2014 Regular Meeting**

Call to Order: Vice-Chairman Mr. Strunk called the meeting to Order at 7:00 p.m.

Supervisors Present: Supervisor Thomas Courduff, Mr. Mansfield excused. **Attendance:** Jeffrey Vey Manager, Marilyn Stecker Secretary Treasurer, and Audience of 8

Approval of Minutes:

The minutes for the October 7, 2014 were presented for approval. Mr. Courduff made a **MOTION** to approve the minutes; the motion was seconded by Mr. Strunk and passed.

Approval of Invoices for Payment

Having reviewed the invoice list dated October 21, 2014 Mr. Strunk made a **MOTION** to approve the invoices for payment. Motion was seconded by Mr. Courduff and passed.

Announcements

The Milford Township Zoning Hearing Board will meet on **Tuesday, November 11th, 2014 - 7:00 pm** Application of **James & Cathy Barnes** for a Interpretation of section(s) 209 to allow the construction of a 40' x 40' (1,600 sqft.) accessory building, and a Variance from 404 H2i to allow its height to be 21ft. tall where 18ft. is permitted. Located at 2550 Mill Rd.

Correspondence

- (a) Milford Trumbauersville Area Sewer Authority September 2014 minutes is available for review.
- (b) Milford Township Water Authority September 2014 Minutes are available for review.
- (c) Bucks County Airport Authority September 2014 minutes is available for review.

Manager's Report

Request to Waive Public Water connection - Terry **Leister** 1995 Allentown Road Water Authority Waiver Request – Milford Township Authority's recommendation to the request to waive the required connection to the public water system in accordance with Milford Township Water ordinance for the above property is that the distance to the existing water main does not justify the expense to provide public water service the Mr. Leister's property at the present time. The Authority recommends that Mr. Leister be granted a waiver to connect to the public water system. Mr. Strunk made a **MOTION** to approve the waiver. Motion was seconded by Mr. Courduff and **PASSED**.

2015 Budget Preparation – Preliminary revenue projections were reviewed as were preliminary expense projections. Mr. Vey offered an initial discussion of capital projects which included the reconstruction of Mill Road from Portzer to Freier Rd, Weiss Road bridge north of Wentz, completion of the Sleepy Hollow storm basin, Rosenberger Rd bridge, Mill Pond Rd and Klines Mill drainage. Also discussed was the need for replacement of a 6 wheeler truck and two zero

turn mowers. The Shelly Hay Barn on Allentown Road needs to be painted and significant supplies of salt will be needed to fill the Salt Storage building once it is completed. The preliminary budget could be adopted on November 5 (it can slip to November 18) for a final Budget adoption on December 16.

The next Supervisors meeting is November 5 Wednesday due to Election Day on the 4th.

Public Comment:

Mill Hill Road resident Bob Flack brought to the board's attention the speeding and truck traffic on Mill Hill.

Adjournment – Mr. Strunk adjourned the October 21, 2014 meeting at 7:30 pm

**Milford Township Board of Supervisors
Minutes of November 5, 2014 Regular Meeting**

Call to Order: Chairman Mr. Mansfield called the meeting to Order at 7:00 p.m.

Supervisors Present: Vice-Chairman Mr. Strunk, Supervisor Thomas Courduff, **Attendance:** Jeffrey Vey Manager, Marilyn Stecker Secretary Treasurer, Public Works Director Dave Winkler and Audience of 9

Approval of Minutes:

The minutes for the October 21, 2014 were presented for approval. Mr. Courduff made a **MOTION** to approve the minutes; the motion was seconded by Mr. Strunk and passed.

Approval of Invoices for Payment

Having reviewed the invoice list dated November 5, 2014 Mr. Strunk made a **MOTION** to approve the invoices for payment. Motion was seconded by Mr. Courduff and passed.

Announcements

The Milford Township Zoning Hearing Board will meet on **Tuesday, November 11th, 2014 - 7:00 pm** Application of **James & Cathy Barnes** for a Interpretation of section(s) 209 to allow the construction of a 40' x 40' (1,600 sqft.) accessory building, and a Variance from 404 H2i to allow its height to be 21ft. tall where 18ft. is permitted. Located at 2550 Mill Rd.

The Pennsylvania Turnpike Commission is having an open house Plans Display for the Northeastern Extension Total Reconstruction & Widening Project. Wednesday December 3,2014 from 6:30 – 8:30 PM at Pfaff Elementary School 1600 Sleepy Hollow Road, Quakertown, PA

Correspondence

- (a) Quakertown Area Planning Committee monthly report is available for review.
- (b) Hough Associates Report 2013 Joint Application Split final
- (c) Estimate Liquid fuels allocation for 2015 (\$330,991.80) March 1, 2015 is when payment will be received.

Reports:

Code Enforcement Report- Jim Young

In October permits were issued for fourteen residential additions/renovations, four Single Family Dwellings, One commercial, Sixteen U&O.

Public Works Report-Dave Winkler

The public works department spent the entire month on the Weiss road project. We put the base down, graded topsoil and laid 626 tons of ID-2 wearing. We opened the road to traffic on October 29th

The speed trailer and 1 speed sign are out on Willow Stream Drive and 2 speed signs were set out on Weiss Road

The board discussed ordering 3 more speed signs.

Park Board Report:

Discussion was continued in regards to the extension of the Barrel Run Trail to connect to other existing trails. Also discussed was the treatment of ongoing emerald ash borers on park trees, and also invasive plants, such as stilt grass. The park board discussed the possibility of “adopt a park” giving mention via signage to companies that would volunteer time to beautify park systems. The park board agreed on the name “Hidden Pond Spur” for Streamview bypass. Park board would like the approval of the board of supervisors to use the name “Hidden Pond Spur” the Supervisors are in agreement to the name.

The park board would like to do a fall bulb planting. Bob Irick will look into possibility of ordering for the end of November.

Manager’s Report

Zoning Amendment to allow Day Care facilities in the PI Zone and requiring compliance with state regulation. Board directed Mr. Vey to contact Terry Clemons for advertising.

MMO_ 2015 Obligation for **Non Uniform Pension Fund** will be paid to PMRS in January 2015

Update – Tree planting at Bucks County Crossings fall planting has been completed. The spring planting will go out to bid at that time.

Discussion on adding 911-Antenna on to the water tank located behind the township building, escrow posting will be required. Mr. Mansfield made a **MOTION** to proceed with conditions of our attorney and engineer motion was seconded by Mr. Courduff and passed.

2015 Preliminary Budget After discussion of the 2015 Preliminary Budget, Mr. Mansfield made a **MOTION** to adopt the preliminary budget as presented with the intent to adopt the 2015 Final Budget (after required advertising and availability for public review) at the December 2, 2014 Motion was seconded by Mr. Courduff and passed.

Escrow Releases:

Jerry Souder requested release of his escrow for Lot #5 1552 Sleepy Hollow Road in the amount of \$10,709.16, Mr. Mansfield made a **MOTION** releasing the escrow once the site has been inspected by township code enforcement officer and public works director that the required improvements have been satisfactorily completed.

Greg Kalman TMP 23-7-22 1600 Fels Road requesting release of his unused escrow balance in the amount of \$1196.83, to date all work associated with property line adjustment has been completed. Mr. Mansfield make a **MOTION** to release unused escrow to close out this account motion was seconded by Mr. Courduff and passed.

Public Comment:

Mill Hill Road resident Bob Flack brought to the board's attention the sides on Mill Hill Road are really breaking away.

Adjournment – Mr. Mansfield adjourned the November 21, 2014 meeting at 7:33 pm

**Milford Township Board of Supervisors
Minutes of December 2, 2014 Regular Meeting**

Call to Order: Chairman Mr. Mansfield called the meeting to Order at 7:00 p.m.

Supervisors Present: Chairman Mr. Mansfield, Vice-Chairman Mr. Strunk, Supervisor Thomas Courduff, **Attendance:** Jeffrey Vey Manager, Marilyn Stecker Secretary Treasurer, Public Works Director Dave Winkler, Township Solicitor Terry Clemons and Audience of 8

Approval of Minutes:

The minutes for the November 5, 2014 were presented for approval. Mr. Mansfield made a **MOTION** to approve the minutes; the motion was seconded by Mr. Courduff and passed.

Approval of Invoices for Payment

Having reviewed the invoice list dated December 2, 2014 Mr. Strunk made a **MOTION** to approve the invoices for payment. Motion was seconded by Mr. Mansfield and passed.

Announcements

Application of **Thomas Rebbie** for a Interpretation of section(s) 209 to allow the construction of a 36' x 56' (2,016 sqft.) accessory building, Also a Variance from 404 H2i to allow the height of the building to be 21ft. tall where 18ft. is permitted. Located at 2455 Koons Rd. TMP# 23-15-033-002 in the RD Zoning District.

Application of **Alex Horton** for a Special Exception from section(s) 804 to allow the construction of a non-conforming 2 story addition to existing non-conforming dwelling with a continued front yard setback of 27ft where 75ft setback would be required. Located at 2095 Milford Square Pk. TMP#23-10-078-001 in the SRM Zoning District.

Correspondence

- (a) Bucks County Airport Authority October minutes are available for review.
- (b) Milford Township Water Authority October minutes are available for review.

Mr. Courduff offered kind words about Mr. Grabowski long time solicitor for Milford Township Water Authority who passed away a few days earlier.

Reports:

Code Enforcement Report- Jim Young

In November permits were issued for fourteen residential additions/renovations, five Single Family Dwellings, eight U&O's and one Zoning Hearing

Public Works Report-Dave Winkler

The public works department began the month removing cabins. Removed were the last 2 cabins behind the well drilling and 5 cabins at Wonsidlers grove with 2 cabins remaining at the grove.

Cedar Hill had 1 cabin removed. Once the ground is frozen, trucks can get in to remove the 2nd cabin.

Equipment for winter operations was prepared. The crew went out 2 times to cinder and 1 time to plow this month.

Mr. Winkler informed the board the new salt storage project would start December 16, 2014. Salt deliveries are running slow and orders are not being filled.

Planning Commission Report:

REVIEWS

Proposed zoning change to allow Day Care in the PI zone as a permitted use – proposed zoning provisions Use C10 Day Care Center, which is currently not a permitted use in the PI district, would be permitted by right. The proposed amendment revises the outdoor recreation area requirements for recreation/play areas by stating that these areas must meet or exceed the requirements of the Pennsylvania Department of Public Welfare. Outdoor play areas must be sufficiently screened to protect the neighborhood from inappropriate noise and other disturbances.

Bucks County Planning Commission review letter (unofficial) dated December 3, 2014 was reviewed. Below are their recommendations:

1. **Outdoor play areas**—*The proposed amendment revises the existing use requirements for Day Care Center (Section 404 C10.b) to remove the requirements that outdoor play areas are to be located to the side or rear of the lot and the provision that play areas be fully enclosed by a four (4) foot high fence. The proposed amendment states ‘Recreation/play areas shall be provided to meet or exceed the requirements of the Pennsylvania Department of Public Welfare. Outdoor play areas shall be sufficiently screened as to protect the neighborhood from inappropriate noise and other disturbances.’ Title 55 (Public Welfare), Chapter 3270 (Child Care Centers) of in the Pennsylvania Code does not appear to address placement restrictions of outdoor play areas on a lot nor require the installation of fencing for security purposes. Similar requirements currently exist for several uses under Accessory Home Occupation (Section 404 H1), such as Family Day Care (Use H1e), Group Child Day Care Center (Use H1f), and Adult Day Care Center (Use H1g). Township officials may wish to retain these requirements for Day Care Centers.*

2. **Licensing**—*Existing Use H1g (Adult Day Care Center) is a facility intended to provide in-home day care for elderly and/or disabled adults. Subsection (a) requires the applicant to obtain a license from the Department of Public Welfare and/or the Department of Aging. Existing Use C10 (Day Care Center) requires a license from the Pennsylvania Department of Public Welfare. Given that both facilities include the care of elderly persons, township officials may wish to revise Section 404 C10.e to state ‘A license from the Pennsylvania Department of Public Welfare and/or Department of Aging shall be required.’*

After review of BCPC review letter the planning commission recommends approval of the proposed amendment with the consideration of the recommendations from the Bucks County Planning Commission letter.

NEW SUBMISSIONS:

McDonalds 23-010-019 Rt. 663 and Am Drive (including the conditional use request)
Plans accepted –
Conditional Use Application- Andersen Engineering review letter dated November 17, 2014

The proposed use, E6-Drive In's/Eating Places, is allowed in the PC (Planned Commercial) Zoning District as a Conditional Use. Furthermore, the proposed development is in Arterial Corridor Overlay District of Route 663.

The application shall be reviewed for conformity with Section 1108.

Section 1108c(5) requires a traffic impact study for all applications with an anticipated daily vehicle trip count greater than 125. We assume there will be more than 125 vehicle trips at the proposed McDonald's. We believe a traffic impact study has not been provided. The letter that accompanied the plan submittal requested waivers from the SALDO including a request not to submit the traffic study. We believe the requirement is in the Zoning Ordinance and not eligible for a waiver.

Section 1108c(6) requires that the application be prepared "in accordance with sound standards of subdivision and land development practice where applicable". The applicant is requesting sixteen waivers from the Township's SALDO. The applicant should be prepared to provide testimony to explain how sixteen waivers are compatible with "sound standards of subdivision and land development practice".

Although a SALDO requirement, Ordinance 133 establishes certain architectural standards for any proposed use in the PC Zoning District. We believe Section 1108c(3) brings the requirements of Ordinance 133 into the Conditional Use Hearing. Therefore, the applicant should be prepared to provide testimony regarding the proposed architectural treatment for the building.

Section 1108d(2) provides for the consideration of "planting(s) or walls to screen intrusive uses such as parking lots, loading docks, mechanical plants, etc...". The proposed parking lot is approximately 3 feet from the street line of AM Drive.

Section 1108c(5) requires the application to be "suitable in terms of effects on highway traffic and safety with adequate access arrangements to protect streets from undue congestion and hazard." The plan proposes no curbing or widening along AM Drive. Not installing the widening and curbing are part of the waiver request listing. Furthermore, the plan proposes to slightly deepen the existing roadside swale along the easterly side of AM Drive.

Section 662 requires that "no tract within the Arterial Corridor District shall be provided direct access to the arterial if adequate alternative access can be provided by way of a secondary, primary, collector or marginal access street...." The plan provides for a (moderately) high speed "right-in" from Route 663. The plan also proposes full access from/to AM Drive, as well as Progress Drive. The applicant should be prepared to offer testimony as to why the Route 663 access is necessary.

Manager's Report

Resolution 2014-13 – Bid Awards for Outside Contractor Mr. Mansfield made a **MOTION** to award the outside contractor bid to Heffentrager for the 2014-2015 year, seconded by Mr. Strunk and passed.

Resolution 2014-14 – Bid Awards for 2007 GMC Pick-up truck Mr. Mansfield made a **MOTION** to sell the pick up truck to the high bid in the amount of \$12,250.00, seconded by Mr. Courduff and passed.

Land development Waiver Request for 500 Commerce Drive – This proposal is to divide an existing building in half to permit two separate tenants to occupy the building. No physical changes to the exterior of the building are planned except the present handicap parking spaces located on the 2 sides of the offices will be located at the front of the building to comply with present ADA requirements. Mr. Mansfield made a **MOTION** to permit the waiver seconded by Mr. Strunk and passed.

Milford/Trumbauersville tax collector appoint a deputy – Due to the recent passing of HB1590, the tax collector is required to appoint a deputy. Betsy Moyer is appointing Chris Bauer who is the tax collector for Haycock Township. Mr. Mansfield made a **MOTION** to approve, seconded by Mr. Strunk and passed. He will be added to township’s annual appointment list.

2015 Budget Mr. Mansfield made a **MOTION** to adopt the 2015 Budget as advertised, seconded by Mr. Courduff and passed.

Wireless Ordinance – Terry Clemons reviewed information and advised the Board of Supervisors the draft ordinance should be available for review at the reorganizational meeting.

Escrow Releases:

Blackledge Estates requested escrow release in the amount of \$9,602.13 for Sidewalk and blacktop the township put in the sidewalk and has been inspected. Mr. Courduff made a **MOTION** releasing the escrow seconded by Mr. Mansfield and passed.

Resolution 2014-15 Escrow Release - Milford Village Enabling Phase 1 Release #2 \$88,720.60 #3 \$126,420.9, 3 & #4 \$21,829.69 leaving a balance of \$72,846.23 Mr. Courduff made a **MOTION** to approve release seconded by Mr. Mansfield and passed.

Resolution 2014-16 Letter of Credit release- Hedgeline Holding (Celerity) Letter of credit #132268970 is up for renewal upon maturity February 20, 2015. No defects were found for this maintenance period so there is a request for the township to send a letter to Quakertown National Bank. Mr. Courduff made a **MOTION** to release letter of credit seconded by Mr. Mansfield.

Resolution 2014-17 Emerald Hollow – final maintenance release the LOC is at zero this request is to return the original LOC to Quakertown National Bank for closeout. Mr. Courduff made a **MOTION** the LOC to Quakertown National Bank seconded by Mr. Mansfield.

Public Comment: Residents inquired when would the bridge be opening on Milford Sq. Pike. Board has directed Mr. Vey to ask the county for a status of bridge.

Adjournment – Mr. Mansfield adjourned the December 2, 2014 meeting at 8:00 pm