

Milford Township Board of Supervisors
Minutes of January 7 2013 Reorganizational Meeting

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

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

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

Chairman appointed Jeffrey Vey, Chairman Pro Temp. Jeffrey Vey called for nomination for chairman. Charles Strunk made a motion to appoint Robert Mansfield chairman 2nd by Tom and approved. Pro chairman Vey turned meeting over to Vice Chairman Charles Strunk. Thomas Courduff made a motion to appoint Charles Strunk as vice chairman, Charles Strunk 2nd and motion was passed.

Motions on Appointments Charles Strunk made a motion to appointing the following:

- | | |
|---|---|
| (a) Secretary-Treasurer | Marilyn Stecker |
| (b) Township Solicitor | Terry Clemons |
| (c) Planning Commission Solicitor | Terry Clemons |
| (d) Township Engineer | Andersen Engineering |
| (e) Designation of Official Depository | First Savings,PLGIT,QNB,TD Bank & Univest |
| (f) Milford Twp Planning Commission (5yr) | Jack Merritt |
| (g) Milford T'Ville Area Sewer Authority | Joe Valentine |
| Joint Appointment-Five Year Term | |
| (h) Milford Twp Zoning Hearing Board (3 yr) | |
| | Cameron Waite |
| 1 st Alterate (3 yr) | James Walsh |
| (i) Delegate to QAPC | Carson Schneck/ Robert Mansfield |
| (j) Milford Township Water Authority (5 yr) | Richard Kulp |
| (k) Chairman of the Vacancy Board | Steve Shelly |
| (l) Fire Prevention Code Official | James Young |
| (m) Milford Township CPA Auditor | Styer Associates |
| (n) EIT Auditor | Styer Associates |

Setting of Bond Limits

- | | |
|-------------------------|-------------|
| (a) Township Manager | \$2,000,000 |
| (c) Secretary-Treasurer | \$2,000,000 |

Motion was seconded by Thomas Courduff and approved.

Establishment of Tax Rates for 2013

Charles Strunk made the following motion

- | | |
|--|--|
| (a) Real Estate Transfer Tax | 1% (1/2% goes to school district 1/2% to M T General Fund) |
| (b) Real Estate Tax 2 mills | Resolution 2013-01 |
| (c) Street Light Assessment | Resolution 2013-02 |
| (d) Earned Income Tax | Resolution 2013-03 |
| (e) Dispose of 2005 Twp Records and
Dispose of 2005,2006,2007 EIT Records | Resolution 2013-04 |

(f) 2013 Fee Schedule

Resolution 2013-05

Motion was seconded by Charles Strunk and passed.

Resolution 2013-06

Board of Supervisors authorizing and appointing Betsy Moyer to act as Tax Collector for Milford Township in addition to Trumbauersville. Thomas Courduff made a motion to approve the appointment of Betsy Moyer

Certification of Delegates to the 2013 PSATS Convention April 21-24, 2013 in Hershey and selection of the voting delegate. Thomas Courduff was appointed Voting Delegate.

Annual Bucks County Assn of Township Officials Convention Thomas Courduff will attend.

Public Comments: None

Adjournment: Vice Chairman adjourned the Reorganizational meeting at 7:06pm.

**Milford Township Board of Supervisors
Minutes of January 7, 2013 Regular Meeting**

Call to Order: Meeting was called to Order by Vice-Chairman at 7:07 p.m. at the Milford Township Municipal Building and opened with the Pledge of Allegiance to the U.S. Flag.

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

Attendance: Jeff Vey Township Manager, Marilyn Stecker Secretary Treasurer Audience: 6.

Approval of Minutes of Previous Meeting: Charles Strunk made a motion to approve the Minutes of the December 18, 2012 regular Meeting, Motion was seconded by Courduff and passed.

Approval of Invoices for Payment: Having reviewed the invoices, Charles Strunk made a motion to approve the invoices for payment per the listed dated January 7, 2013 Motion was seconded by Courduff and passed.

Announcements:

Zoning Hearing Board: Meets January 8th 2013 to consider Surman (owner Craig Water) for a special exception, allowing a non-conforming use of furniture manufacturing to sales, repair and warehousing of scientific and light industrial equipment. Located at 2240 Spinnerstown Road TMP# 23-02-014 in the VC Zoning District.

Correspondence:

- (a) Quakertown Area Planning Committee minutes for December 2012 are available for review.
- (b) Bucks County Airport Authority December 2012 minutes are available for review.
- (c) PennDOT Bridge Inventory Bridge inspection report is available for review.

Charles Strunk made a motion to participate in the **Household Hazardous Waste and Electronics Program for 2012-2013** motions was seconded by Courduff and passed.

Reports:

Public Works:

The public works department is still out cleaning up after hurricane Sandy, we have all the shingles, spouting and metal roofing back on the buildings.

There is still a lot of brush to clean up along roadways.

We removed 3 cabins from Wonsidlers grove and 1 from behind the Wonsidlers farm.

The road crew finished putting up snowplow stakes along roadways and was out with the gradall cleaning ditches and went out 2 times to cinder and 2 nights of spot cindering this month.

Code Enforcement:

During December 2012, the following permits were issued: 4 Residential accessory structure; 1 Commercial renovation, and 9 Use & Occupancy.

Township Manager:

PMRS agreement to meet IRS regulations -

Supervisor Thomas Courduff stated there is no tax increase due to the great work done by the township staff

Public Comments: None

Adjournment: Strunk adjourned the January 7,2012 regular meeting at 7:25 p.m.

Milford Township Board of Supervisors
Minutes of January 15, 2013 Regular Meeting

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

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

Attendance: Jeff Vey Township Manager, Marilyn Stecker Assistant Manager Audience: 3.

Approval of Minutes of Previous Meeting: Mansfield made a motion to approve the Minutes of the January 7, 2013 re-organization meeting and the regular meeting, Motion was seconded by Strunk and passed.

Approval of Invoices for Payment: Having reviewed the invoices, from the January 7th meeting Strunk made a motion to approve the invoices for payment. Motion was seconded by Mansfield and passed.

County Commissioner Rob Lougherty attended the meeting while attendance was light the commissioner has been attending township meetings through out the county. Robert Mansfield thanked the commission for his time.

Reports:

Township Manager:

Penndot has informed us that they have terminated their design effort for this project. Penndot initiated design activities in December 2001 for the project to improve the Portzer/Pumping Station Road connection between PA 663 and PA 309. They have updated the traffic studies and determined, based on present volumes, that the installation of stop along SR4063 at the intersection with Portzer Road.

Medicare eligible employees are required to enroll in Part A & Part B Milford will reimburse Part B premiums . Further research is being done to provide our employees with a supplemental policy.

Resolution 2013-07

State Liquid Fuels Report MS-965 – Bob Mansfield made a motion to sign and mail 2nd by Charles Strunk

Resolution 2013-08

Betsy Moyer Milford/Trumbauersville tax collector authorizing a fee of \$30.00 for certifications on real estate taxes she would also like to increase it to \$50.00 in the future provided he has to do certifications for the school district. Robert Mansfield made a motion and was 2nd by Charles Strunk

Public Comments: None

Adjournment: Mansfield adjourned the January 15, 2013 regular meeting at 7:50 p.m.

Milford Township Board of Supervisors
Minutes of February 5, 2013 Regular Meeting

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

Supervisors Present: Charles Strunk, Thomas Courduff Absent: Robert Mansfield

Attendance: Jeffrey Vey Township Manager, Marilyn Stecker Secretary Treasurer, Dave Winkler Public Works Director, Township Engineer Pete Andersen and Audience 12

Approval of Minutes of Previous Meeting

Strunk **MOVED** to approve January 15, 2013 minutes, seconded by Courduff and passed.

Approval of Invoices for Payment And Treasurer's Report

Having reviewed the invoice list dated Feb. 5, 2013 Strunk made a **MOTION** to approve the invoices for payment. Motion was seconded by Tom Courduff and passed.

Correspondence:

Bucks County Airport Authority December Minutes are available for review.

Reports:

Public Works Report:

Most of the month was spent cleaning up trees and brush along roadways from storm damage.

We also have been stockpiling topsoil from the Nappen project on Milford Square Pike.

We have patching potholes and repairing road signs.

Higgins electric came in to put new backing plates on the traffic signal at Spinnerstown Road and Route 663 they also installed a new LED school signal south bound Allentown Road at the middle school.

The road crew went out 4 times this month to cinder and not once to plow.

Code Enforcement:

In January permits were issued for three residential additions/renovations, five residential accessory, four commercial, ten U&O.

Planning Commission:

The Planning Commission reviewed the Stream Crossing rezoning request to increase density of a single parcel adjacent to Trumbauersville Borough. The applicant presented a case that rezoning would not create unacceptable impacts. The Commission was sympathetic but concerned that a real community need for the rezoning was not presented. They felt strongly that the Township Comprehensive Plan's Development District Concept should be followed where extension of the development district should be considered only when the area for more intense land use has been developed and there is no accommodation for anticipated growth. It was noted that there is vacant land with higher density zoning and other land that could be rezoned similar to this property.

The Commission was amicable to reviewing other information from the applicant and tabled action until next month having no time requirement for the hearing to be set.

There are Plans that have indefinite time extension, letters will be mailed to developers and action will be taken on these plans.

Managers Report:

Vey gave a status report regarding the former C&M development named Milford Pointe. They can accommodate the topsoil on their own site and withdrew their request to stockpile on township open space. Milford Pointe's original public improvements agreement required a \$267,000 contribution for highway improvements that covered both the residential and commercial properties that were under the same ownership at the time. Each were transferred to different owners. The current owner of the residential portion is asking that the contribution be split between the two properties.

Ryan Home is seeking approval to put pedestal signs on open space on Milford Square Pike as their entry point. The purpose of the signs would be for marketing and create a sense of neighborhood. There was discussion that an HOA would maintain the ground and sign and a contribution would be made to fund removal of the signs if there is a failure to maintain. Strunk directed staff to secure easements with maintenance requirements.

Public Comments: Bob Flack of Mill Hill Road asked about the roundabout on Old Bethlehem Pike and Portzer Road. Penndot abandoned the project last year and only notified the township recently. The township will follow up with a letter to Penndot expressing the need for one.

Discussion came from the audience about Comcast charging for what had been free boxes. Charles Strunk stated he would check his billing to verify the charges are being made.

Adjournment: Charles Strunk adjourned the February 5, 2013 regular meeting at 7:40 pm

**Milford Township Board of Supervisors
Minutes of February 19, 2013 Regular Meeting**

Call to Order: Chairman Mansfield called the meeting to Order at 5:30 p.m.

Supervisors Present: Charles Strunk, Thomas Courduff, Robert Mansfield

Attendance: Jeffrey Vey Township Manager, Marilyn Stecker Secretary Treasurer, Gary Landes Township Assistant Manager and Audience 3

Approval of Minutes of Previous Meeting

Mansfield **MOVED** to approve February 5, 2013 minutes, seconded by Courduff and passed.

Approval of Invoices for Payment

Having reviewed the invoice list dated Feb. 19, 2013 Strunk made a **MOTION** to approve the invoices for payment. Motion was seconded by Tom Courduff and passed.

Correspondence:

Quakertown Area Planning Committee January Minutes are available for review.

Managers Report:

The emergency management coordinator was unable to attend the last scheduled meeting. Another meeting will be scheduled. The supervisors discussed where emergency shelters should be located. School facilities have gymnasiums, showering facilities and kitchens. But a problem arises when there are prolonged power outages and people need shelter when school goes back in session. The consensus of the board is to focus on the old firehouse/senior center. There are issues to be resolved related to the property being owned by the Milford Fire Company with a lease to the Senior Center. But Mr. Vey has discussed the matter with both entities and feels concerns can be worked out. Mr. Vey has already taken Emergency System Services to the firehouse, township building and fire sub-station to evaluate the situation. There are also fire company owned generators that have been refurbished and one that may be available for use at the senior center. The township is going to get prices for installation of a diesel generator at the township building and alternatives for the senior center.

On February 12, 2013 the Department of the Auditor General conducted an examination of the municipality's Liquid Fuels Tax Fund form MS-965 as required by the Department of Transportation. There was one finding in the audit. Purchases over \$10,000.00 (the law has been changed to increase this threshold to \$18,000) are viewed as noncompliance with advertising and bidding requirements. Before the federal government rescinded a mandate that would require replacement of a substantial number of signs, Milford began purchasing to the new spec. When the cost of the signs are combined with the cost of the posts, Established Traffic Control was paid \$14,339.75 in one year. In another instance, Silvestri Brothers Masonry was paid \$6,900.00 for snow plowing that the auditor combined with the amount paid to our outside contractor (Heffentrager who was low bid). The auditor stated that this may require reimbursement of the state fund from the general fund for a total of \$21,239.75. Dave Winkler was present for the audit and responded to the auditor's findings. This matter will also be discussed with township auditors. We believe the matter is one of strict adherence to proper procedure that will be followed.

Vey gave a status report of the meeting he attended for the widening of the Turnpike. They are completing design alternatives. There are many areas requiring wetland disturbance and mitigation. The turnpike indicated that a section of the Unami Trail appears to be possible to accommodate under their bridge spanning the Unami. A new configuration of the Quakertown Interchange is being considered. The widening along Doerr Rd may necessitate closing and vacating that section of Doerr. Letting of contracts could start for the first section as early as the end of 2014 and will proceed out until

Battery back up systems for signals on 663 at Spinnerstown Road and Allentown Road were also discussed. Installing battery systems would keep the signals operational until power could be restored. The cabinet for the signal at Spinnerstown Road is adequate to handle a battery system to be installed, but the one at Allentown Road is too small so an alternate solution would need to be considered. The state has been surveying the intersection for expansion that would replace the signal. Supervisors felt it is best to see what timetable the state has on this project before investing in a signal that will be quickly replaced. There is already provision for generators to power the light. The supervisors also would like to check into purchasing a notification system for each signal this would let the township know when power is out at one of the intersections.

The roundabout on Old Bethlehem Pike was revisited. Vey reported that he will set up a meeting with Richland Township and PennDOT to determine the facts regarding this project.

Public Comments:

Adjournment: Charles Strunk adjourned the February 19, 2013 regular meeting at 6:40 pm and went into executive session to discuss personnel matters.

**Milford Township Board of Supervisors
Minutes of March 5, 2013 Regular Meeting**

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

Supervisors Present: Charles Strunk, Thomas Courduff Absent: Robert Mansfield

Attendance: Jeffrey Vey Township Manager, Marilyn Stecker Secretary Treasurer, Dave Winkler Public Works Director, Terry Clemons Township Solicitor, Township Engineer Pete Andersen and Audience 12

Approval of Minutes of Previous Meeting

Strunk **MOVED** to approve February 19, 2013 minutes, seconded by Courduff and passed.

Approval of Invoices for Payment And Treasurer's Report

Having reviewed the invoice list dated March. 5, 2013 Strunk made a **MOTION** to approve the invoices for payment. Motion was seconded by Tom Courduff and passed.

Announcements:

The Milford Township Zoning Hearing Board will meet on **Tuesday, March 12th, 2013** Application of Mack for a Special Exception from section (s) 804.a to allow the construction of a 26'x48' garage having setbacks that are more conforming. With a side setback of 15' where 30' is required and a front setback of 71' where 115' is required. Also an Interpretation of sections 804.a & 404.H2 to allow the replacement of a single family dwelling with a 26'x48'garage, which removes the primary use of the property so the garage becomes the primary use 404.E21 & 404.G4 which is not permitted in the zone

Located at 1945 Allentown Rd. TMP# 23-21-072 in the RA Zoning District.

Correspondence:

Bucks County Airport Authority January 2013 Minutes are available for review.

Reports:

Public Works Report:

The public works department spent most of the month taking down trees in the right of way; we had Dave's tree service come in for two days to help us with some of the larger trees. We installed a new electrical service to the 15mph school light south bound at Tohickon Elementary due to electrical boxes rusting through. We were out with the gradall cleaning ditches.

We spent some time trimming shrubbery at the chamber house on Portzer road. The road crew went out 6 times to cinder this month and 1 time to plow.

Code Enforcement:

In February permits were issued for five residential additions/renovations, seven residential accessory, four commercial, seven U&O. one single family dwelling and one Zoning hearing application.

Planning Commission Report:
Stream Crossing Re-Zoning

Mr. Rob Gundlach, attorney for the applicant and Mr. Wally Smerconish, the applicant, presented additional information prepared by Mr. Kenneth Amey, Professional Land Planner, in a letter dated February 18, 2013. The Commission members all spoke about not wanting to “spot” zone or compromise the Township Comprehensive Plan. Mr. Bolton commented that without the benefit of a formal review, the design of the proposed development, on the surface, appears to be reasonable, however the plan is flawed since it does not comply with the Township Comprehensive Plan or the Township Zoning Ordinance. The Commission was unanimous in recommending that the Board of Supervisors deny the plan because it is not consistent with the Township’s established land use policy, both in the township’s comprehensive plan and zoning ordinance.

Park Board Report:

Reorganization

Bob Irick Chairman, Carol Monahan Vice-Chairman, Lewis as Financial Secretary.

Old Business

Bob gave an update on existing and proposed trails. Bob asked Marilyn for an update on the “imitation” log benches. Bob explained the grassland initiative in the open space areas. Bob also reported that new signs were ordered for Milford Pointe and Barrel Run. A discussion was held about blocking automobiles from the rear of Fernbrook pavilion with a bollard or bolder. They also discussed the problems with neighbor encroachments into Township open space. Several ideas were discussed; friendly letters, knocking on the door, clearer ways of marking open space such as possible bird feeders on posts at the borders and possible fees for violators.

New Business

The Board discussed ideas to be involved with the Quakertown Area Day of Play on April 20, 2013. Bob explained that the goal is to get kids and their families outside and into the local Township and Borough parks and that the Townships and Borough should highlight a lesser known or used park. The Board discussed using Fernbrook Park as their location. The Board had many ideas and possible organizations or persons who may want to help. The Board will look into these leads and will discuss at a later meeting and by email.

Managers Report:

Jeff Vey provided an update on his meeting with PennDOT concerning the roundabout at Old Bethlehem Pike and Portzer Road. PennDOT was told by representatives of the Department of Environmental Resources and the Army Corps of Engineers that all other alternatives have been exhausted if the roundabout would be allowed to impact wetlands and that an intersection with a traffic signal (not currently warranted) has no wetland impact. Vey and Courduff will attend the town meeting Senator Mensch has scheduled to discuss this project.

Tom Courduff made a motion to approve the purchase of a battery backup system for the intersection of Spinnerstown Road and Route 663, which will cost approximately \$6,000.00 motion, 2nd by Charles Strunk

Escrow Release:

Resolution 2013-08

Resolved by the Milford Township Board of Supervisors that the following escrow funds can be refunded to the Developer/Property Owner as all engineering and legal fees have been processed against the accounts and the work for which the escrow was established has been done.

Tri County Real Estate Development

Detention Basin on Benner's School Road and Esten Road. Refund the balance in the In House Escrow Account- \$ 5,000.00.

Stoudt Road Subdivision, Mr. Mark Akins

Refund the balance in the In House Escrow Account to Mr. Akins who deposited the escrow with the Township, \$58.27.

Milford Convenience LP, Milford Convenience

Refund the In House Escrow Account, \$1,425.38.

Sewer-Milford Convenience LP, Milford Convenience

Refund the In House Escrow Account, \$10,000.00.

West Swamp Mennonite Church

Refund the In House Escrow Account balance, \$435.56.

Tom Courduff made a motion to release the escrows closing them out. 2nd by Charles Strunk and passed.

Milford Pointe Improvement Agreement:

Resolution 2013-09

Resolved by the Milford Township Board of Supervisors that the Land Development and Financial Security Agreement for the Milford Pointe subdivision between Liberty Commercial Development Corporation and Milford Township be approved and authorized for execution.

After Terry Clemons reviewed the improvement agreement, Charles Strunk made a motion to approve the agreement, Courduff 2nd the motion and it passed.

Public Comments: Joe Goodin who resides on Starr Road expressed to the board his concerns about the speeding on Starr Road. Residents also discussed the open fields that are being farmed the farmers are using pig manure and the odor is becoming a problem. Jeff will contact the conservation district to see if they have an insight to the problem of odor.

Adjournment: Charles Strunk adjourned the March 5, 2013 regular meeting at 7:55 pm

**Milford Township Board of Supervisors
Minutes of March 19, 2013 Regular Meeting**

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

Supervisors Present: Charles Strunk, Thomas Courduff. Absent Robert Mansfield

Attendance: Jeffrey Vey Township Manager, Marilyn Stecker Secretary Treasurer, Terry Clemons Township Solicitor and Audience 8

Approval of Minutes of Previous Meeting

Courduff MOVED to approve March 5, 2013 minutes seconded by Strunk and passed.

Approval of Invoices for Payment

Having reviewed the invoice list dated March 19, 2013 Strunk made a **MOTION** to approve the invoices for payment. Motion was seconded by Tom Courduff and passed.

Correspondence:

Quakertown Area Planning Committee January Minutes are available for review.

Managers Report:

Wireless and Right Of Way Management Ordinance

Milford Township can engage the services of the Cohen Law Group to assist in drafting a wireless facility and right-of-way management Ordinance. The proposal is offered through the Bucks County Consortium and provides decreased cost when more municipalities participate. Mr. Clemons acknowledged that Cohen has expertise and the proposal is favorable to attempting the work alone.

Courduff made a **motion** to have to have Jeff Vey send an engagement letter for Wireless Facility and ROW Management Services seconded by Strunk and passed.

Revised Park Ordinance

A revised Park Board Ordinance is being prepared to simplify the language and change the membership of the board from seven to five. Vey will circulate a draft.

Stream Crossing Rezoning Request Status

Stream Crossing rezoning will be advertised for a future meeting if the applicant chooses to keep the request pending.

Sport & Fitness Discovery Camp

Kevin Filoon from Sport & Fitness Discovery Camp asked the board for use of Molasses Creek Park in June and July. This activity camp is designed for kids 5-11 years of age. Campers learn sport basics and engage in fitness activities directed by certified PA Elementary Health and Physical Educators from the Quakertown School District. It is for-profit with fees charged.

Dates/Times: 8:30am-12: 30pm Monday - Thursday on: June 17-20, July 8-11, July 15-18, 2013
9:00am-3:00pm Monday - Thursday on: June 24-27, July 22-25 of 2013

The Board of Supervisors asked Mr. Filoon to attend the next park board on April 17, 2013

Public Comments: Mr. Goodin of Starr Road asked approval to pick up trash on the walking

trail using his Gator, the board granted him permission. He also thanked the board for putting up a speed limit sign on Starr Road.

Goodin complained about the use of pig manure on open fields as fertilizer with odor being a problem. Terry Clemons explained state law protects farmers right to farm.

Goodin asked about the roundabout. Vey provided an update on his meeting with Penndot concerning the roundabout at Old Bethlehem Pike and Portzer Road. Penndot said they have returned about \$700,000 of federal earmark monies. The roadblock is a requirement that all alternatives be exhausted before impact would be allowed to the adjoining areas delineated as wetlands. Vey and Courduff will attend a meeting with Senator Mensch and discuss this project.

Keith Little from Willow Stream addressed the board with his concern with a neighbor who's property abuts his, who is constructing an addition to a shed without a permit. Vey contacted Code Enforcement Officer Jim Young from the meeting to check into the matter.

Steve Young (Willow Stream Association) requested a waiver of fees for use of the meeting room. Vey confirmed that their Homeowners Association has their annual meeting here in the past with no damages. Courduff moved to waive the fee Strunk seconded the motion and passed.

Adjournment: Charles Strunk adjourned the March 19, 2013 regular meeting and went into executive session to discuss real estate issues.

Milford Township Board of Supervisors
Minutes of April 2, 2013 Regular Meeting

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

Supervisors Present: Charles Strunk, Thomas Courduff Absent: Robert Mansfield

Attendance: Jeffrey Vey Township Manager, Marilyn Stecker Secretary Treasurer, Dave Winkler Public Works Director, and Audience 11

Approval of Minutes of Previous Meeting

Coruduff **MOVED** to approve March 19, 2013 minutes, seconded by Strunk and passed.

Approval of Invoices for Payment And Treasurer's Report

Having reviewed the invoice list dated April 2, 2013 and Treasurers Report for February 8, 2013. Strunk made a **MOTION** to approve payment, seconded by Courduff and passed.

Announcements:

The Milford Township Zoning Hearing Board will meet, April 9, 2013 at 7: P.M. for:
Renshaw – to allow the accessory apartment at 1940 Freier Road
Krevitz – to allow silk screening and beauty product distributor - 2385 John Fries Highway

Correspondence:

- (a) Bucks County Airport Authority February 2013 Minutes are available for review.
- (b) Milford Township Water authority Annual Drinking Water Report for 2012

Reports:

Public Works Report:

The public works department began the month working with Dave's Tree Service taking down large trees that were leaning over the roadway on Fennel road and three large dead trees along the Barrel Run Trail.

We put up 35mph speed limit signs on Starr Road, We did some ditch cleaning on Miller Road and replaced a pipe on Nursery Road on the south side of the bridge.

We went out to cinder three times this month.

Code Enforcement:

In March permits were issued for six residential additions/renovations, one single-family dwelling, three Zoning hearing, thirteen U&O's.

Park Board Report:

The Board discussed park maintenance, specifically, the downed trees at Unami Creek Park and the need for bollards at Fernbrook Park to prevent vehicles from accessing the area behind the pavilion. The new signs for Milford Pointe and Barrel Run have been ordered but have not been received as of this meeting. The Board discussed ideas from the previous month to be involved with the Quakertown Area Day of Play on April 20, 2013. Some ideas were confirmed and others were still in the process of being set-up. The event will take place at Fern Brook Park. Next board meeting will confirm the events planned for Quakertown Area Day of Play.

Trees down in the parks and township open space: Dave Winkler Roadmaster recommends a tree service come in and remove the trees. Gary Landis Assistant Manager has been in contact with companies that currently have logging permits in the township. The board would like to meet with the logger and accompany him on his inspection and assessment of the trees.

Managers Report:

Bucks County Board Of Health West Nile Program

Strunk made a motion to grant permission to the Bucks County Department of Health to allow the municipal'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 8, 2013. The motion was seconded by Courduff and passed.

Road Turnback Annual Maintenance payment of \$10,960.00 was received on April 1, 2013.

Donation to Quakertown Community Day

Strunk made a **MOTION** to make contribution in the amount of \$1,000.00 motion was seconded by Courduff and passed

Resolution 2013-10

Resolution of the Board of Supervisors of Milford Township applying to receive from the DCNR a grant for the purpose of Acquisition of Camp Cedar Hill. Courduff made a **MOTION** to apply for grant seconded by Strunk and passed.

Resolution 2013-11

Resolution of the Board of Supervisors of Milford Township authorizing the acquisition by purchase of tax map parcel 23-008-027 and 23-008-029 and 23-008-030 1561 Trumbauersville Road, Milford Township, Bucks County. Courduff made a **MOTION** to authorize this purchase, seconded by Strunk and passed.

Resolution 2013-12 – Escrow Release

Strunk made a motion to release **Parkside 18 MO.** escrow of \$5,000.00 established in 2008. 18 months passed and accounting is requesting the balance of \$239.80 be refunded to Howland LLC. Courduff made a **MOTION** to release escrow, seconded by Strunk and passed.

Resolution 2013-13 – Escrow Release

Strunk made a motion to release **Castle Grading** Trolley Bridge Road escrow of \$4,000.00 established in 2008 for grading work. The work has never been done and Milford is transferring the funds from the in house account to the Milford Township General Fund. Courduff made a **MOTION** to release escrow, seconded by Strunk and passed.

Resolution 2013-14 – Bid Award

Strunk made a **MOTION** to **award contracts** for the following:

Bid 1A Road Materials - Aggregates – Award to Naceville Materials, Inc.

Bid 1B Road Materials for Paving Award to Coopersburg Materials Inc.

Bid 3 Paving Equipment/Operator Rental – Award to Reid Paving

seconded by Courduff and passed.

Supervisor Tom Courduff praised Jeff Vey for his efforts in acquiring the Cedar Hill Cabins.

His pride in Milford is greatly appreciated.

Public Comments: Nancy Gill of Allentown Road and Chris Tray addressed the board asking them once again to consider removing the Disc Golf course.

Adjournment: Charles Strunk adjourned the April 5, 2013 regular meeting at 7:45 pm

**Milford Township Board of Supervisors
Minutes of April 16, 2013 Regular Meeting**

Call to Order: Chairman Mansfield called the meeting to Order at 5:30 p.m.

Supervisors Present: Robert Mansfield, Charles Strunk, and Thomas Courduff

Attendance: Jeffrey Vey Township Manager, Marilyn Stecker Secretary Treasurer, and Audience 11

Approval of Minutes of Previous Meeting:

Coruduff **MOVED** to approve April 2, 2013 minutes, seconded by Strunk and passed.

Approval of Invoices for Payment:

Having reviewed the invoice list dated April 16, 2013 Strunk made a **MOTION** to approve payment, seconded by Courduff and passed.

Correspondence:

- (a) Quakertown Area Planning Committee March 2013 Minutes are available for review.
- (b) Chapter 94 Municipal Wasteload Management 2012 Annual Report is available for review.
- (c) BCPC letter endorsing the acquisition of Camp Cedar Hill and the Grant application.
- (d) PennDOT Bridge Replacement Project Notice of intent to enter – 1584 Trumbauersville Road and 1800 Upper Ridge Road

Managers Report:

Request for Proposal (RFP)

2170 Portzer Road – draft for Rental of Property. The previous tenant was the Chamber Of Commerce. The building is in need of care. It is a prime location for a use – there are 8 acres of open space behind and around building. The draft RFP solicits proposals for the use of the building under a longer term (10 year) triple net lease leaving the option for credits if substantial capital improvements are made. Vey asked that the draft be reviewed and comments be forwarded to him for revisions.

Unami Creek Park – The proper course of action to deal with hurricane woodland destruction in the park was discussed. Strunk, Courduff, Vey, Landes (Asst. Manager), and Irick (Park Board) met with Gift Lumber Co and hiked the Unami Park trails to discuss the massive damage caused by Hurricane Sandy. Mr. Gift advised that it is feasible to do a timber harvest involving removal of downed trees and select harvest of “cull” trees to improve the woodlands.

The township’s concern is that environmental stewardship is the most important issue. Timber harvest is a means toward responsible management of the woodlands. Vey met with Jessica Salter, Service Forester with the PA Department of Conservation and Natural Resources’ Bureau of Forestry and subsequently hiked the park for specific guidance. Areas of particular concern were access to the park from Allentown road, the landing area for harvest operations, the use of trails for internal park access, wetlands and waterways that need to be protected and the need to specifically mark “cull” trees to avoid over harvest of good specimens. Ms. Salter provided guidelines and a list of third party foresters who have degrees in natural resource management and training in planwriting. The Supervisors emphasized the need for responsible

environmental management. Vey suggested that this may be an opportunity to consider a minor relocation of the Unami trail away from the creek at the bend with installation of riparian buffer plantings on the creek side and stream bank restoration.

Supervisors approved the solicitation of proposals with estimates of cost to prepare a stewardship plan for the woodlands of the Unami Creek Park.

Park Ordinance – Vey presented a draft revision to the park ordinance. It makes the board 5 members and simplifies language. It removes the enforcement language that was problematic at one time and expands the functions of the board to include involvement in planning and design as well as events. What needs to be considered is if rules and regulations can be adopted by resolution so it is easier to adjust, like our current prohibition of activity in Parks after dusk where we put lights on the basketball court. There still needs to be a repealer and provide a basis for enforcement. Vey asked that the Board review the draft and provide comments.

Generators - for the buildings we are waiting on information from Higgins and there is a possibility we will have to bid the work for the installation. The generator for the firehouse has been hooked up.

Donation to Fire Company fireworks - Strunk made a **MOTION** to pay the cost of the Milford Township Carnival fireworks, motion was seconded by Courduff and passed.

Resolution 2013- 15-Bid Award:

Mansfield made a **MOTION** to **award contract** for the following: Consortium Fuel bid to Riggins Inc. for the 2013-2014 seconded by Courduff and passed.

Adjournment: Bob Mansfield adjourned the April 16, 2013 regular meeting at 6:25 pm and went into executive session to discuss Real Estate purchases.

**Milford Township Board of Supervisors
Minutes of May 7, 2013 Regular Meeting**

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

Supervisors Present: Robert Mansfield, Charles Strunk, and Thomas Courduff

Attendance: Jeffrey Vey Township Manager, Marilyn Stecker Secretary Treasurer, and Audience Dave Winkler Public Works Director and Audience of 11

Approval of Minutes of Previous Meeting:

Mansfield **MOVED** to approve April 16, 2013 minutes, seconded by Courduff and passed.

Approval of Invoices for Payment And Treasurer's Report:

Having reviewed the invoice list dated May 7, 2013 and Treasurers Report for March 31, 2013. Strunk made a **MOTION** to approve payment, seconded by Courduff and passed.

Correspondence:

- (a) Bucks County Airport Authority February 2013 Minutes are available for review.
- (b) Nelson Long – His mother passed away and he is requesting permission to occupy her cabin until fall of 2013. The lease would terminate upon her death – Mansfield made a **Motion** to extend the time until October 15, 2013 seconded by Strunk and passed.
- (c) Stacy Reiss – Quakertown Vet Annual Pet Fair – each year the Vet Clinic has a pet fair and request the Fire Police's assistance with directing traffic on Old Bethlehem Pike. The Pet Fair is being held Saturday June 1, 2013

Public Works Report:

The public works department began the month removing snowplow stakes throughout the township and removing spreaders and plows and putting them in storage until next season. We installed signs along the Milford Pointe trail and the Barrel Run trail also installed the Highlands trail sign at the parking area at Parkside trail.

We were out with the gradall cleaning ditches and making shoulder repairs at Beechwood acres. We started our annual spring street sweeping along with sweeping roads that are to be oil and chipped.

Code Enforcement

In April permits were issued for sixteen residential additions/renovations, one single-family dwelling, two commercial logging, two Zoning hearing, eleven U&O's.

Planning Commission

Milford Village Phase 1 (lifequest)

The applicant Del Markward and Roger Hiser along with their engineer Steve Pany, were present. Del gave an overview of the project. Del provided a color map showing the Phasing legend.

The Planning Commission recommend approving the applicant's request with compliance to reviews Andersen Engineering review letter of April 17, 2013. Bucks County Planning Commission review letter dated April 18, 2013 and the Quakertown Area Planning Committee review letter dated April 12, 2013.

A conditional Use hearing is in the process of being scheduled.

Managers Report:

Sport Camp and Bux-Mont Torch

Both entities have requested use of Molasses Creek Park. Bux-Mont Torch is for a single week, they held the same event last year. Sports Camp got a favorable recommendation from the Park Board. The representatives from both camps are in agreement they can both use the park without interruption of each other's event. Both will supply the township with insurance certificates.

Portzer Road (RFP)

2170 Portzer Road –The board has reviewed the draft lease and is ready to solicit proposals. The board would like the blacktop area removed and reseeded. Mansfield made a motion-authorizing manager to proceed with solicitation of proposals seconded by Courduff and passed.

Unami Creek Woodlands

Timber harvest is a means toward responsible management of the woodlands. Vey has a list of foresters. He will be contacting three of them to provide proposals for the boards review and then to interview and deliver a presentation before making a decision.

DEP NPDES MS4

Staff has met with DEP to finalize requirements for our permit application. There are considerably greater requirements than in previous years. We anticipate having our application submitted next week after having favorable reviews of various elements that we have submitted. Courduff commended Vey on his dedication to the work he has done on the MS4.

Open Space Acquisitions

We completed settlement on the Maw property. This was the last of the creekside structures on Trumbauersville Road north of Finland. Settlement on Cedar Hill is anticipated for mid-June.

Norris Roof

There is a considerable sag in the rafters of the roof that needs to be repaired this is a result of settlement and age of the rafters. The publics Work department will set new rafters next to the old ones for additional support.

Escrow Releases:

Mansfield made a motion to approve **Resolution 2013-16**, Celerity Integrated Services Release #1 dated 4/23/2013 in the amount of \$21,549.10 motion was seconded by Strunk and passed.

Public Comment:

Previously during a meeting a resident asked Strunk about Comcast charging for what they use to call free boxes, Mr. Strunk addressed this and there is nothing the township can do.

Tom Courduff - the American Legion has been asked him to participate with them in the Memorial Day Parade.

Tom expressed his gratitude and appreciation to Dave Winkler and his crew for their efforts during Hurricane Sandy.

Adjournment: Bob Mansfield adjourned the May 7, 2013 regular meeting at 7:45 pm

**Milford Township Board of Supervisors
Minutes of May 21, 2013 Regular Meeting**

Call to Order: Chairman Mansfield called the meeting to Order at 5:30 p.m.

Supervisors Present: Robert Mansfield, Charles Strunk, and Thomas Courduff

Attendance: Jeffrey Vey Township Manager, Marilyn Stecker Secretary Treasurer,

Approval of Minutes of Previous Meeting:

Mansfield **MOVED** to approve May 7, 2013 minutes, seconded by Courduff and passed.

Approval of Invoices for Payment

Having reviewed the invoice list dated May 21, 2013. Strunk made a **MOTION** to approve payment, seconded by Courduff and passed.

Correspondence:

- (d) Bucks County Airport Authority April 2013 Minutes are available for review.
- (e) Quakertown Area Planning Commission April 2013 Minutes are available for review

Managers Report:

Mansfield made a motion to approve **Resolution 2013-17** Application for Traffic Signal Approval – signal to be installed at Commerce Drive/Lifequest Dr/SR0663 motion was seconded by **Courduff** and passed.

Generator – Higgins will do the installation for the township building.

Curt Eshleman, Timberlink Consulting, LLC – submitted his proposal after assessing the destruction from hurricane Sandy that was in October 2012. Unami Creek Park, Allentown road and Parkview Drive was the focus of concern; fallen and uprooted trees throughout the wooded area of the park along trails have become a safety concern. Timberlink will provide Administer a salvage harvest on the property, which will include:

1. Establish the areas where harvesting will occur
2. Mark individual trees for harvest
3. Prepare prospectus and solicit bids for sale
4. Prepare timber sale agreement
5. Prepare necessary permits (Erosion & Sedimentation Control Plan, Milford Township Timber Harvest permit.)
6. Monitor compliance of Timber Sale Agreement during harvest and restoration.

Eshleman also suggested a portion of the trail near the Unami Creek be moved slightly in order to control erosion near the creek bed.

The park will be closed during the harvesting due to safety issues that could arise if people are walking on nearby trails.

Mansfield made a motion approving the proposal submitted by Curt Eshleman seconded by **Strunk** and passed.

Escrow Releases:

Courduff made a motion to approve **Resolution 2013-18;** Tri County Release in the amount of \$1861.43 motion was seconded by Mansfield and passed.

Public Comment: None

Tom Courduff - the American Legion has been asked him to participate with them in the Memorial Day Parade.

Adjournment: Bob Mansfield adjourned the May 21, 2013 regular meeting at 6:25 pm

**Milford Township Board of Supervisors
Minutes of June 4, 2013 Regular Meeting**

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

Supervisors Present: Robert Mansfield, Charles Strunk, and Thomas Courduff

Attendance: Jeffrey Vey Township Manager, Dave Winkler Publics Work Director, Marilyn Stecker Secretary Treasurer, and Audience of 12

Approval of Minutes of Previous Meeting:

Mansfield **MOVED** to approve May 22, 2013 minutes, seconded by Courduff and passed.

Approval of Invoices for Payment And Treasurer's Report

Having reviewed the invoice list dated June 4, 2013. Strunk made a **MOTION** to approve payment, seconded by Courduff and passed.

Correspondence:

- (a) Bucks County Airport Authority April 2013 Minutes are available for review.

Robert Mansfield stating that the applicant had requested a continuance to July 2nd 2013 opened Conditional Use Hearing: - Milford Village – Life Quest. With no further questions Strunk made a motion to close the hearing seconded by Courduff and the hearing was closed. **The Milford Village Conditional Use Hearing will be continued to Tuesday July 2, 2013.**

Land Development

Brookfield – Heritage – 90 dwellings on Pumping Station Road. This proposal is for a parcel where another plan has an approval. It has been dormant for well over 5 years. Last known addresses were notified. PLANNING COMMISSION RECOMMENDS DENIAL. Mansfield made a **MOTION** to deny Brookfield plans per July 28,2003 and November 14, 2004 Andersen Engineering letters and Planning Commission recommendation, seconded by Strunk and passed.

Report:

Public Works:

The public works department had a very busy month.

We had 4 days of skin patching with AMS, completed the crack sealing and poly patch contract. We did a surface treatment and fog sealed in Beechwood Acres and Commerce Drive. We poured a concrete patch to repair a hole on the bridge deck on the Rosenberger Road Bridge. We finished the parking lot at Engelmann's Bridge as per DEP regulations. Installed a new swing set at molasses creek park, and finished the month out with shoulder repairs on Esten Road.

Code Enforcement:

In May permits were issued for four residential additions/renovations, fourteen res/access, one logging permit, one Zoning hearing, thirteen U&O's.

Planning Commission:

Special Exception: *Mark Murray 2360 Mill Pond Road - TMP#23-15-072*

This application proposes to extend a non-conforming dwelling by allowing 22' x 32' addition with a front yard set back of 70ft where 100ft is required.

(Fran excused himself from the decision due to the applicant being his son.)

*Carson Schneck **moved** that the planning commission recommend the Zoning Hearing Board Approve the applicant's request. Seconded by Jack Merritt and passed unanimously.*

Heritage Building Group *(Brookfield) TMP 23-15-039, 37, 36 (90 lots public water on site Sewage (Plan date 2/1/02 last revised 9/5/03)*

The Planning Commission has reviewed the above referenced plan.

*Edwin Bolton made a **motion** recommending that the Board of Supervisors deny their application. This is in accordance with the review letters from the Bucks County Planning Commission and the review letters from Andersen Engineering*

This plan is eleven years old with an indefinite time extension. Sue Edwards seconded the motion and passed unanimously.

Managers Report:

Jeff Vey – Township Manager addressed the attendees in the room that he has prostate cancer in his discussion he encouraged all men over 50 to have a (PSA) Test Screening and those over 40 consider it as well. This test measures the blood level of PSA, a protein that is produced by the prostate gland. The higher a man's PSA level, the more likely it is that he has prostate cancer. However, there are additional reasons for having an elevated PSA level, and some men who have prostate cancer do not have elevated PSA. Mr. Vey will under go surgery in Mid July and after his recovery he will return to work. Prostate cancer is the second highest cancer killer of men in the United States and it doesn't have to be with early detection and treatment.

Public Comment: Richard Cooper of 2070 Brinkman Road and Heather Addison of 2080 Brinkman Road addressed the Board with their concerns of stormwater runoff in the rear of their properties which they feel is coming from the Valley View subdivision. Mr. Vey and Township Roadmaster Dave Winkler met Mr. Cooper at his home after the meeting to access the situation.

Tom Courduff - The Quakertown Memorial Day Parade was well attended and it was a proud moment for Mr. Courduff to present a leadership award as part of the ceremony.

Adjournment: Bob Mansfield adjourned the June 4, 2013 regular meeting at 7:40 pm

**Milford Township Board of Supervisors
Minutes of June 18, 2013 Regular Meeting**

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

Supervisors Present: Robert Mansfield, Charles Strunk, and Thomas Courduff

Attendance: Jeffrey Vey Township Manager,

Resolution 2013 – 19 - Authorization to Purchase Camp Cedar Hill

Charles Strunk made a **motion** to authorize the purchase of Camp Cedar Hill (TAX MAP PARCEL NOS. 23-20-52 and 23-20-25) and the cabins located there. Seconded by Courduff and passed unanimously.

There being no further business, the meeting was adjourned at 7:06 PM

**Milford Township Board of Supervisors
Minutes of July 2, 2013 Regular Meeting**

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

Supervisors Present: Robert Mansfield, Charles Strunk, and Thomas Courduff

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

Approval of Minutes of Previous Meeting:

Mansfield **MOVED** to approve June 4, 2013 and June 18, 2013 minutes, seconded by Courduff and passed.

Approval of Invoices for Payment

Having reviewed the invoice list dated July 2, 2013. Strunk made a **MOTION** to approve payment, seconded by Courduff and passed.

Announcements:

Management Discussion and Analysts GASB – 34 for fiscal year 2012 is available for review, township is in good financial position, as shown with the report.

There is no zoning hearing meeting for the month of July.

The next meeting for July 16, 2013 has been moved from 5:30 to 7:00 PM

Correspondence:

- (a) Bucks County Airport Authority May 2013 Minutes are available for review.
- (b) Quakertown Area Planning Commission May 2013 Minutes are available for review
- (c) DEP Land Use letter for 2631 Allentown Road to renew NPDES permit.
(Acknowledging he is renewing his permit)

Conditional Use Hearing – Milford Village – Life Quest/ Land Development

Terry Clemons opened the hearing. Mr. Clemons asked if anyone wanted Party status, with no one from the audience asking for Party Status Mr. Clemons continued. Milford Village was represented by Jonathan Reiss, Del Markward and Steve Pany.

The Conditional Use hearing is to consider the application of LifeQuest, Milford Village, L.P. and LifeQuest Nursing Center for approval of changes and reconfirmation of the previously approved Unified Master Plan for the Milford Village site of 208.64 acres on Rt. 663 between Portzer Road and Mill Hill Road.

The Milford Village site is being developed under the provisions for an Arterial Mixed Use development that allows a greater number of “low impact” residential units such as assisted living and congregate care. Non-residential uses are also allowed. The current proposal makes relatively small revisions to the numbers of residential units previously shown in reaction to the detailed plans for Phase 1. Phase 1 proposes an addition to the existing nursing home for a kitchen, construction of 123 assisted living units, construction of 40 memory care units and

construction of a 12,000 sq. ft. day care center to replace the current center that is being converted to offices. Subsequent phases show a hospital, recreation hall and retail spaces.

The previously approved Master Plan tabulated impervious surface coverage for each of 10 sections totaling 77.5 acres (37.5%). The current plans reallocate the impervious with minor changes between the sections with a total of 77.69 acres (37.6%). The previously approved Master Plan proposed 598 congregate care units, 120 assisted living units, 288 apartments with 2 or less bedrooms, 33 Village Houses and 41 Townhomes. The current proposal changes congregate care to 553 and assisted living to 163 units with the other housing types unchanged. It was noted that the exhibit Master Plan must be revised as it shows 547 congregate care and 169 assisted living units.

Mr. Markward reviewed plans to install a traffic signal at LifeQuest Drive and Rt. 663. The signal will be installed to accommodate the future widening of Rt. 663 to 5 lanes. Mr. Reiss asked that the hearing be continued to August 6th so the applicant can meet with township professionals to review traffic improvement details and their phasing.

Mr. Mansfield asked if there was public comment on the Milford Village proposal and hearing none continued the hearing to August 6, 2013 at 7 PM.

Reports:

Public Works:

The public works department began the month doing shoulder repairs on Weisel, Fennel and Doerr Roads due to heavy rains.

We also installed 56' of 15" RCP from the retention basin at the public works to an inlet box on Krammes Road due to the existing CMP rusting out.

Regent Tree Service came in and sprayed for weeds along guide rails and curbs through out the township.

Dave's Tree Service helped the public works take down large dead trees in the right of way on Fennel and Fels Road.

In the parks all exercise and playground equipment were inspected, 4 new swings were installed at Molasses Creek Park and boulders were placed around the parking lot at Fernbrook Park to keep cars from driving behind the pavilion.

Code Enforcement:

In June permits were issued for eight single family dwelling, three residential renovations, three commercial, two residential accessory, two residential additions, one logging, one zoning hearing and eleven U&O's.

Park Board:

Park Board members walked the length of the Unami Trail and the following recommendations:

Place a bench near retention pond.

Significant neighbor encroachments still exist and should be addressed.

There is a trodden footpath between the macadam path (between Parkside and Streamview) Park Board recommends this path be continued around the low side of the

steamview detention basin and meander through the wildflower meadow to connect with the existing macadam path heading to Unami Creek Park.

Managers Report:

Vey gave an update on the acquisition of Camp Cedar Hill; the settlement was on Friday June 28, 2013 and went smoothly.

A checking account was opened at QNB Bank for the settlement of the cabins; the funds were from an Open Space CD at First Savings Bank, in the amount of \$546,786.66. Mansfield also reconfirmed **Resolution 2013-19** approving the acquisition of the Camp Cedar Hill cabins.

The Red Cross has requested the use of the township building to hold their blood drive and to waive the fee. The Blood Drive is set for August 12, 2013

Mansfield made a **Motion** to waive the fee for the Red Cross Blood Drive motion was seconded by **Courduff** and passed.

Management Discussion and Analysts GASB – 34 and Financial Statements for year-end 2012 from Styer Associates are available for review.

Courduff made a **Motion** to accept the MD&A and Audit for 2012 motion seconded by **Mansfield** and passed.

Resolutions:

Mansfield made a **Motion** to approve **Resolution 2013-20** – approving application – Bucks County Municipal Open Space grant for (Jaunezemis) property on Mill Pond Road.

Strunk made a **Motion** to approve **Resolution 2013-21** Transfer- open space funds from First Savings CD to QNB checking in the amount of \$546,786.66 for Camp Cedar Hill settlement motion was seconded by Courduff and passed.

Escrow Releases:

Mansfield made a motion to approve **Resolution 2013-22;** Pens Grant Naplin Three Release #1 in the amount of \$304,325.19 motion was seconded by Courduff and passed.

Dave Winkler - Expressed an appreciation to Evan Kaseman who for his Senior/Eagle Scout project cleaned the Barrel Run Stream a job well done!

The Board of Supervisors have requested that the township solicitor and Engineer attend the July 16, 2013 which is scheduled for 7:00 PM

Public Comment: None

Adjournment: Bob Mansfield adjourned the July 2, 2013 regular meeting at 8:30 pm

**Milford Township Board of Supervisors
Minutes of July 16, 2013 Regular Meeting**

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

Supervisors Present: Robert Mansfield, Charles Strunk, and Thomas Courduff

Attendance: Marilyn Stecker Secretary Treasurer, Terry Clemons Township Solicitor, David Horst Township Engineer and Audience of 22

Approval of Minutes of Previous Meeting:

Mr. Mansfield **MOVED** to approve July 2, 2013 minutes, seconded by Mr. Courduff and passed.

Approval of Invoices for Payment And Treasurer's Report

Having reviewed the invoice list dated July 2, 2013 Mr.Strunk made a **MOTION** to approve the invoices for payment. Motion was seconded by Mr. Courduff and passed along with the Treasurer's report for May and June 2013

Announcements:

There are no scheduled Zoning Hearing applications for the month of August.

Correspondence:

- (a) Quakertown Area Planning Commission June 2013 Minutes are available for review
- (b) Milford Township Water Authority Annual Financial Report 2012 & 2011 are available for review.

Sergeant Joseph F. Sokolofski Station Commander from Pennsylvania State Police Dublin Barracks addressed the audience. He read an incident report for the past year. Residents then spoke to him with their concerns, Residents on Starr Road complained about the excessive speeding on their street as well as Camp Rock Hill Road; the sergeant indicated he would have the roads looked at more. The consensus of the Board is they are satisfied with the coverage the State police are providing the township, Mr. Mansfield stated his opinion he feels it would be misuse of taxpayers monies to fund a Police force at this time. Mr. Mansfield and the rest of the board thanked Trooper Sokolofski for speaking with the residents.

Rezoning – Mumbauer Tract- Stream Crossing – rezone request from RA to SRM Trumbauersville Road TMP # 23-21-43

The applicant is proposing to rezone the property to SRM zoning district. If the rezoning is approved, the applicant will request subdivision approval to construct a 23 single-family home community on the property. Previously there is an approved 9 - lot subdivision for this property.

The Milford Township Planning Commission has reviewed this request and there recommendation is that the Board of Supervisors denies their application for re-zoning because the plan is not consistent with the Township's comprehensive plan and zoning ordinance. Their decision is in accordance with the review letter rom Quakertown Area Planning Committee dated January 15, 2013 and Bucks County Planning Commission review letter dated January 2, 2013

Terry Clemons opened the hearing at 7:17 pm Mr. Smerconish and his attorney Robert Gundlach along with Kenneth Amey (Planner) Greg Elko (civil engineer) and David Horner (Traffic engineer) presented the board of supervisors with more detailed information on his proposed development. Stream Crossing will have two access points on Trumbauersville Road and have sidewalks, which will link residents to the borough. The plan will widen Trumbauersville Road on both sides along the frontage, and soften the curve that is there now. There will be detention basins, inlets and underground piping to lead storm water away from the roadway which floods. There were several residents who were there to attest to the flooding that occurs on this road. Mr. Courduff asked Greg Elko if PennDOT has approved the roadway improvements. The improvements were approved with the application of his approved 9 - lot subdivision. Mr. Smerconish and his representatives explained the original plan has not changed with the addition of 14 extra units. After the presentation Mr. Mansfield addressed concerned residents Clyde Griffiths, Patty Strouse, Jennifer Bishop about the storm water runoff. If the Board decides to move forward with the applicants request for the zoning change there will be more information provided on land development and how their storm water management plans will affect their properties. Mr. Mansfield and the board members will make a decision on moving forward at the next scheduled meeting Tuesday August 6, 2013 at 7p.m. Mr. Clemons closed the Rezoning meeting and was adjourned at 9:07 p.m.

Aaron Senft and Chris Gahman asked the Board of Supervisors for permission to use Quakertown Airport for their 12th Annual Cystic Fibrosis Benefit Car show. Mansfield made a **Motion** to waive conditional use hearing, waive permit fee, motion was seconded by Strunk and passed.

Renshaw - Waiver of Land Development Submission 1940 Freier Road (TMP# 23-21-116-9) Approval of the waiver has conditions – No addition will be made to the residence and no external improvements will be made in order to convert the residence and establish an apartment therein. Documentation must be submitted to Milford Township evidencing either a third sewer EDU has obtained or no additional EDU is required, and the applicant will pay any and all legal costs incurred by Milford Township for reviewing this information. Mansfield made a **Motion** to approve waiver of land development seconded by Strunk and passed.

Public Comment: Joe Goodin from Starr Road asked if township could install signs that say clean up after your pets along the trail off Milford Square Pike as well as supply mutt mitts for that area.

Adjournment: Bob Mansfield adjourned the July 16, 2013 regular meeting at 9:30 pm

**Milford Township Board of Supervisors
Minutes of August 6, 2013 Regular Meeting**

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

Supervisors Present: Robert Mansfield, Charles Strunk, and Thomas Courduff

Attendance: Jeffrey Vey Manager, Marilyn Stecker Secretary Treasurer, Dave Winkler Public Works Director, Terry Clemons Township Solicitor, David Horst Township Engineer and Audience of 19

Chairman Robert Mansfield called for a moment of silence to reflect the tragedy that occurred at the Ross Township Building, Saylorsburg, PA on Monday August 5, 2013 where lives were taken.

Approval of Minutes of Previous Meeting:

Mr. Mansfield **MOVED** to approve July 16, 2013 minutes, seconded by Mr. Courduff and passed.

Approval of Invoices for Payment

Having reviewed the invoice list dated August 6, 2013 Mr.Strunk made a **MOTION** to approve the invoices for payment. Motion was seconded by Mr. Courduff and passed.

Announcements:

There are no scheduled Zoning Hearing applications for the month of August.

Correspondence:

(a) Bucks County Airport Authority June 2013 Minutes are available for review

Reports:

Public Works Report:

The public works department began the month painting all stop bars, skip lines and separation lines at all four of our traffic signals on route 663. A cross pipe was repaired along with some minor paving in front of 2275 Esten Road. We made rust repairs on the main beams on the Walnut Lane Bridge as per inspection report, We replaced an inlet hood on Milford Square Pike. We had two days of clearing brush around road signs. At Camp Cedar hill we removed cabins and hauled out nine loads of debris.

Code Enforcement:

In July permits were issued for seven residential additions/renovations, ten single-family dwelling, one commercial, one industrial, five residential, four Demo, sixteen U&O's.

Park Board Report:

Park Maintenance issues – basketball nets need to be replaced at Unami Creek Park, the bleachers at rear softball field are in disrepair and are not needed at that location. The Park Board recommended that the township do a comprehensive land stewardship plan. Mr. Vey

indicated that the current Stewardship Plan that was done by the Natural Lands Trust is old and in need of updating. Mr. Courduff made a **MOTION** that the supervisors accept and endorse the recommendation of the Park Board to pursue an update to the Township's Land Stewardship Plan. Seconded by Strunk and passed.

Managers Report:

Bids were received and reviewed for the Unami Creek Timber Salvage. Mr. Mansfield made a **motion** to award the contract to J & L Logging in the amount of \$6,593.18 **Motion** was seconded by Mr. Strunk and passed.

Resolution 2013-23 Charles Higgins Traffic Signal Maintenance Contract (8/31/2013-8/2016) Mr. Mansfield made a **Motion**-authorizing Manger to execute contract with addendum from publication 191 which are new requirements. The contract does not have the verbiage required by PennDOT, Mr. Courduff seconded and passed.

Rezoning – Mumbauer Tract- Stream Crossing – rezone request from RA to SRM Trumbauersville Road TMP # 23-21-43

The applicant is proposing to rezone the property to SRM zoning district. If the rezoning is approved, the applicant will request subdivision approval to construct a 23 single-family home community on the property. Previously there is an approved 9 - lot subdivision for this property.

Terry Clemons opened the hearing at 7:20 pm Mr. Smerconish and his attorney Robert Gundlach addressed the Board of Supervisors along with residents who were in the audience. With more detailed information on his proposed development.

Mr. Smerconish addressed the board and answered several questions from the residents that were in attendance. Mr. Clemons closed the meeting and the board members addressed Mr. Smerconsish and voted on the rezoning. Mr. Mansfield made a **Motion** to deny the rezoning request – Mr. Mansfield (No) Mr. Courduff (No) Mr. Strunk (Yes)

Mr. Courduff brought up concern that the Park N Ride lot located on 663 at the entrance to the turnpike does not have enough capacity. Mr. Vey said that he contacted the Turnpike and the engineer designing the widening of the Turnpike to make sure the commuter parking is incorporated into expansion plans. He was asked to monitor the situation. Dave Winkler has stopped daily to assess the situation and indicated it is always full with few spots available. The supervisors discussed that the expansion of the lot is a long term solution and possibly the township can post a sign to indicate there could be additional parking at the township building in the rear of the office building. Staff will continue to monitor.

Resolution 2013-24 Resolution of the Board of Supervisors of Milford Township approving the acquisition of a portion of tax parcel 23-001-141 consisting of 1.49 acres. (Heffentrager Sleepy Hollow Road, Milford Township)

The Bucks County Board of Health has set traps around the township for the West Nile Program. The traps hang from trees or are placed on the ground and look like small toolboxes.

Public Comment: Joe Goodin from Starr Road complained about speeding on Starr Road.

Adjournment: Bob Mansfield adjourned the August 6, 2013 regular meeting at 8:20 pm

**Milford Township Board of Supervisors
Minutes of August 20, 2013 Regular Meeting**

Call to Order: Chairman Mansfield called the meeting to Order at 5:30 p.m.

Supervisors Present: Robert Mansfield, Charles Strunk, and Thomas Courduff

Attendance: Jeffrey Vey Manager, Marilyn Stecker Secretary Treasurer, and Audience of 16

Approval of Minutes of Previous Meeting

Mr. Mansfield **MOVED** to approve August 6, 2013 minutes, seconded by Mr. Courduff and passed.

Approval of Invoices for Payment And Treasurer's Report

Having reviewed the invoice list dated August 20, 2013 and the Treasurer's Report for July Mr. Strunk made a **MOTION** to approve the invoices for payment. Motion was seconded by Mr. Courduff and passed.

Announcements:

There are currently no Zoning Hearing applications for the month of September.

Correspondence:

- (a) Milford Trumbauersville Area Sewer Authority July 2013 Minutes are available for review

Land Stewardship:

Jeff Vey stated that this is continuation of discussions, as recommended by the Park Board, for the need to update Milford's land stewardship plan. The township currently has a stewardship plan that was prepared by the Natural Lands Trust. That plan is dated and new lands have since been acquired.

Curt Eshleman (Timberlink Consulting), who is managing the township's salvage harvest of blown down trees in the Unami Creek Park resulting from hurricane Sandy, discussed the benefits of a Forest Stewardship plan which had previously been discussed for the park. An initial step involves gathering input from interested parties to identify goals such as timber stand improvement, hiking, fishing, and or recreation. Setting priorities then determines actions to achieve the goals.

Mark Brownlee (American Native Nursery) offered views on designing a stewardship plan. He suggested starting with an inventory of current plant species, removal of invasive plant and taking measures to re-populate with native plants and trees to ensure a balanced ecosystem. He stated that this process could easily take four to five years and should include the identification of resources (volunteers, funding) to perpetuate the effort. One resource potential he suggested could be public/private cooperation for appropriate use of some lands to propagate native species that could be used on township lands.

Jeff Vey stated that it appears that an initial step is to update the inventory of township lands including updating the Geographical Information System (GIS) mapping. With the inventory, there needs to be a definition of the intended use of land areas. Our open space is used for many things including active recreation, farming, forests, storm water management, habitat preservation, historic preservation and more. Each use implies a different maintenance and stewardship orientation and multiple uses can involve differing opinions. The definition of use then should generate the activities of the stewardship plan.

Bob Mansfield commented that we will involve residents in determining the appropriate uses of township property but the first need is to update our inventory of lands and the ability to display them on maps. He suggested that we contact Natural Lands Trust and other GIS consultants to compare capabilities and costs. The other supervisors concurred.

Crossing at Bucks County

Craig Edwards asked the board to allow 8% driveway grades as a maximum rather than the current 4% maximum. He noted that handicap ramps can be built to 8% grade. He presented drawings that showed how the 4% maximum for the first 25 ft of driveway (where the restriction ends) would then require a grade in excess of 20% to reach the elevation of the garage on some lots. Mr. Edwards had consulted with Pete Andersen (Township Engineer) who does not have problems with the 8% grade. Mansfield made a **MOTION** to waive the 4% and allow the slopes to 8% where needed. Motion was seconded by Strunk and passed.

Schmidtt subdivision – **TABLED**- 154 Fels Road

Forney

Robert Forney is building a house on Brick Tavern Road - Mr. Forney wants to put up a 1,800 sq. ft. accessory building. The lot is over 4 acres and the building seems to be clearly subordinate to the house. The proposed setbacks are the side yard setbacks including the jog out "front". This meets zoning since the front yard is to the street line and all yards not front and rear are considered to be side yards. The question being can this permit be issued or should it go to the Zoning Hearing Board? The reason is would go to the Zoning Hearing Board is if there is an interpretation that the accessory building is NOT subordinate to the house. We began using a rule of thumb (not written in the ordinance) that 1,000 sq. ft. goes to the ZHB. Mr. Strunk expressed that there is a need for storm water management with a building this size which had not been figured in Mr. Forney's inquiry. Mr. Mansfield made a **MOTION** that Mr. Forney go to the Zoning Hearing Board for an interpretation Mr. Courduff seconded the motion and passed. Mr. Vey will work with Mr. Forney to check the availability of the September Zoning Hearing Meeting.

Jeff Vey stated that all the homes on the creek side of the Unami in the Finland area have now all been removed. He also reported that six cabins have been taken down in Cedar Hill.

Del Markward – Life quest – Traffic light on route 663 and Commerce Blvd maintenance and future maintenance. Higgins is the contractor who does the maintenance for the township there contract will have an addendum for the new PennDOT 191 regulations. The traffic light will be addressed at the first meeting in September.

Resolution # 2013-25 – Celerity – Release No.2 in the amount of \$136,765.66 and Release No.3 in the amount of \$30,499.92 – Mr. Mansfield made a **MOTION** to approve escrow Release No.2 and No.3 Strunk seconded motion and passed.

Public Comment: Joe Goodin from Starr Road complained about speeding on Starr Road.

Adjournment: Bob Mansfield adjourned the August 20, 2013 regular meeting at 6:55 pm

**Milford Township Board of Supervisors
Minutes of September 3, 2013 Regular Meeting**

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

Supervisors Present: Robert Mansfield, Thomas Courduff excused Charles Strunk

Attendance: Jeffrey Vey Manager, Marilyn Stecker Secretary Treasurer, Dave Winkler Public Works Director, Terry Clemons Township Solicitor, Pete Andersen Township Engineer and Audience of 19

Approval of Minutes of Previous Meeting:

Mr. Mansfield **MOVED** to approve August 20, 2013 minutes, with a correction that the Treasurer's Report was also presented at the August 20th meeting seconded by Mr. Courduff and passed.

Approval of Invoices for Payment

Having reviewed the invoice list dated September 3, 2013 Mr. Mansfield 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, September 10th, 2013 in the township building (2100 Krammes Road) to consider the following:
Application of **Forney** for an interpretation of Section 209 and 292 to allow the construction of a 30' x 60' outbuilding with a 30' setback 2195 Brick Tavern Road TMP# 23-15-58-4 in the RA Zoning District

Correspondence:

- (f) Bucks County Airport Authority July 2013 Minutes are available for review
- (g) Pennsylvania Turnpike Commission Quakertown Park and Ride Capital Project For 2014 – Micro surface the Park & Ride there will be a detour for one weekend this project if scheduled for August 2014 – Township has discussed with Penn Dot the use of Township property for the overflow of parking at the Park & Ride.
- (c) PennDOT Municipal Bridge Inspection for Weiss Road was reviewed.

Reports:

Public Works Report:

The public works department spent most of the month on removing cabins; we removed 4 cabins at Camp Cedar Hill bringing the total cabins removed so far to 6. We also removed the Maw house in Finland the last one on the streamside along Trumbauersville Road. We poured concrete and pinned the existing slab along the stream where the dry hydrant is located near the skate pond on Mill Road as per DEP instructions. We poured the pad for the generator at the main office.

Code Enforcement:

In August permits were issued for twelve residential additions/renovations, five single-family dwelling, Two commercial, one logging, one Demo, twenty-one U&O's.

Park Board Report:

Met at the Molasses Creek Pavilion – the board reviewed parameters of a possible Comprehensive Park and Opens Space Management Plan. The Park Board will not meet in September.

Managers Report:

Township settled on Heffentragers Basin property. It has been staked out and we have met with the Conservation District .Vey has been having discussion with Weiss Road property owners regarding right-of-way acquisition. Vey has initiated discussions with Lifepath and MTASA about completing the sewer connection on Weiss Road to LifePath.

Conditional Use Hearing Milford Village continuation:

Terry Clemons Milford Township solicitor opened the hearing. Del Markward presented the board with changes to the plan, which has been revised – the attention focused on the traffic light and maintenance of the light. The light will be incorporated into the current plan and will include stormwater management. Penndot has approved a light for this location but the HOP PennDot approval letter still needs to be provided to the township. A temporary driveway will need to be installed (the original driveway) for access to the nursing home during construction. There was no further discussion for the conditional use. Terry Clemons will draft the conditions of approval for the Conditional use.

John Minninger and Steve Muth from the Milford Township Fire Company were present to ask about contributions. Mansfield discussed fire company needs and suggested the developer make a \$5,000 contribution with the recording of the plans and \$1,500 per year thereafter. Markward agreed. Mansfield indicated that the contribution will be revisited in the future with subsequent phases since the taller buildings impose expensive equipment needs on the fire company..

There will be an endowment account established with the proceeds of previous contributions toward the Commerce Drive signal for the maintenance of traffic signal. Although the interest generated by this account will not cover the cost of maintenance (Higgins is the contractor currently used by the township for traffic signal maintenance), the township will not look for the developers to contribute towards maintenance costs considering they will be installing the signal.

Andersen review letter dated August 30, 2013 states:

As requested, we have reviewed the revised preliminary plans for Milford Village, Phase1- Section 3. The plans, consisting of 38 sheets, were prepared by Pany & Lentz and bear a revision date of August 16, 2013. As stated in previous reviews, the plans are quite difficult to read. It is nearly impossible to discern what is existing and what is proposed. Labels do not consistently appear on all sheets, causing the reviewer to reference one sheet to glean information for another sheet. Finally, there is so much information presented on certain sheets that we believe an enlarged scale should be used throughout the plan set in order to understand the design.

ZONING

- Z-1** *The applicant must apply for, and receive approval for, a Conditional Use regarding the Unified Master Plan. The Master Plan provides the “scorecard” to keep track on the density, impervious surface, open space and non-residential floor area. We believe we have not seen a Master Plan accompanying this last submittal.*
- Z-2** *A parking area (and infiltration bed) is proposed along the western side of Drive B. It is the unfortunate truth that the residents of the assisted living and Alzheimer facilities do not receive many visitors. The applicant may wish to “reserve” this parking area and see if it is necessary.*
- Z-3** *We note that the impervious surface table on Sheet 2 has been modified to include open space areas.*
- Z-4** *The applicant is proposing to classify paving as pervious surfaces. We agree with this classification if there is a long-term maintenance plan for these areas.*

LAND DEVELOPMENT

- SALDO-1** *The design is conceptually acceptable. However, there are numerous defects throughout the plans. For example, the grading on Sheet 6 violates Section 617; the end section (which should be an end wall) on Sheet 10 is labeled “ES-10,” but the same end section is labeled “ES-A4” on various other sheets. We believe the defects are minor and can be corrected before final plan submittal.*
- SALDO-2** *Some existing facilities are to be removed; some facilities are to remain. The facilities MUST be labeled.*
- SALDO-3** *We have offered our comments regarding the storm sewer system in a separate memo (attached to this memo). We believe the proposed design violates Section 512 k 4 and Section 512 l (1) m. We will work with the design engineer to rectify those violations.*
- SALDO-4** *We question the efficiency of some of the proposed infiltration beds.*
- SALDO-5** *An enlarged view (perhaps at a scale of 1”=10’) is required for the loading dock area.*
- SALDO-6** *How will a truck get to the loading dock before Part B is constructed?*
- SALDO-7** *A traffic signal is proposed for the improved intersection of Lifequest Drive and Route 663. There appears to be a conflict regarding the maintenance obligations of the light.*
- SALDO-8** *Prior approvals are required from:*
- *Bucks County Conservation District*
 - *DEP (NPDES)*
 - *Milford Township Water Authority*
 - *Milford Trumbauersville Area Sewer Authority*
- SALDO-9** *The plans for the improvements along Route 663 should be part of this plan set. Once comment SALDO-7 is resolved, we reserve the right to review and comment on the “PennDOT” plans.*

Pete Andersen discussed that there needs to be more definitive plans with signage for the emergency vehicles before the loop through life Quest is created, he suggested the roadway be marked by painting the lanes for better identification.

The Board of Supervisors have determined the conditions of approval for land and conditional use do not have to go back before the planning commission.

The conditional use is continued to September 17th, 2013

The developer agreed to a time extension for the land development. Steve Pany will send a **time extension for the land development approval until November 19th 2013**

Schmitt Subdivision TMP – 23-7-35

Scott Mease engineer for Schmitt gave an overview of the project.

Peter Andersen and Public Works Director Dave Winkler were out looking at the driveway.

Scott indicated he still has not received any documentation from the pipeline company.

Andersen Review letter dated 9/3/2013 states:

As requested, we have reviewed the revised Preliminary/Final Plan of the Schmidt subdivision. The plans, consisting of 4 sheets, were prepared by Mease Engineering and bear a revision date of August 29, 2013.

ZONING

Z-5 Approximately 10 years ago, right-of-way was obtained in connection with a project to eliminate sharp bends in Fels Road. The final (actual) location of the cartway created an irregular right-of-way. On this plan there is an area for right-of-way to be obtained by the Township and another area for right-of-way to be abandoned. The end result is a right-of-way that is (more or less) concentric and/or parallel to the physical centerline of the cartway.

SUBDIVISION

SALDO-1 *Sections 505, 516 and 519 require widening, curbs and sidewalks respectively. As a minimum we recommend clearing of the right-of-way and limited storm sewer improvements. We believe there should be cross-pipes under the two proposed driveways. With respect to the shared driveway, we would prefer to extend storm sewer to connect into the existing inlet near the common lot line with TMP 23-7-33. However, we recognize the difficulties in dealing with the transcontinental pipeline companies. If a storm sewer crossing of the pipeline is “impossible”, then there should be a swale across the pipeline right-of-way and possible modification to the aforementioned inlet. The stormwater from the front portion of lots 2 and 3 must be conveyed in some fashion into the aforementioned inlet.*

SALDO-2 *Documentation from the pipeline company that indicates their approval of the proposed crossing(s) should be provided.*

SALDO-3 *Lots 2 and 3 will have a shared driveway. We suggest that the Township Solicitor prepare some agreement dealing with the shared use and shared maintenance responsibilities for this driveway.*

SALDO-4 *Approvals are required from:*

- **Bucks County Conservation District**
- **DEP (NPDES)**
- **Bucks County Department of Health**

MOTION – Schmitt Subdivision

Mansfield moved to **APPROVE** the plan, seconded by Courduff and passed unanimously, subject to the following conditions:

Preliminary Plans of Subdivision for certain premises located on Fels Road, identified as Tax Map Parcel No. 23-7-35 (the “Property”). The subdivision applicant and legal owner of the Property is Carol Schmitt. (the “Owner”). The Preliminary Plans of Subdivision of the Property were prepared by Mease Engineering, P.C. and consist of four (4) sheets, dated October 10, 2012 and last revised August 29, 2013 (the “Plans”). The Plans propose the creation of four (4) lots on the Property, lots 2 through 4 are intended as new residential building lots and lot 1 contains the existing dwelling and barn. The Plans were approved subject to the following conditions which were accepted on behalf of Owner by Scott Mease, PE, Owner’s engineer, at the September 3, 2013 Board of Supervisors meeting:

1. *Prior to the approval of the Final Plans, Owner shall address all outstanding engineer comments contained in the review of Andersen Engineering Assoc, Inc. dated September 3, 2013 and all subsequent review letters, to the satisfaction of the Township Engineer.*
2. *Prior to the approval of the Final Plans, the Plans shall be revised to show the location of the alternate, individual, on-lot sewage disposal system for lot 1 of the subdivision.*
3. *In compliance with the requirements of Section 701.d.6(b) of the Milford Subdivision and Land Development Ordinance, the Bucks County Department of Health has issued a letter, certifying that each of the proposed lots has soils and site conditions which are generally suitable for on-lot sewage disposal systems pursuant to 25 PA Code Section 71.55. Planning modules for this subdivision have been submitted to the Township for approval.*
4. *The Board of Supervisors approved a waiver from the following provisions of the Milford Township Subdivision and Land Development Ordinance (“SALDO”):*
 - a. *Sections 505, 516.b and 519, requiring road widening, curbs and sidewalks; and*
 - b. *Section 701.c., 701.e.2, and 701.g regarding Existing Features Plan, the Existing Resources and Site Analysis Plan and the Site Content Plan.*
5. *In recognition of the SALDO waivers granted herein, and prior to the recording of the Record Plans, Owner shall clear trees and other obstructions from within the ultimate right of way of Fels Road to the satisfaction of the Township Roadmaster. In addition, Owner shall establish a swale within the ultimate right of way of Fels Road in a manner satisfactory to the Township Roadmaster to transport stormwater from the common driveway to the existing inlet north of the Property. Alternatively, prior to the recording of the Record Plans, Owner shall deposit financial security with the Township sufficient in the opinion of the Township to secure the cost of performing the work described in this paragraph six (6).*
6. *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 additional*

area along Fels Road required for road widening. In addition, the Township will execute a Deed conveying back to Owner unneeded right of way previously conveyed to Township. The Deeds will be recorded at the time the Record Plans are recorded.

7. Prior to the recording of the Record Plans, the Owner shall execute a Declaration of Covenants, Conditions, Easements and Restrictions, in a form prepared by the Township Solicitor providing for such terms and conditions as are deemed appropriate by the Board of Supervisors including but not limited to the following:

a. imposing upon the Declarant, her heirs, successor and assigns the obligation to maintain the stormwater facilities to be established on lots 2, 3 and 4 such that they function according to their design, and granting Easements to Milford Township to access and restore the stormwater facilities in the event the Declarant fails to perform the required obligations;

b. prohibiting the disturbance of the alternate sewage disposal sites located on all lots;

c. establishing a shared driveway access easement for lots 3 and 4, including provisions for the maintenance and repair thereof;

d. imposing individual liens upon lots 2, 3 and 4 for the benefit of Milford Township to secure completion of improvements including but not limited to certain stormwater management facilities required to be constructed on each of those lots;

e. requiring that prior to the recording of a deed transferring ownership of lot(s) 2, 3 and 4 from the Declarant, to another party (the "Transferree"), that party (or the Declarant) with respect to the lot being transferred shall enter into a Lot Development and Financial Security Agreement for the respective lot(s), prepared by the Township Solicitor. Further, the Transferree (or the Declarant) shall deposit with the Township In Escrow cash financial security for the construction of all those improvements to be located on the respective lot(s) in the amount of Five Thousand Dollars (\$5,000.00) per lot (the "Cash Escrow"); and

f. requiring that prior to the recording of a deed transferring ownership of lot(s) 2, 3 or 4 from the Declarant and the issuance of any building permit for the respective lot(s), the Cash Escrow shall be paid to the Township as a condition of releasing above-described lien(s).

The Declaration shall contain such other terms and provisions as are deemed necessary by the Board of Supervisors to give effect to the Declaration including provisions to permit the Township the right to enter onto the Property to fulfill the owner's obligations if the same are not met by the owner and that the Township shall have a municipal lien on the Property in the event costs are incurred by the Township for the performance of the obligations as provided in the Declaration of the owner of the Property and the same remains unpaid after notice to the owner to pay same. The Declaration shall be recorded simultaneously with the recording of the Record Plan.

8. Prior to the issuance of a building permit for each of the lots, the Owner of individual lots must provide satisfactory evidence that the Bucks County Conservation District has approved a sedimentation and erosion control plan for earth disturbance occurring as a part of the construction on that lot.

9. ***In lieu of providing recreational improvements, Owner shall contribute to the Township the sum of one thousand, five hundred (\$1,500.00) dollars per new lot, which shall be contributed before the issuance of the building permit. The total amount of the contribution shall be four thousand five hundred (\$4,500.00) dollars.***

10. *In lieu of performing a Transportation Impact Study, the Owner shall contribute to the Township the sum of one thousand eight hundred and fifty (\$1,850.00) dollars per new lot, which shall be contributed before the issuance of the building permit. The total amount of the contribution shall be five thousand five hundred and fifty (\$5,050.00) dollars.*

11. *Prior to the recording of the Record Plans, Owner will provide the Township with the following:*

a. *satisfactory evidence from the Bucks County Conservation District (the "BCCD") approving the Plans for all areas within its jurisdiction which will be disturbed, including, but not limited to tree removal and establishing the swale (if any) to comply with this approval to the extent that such approval is required by the regulations of the Conservation District including without limitation the proposed temporary erosion and sedimentation control measures to be used during construction. The Plans shall be revised to include any requirements of the BCCD to the satisfaction of the Board of Supervisors and the Township Engineer;*

b. *satisfactory evidence that the Department of Environmental Protection has approved the sewage facilities planning modules for the Property; and*

c. *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.*

12. *All utilities extended to the lots in this subdivision whether within a public right-of-way or across the property shall be extended underground.*

13. *Prior to the recording of the Record Plans, Owner will pay all costs incurred by the Township in the review of this application including engineering, legal and administrative costs.*

14. *At the time record Plans are submitted, Owner will submit two (2) mylar and seven (7) paper copies of the Record Plans, all fully executed by the appropriate entities in **BLACK INK**. The Owner's Block and Notary Acknowledgement shall show the correct owner(s) of record and that the Notary Public signs and seals (both stamp and embossed) on all mylars and paper copies of the Plans. All signature blocks shall appear in the same location on each page requiring signature. In addition, Owner will provide the information contained on the Plans in digital format. The Township Engineer shall review the complete set of Plans and stamp them as construction sets, certifying that they have met the conditions for approval.*

Failure to appeal the conditions imposed by the Board of Supervisors within thirty (30) days of the date of this letter shall constitute acceptance of the conditions. Non-acceptance and/or non-compliance with the conditions recited above voids the Plan approval and the waivers granted by the Board of Supervisors and the Plan is denied due to the deficiencies noted in the Township Engineer's review of July 6, 2007.

Public Comment: Joe Goodin from Starr Road complained about speeding on Starr Road. Mansfield will direct Dave Winkler to put the radar buggy on Starr Road

Bob Flack of Mill Hill Road asked if Dave Winkler could look at the road since the sides are breaking up in some places.

Adjournment: Bob Mansfield adjourned the September 3, 2013 regular meeting at 8:54 pm

**Milford Township Board of Supervisors
Minutes of September 17, 2013 Regular Meeting**

Call to Order: Chairman Mansfield called the meeting to Order at 5:30 p.m.

Supervisors Present: Robert Mansfield, Thomas Courduff, and Charles Strunk

Attendance: Jeffrey Vey Manager, Marilyn Stecker Secretary Treasurer, Terry Clemons Township Solicitor, and Audience of 9

Approval of Minutes of Previous Meeting:

Mr. Mansfield **MOVED** to approve September 3, 2013 minutes, seconded by Mr. Courduff and passed.

Approval of Invoices for Payment and Treasurer's Report

Having reviewed the invoice list dated September 17, 2013 Mr. Strunk made a **MOTION** to approve the invoices for payment. Motion was seconded by Mr. Courduff and passed along with the Treasurer's Report for August 2013

Announcements:

No scheduled Zoning Hearing applications for the month of October.

Charles Higgins Traffic Signal Maintenance Contract (8/31/2013-8/2016) resolution 2013-23 has been amended, restated with the correct verbiage required by PennDot.

Conditional Use Hearing Milford Village continuation:

Solicitor Terry Clemons reviewed the Draft conditions for Milford Village approval

The following are proposed for consideration as conditions of approval of the Milford Village Conditional Use Application and for Preliminary Plan approval:

1. *This approval permits the expansion of the existing Nursing Center on the property to 60,800 square feet; the construction of a 123 unit assisted living facility; construction of a 40 unit memory care facility; the construction of a new daycare facility, and the conversion of the existing daycare facility to an office building (the "Phase 1 Improvements"). The Phase 1 Improvements shall be constructed in accordance with the preliminary plans prepared by Pany and Lentz, consisting of 38 sheets, dated March 15, 2013, last revised August 16, 2013 and subject to any revisions approved by the Township and the Highway Occupancy Permit Plan prepared by Langan Engineering, consisting of 18 sheets, dated April 12, 2013, last revised July 19, 2013 (the "Highway Occupancy Permit Plan". The aforesaid plans are hereafter referred to collectively as the " Land Development Plans ".*

2. *As part of the land development for the Phase 1 Improvements, the intersection of John Fries Highway, LifeQuest Drive and Commerce Drive shall be improved and signalized in accordance with the Traffic Intersection Design, sheet 2 for Permit Number 61-3298, Exhibit A –*
3. *Any revisions to the traffic intersection design from what is depicted on Exhibit A –3 and the Highway Occupancy Permit Plan shall be subject to approval by the Board of Supervisors.*

3. *All improvements depicted on Exhibit A – 3 and the Highway Occupancy Permit Plan shall be installed by developer at developer’s expense. The removal of existing pavement markings and installation of pavement markings and signage required by the Highway Occupancy permit shall be completed at developer’s expense.*

4. *The sequencing of the construction and installation of the intersection improvements as part of the construction of the Phase 1 Improvements shall be subject to the approval of the Milford Township Engineer.*

5. *No modifications of the intersection design, the Highway Occupancy Permit Plan or improvements to be constructed in connection therewith are permitted unless approval is granted, in writing, by the Milford Township Board of Supervisors.*

6. *In the event the Pennsylvania Department of Transportation refuses to issue a Highway Occupancy Permit for installation of the Traffic Signal Design depicted on Exhibit A-3 as part of the construction of the Phase 1 Improvements, due to the inability to establish to PA DOT’s satisfaction warrants sufficient for a traffic signal, Developer, as a condition of Preliminary Plan approval shall deposit, In Escrow, funds deemed sufficient by the Board of Supervisors giving due consideration to estimates provided by Developer and the Township Engineer, to construct the improvements as shown on Exhibit A-3.*

7. *Construction of the extension of LifeQuest Drive and that portion of relocated Mill Hill Road shall be as shown on the Land Development Plans.*

8. *Construction of the internal traffic improvements shall conform to the construction sequencing exhibit, Exhibit 2, unless modifications are approved by the Township.*

9. *Developer shall assure during construction of the Phase 1 Improvements an adequate means of access to the improvements constructed by fire apparatus and shall provide pavement markings, signs and /or such other means approved by the Township that fire lanes are not obstructed.*

10. *Developer shall permit construction of a cellular communications tower at such reasonable location as it is mutually agreed to between developer and Township.*

11. *Developer shall permit installation of a well to serve the Milford Township Water Authority at such reasonable location agreed to by the developer and the Milford Township Water Authority.*

12. *Developer shall comply with all review comments of the Milford Township Engineer in connection with the land development of the Property. This shall include the comments contained in the Township Engineer review letters of April 17, 2013 and May 28, 2013 (Exhibits T-9 and T-10); the Preliminary Plan review letter of August 30, 2013 and any additional reviews resulting from the submission of revised Land Development Plans.*

13. *Developer shall not be required now, or in the future to contribute to the maintenance of the traffic signal to be installed at the intersection of John Fries Highway (Route 663), Life Quest and Commerce Drives.*

14. *Prior to the recording of the Record Plans and the issuance of any building permits authorizing the construction permitted by this approval developer shall establish an Escrow Fund in an amount mutually agreed to between Developer and Township to assure adequate funds are available to for future maintenance costs associated with storm water drainage shown on the approved Highway Occupancy Permit Plan.*

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

16. *Prior to the recording of the record Plans, you will*

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

b. provide satisfactory evidence to the Township that you have entered into an agreement with the Milford Township Water Authority providing for the extension of public water service to the Property. You will also provide satisfactory evidence to the Township that you have deposited with the Milford Township Water Authority adequate financial security to assure the extension of water service to the Property;

c. provide satisfactory evidence to the Township that you have entered into an agreement with the Milford-Trumbauersville Area Sewer Authority providing for the extension of public sewer service to the Property. You will also provide satisfactory evidence to the Township that you have deposited with the Milford-Trumbauersville Area Sewer Authority adequate financial security to assure the extension of sewer service to the Property;

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

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

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

19. *At the time record Plans are submitted, you will submit one (1) mylar and six (6) 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 mylars and 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.*

20. *Prior to the issuance of a Use and Occupancy permit for any part of the construction approved herein, approval of the Final Land Development Plans Developer shall contribute to the Milford Township Fire Company the sum of Five Thousand Dollars (\$5,000.00). Thereafter, Developer shall contribute to the Milford Township Fire Company annually the sum of One Thousand Five Hundred Dollars (\$1,500.00) until such time as land development approval is granted for another phase or section within the Milford Village Unified Master Plan. The contributions approved above are in recognition of the fire protection needs resulting from the construction of the improvements permitted by this approval. It is also acknowledged that the amount of the contribution may be substantially increased as more intensive development occurs on the Property.*

21. *All terms and conditions of the June 25, 2010 Conditional Use Approval and of the September 18, 2012 Conditional Use Approval for Milford Village, shall continue in effect except as modified by this Decision.*

Mr. Mansfield made a **MOTION** to approve the Conditional Use along with the Preliminary Plan approval based on the draft conditions presented by solicitor Terry Clemons seconded by Charles Strunk and passed.

MB Research – DEP contacted township requesting their position on MB Research phasing out the existing spray system serving them and their connection to the Milford-Trumbauersville Area Sewer Authority. The supervisors comment is that the adjacent BE Equipment should consider hooking in the public system as well. Mr. Mansfield made a **MOTION** for Jeff Vey to contact DEP and inform them of their position Mr. Strunk seconded motion and passed.

Joe Vallentine reported from the Sewer Authority there is no new business. Further discussion from Joe was on Life Path on Weiss Road connecting into the sewer discussion still on the cost of the project to connect to public sewer.

Mr. Mansfield asked Jeff Vey to have Jim Young check into the overflow of trucks that are paking on the Georgia Pacific Company on AM Drive, his concern is about the access to the building if there were a fire and the safety concern of the people that work at the business.

Resolution # 2013-26 – Quakertown Interchange –Release in the amount of \$1,302.46 – Mr. Strunk made a MOTION to approve escrow release Mr. Mansfield seconded motion and passed.

Mr. Courduff praised the Fire Company for coming in 1st place at the fireman’s Olympics and the good job of hanging the American flag on Route 663 on September 11,2013

Public Comment: No Public comments

Adjournment: Bob Mansfield adjourned the September 17, 2013 meeting at 6:30 pm

**Milford Township Board of Supervisors
Minutes of October 1, 2013 Regular Meeting**

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

Supervisors Present: Thomas Courduff, and Charles Strunk, excused Robert Mansfield
Attendance: Jeffrey Vey Manager, Marilyn Stecker Secretary Treasurer, Terry Clemons Township Solicitor, Pete Andersen township engineer, Public Works Director Dave Winkler and Audience of 11

Approval of Minutes of Previous Meeting:

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

Approval of Invoices for Payment

Having reviewed the invoice list dated October 1, 2013 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, October 8th, 2013** in the township building (2100 Krammes Road) to consider the following:
Application of **Livingston** for and interpretation of Section 209 to allow the construction of a 50' x 80' (4,000 sq. ft.) outbuilding on the rear of the property. Located at 1280 Hedgeline Drive. TMP# 23-01-024-007 in the RA Zoning District

Correspondence:

- (a) Bucks County Airport Authority August 2013 Minutes are available
- (b) General Municipal Pension System State Aid \$21,488.92 Act 205
- (c) Notice of Estimated Allocation Municipal Liquid Fuels for 2014 \$277,419.48
 - (a) Liquid Fuels Tax Fund Examination Report for 2011
 - (e) Recycling Performance Grant for 2011 \$11,775.00
 - (f) Volunteer Fire Relief allocation for 2013 \$95,317.78
 - (1) Milford Volunteer Fire Company 63% \$60,050.20
 - (2) Trumbauersville Volunteer Fire Company 31% \$29,548.51
 - (3) Shelly Fire Company 6% \$5719.07
 - (g) 2014 MMO Non-Uniform Pension Fund \$21,212.00
 - (h) McMahan - Traffic Signal Revision (663 & Spinnerstown, Road) Mr. Strunk would like Pete Andersen to review this paperwork.

Reports:

Public Works

The Public Works department completed the storm water basin on Sleepy Hollow Road we installed 80' of 15" RCP, 70' of 18", 130' of 30", 6 2x4 inlets, 2 head walls and 1 outlet structure. The conservation district did an inspection of the project on the 24th and everything

was fine. We also installed the dog waste receptacles at Milford Pointe trail and the Barrel Run trail also put up more no hunting signs at Milford Pointe.

Code Enforcement

In September permits were issued for three residential additions/renovations, three residential accessory, one logging, one demolition, one single-family dwelling, three U&O and one zoning hearing boards.

Township Manager

Open Space Bond Refinancing

This is strictly a bond refinancing. No additional funds are being sought as that would require a referendum for electoral debt. The debt service will continue to be handled using open space tax revenues. The current bond series has both callable and non-callable bonds. The last of the non-callable bonds mature in November allowing us to redeem all outstanding bonds without dealing with reverse arbitrage.

The disclosure document has been transmitted to S&P for review to establish our rating. The rating will influence the rates offered by the bond market. Since Milford is in a strong financial position, I anticipate a good rating.

Our initial timetable had the marketing of the bonds occur on October 15th S&P has indicated the rating review will take a bit longer than has been the norm due to additional regulatory requirements. With Columbus Day and very little time for bond buyers to evaluate the rating and financial position statement, I feel we would potentially reduce the number of buyers and raise our rates.

The debt-ceiling showdown tends to push investment dollars to safety. Our bond, with a good rating should benefit after the “fear factor” if the stock market rallies. The debt ceiling “deadline” is October 17th. If there is a resolution and the stock market recovers, our timing could be excellent to get long term, low rates. We could hold a special meeting for the refinancing on Oct 22 or 29th or handle this at the November 6th meeting.

Mr. Courduff made a **MOTION** to have a special meeting on October 29th at 5:30 seconded by Mr. Stunk and passed. This meeting will be advertised.

Unami Park Salvage Harvest

The logging operations are complete. The restoration is complete. Funds withheld to ensure performance that will be released when the grass grows. The operations went well. Some additional downed trees near the rock outcrop were allowed to be taken when it was determined it could be done without unacceptable impact.

Sleepy Hollow Basin

Work on the basin was slowed by rock. An excavator with rock jack was rented to work in tandem with our excavator with a bucket. The Conservation District inspected our site and found it to be in compliance.

Buxmont Torch use of the Molasses Creek Park

Rich Sparling from Buxmont Torch is requesting the use of the Molasses Creek Park soccer fields. Sunday afternoons from 5-7pm and each session would only last for 2 months Nov-Dec; Feb-Mar; June-July, etc.

Mr. Strunk made a **MOTION** to allow Buxmont Torch club the use of the soccer fields at Molasses Creek Park seconded by Mr. Courduff and passed

Milford Village – Conditional Use

Mr. Clemons presented the following written decision for the Conditional Use application of LifeQuest for Milford Village.

**BOARD OF SUPERVISORS OF MILFORD TOWNSHIP
IN RE: CONDITIONAL USE APPLICATION OF LIFEQUEST FOR
PREMISES KNOWN AS MILFORD VILLAGE AND IDENTIFIED AS TAX MAP PARCEL
NOS. 23-15-99, 23-10-172-2, 23-10-175-1, 23-10-175-2, 23-10-177-1, 23-10-178, 23-10-179,
23-10-180, 23-10-100 and 23-15-115
FRONTING ON MILL HILL ROAD, JOHN FRIES HIGHWAY (ROUTE 663)
AND PORTZER ROAD
MILFORD TOWNSHIP, PENNSYLVANIA**

I. FINDINGS OF FACT

1. LifeQuest (the “Applicant”) has filed a Conditional Use Application with the Board of Supervisors of Milford Township for premises fronting on Mill Hill Road, John Fries Highway (“Route 663”) and Portzer Road, Milford Township, Bucks County, Pennsylvania, consisting of approximately 206.86 acres and identified as Tax Map Parcel Nos. 23-15-99, 23-10-172-2, 23-10-175-1, 23-10-175-2, 23-10-177-1, 23-10-178, 23-10-179, 23-10-180, 23-10-100 and 23-15-115 (the “Property”). The Applicant requests to amend the previous approvals granted for this Property on June 25, 2010 and on September 18, 2012 (the “Prior Decisions”) to permit the expansion of the existing Nursing Center on the Property to 60,800 square feet; the construction of a 123 Unit assisted living facility; construction of a 40 unit memory care facility; the construction of a new daycare facility; and the conversion of the existing daycare facility to an office building (the "Phase 1 Improvements). The Application and Plans submitted therewith allocate between the Phase 1 Improvements and the remainder of the Property dwelling units, non-residential improvements, open space and impervious surface area previously approved for the Property as a mixed use permitted by Conditional Use in an Arterial Mixed Use (“AMU”) Overlay Zoning District where the Property is located pursuant to Milford Township Ordinance No. 156, enacted March 16, 2010, by the Milford Township Board of Supervisors, as an amendment to Article 6 of the Milford Township Portion of the Quakertown Area Zoning Ordinance which serves as the Zoning Ordinance for Milford Township (the “Zoning Ordinance”).

2. *Notice of the Conditional Use hearing initially scheduled for Tuesday, June 4, 2013, was duly advertised in the Intelligencer on May 21, 2013 and May 28, 2013. The June 4, 2013 hearing was continued at Applicant's request to July 2, 2013. The continued hearing date was announced at the June 4 hearing. Additional hearings on the Application were held on September 3, and 17, 2013 and on October 2, 2013. Each of the continued hearing dates was announced at the conclusion of the previous hearing.*

3. *No one requested to become parties to this matter other than Applicant.*

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

TOWNSHIP EXHIBITS:

T-1 *Conditional Use Application dated March 13, 2013 with attachments.*

T-2 *Copy of Public Notice and Proof of Publication issued Calkins Newspaper Inc. certifying that the Public Notice was published in the Intelligence on May 21, 2013 and May 28, 2013.*

T-3 *Copy of letter to Applicants dated May 14, 2013 advising of Hearing Date.*

T-4 *Copy of sample of letters sent to 48 residents on May 14, 2013 from offices of Clemons Richter & Reiss, P.C. to property owners in vicinity and Affidavit of Donna Lee Eller confirming parties to whom letters sent.*

T-5 *Affidavit of Posting executed by James Young, Milford Township Code Enforcement Officer confirming Property was properly posted.*

T-6 *Copy of Bucks County Planning Commission review of proposal dated April 18, 2013*

T-7 *Copy of Quakertown Area Planning Committee Review dated April 12, 2013.*

T-8 *Copy of Quakertown Area Planning Committee Review dated May 16, 2013.*

T-9 *Copy of Anderson Engineering Review dated April 17, 2013.*

T-10 *Copy of Anderson Engineering Review dated April 17, 2013.*

T-11 *First Revised Unified Master Record Plan Milford Village Center, prepared by Pany & Lentz Engineering Company, last revised June 24, 2013.*

T-12 *Preliminary Grading and Utility Plan Part "A" North, Milford Village Phase 1 Land Development, prepared by Pany & Lentz Engineering Company, last revised June 24, 2013.*

T-13 *Preliminary Grading and Utility Plan Part "B" North, Milford Village Phase 1 Land Development, prepared by Pany & Lentz Engineering Company, last revised June 24, 2013.*

T-14 *Copy of Anderson Engineering Review dated August 30, 2013.*

T-15 *Copy of waiver requests prepared by Pany & Lentz Engineering Company, date August 23, 2013.*

APPLICANT EXHIBITS:

A-1 *Copy First Revised Unified Master Record Plan Milford Village Center, prepared by Pany & Lentz Engineering Company, last revised June 24, 2013.*

A-2 *Milford Village Phase 1 Construction Sequencing Plan prepared by Pany & Lentz Engineering Company, last revised July 1, 2013*

A-3 Intersection Design Plan (part of) prepared for submission for Pa. Department of Transportation Highway Occupancy Permit.

A-4 Copy First Revised Unified Master Record Plan Milford Village Center, prepared by Pany & Lentz Engineering Company, last revised July 22, 2013.

A-5 Copy of revised Exhibit A-3.

A-6 Copy of draft Highway Occupancy Permit from Pennsylvania Department of Transportation granting conditional approval for traffic design plan and traffic signal installation at the intersection of John Fries Highway, Commerce and Lifequest Drives.

A-7 Copy of Intersection Design Plans prepared by Langan Engineering for the intersection of John Fries Highway, Commerce Drive and LifeQuest Drive consisting of eighteen (18) sheets, dated April 12, 2013 and last revised July 19, 2013 (the "Intersection Design Plans").

5. In addition, Applicant requested that the Board incorporate into the record in this proceeding, copies of each of the prior Conditional Use Decisions issued by the Board on June 25, 2010 and September 18, 2012 and same were admitted.

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

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

7. All members of the public were given the opportunity to offer comments with respect to their concerns with the proposed Conditional Use. All were given an opportunity to question witnesses.

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

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

10. **The AMU Ordinance and the Prior Decisions require Conditional Use approval at the time a land development application is made for each Section of the Milford Village Unified Master Plan. Applicant has filed this Application in conjunction with an application for land development approval for Section 3 (now referred to as Phase 1) of the Unified Master Plan.**

11. **LifeQuest is proposing the expansion of the existing Nursing Center on the Property to 60,800 square feet; the construction of a 123 unit assisted living facility; construction of a 40 unit memory care facility; the construction of a new daycare facility; and the conversion of the existing daycare facility to an office building (the "Phase 1 Improvements").**

12. **The proposed Phase 1 Improvements have frontage on and will take access onto John Fries Highway (PA. Route 663) from LifeQuest Drive directly across from Commerce Drive.**

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

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

15. **The development of Phase 1 will preserve 31 acres the required 120.8 acres of open space. It will occupy 9 acres of impervious surface or 22% of the 41 acres encompassed within Phase 1 and only 4.37% of the 38% impervious coverage permitted for the entire Property.**

16. Applicant demonstrated that the development of Phase I, when considered in the context of the overall approved First Revised Master Plan (as revised on Exhibit A-4), will maintain the required mix of Low Impact Dwelling Units and Non-Residential Building Area. With the proposed land development, 80% of the woodlands on the Property will still be preserved. The disturbance of 100 year floodplain soils will be minimized.

17. The Applicant proposes that the following Traffic Improvements be developed as part of Phase I: Traffic improvements depicted on the Intersection Design Plan, Exhibit A-7, and the traffic improvements shown on the Preliminary Plans of Land Development of the Property prepared by Pany & Lentz Engineering Company and consist of thirty-eight (38) sheets, dated March 15, 2013 and last revised August 16, 2013 to the extent not depicted on Exhibit A-7. The Traffic Improvements are generally described as follows:

A. Traffic Improvements – Phase I

1. Improve access into the Property at Route 663 and Commerce Drive to high volume design with channelization and associated markings on Commerce Drive south of Route 663, as shown on Exhibit A-7. These Traffic Improvements shall be constructed as part of the Phase I Development and adequate financial security to assure the construction of these improvements shall be received by the Township prior to the recording of the land development plans or issuance of any building permits for any Phase I Improvements.

2. Signalize Route 663 and Commerce Drive Intersection, the design of which is shown on Exhibit A-7. The PennDoT Highway Occupancy Permit application shall be based upon the Intersection Improvement Design (Exhibit A-7) and a portion of which was also identified as Exhibit A-3, further revised by Exhibit A-5. These Traffic Improvements shall be constructed as part of the Phase I Development and adequate financial security to assure the construction of these improvements shall be received by the Township prior to the recording of the land development plans or issuance of any building permits for any Phase I Improvements.

B. Traffic Improvements – Phase II and Phase III

The Traffic Improvements for Phases II and III are part of the Prior Decisions and are unaffected by this Decision.

18. The First Revised Unified Master Plan as revised by Exhibit A-4, demonstrates that all buildings and structures shown on the Plan will comply with required setbacks in the AMU Overlay Zoning District.

19. As demonstrated by the impervious surface table on the First Revised Unified Master Plan admitted as Exhibit A-4 and confirmed by Stephen A. Pany, P.E., the proposed AMU development complies with the impervious surface requirement for the AMU overlay Zoning District.

20. As demonstrated by the dwelling unit and non-residential building area calculations on the First Revised Unified Master Plan, Exhibit A-7 and confirmed by the testimony of Stephen A. Pany, P.E., the dwelling unit and non-residential building mix comply with the requirements of the Arterial Mixed Use regulations contained in Article 6.E.

21. Based upon site capacity calculations and impervious surface table contained on the First Revised Unified Master Plan, Exhibit A-4 and confirmed by the testimony of Stephen A. Pany, P.E., the proposed development, if developed in accordance with Exhibit A-4, complies with the site capacity and impervious surface requirements for the underlying RD Zoning District.

22. Exhibit A-7, the First Revised Unified Master Plan, as revised July 22, 2013, demonstrates that Phase I maintains the required dwelling unit calculations, non-residential

building areas, impervious surface ratio and open space preservation as required by the Prior Decisions.

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

II. CONCLUSIONS OF LAW

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

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

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

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

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

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

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

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

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

III. DECISION

*AND NOW, this 1st day of October, 2013, the Conditional Use Application of Milford Village, L.P. for Conditional Use approval to develop Phase 1 consisting of and the expansion of the existing Nursing Center on the Property to 60,800 square feet; the construction of a 123 Unit assisted living facility; construction of a 40 unit memory care facility; the construction of a new daycare facility; and the conversion of the existing daycare facility to an office building within the AMU Overlay Zoning District, is **APPROVED** subject to the following conditions to which the Applicant has agreed. The conditions of approval are as follows*

1. *Prior to the approval of the Final Plans, Developer shall address to the satisfaction of the Township Engineer, all review comments of the Township Engineer in connection with the land development of the Property. This shall include the comments contained in the Township Engineer review letters of April 17, 2013 and May 28, 2013 (Exhibits T-9 and T-10)¹; the Preliminary Plan review letter of August 30, 2013 and any additional reviews resulting from the submission of revised Plans.*

2. *As part of the land development for the Phase 1 Improvements, the intersection of John Fries Highway, LifeQuest Drive and Commerce Drive shall be improved and signalized in accordance with the Traffic Intersection Design, sheet 2 for Permit Number 61-3298, Exhibit A-5 and the Intersection Design Plans. Any revisions to the Traffic Intersection Design from what is depicted on Exhibit A-5 and the Intersection Design Plans shall be subject to approval by the Board of Supervisors.*

3. *All improvements depicted on Exhibit A-5 and the Intersection Design Plans shall be installed by Developer at Developer's expense. The removal of existing pavement markings and installation of pavement markings and signage required by Intersection Design Plans shall be completed at Developer's expense.*

4. *The sequencing of the construction and installation of the intersection improvements as part of the construction of the Phase 1 Improvements shall be consistent with Exhibit A-2 and shall be subject to the approval of the Milford Township Engineer.*

5. *No modifications of the Intersection Design Plans or improvements to be constructed in connection therewith are permitted unless approval is granted, in writing, by the Milford Township Board of Supervisors.*

6. *Prior the release of the financial security required herein, Developer shall contribute the sum of \$58,000.00 into Milford Township's Transportation Improvement fund in lieu of the future maintenance, repair, improvement, and replacement, when necessary, of the traffic signal to be installed at the intersection of John Fries Highway (Route 663), LifeQuest and Commerce Drives.*

7. *Construction of the extension of LifeQuest Drive and that portion of relocated Mill Hill Road shall be as shown on the Land Development Plans.*

8. *Construction of the internal traffic improvements shall conform to the construction sequencing exhibit, Exhibit 2, unless modifications are approved by the Township.*

9. *Developer shall assure during construction of the Phase 1 Improvements an adequate means of access to the improvements constructed by fire apparatus and shall provide pavement markings, signs and/or such other means approved by the Township to assure that fire lanes are not obstructed after those improvements are completed and occupied.*

10. *Developer shall permit construction of a cellular communications tower at such reasonable location as it is mutually agreed to between Developer and Township.*

11. *Developer shall permit installation of a well to serve the Milford Township Water Authority at such reasonable location agreed to by the Developer and the Milford Township Water Authority.*

12. *Prior to the recording of the Record Plans and the issuance of any building permits authorizing the construction permitted by this approval, Developer shall establish an Escrow Fund in an amount mutually agreed to between Developer and Township to assure adequate funds are available for future maintenance costs associated with stormwater drainage shown on the approved Intersection Design Plans.*

13. *Prior to the recording of the Record Plans, Developer shall enter into a Land Development and Financial Security Agreement (the "Agreement") with the Township, prepared by the Township Solicitor and shall deposit adequate financial security in the form of an Irrevocable Letter of Credit approved by the Township Solicitor from a bank or other approved financial institution, for the construction of all those improvements to be located within Milford Township and having a public impact, including without limitation stormwater drainage improvements, sedimentation and erosion control measures, grading, monuments, roadway improvements and any other improvements required by the land development. In calculating the amount of financial security to be deposited and in recognition of the prior contributions made toward the installation of a traffic signal at this location, the Township will credit toward the construction cost of the intersection improvements at Commerce Drive, LifeQuest Drive and John Fries Highway (including the traffic signal) the sum of \$58,000.00 and issue a check in that amount simultaneously with receipt of the contribution specified in condition #6 hereof. The Letter of Credit shall include an Evergreen Clause to prevent expiration of the Letter of Credit. The Township shall not release financial security until both the dedicated and non-dedicated improvements are completed.*

14. *Prior to the recording of the Record Plans, Developer shall:*

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

b. *provide satisfactory evidence to the Township that Developer has entered into an agreement with the Milford Township Water Authority providing for the extension of public water service to the Property. Developer shall also provide satisfactory evidence to the Township that it has deposited with the Milford Township Water Authority adequate financial security to assure the extension of water service to the Property;*

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

d. *provide satisfactory evidence to the Township that an NPDES permit has been issued for this Property.*

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

16. *Prior to the recording of the record Plans, Developer shall pay all costs incurred by*

17. *Prior to the issuance of a Use and Occupancy Permit for any part of the construction approved herein, Developer shall contribute to the Milford Township Fire Company the sum of Five Thousand Dollars (\$5,000.00). Thereafter, Developer shall contribute to the Milford Township Fire Company annually the sum of One Thousand Five Hundred Dollars (\$1,500.00). The annual contribution shall continue until such time as land development*

approval is granted for another phase or section within the Milford Village Unified Master Plan or the tenth anniversary of the date a Use and Occupancy Permit is issued, whichever occurs first. The contributions approved above are in recognition of the fire protection needs resulting from the construction of the improvements permitted by this approval. It is also acknowledged that the amount of the contribution may be substantially increased as more intensive development occurs on the Property.

18. Except as modified by this Decision, all terms and conditions of the June 25, 2010 Conditional Use Approval and the September 18, 2012 Conditional Use Approval for Milford Village, shall continue in full force and effect unaffected by this Decision. 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 the Township in the review of the Plans including engineering, legal and administrative costs.

Mr. Strunk made a **MOTION** to approve the Conditional Use as presented. Mr. Courduff seconded motion and passed.

Authorization to Acquire Real Estate

Resolution # 2013-27 - Authorizing the Acquisition by purchase of TMP 23-001-120 (1440 Sleepy Hollow Road) Open Space 6.9 acres

Mr. Courduff made a **MOTION** to approve the acquisition of 6.9 acres for open space paid from the Open Space fund. Mr. Strunk seconded motion and passed.

Resolution # 2013-28 – Authorizing the Acquisition of purchase for 9.11 acres located at 1330 Kumry Road

Mr. Courduff made a **MOTION** to approve the acquisition of 9.11 acres for municipal excavation yard paid from the Capital Fund. Mr. Strunk seconded motion and passed.

Release of Escrow - Celerity

Resolution # 2013-29 – Celerity Escrow Release # 4 in the amount of \$18,993.15 & 5 (partial) in the amount of \$11,544.88

Mr. Strunk made a **MOTION** to approve escrow release Mr. Courduff seconded motion and passed.

General Comments

Fernbrook Park there has been repeated damage to the pavilion area. State Police to be contacted for monitoring.

The mutt mitt bins along the trail behind habitat have also been vandalized (being shot at with a pellet gun)

Public Comment: Nancy Gill expressed her opinion (not pleased) about the timber harvest that has been done in the Unami Creek Park. This was a clean up effort from damage done by hurricane Sandy in 2012. She also asked the Board members to reconsider removing the disc golf course. Mr. Strunk emphasized that the disc golf course would not be removed.

Adjournment: Charles Strunk adjourned the October 1, 2013 meeting at 8:30pm

**Milford Township Board of Supervisors
Minutes of October 29, 2013 Regular Meeting**

Call to Order: Chairman Mansfield called the meeting to Order at 5:30 p.m.

Supervisors Present: Robert Mansfield, Thomas Courduff, and Charles Strunk,

Attendance: Vey, Manager; Stecker, Sec/Treas; Winkler Public Works; and Audience of 13

Approval of Minutes of Previous Meeting:

Courduff **MOVED** to approve Oct 1, 2013 minutes, seconded by Strunk and passed.

ORDINANCE # 157 - Bond Refinancing Ordinance

Mansfield stated we are not borrowing additional funds, but are refinancing existing open space bonds. Mr. Warren White, from First American Municipals, Inc. presented the Bond Purchase Agreement for issuance of \$3,990,000 in bonds to refinance Milford Township's 2007 Series Open Space Bonds. With the new rates there will be an overall savings of \$310,000.00 over the life of the bonds, savings better than expected. The average yield across all bonds is about 3 percent. TD Bank will continue to be the paying agent. Henry Van Blunk, Esq. explained the legal process which includes adoption of an ordinance that must then be approved by DCED in Harrisburg. That will take approximately three weeks to finalize. Mansfield made a **MOTION** to **APPROVE ORDINANCE # 157** seconded by Courduff and unanimously approved. Mr. Mansfield thanked all parties involved in getting the job done.

Resolution 2013-30 - Outside Contractor Bid

Mr. Mansfield made a **MOTION** to award the Outside Contractors **Bid to Ray Heffentrager Inc.**, motion was seconded by Mr. Courduff and unanimously approved.

Preliminary 2014 Budget Preparation

The Board continued preliminary discussions regarding the 2014 Budget and reviewed preliminary revenue projections. The Preliminary Budget will be available for review at the November 19th meeting.

Board discussed with Road Master Dave Winkler equipment purchases for the up coming year. He indicated a small dump truck approximately \$138,000 and two pick-up trucks combined estimate \$80,000.00 and the township would be selling a small dump truck. Weiss Rd will be the primary focus for 2014 construction. Barrel Run 2014 will be surface treated.

The board discussed possibly closing Rosenberger Road Bridge until the bridge can be replaced. Pete Andersen, Township Engineer will assess the bridge's structural integrity.

Mansfield commented he is not in favor of maintaining the Portzer Rd building through the winter if we have no acceptable proposal for its use.

The board discussed posting trails with signs that state NO WINTER MAINTENANCE HIKE AT OWN RISK. Sterner Insurance will be asked if this poses liability.

Public Comments

Joe Goodin, Starr Rd, complained again that a Turnpike sign is missing two bolts. Winkler has contacted the turnpike with no results and will instead fix the sign. Mansfield informed Goodin that he should not direct township staff to do state and turnpike work.

Mary Flack, Mill Hill Road, complained of speeding on Mill Hill Road. Winkler will put the radar trailer out when it becomes available.

Adjournment: Charles Strunk adjourned the October 29, 2013 meeting at 7:00pm

**Milford Township Board of Supervisors
Minutes of November 6, 2013 Regular Meeting**

Call to Order: Vic-Chairman Charles Strunk called the meeting to Order at 7:00 p.m.
Supervisors Present: Thomas Courduff, and Charles Strunk, Excused Robert Mansfield
Attendance: Vey, Manager; Stecker, Sec/Treas; Winkler Public Works; and Audience of 11

Approval of Minutes of Previous Meeting:

Mr. Strunk **MOVED** to approve Oct 29, 2013 minutes, seconded by Mr. Courduff and passed.

Approval of Invoices for Payment And Treasurer's Report

Having reviewed the invoice list dated November 6, 2013 Mr. Strunk made a **MOTION** to approve the invoices for payment. Motion was seconded by Mr. Courduff and passed.

Announcements

Zoning Hearing Board- **November 12th, at 7 PM -Parzych** To change a temporary non-conforming use of a "craft distillery" to a permanent use located at 2300 Trumbauersville Rd. TMP# 23-21-017 in the RD Zoning District

Correspondence

Milford Township Water Authority minutes for July & August 2013 are available

Reports:

Public Works Report

The public works department began the month replacing the roof at the Norris dam. Leaves were picked up leaves throughout the township. Guidemark came and paint double yellow lines on the roads that were oil and chipped earlier this year. Four men attended a chain saw safety seminar. The road crew started the septic system at 1973 Trumbauersville Road.

Code Enforcement

In October permits were issued for eighteen residential additions/renovations, nine single-family dwelling, one Zoning hearing, eleven U&O's, two commercial.

Managers Report

Schweighofer - Sewage and Open Space discussion

This property consists of three lots, which is in Act 319 the parcel with 58 acres is used for as a Christian camp and is serviced by public sewer. The 2nd lot is the lot in question there is a not on the original recorded subdivision plan stating *lot No.2 to be conveyed with the property across the street, if sewer becomes available, then it can be a separate lot*

Mr. Strunk wants to know where the sewer line is located. Mr. Courduff said it needs to be determined if lot #2 can perk and what is the future of lot #3.

The Schweighofer plan is to keep the land in Act 319. Schweighofer's spokesperson wants to know that if the lot perks will the note be removed from the recorded plan.

Mr. Strunk would like a recommendation from the Milford Trumbauersville Sewer Authority.

Schweighofer will contact a soils scientist to determine if property is perkable.

Recycling Grant Application Contract – Hough Associates

Mr. Strunk made a **MOTION** to accept Hough Associates contract for the 2014 904 Recycling Grant motion was seconded by Mr. Courduff.

PMRS Contract

This needs to be sent to Terry Clemons for his review; Marilyn will forward the contract to Terry Clemons.

Subdivisions

Heimbach TMP# 23-2-157 & 23-2-158

Paul Heimbach and his wife have owned an existing home on a 22,498 s.f. lot on the southwesterly side of Allentown Road (2440 Allentown Road) just south of Brick Tavern Road for over 67 years.

The 64.5 acre farm (T.M.P. #23-002-157, 172 & 173) to the north and across Allentown Road which adjoins their property was until recently owned by Paul's brother and his wife. Before he died, Paul's brother offered a half acre of additional ground should he ever need it. After his brother's death, his family agreed to honor his wishes.

The township engineer and the Bucks County planning Commission as part of their review raised three issues.

1. Right-of-way dedication – The applicant has offered to dedicate the ultimate right-of-way (40' half width) along his property and the parcel he intends to acquire. He cannot offer dedication of land for which he has no control. The township has a policy of requiring dedication of the ultimate right-of-way for all subdivisions. The Supervisors agreed to accept right-of-way for the portions involved in creating the newly enlarged lot and deal with the remainder when it comes before the board in the future.
 2. Survey of entire tract – The applicant's Surveyor surveyed his lot and as much of the adjoining property as necessary to create the parcel to be acquired. Parcel "A" amounts to less than 1% of the adjoining farm (0.79%). Board agreed that what was surveyed should suffice considering the de minimus nature of the proposal.
 3. Planning Module submission – no new sewage facilities are being created. PADEP typically leaves the decision to submit up to the municipality. The board felt that no submission would be required.
- This project will now go to the Planning Commission with this guidance.

Escrow Releases

Emerald Hollow Phase 1 and 2 - 18 Month Maintenance Period

A punch list was prepared for items of concern. The 18 Month period expires on November 15, 2013. Pete Andersen performed a visual site inspection and prepared a punch list of things that should be resolved.

1. Remove and dispose of the silt fence along the down slop side of the “open space” along Creamery Road
2. There are holes and bare spots with the intercepting swales adjacent to the southern property lines of the Emerald Hollow Development (Phase 1 and 2) These holes must be filled and the bare spots covered with topsoil, raked, seeded and stalized with jute matting treatment.
3. There is bare grass area behind house numbers 2462 to 2478 Greenview Commons which must be covered with topsoil, raked, seeded and stabilized with jute matting material.

B & J Sheet Metals

Mr. Strunk made a **MOTION** to approve **Resolution 2013-31** to release the entire balance of escrow for B & J Sheet Metals seconded by Mr. Courduff and passed.

Preliminary 2014 Budget Preparation

The Board continued preliminary discussions regarding the 2014 Budget and reviewed preliminary revenue projections. The Preliminary Budget will be available for review at the November 19th meeting.

Public Comments

Ray Ducoat and a friend, both users of the disc golf course came and addressed the board. They expressed a desire to volunteer their time to clean up the course. They will work with the Road Master and take direction from him in repairing the course to make it playable again.

Bob Flack from Mill Hill Road thanked the board for putting the Speed Trailer out.

Adjournment: Charles Strunk adjourned the November 6, 2013 meeting at 9:18pm

**Milford Township Board of Supervisors
Minutes of November 19, 2013 Regular Meeting**

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

Supervisors Present: Thomas Courduff, and Charles Strunk excused Robert Mansfield
Attendance: Jeffrey Vey Manager, Marilyn Stecker Secretary Treasurer, Dave Winkler Public Works Director, and Audience of 10

Approval of Minutes of Previous Meeting:

Mr. Courduff **MOVED** to approve November 6, 2013 minutes, seconded by Mr. Strunk and passed.

Approval of Invoices for Payment and Treasurer's Report

Having reviewed the invoice list dated November 19, 2013 Mr. Strunk made a **MOTION** to approve the invoices for payment and the Treasurer's Report for October 2013. Motion was seconded by Mr. Courduff and passed.

Announcements

Application of **Krevitz Family Limited Partnership** for a Special Exception from Section 808 to allow the change from a non-conforming vacant space to become a non-conforming use of a cross-fit gym. Located at 2385 John Fries Highway. TMP# 23-10-175-003 in the RD Zoning District

The Final 2014 Budget will be adopted on December 17, 2013

Correspondence

Milford Township Water Authority October 2013 Minutes are available.
Milford Trumbauersville Sewer Authority October 2013 Minutes are available.
Milford Twp Volunteer Firefighter's Relief Association Audit 2009-2011 is available.
Quakertown Area Planning Committee October Minutes are available.
Bucks County Airport Authority September 2013 Minutes are available.

Managers Report

Appointment of Auditor – Styers Associates

Mr. Strunk made a **MOTION** to accept Styer Associates service agreement to audit the financial Statements for the 2013-year, seconded by Mr. Courduff and passed.

Leaf Burning

There was a discussion of open air burning and burning of leaves. The township has a recycling center, which accepts large quantities of leaves (the bags have to be emptied and not just put next to dumpsters that are provided for the residents). Leaves in plastic bags contributes to degradation of the ecosystem. There are alternatives to burning such as composting yard waste

and using leaves for mulch, both of which improve the soil and eliminate waste. The township does a leaf collection twice a year, spring and fall. There was consensus to raise public awareness (create a flyer to give to offenders) and enforce the burning ordinance where there is no cooperation.

Universal Fabric Building

Mr. Ralph Puerta, the owner of the former Universal Fabric building, asked the board for direction. He would like to raise the roof on his building. His question is whether this is a land development and if so he would like a waiver,. The board asked a few questions how the business was serviced by water and sewer. He indicated the water is private well and he has public sewer. The board asked if his plans are to install sprinklers and he indicated no unless it is required. His business involves heat-treating. The board wants to see site plans for the parking, storm water runoff, what schedule of deliveries and times of operation. The board recommended he meet with Jeff Vey and Jim Young and then make a presentation to the board at the December 3, 2013 meetings.

Rosenberger Road Bridge

The board discussed concerns related to closing the bridge. There are vehicles including school buses and Milford's snow plows that use the bridge. Dave Winkler suggested that the main problem is the decking and wanted to explore installing cast-in-place, reinforced concrete as a repair. The board would like to have Pete Andersen review this proposal. Residents did express they would not like to have the bridge closed.

2014 Budget

The board reviewed the preliminary budget including all funds.

Mr. Strunk made a **MOTION** to approve the 2014 Preliminary Budget and to advertise for its adoption as the final budget, seconded by Mr. Courduff and passed.

Public Comment: No Public comments

Adjournment: Mr. Strunk adjourned the November 19, 2013 meeting at 6:45 pm