

Seconded Milford Township Board of Supervisors
Minutes of January 4 2016 Reorganizational Meeting

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

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

Attendance: Jeffrey Vey Manager, Marilyn Stecker, Dave Winkler Public Works Audience: 5.

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

Chairman Pro Temp Vey turned the meeting over to Chairman Robert Mansfield

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

- | | |
|---|--|
| (a) Secretary-Treasurer | Marilyn Stecker |
| (b) Township Solicitor | Clemons Richter & Reiss, P.C. |
| (c) Planning Commission Solicitor | Clemons Richter & Reiss, P.C. |
| (d) Township Engineer | Andersen Engineering |
| (e) Designation of Official Depository | PLGIT,QNB,TD Bank & Univest |
| (f) Milford Twp Planning Commission (5yr) | Fran Murray |
| (g) Milford T'Ville Area Sewer Authority Joint Appointment-Five Year Term | John Sheeran |
| (h) Milford Twp Zoning Hearing Board (3 yr) 1 st Alterate (3 yr) | Gregory Hobson
Joyce King |
| (i) Delegate to QAPC | Athan Koutsiouroumbas/Thomas Courduff |
| (j) Milford Township Water Authority (5 yr) | Arnold Mancini |
| (k) Chairman of the Vacancy Board | Steve Shelly |
| (l) Fire Prevention Code Official | James Young |
| (m) Milford Township CPA Auditor | Styer Associates |
| (n) Agricultural Security Area Board | Tom Courduff, Walter Orłowski,
Terry Landes, Kevin Willauer |
| (o) Deputy Tax Collector | Chris Bauer (yearly appoint) |
| (p) Open Records Officer | Marilyn Stecker |

Setting of Bond Limits Mr. Mansfield made a **MOTION** to set the following bond amounts

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

Motion was seconded by Mr. Strunk and passed.

Motions on The following Resolutions: Mr. Mansfield made a **MOTION** for approval of the following, seconded by Mr. Strunk and passed.

Resolution 2016-01 Establishment of Tax Rates for 2015

- (a) Earned Income Tax 1.75% (1% to Q'twn School Dist., 0.50% to Milford General Fund and 0.25% to Open Space Fund)
- (b) Real Estate Transfer Tax 1% (1/2% to Q'twn School District, 1/2% to Milford)

Resolution 2016-02 Levying a two mill Real Estate Tax and setting discount and penalty terms for collection. (0.75 mills for General Fund and 1.25 mills for Fire Tax)

Resolution 2016-03 Street Light Assessments.

Resolution 2016-04 Fee schedule.

Resolution 2016-05 Dispose of 2006 Twp. Records and EIT Records.

Certification of Delegates to the 2016 PSATS Convention April 17-20, 2016 in Hershey and selection of the voting delegate Mr. Mansfield made a MOTION to appoint Mr. Courduff voting delegate to the PSATS Convention seconded by Mr. Strunk. Mr. Courduff accepted nomination.

Annual Bucks County Assn. of Township Officials Convention - February 27, 2016 at 8 am
Mr. Courduff will attend the convention.

Public Comments: None

Adjournment: Mr. Mansfield adjourned the January 4, 2016 Reorganizational meeting at 7:05 pm.

**Milford Township Board of Supervisors
Minutes of January 4, 2016 Regular Meeting**

Call to Order: the Chairman called Meeting to Order at 7:06 p.m. at the Milford Township Municipal Building

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

Attendance: Jeff Vey Township Manager, Marilyn Stecker Secretary Treasurer, Public Works Director Dave Winkler and Audience: 5.

Approval of Minutes of Previous Meeting

Mr. Strunk made a **MOTION** to approve the minutes from the December 15, 2015 meeting. Motion was seconded by Mr. Courduff and passed.

Approval of Invoices for Payment

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

Announcements

The Milford Township Zoning Hearing Board - There are no scheduled hearing for the month of January

Correspondence:

Bucks County Airport Authority November 2015 minutes are available for review

Fire Police assistance for Borough of Sellersville St. Patty's Day Parade March 12,2016 Mr. Mansfield made a **MOTION** to approve request. Seconded by Mr. Strunk and passed.

Walnut Lane Bridge inspection report from Penn Dot is available for review

Reports:

Public Works Report

The public works department began the month replacing cross pipes (3) on Blean Rd (1) on Weiss Rd (1) on Keiper Rd and (1) 48" on Hieter Rd below Eberhardt Rd. We removed (3) large dead trees at Fernbrook pavilion and started removing brush along the stream at Wonsidlers grove. Reid Paving came in and paved a section on Portzer Rd north of 663 and Progress Drive from the turnpike to Am Drive.

Code Enforcement Report

During the December 2015, the following permits were issued 6 Residential Renovations, 8 Commercial renovations, 1 single-family dwellings and 13 Use & Occupancy

Managers Report

TMP-23-5-71 - Nottingham Approval April 6, 2010 Grant and Allentown Roads- 9 building lots. Approved plan last revision date is May 12, 2009. Discussion changing the existing approved plan, the board feels the approved plan is the better design and do not feel a contribution can be used to compensate for a less desirable land development pattern.

Lease for tenant (Handel) Blough property purchased by township. Mr. Mansfield made a **MOTION** to approve the lease. Motion seconded by Mr. Strunk and passed.

Authorize advertising for Ordinance appointing a police officer designated by Quakertown Borough to act as School Resource Officer in Milford Township Mr. Mansfield made a **MOTION** authorizing the adverting of SRO. Motion was seconded by Mr. Courduff, opposed by Mr. Strunk

Escrow Release:

Hampton Inn- tabled no release received by Engineer

The Board will meet in executive session following the adjournment of regular meeting.

Public Comments:

Adjournment: Mr. Mansfield adjourned the January 4, 2016 regular meeting at 7:30 p.m.

**Milford Township Board of Supervisors
Minutes of February 2, 2016 Regular Meeting**

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

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

Attendance: Jeff Vey Township Manager, Marilyn Stecker Secretary Treasurer, Public Works Director Dave Winkler and Audience: 5.

Approval of Minutes of Previous Meeting

Mr. Mansfield made a **MOTION** to approve the minutes from the January 4, 2016 reorganizational meeting. Motion was seconded by Mr. Courduff and passed.

Mr. Mansfield made a **MOTION** to approve the minutes from the January 4, 2016 regular business meeting. Motion was seconded by Mr. Strunk and passed.

Approval of Treasurer's Report and Invoices for Payment

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

Announcements

The Milford Township Zoning Hearing Board - There are no scheduled hearing for the month of February

Correspondence:

Bucks County Airport Authority December 2015 minutes are available for review

QAPC Representatives for 2016 – membership is made up of **two members** from each municipality – one elected official and one planning commission member list is available for review.

Milford Township Water Authority Rate Change Notice. The rate increase is 5%

QAPC December 2015 minutes is available for review

Independent Auditor's Report of State Liquid Fuels covering year 2014 – adjustment of \$4.88 to correct incorrect posting of interest. \$168,353.42 balance was retained for equipment purchasing.

Sergeant David Nosal Station Commander from Pennsylvania State Police Dublin Barracks addressed the audience. He read an incident report for the past year. He addressed any concerns from the audience. The consensus of the Board is they are satisfied with the coverage the State police are providing the township, Mr. Mansfield and the rest of the board thanked the sergeant for speaking with the residents.

Reports:

Public Works Report

The public works department began the month by installing 72' of concrete pipe and 1 inlet box on the southeast corner of Milford Square Pike and Portzer Road intersection. They also had to fasten down all the concrete picnic tables under the pavilion at Unami Creek Park do to the kids standing them on there sides and leaving them up in the air. Road crew attended a flagger certification class so everyone has their certification, which is good for 3 years. We went out 2 times to cinder this month and 1 long

Mr. Mansfield praised the Road Crew for the hard work put forth in clearing the roads during the severe snowstorm.

Code Enforcement Report

During the January 2016, the following permits were issued 3 Residential Renovations, 2 Zoning, and 7 Use & Occupancy

Sidewalk – Snow Clearing –The problem – Private sidewalks are not getting cleared. Ordinance 140 requires owners to remove snow within 24 hours. The township may order compliance by written notice. Failure to comply can result in \$1,000/day fines. Violators can bring appeals to the Board of Supervisors. Milford had send out 102 notices three days after the snow storm Mr. Mansfield made a **MOTION** setting the sidewalk snow removal appeal at \$50.00. Motion seconded by Mr. Courduff and passed.

Managers Report

Open Space Financing - Mr. Vey will be soliciting proposals from QNB, Uninvest and Covenant the anticipated terms will be:

Line of credit- no interest unless drawn, must be drawn within 2 years

20-year amortization

Rate might be influenced by deposit status

There may be a \$4.5 million max

Rosenberger Rd Bridge – Road master Dave Winkler will meet with Pete Andersen, Township Engineer to discuss box culvert replace and road repair. Mr. Andersen will provide the Board with a gross estimate.

Land Developments

Precision Finishing AM Drive – The Planning Commission recommends preliminary approval subject to the following conditions:

- Compliance with the issues raised in the Andersen Engineering Review
- Depiction of compliance with required parking
- Demonstration of woodlands compliance
- Acceptable fee-in-lieu of traffic study and traffic improvements

If these conditions are met, the Planning Commission supports the developer's request for waivers. The Planning Commission also finds acceptable the developer's offer of a fire donation comparable to that offered by Kiddie Academy. Mr. Mansfield made a **MOTION** to **APPROVE** the plan, seconded by Courduff and passed unanimously, subject to Terry Clemons approval letter.

*This is to confirm that the Board of Supervisors of Milford Township at its public meeting on Tuesday, February 2, 2016 voted to **APPROVE**, subject to the conditions set forth herein, Preliminary/Final Plans of land development for premises for which Precision Finishing Inc. is equitable owner and consisting of 5.3452 located on AM Drive in Milford Township and identified as Bucks County Tax Map Parcel No. 23-002-150-04 (the "Property"). Final Plans of Land Development for the property submitted by Gorski Engineering, prepared by Cowan Associates, Inc., consisting of 17 sheets, dated November 12, 2015 (the "Plans"). The Plans propose the construction of a manufacturing facility (Use G-1) containing 70,000 square feet with the initial construction of a 40,000 square feet building and required improvements to be followed by a 30,000 square feet building at a later date. The Plans were approved subject to the following conditions to which Mr. Bell agreed on behalf of Precision Finishing Inc. and Mr. Riebow agreed on behalf of Gorski Engineering, Inc.*

1. *Prior to the recording of the Record Plans, the Plans will be revised to address any remaining issues from the Township Engineer's review of January 7, 2016.*

2. *Prior to the recording of the Record Plans, and the issuance of building permits for the construction proposed, you will:*

a. *execute for recording an Amended Conservation Easement reconfiguring the Conservation Easement Area in a form prepared by the Township Solicitor such that the Plan will be in compliance with Township requirements concerning woodlands protection.*

b. *revise the Plans to demonstrate that one parking space for each 500 square feet of gross floor area at final build-out (116 spaces) will be provided.*

c. *revise the Plans to comply with Section 701(h)(18)(b)(22) of the Milford Township Subdivision and Land Development Ordinance ("SALDO") by adding a statement, to be signed by the landowner, acknowledging that the stormwater management system will be a permanent fixture and that it cannot be altered or removed without approval by Milford Township of a revised stormwater management plan.*

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

3. *The Board of Supervisors approved your request for waivers from the following provisions of the SALDO:*

a. *The requirement of Section 701(h)(17) which requires that a Transportation Impact Study be performed is waived in recognition that you have agreed to make a contribution of \$35,000.00 to the Milford Township Highway Capital Improvement Fund.*

b. *Section 516.b, requiring constructing curbs along existing roads. There are no curb lines along AM Drive in the immediate area of the development To install curb lines along a single frontage within an industrial development would alter the stormwater management in the immediate area.*

c. *Section 520.c requiring Buffer Yard Plantings. The Class A buffer yard along the frontage of the site coincides with an existing waterline easement. Original easement documents restrict planting within the easement.*

d. *Section 520.c.6(c) concerning Detention Basin with the Buffer Yard. In order to provide adequate stormwater management, the basin needs to be installed at the lowest area of the lot. To move the basin 100 feet from the property line, outside of the buffer yard, a large portion of the stormwater runoff would bypass the basin and run uncontrolled onto the adjacent property. By allowing the basin within the buffer, nearly 100 percent of the runoff generated from the new impervious surface will be controlled by the basin.*

e. *Section 512.g.2(a) and (b) concerning Detaining 1 Year Storm Runoff a Minimum of 24 hours. The stormwater management facilities have been designed in accordance with the criteria established by the Pa DEP NPDES regulations and are acceptable.*

f. *Section 512.i.5(b) requiring a 48" Separation Between Infiltration and High Water Table. Due to the soil conditions, this separation cannot be met. The infiltration facilities are designed with an overflow system that discharges into the detention facility.*

g. *Section 512.k.1 and 2 concerning the Maximum Basin Slope of 4:1. To provide for adequate use of the site and avoidance of the conservation easement area, designing the berms using a 3:1 slope is acceptable.*

4. *In recognition of the increased demand for the services of Milford Township Volunteer Fire Department resulting from the approval of this land development, you have agreed to contribute the total sum of \$15,000.00 to the Fire Department to be paid in annual installments of \$5,000.00 on or before December 31 in each of the years 2017, 2018 and 2019.*

5. *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.*

6. *At the time Record Plans are submitted, you will submit 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 paper copies of the Plans. In addition, you will provide the information contained on the Plans in digital format. The Township Engineer shall review the complete set of Plans, certifying that they have met the conditions for approval. Failure to appeal the conditions imposed*

by the Board of Supervisors within thirty (30) days of the date of this letter shall constitute acceptance of the conditions. Non-acceptance and/or non-compliance with the conditions listed above voids the plan approval and the waivers granted by the Board of Supervisors and the Plan is denied for non-compliance with the above.

Prologis Sketch Plan for 3000 AM Drive the operation would be tractor trailer maintenance opposite Pulse Technology. This would be in conjunction with the existing warehouse where there would be 2 shifts a day with approximately 350 employees. Trip counts about 150 inbound and outbound. Prologis presented conceptual drawings that propose achieving buffer requirements by building a low landscaped berm rather than having a flat 100 ft buffer. Mr. Mansfield made a **MOTION** to accept the proposal, seconded by Mr. Strunk and passed.

Escrow Release:

Mr. Mansfield made a **MOTION** to approve **Resolution 2016-06** Hampton Inn – engineer approved escrow release final for \$28,761.00 with a remaining balance in the amount of \$0 motion seconded by Mr. Courduff and passed.

Mr. Courduff seconded Milford Village escrow release Mr. Mansfield made a **MOTION** to replace with a Maintenance letter of credit motion passed.

The Board of Supervisors appointed Andy Robinson as a member to Agricultural Security Area Board

Public Comments: None

Adjournment: Mr. Mansfield adjourned the February 4, 2016 regular meeting at 8:17 p.m.

**Milford Township Board of Supervisors
Minutes of March 1, 2016 Regular Meeting**

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

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

Attendance: Jeff Vey Township Manager, Marilyn Stecker Secretary Treasurer, Public Works Director Dave Winkler and Audience: 5.

Approval of Minutes of Previous Meeting

Mr. Courduff made a **MOTION** to approve the minutes from the February 2, 2016 meeting. Motion was seconded by Mr. Mansfield and passed.

Approval of Treasurer's Report and Invoices for Payment

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

Announcements

The Milford Township Zoning Hearing Board - There are no scheduled hearing for the month of March

Correspondence:

Bucks County Airport Authority January 2016 minutes are available for review

QAPC Annual 2015 Report is available for review

Street Light Assessment letter to Betsy Moyer

QAPC January 2016 minutes is available for review

Milford Trumbauersville Area Sewer Authority Financial Report of 2014 and 2015 are available for review

Request for Fire Police Assistance

Plumstead Township requested the Fire Police Assistance for up coming events. Mr. Mansfield made a **MOTION** to provide fire police assistance motion was seconded by Mr. Courduff and passed.

Snow Removal From Sidewalks

Mr. Mansfield reported that the Board of Supervisors met in executive session on February 29th to further discuss sidewalk snow removal. An original mailing of 106

letters were sent to residents who failed to remove the snow from sidewalks asking for sidewalk clearing and attaching a copy of the sidewalk clearing ordinance. Another letter was mailed a week later to 45 residents who still had not removed the snow offering a fine of \$200 in lieu of prosecution and indicating the right to appeal (\$50 application). In the executive session the Board dropped the \$200.00 fine to \$100.00 and appointed Mr. Vey as Hearing Officer for appeals.

Mr. Mansfield made a **MOTION** authorizing solicitor to draft and advertise an ordinance that requires abutting property owners to remove accumulations of snow greater than 1 inch and ice from sidewalks along public roads within 24 hours of the cessation of a snow fall event, authorizes the Township to remove snow and ice not so removed, recovers the costs of doing the same together with attorney's fees and imposes a penalty not to exceed \$1,000.00 for each violation. Motion was seconded by Mr. Strunk and passed.

Mr. Mansfield made a **MOTION** indicating the new ordinance for sidewalk clearing is separate from the existing Ordinance 140 to avoid confusion related to the sidewalk repair provisions of 140. Motion was seconded by Mr. Strunk and passed.

Mr. Mansfield made a **MOTION** to appoint Mr. Vey Hearing Officer for appeals of sidewalk clearing violations. Motion seconded by Mr. Courduff and passed.

Mr. Mansfield made a **MOTION** for solicitor to proceed with court action against those not paying a \$100 fine or appealing their sidewalk clearing violation by a March 18 deadline. Motion was seconded by Mr. Strunk and passed.

Reports:

Public Works Report

The public works department started painting the walls and ceilings in the Wonsidler rental. We had 2 storms with heavy rain that we were out cleaning up after. There were large chunks of ice that we had to plow off of Nursery Road at the bridge. The beavers had the two cross pipes on Fennel Road blocked so tight we broke 3 telephone poles pushing them through the pipes with our backhoe. We went out 5 times to cinder this month and 1 time to plow

Code Enforcement Report

During the February 2016, the following permits were issued, 1 Zoning, and 9 Use & Occupancy

Managers Report

Open Space Financing - Mr. Vey has been soliciting proposals from QNB, Uninvest and Covenant the anticipated terms will be:

Line of credit- no interest unless drawn, must be drawn within 2 years

20-year amortization

Rate might be influenced by deposit status

There may be a \$4.5 million max

Finalization of the proposal will be forthcoming soon.

GO Soccer Camp Request: Reservation primarily of the open grass fields of Molasses Creek Park, Quakertown, PA. **Date:** Monday thru Friday on: August 1st-5th, All agree to supply appropriate insurance. Mr. Mansfield made a **MOTION** to permit GO Soccer the use of fields; Mr. Courduff seconded the motion and passed.

Land Development

Nace Tract – The Planning Commission recommends preliminary approval subject to the following conditions:

Compliance with the issues raised in the Andersen Engineering Review

Mr. Mansfield made a **MOTION** to **APPROVE** the plan, seconded by Courduff and passed unanimously, subject to Terry Clemons approval letter.

The Board of Supervisors of Milford Township at a public meeting held on Tuesday, March 2, 2016, voted to APPROVE, subject to the conditions set forth herein, Final Plans of Minor Subdivision for certain premises located on Allentown Road, identified as Tax Map Parcel No. 23-10-144 (the "Property"). The legal owner of the Property is Leonard and Jean Nace, (the "Owner"). The applicant and equitable owner is Centennial Acquisitions, L.P. (the "Applicant").

The Preliminary Plans of Subdivision of the Property were prepared by Schlosser & Clauss Engineering, and consist of three (3) sheets, dated November 2, 2015 with no revisions (the "Plans"). The Plans propose the creation of two (2) lots on the Property. Lot 2 is vacant (with an existing structure to be removed) and Lot 1 contains the existing dwelling. The Plans were approved subject to the following conditions which were accepted on behalf of Owner and Applicant by Christopher Canavan, Senior VP, WB Homes, at the March 2, 2016, Board of Supervisors meeting:

- 1. Prior to the approval of the Final Plans, Applicant and Owner shall address all outstanding engineer comments contained in the review of Andersen Engineering Associates, Inc. dated December 22, 2015 and all subsequent review letters, to the satisfaction of the Township Engineer.*
- 2. In compliance with the requirements of Section 701.d.6 (a) of the Milford Subdivision and Land Development Ordinance, the Milford Trumbauersville Area Sewer Authority has issued a letter certifying availability of public sewer in the event of on-lot sewage system failure.*
- 3. The Board of Supervisors approved a waiver from the Sections 505.b, 516.b and 519, (requiring road widening, curbs and sidewalks) of the Milford Township Subdivision and Land Development Ordinance ("SALDO").*
- 4. 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 Allentown Road. The Deed will be recorded at the time the Record Plans are recorded.*
- 5. In lieu of providing recreational improvements, Owner/Applicant 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 one thousand, five hundred (\$1,500.00) dollars.*

6. *In lieu of performing a Transportation Impact Study, the Owner/Applicant 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 one thousand eight hundred and fifty (\$1,850.00) dollars.*

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

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

a. *satisfactory evidence that the Department of Environmental Protection has approved the "Request For Planning & Non-Building Declaration" for sewage facilities planning regarding this Property.*

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

9. *Prior to the recording of the Record Plans, Owner will remove the barn on Lot 2 or post adequate escrow to ensure its removal within 6 months.*

10. *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.*

11. *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 December 22, 2015.

Public Comments: None

Adjournment: Mr. Mansfield adjourned the March 1, 2016 regular meeting at 7:45 p.m.

**Milford Township Board of Supervisors
Minutes of April 5, 2016 Regular Meeting**

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

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

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

Approval of Minutes of Previous Meeting

Mr. Courduff made a **MOTION** to approve the minutes from the February March 1, 2016 meeting. Motion was seconded by Mr. Mansfield and passed.

Approval of Treasurer's Report and Invoices for Payment

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

Announcements

Zoning Hearing Board –April 12, 2016 - **Martin** - Interpretation of previous zoning hearing

Decision to allow a 3rd apartment to be combined into the current 2nd apartment. -2211 Milford

Square Pike. TMP# 23-013-002-001 in the VC-2 Zoning District.

Mr. Walter Orłowski gave an update on **AG Daze, which** is slated for October 1, 2016.

Road Inspection, which was previously advertised for April 19, 2016, has been changed to April 15, 2016

Correspondence:

Bucks County Airport Authority February 2016 minutes are available for review

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

Governor appointment of Joshua Mallery to serve as Emergency Management Coordinator for

Milford Township.

Bucks County Planning 2015 Annual Report of Review Activity is available for review

PA State DCED Annual Audit and Financial Report

Nation Bridge Inspection Standards

Agenda and minutes for QAPC

QAPC 2015 Annual Report is available for review.

Resolutions:

Resolution 2016-06-A Mr. Mansfield made a **MOTION** to execute the agreement to authorize electronic access to Penndot system. Seconded by Mr. Strunk and passed.

Resolution 2016-07 QAPC resolution of Quakertown Community School District rejoining QAPC cost allocations return to what had existed before. Mr. Mansfield made a **MOTION** approving the update to previous resolutions in regard to committee membership, duties, and expense allocation by all members seconded by Mr. Courduff and passed.

Resolution 2016-07-A Bid Award Mr. Mansfield made a **MOTION** to award contracts for the following:

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

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

Bid 1C Crack Sealing renewal for 2nd year of 3-year term to Asphalt Maintenance Solutions

Bid 3 Paving Equipment/Operator Rental – Award to PK Moyer

Seconded by Mr. Courduff and passed.

Reports:

Public Works Report

Dave's Tree Service helped the Public Works Department, removed large dead trees in the right of way on Heiter Road, Weiss Road, East Swamp Road, Pumping Station Road and Blead. We installed an inlet box and a cross pipe at 1730 Klines Mill Road and cleaned ditches on Klines Mill and Bauman Roads. We have been hauling stone in to the shop for Mill Road project. Only went out 1 time to cinder this month.

Code Enforcement Report

During the March 2016, the following permits were issued, 1 Zoning, and 5 Use & Occupancy, 19 residential accessory and two commercial

Managers Report

PennDot Request: Permission to install highway markings. This is no cost but township agrees to maintain – Thermoplastic markings at Brick Tavern Road/East Swamp/Old Bethlehem Pike. Mr. Mansfield made a **MOTION** giving permission to install markings seconded by Mr. Courduff and passed

Municibid - authorize sale of 2008 GMC and John Deere zero turns Mr. Mansfield made a **MOTION** authorizing to list the items with a reserve amount on Municibid seconded by Mr. Strunk and passed.

Lantern Fly & Emerald Ash Borer discussion – education is the key to eradicating this pest. There is a tape that can be wrapped around trees that can be used after the end of April when eggs hatch. Officials will hold another lecture to enhance public awareness but no date has been determined.

Ordinance No. 163 The Board of Supervisors of Milford finds that it is in the interest of the public safety, health and welfare of the residents of the Township to provide for snow removal from sidewalks along public streets in the Township
Mansfield made a **MOTION** to **APPROVE ORDINANCE # 163** seconded by Courduff and unanimously approved.

Advertising for Ordinance 164 appointing a police officer designated by Quakertown Borough to act, as School Resource Officer in Milford Township will be presented May 3, 2016 for adoption

Land Development

US Cold Storage purchased the building from CFC. Marty Smith from Pany & Lentz engineer spoke on behalf of his client. Their operation (third party truckers doing drops of trailers) has them somewhat overloaded and needing more parking. They are presenting their plan that they are taking to the zoning hearing board for a variance request for impervious coverage. Township manager and township engineer spoke with US Cold Storage and their engineers about stormwater. They already had calculations and capacities for underground storage, discussion was for both quantity and water quality pointing to the downstream effects and possibilities to eliminate a small amount of parking to accommodate a polishing basin. They basically intend to comply and will work out engineering. The board also recommended a trash clean-up program be created to help with the trash problem on AM Drive.

Adjournment: Mr. Mansfield adjourned the April 5, 2016 regular meeting at 8:30 p.m.

**Milford Township Board of Supervisors
Minutes of May 3, 2016 Regular Meeting**

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

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

Attendance: Jeff Vey Township Manager, Marilyn Stecker Secretary Treasurer, Public Works Director Dave Winkler and Audience: 24

Approval of Minutes of Previous Meeting

Mr. Courduff made a **MOTION** to approve the minutes from the April 5, 2016 meeting with one correction **Resolution 2016-08 Requesting an Amendment to The Sterling Act to require that up to one percent of Philadelphia Wage Tax paid by Non-Residents of Philadelphia be remitted to the Municipality in which the taxpayer resides.** Was omitted from the minutes Motion was seconded by Mr. Mansfield and passed.

Approval of Treasurer's Report and Invoices for Payment

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

Bucks County Commissioner Chairman Robert Loughery spoke about the Milford Square Pike Bridge, and the frustrations on the slow process of construction, the county has two meetings in June and he expects the second meeting to award a bid for the construction, which could start construction in June or July. One hold up is permitting needed from DEP proving there will be no disturbance of water flow or other environmental disturbances to the Unami. The Board thanked Mr. Loughery for stopping in to update everyone.

Announcements

Zoning Hearing Board –May 10, 2016 - **Brown Brick Tavern L.P.** For a Special Exception from Section(s) 804 to allow the construction of an addition along the existing building plane.

The addition will step back 2 ft. not to encroach any closer to the street. Located at 2460 Old Bethlehem Pike. TMP# 23-015-020-001 in the VC-1 Zoning District.

Schaffer for a Variance from Section(s) 404 B1 (b) to allow the construction of a 24ft x 40ft (960sqft) accessory building on a non-conforming lot with a rear yard setback of 10ft where 30ft is required and a side yard setback of 10ft where 30ft is required.

Located at 1385 Nursery Rd. TMP# 23-020-023-002 in the RP Zoning District.

United States Cold Storage, LLC for a Variance from Section(s) 502 to allow the impervious surface ratio on the property to be 72% where 60% is permitted. Located at 4000 Am Dr. TMP# 23-002-147-001 in the PI Zoning District.

Correspondence:

Bucks County Airport Authority March 2016 minutes are available for review

Richland Township requesting fire police assistance for Quakertown Vet Clinic Pet Fair scheduled for June 5, 2016. Mr. Mansfield made a **MOTION** to approve the request seconded by Mr. Courduff

Borough of Pennsburg requesting fire police assistance for Memorial Day Parade Monday May 30, 2016. Mr. Mansfield made a **MOTION** to approve the request seconded by Mr. Courduff

Resolutions:

Milford Township Board of supervisors honored Clayton Molnar by naming the baseball fields behind the township building , “The Clayton Molnar Memorial Baseball Complex”. Milford Township’s Park board chairman Bob Irick spoke to the audience on behalf of the supervisor.. Unveiling a sign honoring longtime resident Clayton Molnar who dedicated much of his 74 years to youth baseball. Clayton’s brother Dennis and his family attended the meeting and thanked the board for their decision to honor him.

Resolution 2016-09 – Whereas, Clayton Molnar, a long time Milford Resident, was instrumental in the planning, design, permitting and building of the Little League fields at the Milford Township Municipal complex and Whereas, Clayton served tirelessly to expand, improve and maintain the Baseball Complex and as a result served as an inspiration to many in the community; There, **BE IT RESOLVED this third day of May 2016 BY THE MILFORD TOWNSHIP BOARD OF SUPERVISORS**, that the Baseball Complex at the Milford Township Municipal Building shall be name the **Clayton Molnar Memorial Baseball Complex**

Reports:

Public Works Report

The Public Works Department began the month removing plows and spreaders from vehicles and putting them into storage. Dave’s tree service helped remove large dead trees along Barrel Run Trail and Milford Square Estates open space. Asphalt Maintenance Systems came in to do crack sealing and poly patch and worked with the road crew skin patching throughout the township

Code Enforcement Report

During April 2016 permits were issued for one Single Family Dwelling, and eight Use & Occupancy, twelve residential accessory, two commercial and three zoning hearings

Managers Report

QNB issued a Commitment letter for General Obligation Note of up to \$5,000,000 to provide funding for the purchase and preservation of open space. The ordinance is on this agenda.

Municipal – Sale of equipment 2008 GMC is being sold for \$26,000.00 and John Deere zero turns one is being sold for \$6,300.00 and the other one for \$5,967.00 Mr. Mansfield made a **MOTION** authorizing the sale seconded by Mr. Courduff and passed.

Road Inspection April 15, 2016 Keiper Road – Overlay (1/2 of the cost to be paid by Water Department) Sheetz Church Road – 1979 Brinkman Road property (Blough) Roof needs to be replaced (estimates are being gotten)

Aviation Easement – Approach/Transitional Surface Easement Mr. Mansfield made a **MOTION** authorizing Staff to prepare and execute the easement - seconded by Mr. Courduff and passed.

Beaver- Residents were on hand to express their concerns, there was discussion of piping but with heavy rains it will not handle the flooding, Linda Wiekert express concern for the trees on her property are in standing water which will rot and then the trees will fall, building a beaver deceiver seems to be the route that will be taken achieving living with wildlife is a goal.

Dan Cabbage Troop 13 from Trumbersville addressed the board to discuss his idea for an **Eagle Scout Project**, he would like to build a bench and put new birdhouses in the park system. He is seeking donation from Lowes for the materials needed. Mr. Mansfield made a **MOTION** to approve his project seconded by Mr. Courduff and passed.

Ordinances

Ordinance 165 -Authorizing the Township of Milford to enter into an intergovernmental cooperation agreement for a school resource officer with the **Borough of Quakertown, Richland Township and Trumbauersville Borough**, for the purpose of delegating and conferring upon a municipal police officer within the territorial limits of the **Quakertown Area School District**. Mr. Mansfield made a **MOTION** to **APPROVE ORDINANCE #165** seconded by Mr. Courduff

Ordinance 166 -increasing the indebtedness of Milford, by issue of a General Obligation Note in the amount of Five Million dollars (\$5,000,000) for the purpose of future open space

acquisitions. Mr. Mansfield made a **MOTION** to **APPROVE ORDINANCE #166** seconded by Mr. Courduff

Land Development

Prologis (3000 AM Drive) - Rik Longacre (Schlough Incorporated) addressed the board. Prologis is proposing a two tenant occupancy in the existing warehouse with no building expansion. The western-most tenant (194,600 sf) needs additional car and truck parking shown on what would have been the building pad for a previously proposed warehouse. Storm water management will use the same concepts/facilities as the original plan that was designed to handle the impervious coverage proposed.

The Board of Supervisors need more information on increased truck and car impact (number of employees and number of shifts) from the more intense warehouse use before a second tenant is approved. There is concern that fencing between the two users inhibits access around the building for both users and emergency vehicles. The current improvement agreement needs to be reviewed to ensure the concrete island at AM & Progress gets installed and any increased impact is addressed.

Public Comments: None

Adjournment: Mr. Mansfield adjourned the May 3, 2016 regular meeting at 9:20 p.m.

**Milford Township Board of Supervisors
Minutes of June 7, 2016 Regular Meeting**

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

Vice-Chairman Charles Strunk called for a moment of silence to reflect the passing of Lewis Hill

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

Attendance: Jeff Vey Township Manager, Marilyn Stecker Secretary Treasurer, Public Works Director Dave Winkler and Audience: 6

Approval of Minutes of Previous Meeting

Mr. Courduff made a **MOTION** to approve the minutes from the May 3, 2016 Motion was seconded by Mr. Strunk and passed.

Approval of Treasurer's Report and Invoices for Payment

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

Announcements

There will be no meeting June 21, 2016 due to the Milford Township Fire Company's carnival.

Zoning Hearing Board –June14, 2016 –

Schulz. For a Variance to allow 24' x 32' (768sq ft.) accessory building within the front yard with a setback of 15' where 75' is required. Located at 1669 Fennell Rd. TMP# 23-007-098 in the RP Zoning District.

McGouldrick Interpretation and variance to allow 36' x 44' (1584 sq. ft.) accessory building with a 4' overhang and height of 25'
Located at 1370 Wright Rd. TMP# 23-020-062-001 in the RA Zoning District.

Brown (Midgard) for a Variance to continue with 72 parking spaces with impervious surface increased to 25.8% for a proposed addition of 16,936 sq. ft.
Located at 1255 Nursery Road. TMP# 23-020-026 in the RP Zoning District.

Correspondence:

Bucks County Airport Authority April 2016 minutes are available for review

QAPC April 2016 minutes is available for review

PennDot – re: Paving of Mill/Portzer Roads

Resolutions:

Resolution 2016-10 – Declaring that it is desirable for the health, safety and welfare of the residents of Milford township for the Quakertown General Authority to issue bonds for a project for Lifequest and certain affiliates which includes refinancing of certain facilities in the Township: Authorizing one or more Supervisors to execute an approval of the issuance of notes by the Quakertown General Authority: and repealing all prior inconsistent ordinances and resolutions. Mr. Strunk made a **Motion** to approve resolution seconded by Mr. Courduff

Reports:

Public Works Report

The Public Works Department finished skin patching operations and moved on to oil and chipping with AMS. We chipped Old Woods Road, Wright Road, Esten Road, Elm Avenue, Hillcrest and Foulkes Mill Road. The storm sewer drainage problem at 2345 Hieter Road was repaired. We paved the shoulder of the roadway on Milford Square Pike and Portzer Road where there was a steep drop off.

Code Enforcement Report

During the May 2016, the following permits were issued, One Single Family Dwelling, and Eleven Use & Occupancy, seventeen residential accessory and one commercial and three zoning hearings

Park Board

Discussion was continued in regards to the extension of the Barrel Run Trail to connect to other existing trails. Further discussion on the splash pad and pickle ball and adding another pavilion to Molasses Creek Park. Mr. Courduff made a **MOTION** authorizing approval of the capitol projects pickle ball court and a splash pad and pavilion in the Molasses Creek Park motion was seconded by Mr. Strunk and passed.

Agricultural Security Area

The committee continued it's on going review of the Agricultural Security handbook. "AG Daze" is moving along and is scheduled for October 1, 2016

Managers Report

West Swamp Road Reconfiguration

This possibility has been in the works for years. As you know, the public road intersects with Allentown Road at a point where the sight distance is not ideal. The cemetery road gets used as a cut through. The West Swamp Church Council has approved a swap of the two roads if the township will remove the section of road that would no longer be needed and make certain the cemetery access has connection to the road. This would take legal work to vacate and accept road sections.

Property Management Agreement

Mr. Vey met with Roderick Moyer (Rittenhouse Property Management). I believe we should engage them with their standard terms making the minor corrections previously discussed (water, sewer, trash, lawn, snow). Mr. Courduff made a **MOTION** to enter into an agreement with Rittenhouse Property Management seconded by Mr. Strunk

Lemus Construction

Quotes for the window replacement & Roof replacement at 1973 Trumbauersville Rd and 1996 Brinkman Road Lemus were low out of three. Mr. Strunk Made a **MOTION** to approve and accept proposals for work seconded by Mr. Courduff

MS-4

Mr. Vey gave a presentation explaining the MS-4 program. The presentation included describing the effects of stormwater runoff and the EPA/DEP regulatory framework of minimum control measures. These include Public Education, Public Involvement, Illicit Discharge Detection and Elimination, Construction Runoff, Post-construction Stormwater Management and Pollutions.

Summer Camp

Susan Hughes & Susan Markley proposed to use Molasses Creek Park for Positively Princess a week long summer camp for girls games and crafts and other activities would be offered. Mr. Strunk made a **MOTION** approving the use of the park from July 18th thru the 22nd and to provide the township with certificate of insurance naming the township as additional insured, seconded by Mr. Courduff

Conditional Use Hearing –Dentistry Office Quaker Pointe Drive

Mr. McNair addressed the applicant Kelly Brown, DMD. The court stenographer did not show up for the hearing. Mr. McNair asked applicant if she would agree to proceed with the hearing without the court stenographer. Ms. Brown agreed.

Ms. Browned address the board, she described her office space it will consist of five clinical rooms, a waiting room reception area and offices plus hours of operation. Mr. Courduff made a Motion to approve application of Conditional Use subject to compliance with all terms as set forth; Terry Clemons will draft the conditions of approval for the Conditional use. Mr. Strunk seconded motion

Land Development

LifeQuest Corrected Lot Line

This plan is being done primarily to be able to obtain tax parcel numbers and to make land areas correspond to areas for financing. It does not propose land development or change the Master Plan. The current Improvement Agreement will not be affected. There is also a resolution where the township declares the project to be in the public interest to enable their financing. This resolution does NOT pledge our borrowing base. Mr. Strunk made a **MOTION** to approve Corrected Lot Line; motion was seconded by Mr. Courduff and passed.

Ken Pajak

Jeff Martin representing the owner Ken Pajak 1806 Klines Mill Rd, which is a vacant building lot, due to the terrain of the property, the owner is requesting relief from underground electric service to installing utility poles. Mr. Courduff made a MOTION to approve request seconded by Mr. Strunk

Public Comments: discussion on the extra tractor-trailer use on Spinnerstown Road, the board of supervisors cannot make traffic changes to state roads.

Davis Christian 1932 Sycamore Drive brought his concern with open space which is designated as meadow land which is harvested for hay, his concerns are it will bring animals closer to his home and he is not in favor of this. The board explained this is designated land for a meadow and is not intended to be mowed as a lawn.

Adjournment: Mr. Strunk adjourned the June 7, 2016 regular meeting at 8:20 p.m.

**Milford Township Board of Supervisors
Minutes of July 5, 2016 Regular Meeting**

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

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

Attendance: Jeff Vey Township Manager, Marilyn Stecker Secretary Treasurer, Public Works Director Dave Winkler and Audience: 6

Approval of Minutes of Previous Meeting

Mr. Strunk made a **MOTION** to approve the minutes from the June 7, 2016 Motion was seconded by Mr. Courduff and passed.

Approval of Treasurer's Report and Invoices for Payment

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

Announcements

Zoning Hearing Board –July12, 2016 –

Goodin Interpretation of section (s) 209 to allow the construction of a 42' x 60' (2,520 sqft) accessory building, Also a variance from 404 H2i to allow the height of the building to be 25'6" tall where 18 ft. is permitted.

Located at 2130 Umbreit Rd. TMP# 23-010-065-001 in the RD Zoning District.

The board requested Mr. Clemons to attend the meeting to make certain the use of the building is accessory to the primary residential use and to question the height variance.

Correspondence:

Bucks County Airport Authority May 2016 minutes are available for review

MTWA Annual Drinking Quality Report is available for review

Bucks County Planning Commission **Household Hazardous Waste Program 2017-2020** Mr. Mansfield made a **MOTION** to participate in the program seconded by Mr. Courduff and passed.

Texas Eastern-Natural Gas pipeline Cathodic Protection Maintenance Project- Milford Township

Trumbauersville Volunteer Firefighters Relief Association compliance Audit 2013-2015
QAPC Minutes for June 2016 are available for review

Reports:

Public Works Report

The Public Works Department began the month doing minor base repairs on Benners School Road at the intersection of Esten Road. Repainted double yellow lines on 4 roads that we oil and chipped. Moyers came in to do weed spraying along curbs and guide rails. We started the Mill Road project and installed 540' of hdpe pipe, 170' of 15" Rcp and 7 inlet boxes so far.

Code Enforcement Report

During the June 2016, the following permits were issued, One Single Family Dwelling, and nineteen Use & Occupancy, sixteen residential accessory and one zoning hearings

Agricultural Security Area

The committee continued its on going review of the Agricultural Security handbook. "AG Daze" is scheduled for October 1, 2016

Managers Report

Mr. Courduff inquired about fire inspections. Mr. Vey will direct Mr. Young to schedule fire inspections

Escrow Releases

Mr. Mansfield made a **MOTION** to approve **Resolution 2016-13** for Souder 1552 Sleepy Hollow tree escrow in the amount of \$1,070.00 a site inspection was performed and at this time the trees remained in good health Mr. Mansfield made a **MOTION** to approve the request to release the escrow seconded by Mr. Courduff and passed.

Mr. Mansfield made a **MOTION** to approve **Resolution 2016-14** for Milford Pointe escrow release #1 \$298,627.20 leaving a balance of \$279,024.60 Mr. Mansfield made a

MOTION to approve the request to release escrow seconded by Mr. Courduff and passed.

Public Comments:

Brian Chambers 27 Lucky Lane brought his concerns to the board pertaining to a homeowners association that is not functioning. Mr. Mansfield explained again that the board has no communication with and is not a party to the homeowners association and that his concerns should be directed to the association not the township.

Mr. Young, Code Enforcement Officer, will review their complaints.

Adjournment: Mr. Mansfield adjourned the July 5, 2016 regular meeting at 7:40 p.m.

**Milford Township Board of Supervisors
Minutes of August 2, 2016 Regular Meeting**

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

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

Attendance: Jeff Vey Township Manager, Marilyn Stecker Secretary Treasurer, Public Works Director Dave Winkler and Audience: 15

Approval of Minutes of Previous Meeting

Mr. Strunk made a **MOTION** to approve the minutes from the July 5, 2016 Motion was seconded by Mr. Courduff and passed.

Approval of Treasurer's Report and Invoices for Payment

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

Announcements

There is no Zoning Hearing Board –August 2016 –

Supervisors Mr. Courduff announced that John Mininger is the recipient of the 2016 EAA Young Eagles Leadership Award. The EAA Young eagels is a program dedicated to giving youth ages 8-17 their first free ride in an airplane. Congratulations to Milford Township's John Mininger

Correspondence:

Bucks County Airport Authority June 2016 minutes are available for review

Annual Report of Municipal Authorities 2015 (DCED)

Milford Township Water Authority Financial Statements 2014-2015

Bridge Report Weiss Road over Licking Creek – (Board asked Road Master Dave Winkler the time frame on repairing the bridge, he indicated it would be a project for next year.

Request for Fire Police Assistance

Borough of Pennsburg requested the Fire Police Assistance for an upcoming event September 11, 2016 and The Borough of East Greenville would like the Fire Police Assistance for an upcoming event August 21, 2016. Mr. Mansfield made a **MOTION** to provide fire police assistance. The motion was seconded by Mr. Courduff and passed.

Reports:

Public Works Report

The Public Works Department had a very busy month on the Mill Road Project. They installed 400' of 15" RCP and 6 inlet boxes and most of the work was in hard rock. They milled off the old roadway and are building the new roadway from the Portzer Road side towards Freier Road. PP&L has 2 poles to put in yet: they had to bring in a special machine to drill through the rock. Hoping to have wires transferred in the next week so that curbing can be installed. We are still pushing to get road opened before school starts.

Code Enforcement Report

During the July 2016, the following permits were issued, Two Single Family Dwelling, and nine Use & Occupancy, twenty three residential accessory and two commercial

Request for buffer waivers at the Crossings

Lot #49 1807 Alamingo Drive - proposed paver patio which would encroach rear buffer yard by approximately 5'. Mr. Mansfield made a **MOTION** to approve the waiver for the patio to encroach the buffer yard; this approval is specific to this property seconded by Mr. Courduff

Lot #50 1803 Alamingo Drive - The Deck Corner would be 10' into the buffer yard

Mr. Mansfield made a **MOTION** to approve the waiver for the deck to encroach into the buffer yard; this approval is specific to this property seconded by Mr. Courduff

Managers Report

Management Discussion and Analysts GASB-34 and Financial Statements for year-end 2015 from Styer Associates are available for review. Mr. Mansfield made a **MOTION** to accept the MD&A and Audit for 2015. The motion was seconded by Mr. Courduff and passed.

Subdivision and Land Development Plans

BE Equipment 1775 Wentz Road addition to existing structure, to store balers that currently are stored outside. Mr. Irick engineer for BE Equipment asked for a Land Development waiver. Mr. Mansfield Made a MOTION to approve request for waiver of Land Development motion was seconded by Mr. Courduff

Escrow Releases

Mr. Mansfield made a **MOTION** to approve **Resolution 2016-15** for Libor Lot # 4 1540 Fels Road land development and financial security agreement \$5,000.00 the new owner of the lot posted the \$5,000.00 required escrow Mr. Mansfield made a **MOTION** to approve the request to release the escrow seconded by Mr. Courduff and passed.

Mr. Mansfield made a **MOTION** to approve **Resolution 2016-16** for Precision Finishing escrow release #1 \$27,759.15 leaving a balance of \$659,056.92 Mr. Mansfield made a **MOTION** to approve the request to release escrow seconded by Mr. Courduff and passed.

Public Comments:

Residents from Milford Pointe addressed the board with issue's pertaining to their development – the main issue was dead trees that were planted and have died. After discussion with the residents township manager Jeff Vey will contact developer and address these issues with him.

Adjournment: Mr. Mansfield adjourned the August 2, 2016 regular meeting at 8:20 p.m.

**Milford Township Board of Supervisors
Minutes of September 6, 2016 Regular Meeting**

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

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

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

Approval of Minutes of Previous Meeting

Mr. Strunk made a **MOTION** to approve the minutes from the August 2, 2016 with corrections. Motion was seconded by Mr. Courduff and passed.

Approval of Treasurer's Report and Invoices for Payment

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

Announcements

Milford Township Zoning Hearing Board will meet on **Tuesday, September 13th, 2016** in the township building (2100 Krammes Rd.) to consider the following:

Application of **Auckland** for an Interpretation of section(s) 209 a to allow the construction of a 30' x 60' (1800sqft) accessory building. Also for a Variance from Section(s) 404 H2i to allow the height of the building to be 22ft. tall where 18ft. is permitted. Located at 2315 Milford Square Pike TMP# 23-010-158 in the RD Zoning District.

Application of **SF Pacific Properties** for a Variance from Section(s) 526 & 503 to allow the placement of a guardhouse within the front yard with a setback of approximately 15' where 50' is required. Located at 3000 Am Dr. TMP# 23-002-147 in the PI Zoning District.

Application of **Kocher** for an Interpretation of section(s) 209 to allow the construction of a 40' x 60' (2,400sqft) accessory building. Located at 2345 Weiss Rd. TMP# 23-002-163-001 in the RA Zoning District.

Correspondence:

Bucks County Airport Authority July 2016 minutes are available for review

Hough Associates Annual Joint App splits DEP Recycling grant

Request for Fire Police Assistance

Borough of Sellersville requested the Fire Police Assistance for up coming event September 18, 2016 and The Borough of East Greenville would like the Fire Police Assistance for an up coming event September 11, 2016 Mr. Strunk made a **MOTION** to authorize fire police assistance motion was seconded by Mr. Courduff and passed.

Reports:

Public Works Report

The Public Works Department had a very busy month on the Mill Road Project. We finalized the grading and PK Moyer came in and laid the paving. We put down 1100 tons of BCBC and 420 tons of ID-3 and the roadway was opened for traffic on Friday September 2nd. Canary Road was leveled and overlaid using a total of 2,761 tons of ID-2 wearing. The townships portion of Portzer Road was also leveled and overlaid using a total of 48 tons of ID-3 and 628 tons of ID-2 wearing. Zone Striping will be following up with double yellow and fog lines sprayed with epoxy paint.

Code Enforcement Report

During the August 2016, the following permits were issued, Three Single Family Dwelling, and Twelve Use & Occupancy, Fifteen residential accessory and Four commercial, Three zoning hearing

Park Board

Park board discussed options for materials and placement of splash pad, addition pavilion and pickle ball court at Molasses Creek Park. The park board has made a recommendation to install two temporary pickle ball courts at the existing larger basketball court at Unami Creek Park. Park board has also inquired about the purchased of a weed razor to thin out cattails in November. Park board would like office staff to review cheaper alternatives to Mutt Mitts.

Managers Report

Committee reports on “AG DAZE” which is **October 1, 2016** plans and preparation are falling into place. Mr. Vey attended the meeting with discussions of event sponsors,

exhibitors, location and size of exhibitor areas. Consideration for childrens active games (hay bale toss, kiddie tractor pull, corn box, balloon rides, and more.

Subdivision and Land Development Plans

Bauman Road (sketch) Proposal – subdivide a 40.2 acre site in 11 residential lots. All lots are to be served by individual on-lot water and sewerage systems (2 sites) per lot Storm water piping along Bauman Road will be required. The Milford Township Planning Commission has reviewed the above referenced sketch plan and finds it generally consistent with the Milford Township Comprehensive Plan, Zoning Ordinance and Subdivision and Land Development Plan Mr. Strunk made a **MOTION** that the plan is generally in compliance with our ordinances, seconded by Mr. Courduff and passed

Escrow Releases

Mr. Strunk made a **MOTION** to approve **Resolution 2016-17** for Precision Finishing escrow release #2 \$56,552.18 leaving a balance of \$602,504.74 seconded by Mr. Courduff and passed.

Public Comments:

Residents from Milford Pointe addressed the board with concerns – Betty Lundy 1949 Alamingo Drive – claimed no property monuments are on her property, she has wet lands and is concerned about Zika Virus (carried by mosquitos). The basin has standing water, had been weed whacked and is still over grown. She was informed that the Township Engineer will be directed to check monuments, the basin work in in process, the Bucks County Department of Health treats areas for mosquito control and the Zika virus occurrences in Pennsylvania have been with people who have traveled to the south. Janet Becker who resides at 1999 Milford Square Pike has trouble with deliveries due to the fact her house does not face Milford Square Pike which is her address. She restated that the alley is not an alley and suggested it be named. There was general discussion about the alley. Potential actions that could help the situation are relocation of the cluster mailboxes, posting and enforcing no parking on the street and establishing the street as one way. After discussion with the homeowners’ association President, township manager Jeff Vey will contact developer, the post office and attempt to address these issues.

Conditional Use Application for Sweet Memories Photos by Carolyn - asked the board to waive the \$1600.00 application fee. Mr. Strunk made a MOTION to waive the \$1600.00 to be reduced to actual costs seconded by Mr.Courduff and passed.

Mr. Chamber & Mr. Dougherty of 27 Lucky Lane and Mr. Frank Delvecchio 29 Lucky Lane brought before the board their dispute. Mr. Chamber claims that Mr. Delvecchio has done property improvements (widening the driveway) without permits causing unacceptable drainage and lighting issues. Mr. Dougherty informed the board that they will file a formal complaint with the Township by Wednesday. Mr. Delvecchio denied the allegations and agreed to work with the zoning officer regarding the driveway setback from property lines. Mr. Courduff stated that the formal complaint would be addressed.

The Board adjourned and met in executive session to discuss real estate matters.

Adjournment: Mr. Mansfield adjourned the September 6, 2016 regular meeting at 8:20 p.m.

**Milford Township Board of Supervisors
Minutes of October 4, 2016 Regular Meeting**

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

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

Attendance: Jeff Vey Township Manager, Marilyn Stecker Secretary Treasurer, Public Works Director Dave Winkler and Audience: 27

Approval of Minutes of Previous Meeting

Mr. Strunk made a **MOTION** to approve the minutes from the September 6, 2016 Motion was seconded by Mr. Courduff and passed.

Approval of Treasurer's Report and Invoices for Payment

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

Announcements

Milford Township Zoning Hearing Board will meet on **Tuesday, October 11th, 2016** in the township building (2100 Krammes Rd.) to consider the following:

Application of **Johnson** for a Variance from Section(s) 404.G6 to allow the use of an existing office space to become an electrical contractor office and shop. And a variance/Interpretation 404.B6 (10) to allow the use of the 2nd apartment. Located at 2239 Milford Square Pike TMP# 23-013-008-001 in the VC-2 Zoning District.

Application of **Lehman** for a Variance from Section(s) 404.H2i to allow the height of the building to be 24ft. tall where 18ft. is permitted. Also an Interpretation of section(s) 209 a to allow the construction of a 40' x 80' (3,200sqft) accessory building. Located at 1825 Old Plains Rd. TMP# 23-001-109-001 in the RA Zoning District.

Application of **Ewer** for a Variance from Section(s) 404.H2i to allow the height of the building to be 23ft. tall where 18ft. is permitted. Also for an Interpretation of section(s) 209 a to allow the construction of a 40' x 80' (3,200sqft) accessory building with a 25' x 22' (550sqft) apartment located within. Located at 1560 Old Plains Rd. TMP# 23-007-007-001 in the RA Zoning District.

Senator Bob Mensch Annual Veterans Appreciation Breakfast will be held at Upper Perkiomen High School in Pennsburg door open at 7:45 a.m. on November 12, 2016 **RSVP**

by November 7, 2016

Milford Township is purchasing 62.79 acres at Allentown and Brick Tavern Rds to remain a working farm. Milford will be applying for Buck County Farmland Preservation funding.

Correspondence:

Bucks County Airport Authority August 2016 minutes is available for review.

PMRS (Retirement System) calculated the Milford 2017 MMO to be \$41,672

Request for Fire Police Assistance

The Borough of Sellersville requested the Fire Police Assistance for up coming event Halloween Parade October 29, 2016 and The Borough of Red Hill would like the Fire Police Assistance for an up coming event October 9, 2016 and Bedminster Township is requesting assistance for a 5K race October 15, 2016 Mr. Strunk made a **MOTION** to authorize fire police assistance motion was seconded by Mr. Courduff and passed.

State Liquid Fuels and Turnback Funds

The estimated Liquid Fuels allocation for 2017 is \$408,886.37 and the Turnback allocation for 2017 is \$10,960. March 1, 2017 is when payment will be received.

Conditional Use Hearing – Sweet Memories Photo’s by Carolyn

Scott McNair opened the hearing. Mr. McNair asked if anyone wanted Party status, Mr. Reimel asked for party status. Carolyn Reneer and Jessica Patton would like to operate a photography studio from a leased space at 2115 Allentown Road called Sweet Memories; the two will share office space but will be two separate businesses. Mr. Mansfield made a **MOTION** to approve the Conditional use with conditions, no photographic processing will be conducted on site, and no storage of chemicals will be stored. Signs need to be approved by Zoning, seconded by Mr. Courduff and passed. Mr. Reimel feels this will be a welcome business to the area.

Reports:

Public Works Report

Paving was completed, topsoil, seed, mulch and mailboxes installed both sides on Mill Rd. Zone Striping painted Portzer, Canary and Mill Roads and the cross walk on Sleepy Hollow Road at Pfaff School. Mr Courduff commended the road crew for a “super job” on Mill Road.

Code Enforcement Report

During the September 2016, the following permits were issued, Seventeen Use & Occupancy, Ten residential accessory and Three commercial, Three zoning hearing

Park Board

Park board discussed options for pickle ball court at Mill Valley Lane, which is currently being used as a tennis ball court. The park board feels that since the court is already surfaced and is the preferred size, it would be a better alternative than Unami Creek Park. Further consideration is needed on the parking. There was discussion of incorporating basketball at the ends of the court.

Managers Report

Zoning Building Height Limits – Nappen is seeking to do a spec warehouse opposite Pulse and would like a clear ceiling height of 40 ft. which is sought by warehouse builders. The board discussed issues involved with increasing allowed height and may explore allowing heights of over the current 35 ft as a conditional use in the PI district requiring sealed sprinkler drawings and fire company and input in the review.

Big Hearts Little Hearts 5 K Run - Andrea Thrush township resident is organizing the fund raising event, which serves to help children with heart defects, the run will be held November 13, 2016 2 p.m. at Molasses Creek Park pre-registration can be done thru the website bighearts2littlehearts.com Mr. Mansfield made a **MOTION** to approve use of park for this event seconded by Mr. Courduff and passed.

HGACBUY Contract Interlocal contract for cooperative purchasing Mr. Mansfield made a **MOTION** approving the contract seconded by Mr. Courduff and passed

An advance of \$550,667 is needed from Milford's Open Space line of credit at QNB to purchase Heimbach Farm's 67 acres, Mr. Mansfield made a **MOTION** to approve the advance, seconded by Mr. Courduff and passed

Subdivision and Land Development Plans

ProLogis is proposing a division of space in the 3000 AM Drive warehouse which is by definition a land development. Dan Vignola (ProLogis) and Rik Longacre (Schlouch Inc) requested the board to waive the full land development since the warehouse is existing.

Mr. Longacre presented plans to install a western driveway stating it is a part of the approved land development plan so storm water management and the required E&S permitting is already in place. Mr. Andersen stated that the permitting is probably expired and pointed to contour lines on the driveway plan that do not show the extent of fill that will be required reducing capacity in the basin.

The supervisors had particular concern regarding access for emergency response. Mr. Mansfield pointed out that when the subdivision of space in this warehouse was last discussed, the supervisors were assured that there would be full access for emergency response and then there was a fire call on September 9 where the fire company was locked out of the facility at the drive and had no awareness of the tire storage inside or sprinkler adequacy. Mr. Vignola was thanked for his responsiveness after the fact, but the seriousness of the situation remains. ProLogis represented that keys to the current locks on the gates will be in the Knox box so they can be used until the padlock have been installed. The supervisors want review of the emergency access to be addressed at a future meeting including the fire company. This is of particular concern with the

proposal to install fencing and gates between the two users so the complete perimeter access would now be impeded. The concern is highlighted if AM Drive is blocked and the emergency access from Wentz Road is the required access.

There was discussion of what impact the new user would have on the roads leading to the warehouse. Mr. Vey pointed out that there has been work done with "New" Road and attempts to coordinate with the PA Turnpike in their reconfiguration of the Quakertown Interchange. He stated that all designs being considered would still require Weiss Road to Progress Drive to be the main access adding impact at that intersection.

The "pork chop"(concrete medial separator at AM and Progress Dr.) - installation deadline for this was set to occur within 24 months of recording of the place. Rik will provide Engineer Pete Andersen with record plans for his review.

Escrow Releases

Mr. Strunk made a **MOTION** to approve **Resolution 2016-18** for Precision Finishing escrow release #3 \$52,003.76 leaving a balance of \$550,500.98 seconded by Mr. Courduff and passed.

Public Comments:

Mr. Dotts , an officer with the Milford Township Fish, Game and Forestry (MTFGF), discussed with the board how they have made improvements to the shooting range. The berms have been raised, the firing line is at an elevation that make the shooter fire down to targets, baffles have been installed overhead to obstruct view of the sky and there are on-going improvements. A complaint that projectiles were leaving the range into overhead trees was investigated by the MTFGF. Mr. Dotts said that video of the shooters at the reported time of the incident showed two shooters who were appropriately signed in using the range without apparent violations.

Mr. Chamber & Mr. Dougherty of 27 Lucky Lane once again brought before the board their disputes. Mr. Chamber claims that Mr. Delvecchio has done property improvements without permits causing unacceptable drainage and lighting issues. It was noted by the Chairman that Mr. Delvecchio was required to removed driveway paving to address their concern. Mr. Dougherty informed the board that they would file a formal complaint and at the end of the meeting Mr. Chamber provided a folder with written complaints and a CD with pictures to Marilyn Stecker to be given to Code Enforcement Officer Jim Young. Mr. Chamber and Mr. Dougherty were informed once again that the majority of their complaints are private matters concerning the Home Owners Association and personal matters with neighbors that are not appropriate business for township public meetings. They were advised that it may be in their best interest to consult an attorney.

David Gross, Valley View Development, stated that he found a spotted Lantern Fly on his property and he destroyed the insect.

Adjournment: Mr. Mansfield adjourned the Oct. 4, 2016 meeting at 8:30 p.m.

**Milford Township Board of Supervisors
Minutes of October 18, 2016 Regular Meeting**

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

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

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

Approval of Minutes of Previous Meeting

Mr. Mansfield made a **MOTION** to approve the minutes from the October 4, 2016 Motion was seconded by Mr. Courduff and passed.

Approval of Treasurer's Report and Invoices for Payment

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

Managers Report

The Northern Bucks Wildland Fire Crew would like to have a drill on Oct 23 in the Unami Creek Park along the trail that starts just above the Campbell's Bridge. There will be a smoke fuse that is environmentally safe to simulate a burn over the fire line as experienced this past year. Practice includes pumping the brush truck, scratching wild land line and saw skills. Experienced personnel will work on downed trees and widow makers to buck and clean downed trees next to or near the path. Northern Bucks Wildland Fire Crew carries its own insurance. The area will be restored back to the way it was found. Mr. Mansfield made a **MOTION** approving the request of the activity for October 23, 2016 seconded by Mr. Strunk and passed

2017 Budget discussion – Preliminary revenue projections were reviewed. Preliminary budget should be adopted by November 15, 2016 for a Final Budget adoption on December 20, 2016

Mr. Mansfield made a **MOTION** to approve **Resolution 2016-19** Bucks County Municipal Open Space Grant application for the Blough farm, seconded by Mr. Courduff and passed.

Mr. Mansfield made a **MOTION** to approve **Resolution 2016-20** – authorizing the acquisition of tax parcel 23-002-172, 23-002-173 and 23-002-157 (62.79) acres located on Allentown Road, seconded by Mr. Courduff and passed. The Heimbach tract will remain in agricultural use.

Mr. Mansfield asked that a schedule of fire inspections be provided

Public Comments: with no public comments Mr. Mansfield adjourned the meeting.

Adjournment: Mr. Mansfield adjourned the Oct. 18, 2016 meeting at 7:40 p.m.

**Milford Township Board of Supervisors
Minutes of November 1, 2016 Regular Meeting**

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

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

Attendance: Jeff Vey Township Manager, Marilyn Stecker Secretary Treasurer, Public Works Director Dave Winkler and Audience: 24

Approval of Minutes of Previous Meeting

Mr. Strunk made a **MOTION** to approve the minutes from the October 18, 2016 Motion was seconded by Mr. Courduff and passed.

Approval of Invoices for Payment

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

Announcements

There is no Zoning Hearing for the month of November 2016
Joyce King member of Zoning Hearing Board has resigned.
Mr. Mansfield made a **MOTION** to appoint Robert Forney as her replacement motion seconded by Mr. Courduff and passed.

Correspondence:

Bucks County Airport Authority September 2016 minutes is available for review
Dept of Auditor General Liquid Fuels Audit - 2015 (no findings)
QAPC agenda for November 8, 2016 meeting
2016 Commonwealth Allocation to Volunteer Fire Relief Association
Household Hazardous Waste Collection Program commitment invoice for 2017-2020

Request for Fire Police Assistance

Red Hill requested the Fire Police Assistance for up coming event Christmas Parade December 4, 2016 Mr. Mansfield made a **MOTION** to authorize fire police assistance motion was seconded by Mr. Courduff and passed.

Conditional Use Hearings

Lifquest/Milford Village – Conditional Use to confirm the Master Plan involving relocation of Mill Hill Rd and internal roads, parking, increase of the number of

dwelling units, reduction of the number of congregate care units and reduction of the number of square feet of retail space.

Scott McNair opened the hearing. Mr. Markward and Martin Smith (Pany & Lentz) reviewed the their application starting with the closure of existing Mill Hill Road at its John Fries Highway intersection creating a cul-de-sac and the relocation of of Mill Hill Road through the Milford Village site, where it intersects with LifeQuest Drive. Mr. Andersen (Township Engineer) reviewed the plans and provided comments. He noted the Master Plan showed 288 low impact apartments and 552 congregate care units, while the new plan shows 336 low impact apartments and 498 congregate care units. Both plans comply with the AMU ordinance. After lengthy discussion Mr. Mansfield advised the applicant that after the board reviewed the draft from Mr. McNair they would make a motion on the Conditional Use at the next meeting. Mr. McNair closed the hearing.

MokN Partnership 2100 Quaker Pointe Dr -Conditional Use to modify an office use to a bank (Malvern Savings Bank) office.

Scott McNair opened the hearing. Representative from Malvern Savings Bank along with property owner Ernest Knechel presented to the board intentions for the use of this office space

This space will be occupied with loan officers and managers there will be no retail banking. Mr. Mansfield made a **MOTION** to approve use with conditions that will be forth coming from Mr. McNair

Reports:

Public Works Report

The Public works department began the month removing a large amount of trees of heaven along Route 663 just west of Spinnerstown Road. Daves Tree Service helped us remove large dead trees in the right of way. We finished the topsoil work on Mill Road and removed all the filter bags from the inlets. We also completed the Umbreit Road project and opened up the road on Friday October 28th.

Code Enforcement Report

During the October 2016, the following permits were issued, Fifteen Use & Occupancy, Nine residential accessory and Two Single family dwellings.

Park Board

Park board has on going discussions for pickle ball court at Mill Valley Lane, which is currently being used as a tennis ball court.

Managers Report

Discussion on leaving Mill Road thru the park closed. The consensus of the board is they are leaving it closed for pedestrian use and will open the western end for fishing season.

Resolution 2016-21 – Bid Awards for Outside Contractor Mr. Mansfield made a **MOTION** to award the outside contractor bid to Heffentrager for the 2016-2017 year, seconded by Mr. Strunk and passed.

Subdivision and Land Development Plans

Life Quest Milford Village Phase 2- Sections 1 and 4 (including Mill Hill Road)

As requested, Andersen Engineering has reviewed the revised preliminary plans for Milford Village, Phase 2- Sections 1 and 4. Also, the plans included a design for relocating Mill Hill Road. Finally, the submitted plans included a “Second Revised” Unified Master Plan. The plans are dated September 15, 2016.

ZONING- GENERAL

- General Z-1 A Conditional Use Application must be filed for the Second Revised Master Plan*
- General Z-2 The Master Plan shows section lines that conform to the “subdivision plan” previously approved by the Township.*
- General Z-3 The Master Plan contains an impervious surface and open space table that (as of this application) conforms to prior approvals.*
- General Z-4 The Master Plan notes that Phase 2 is to consist of Sections 1, 2, 4, 5, 6, and 7. We have received plans for only Sections 1 and 4. In keeping with the confusing phases and sections, I’ll suggest that Phase 2, Sections 1 and 4 be called Phase 2, Part A.*
- General Z-5 Section 1 consists of low impact apartments and retail buildings. Section 4 consists of retail buildings.*
- General Z-6 The minor change in Phase 1 Section 3 that was brought before the Township last year is re-iterated in this Master Plan.*
- General Z-7 Mill Hill Road will be relocated as part of Phase 2, Part A.*
- General Z-8 The reference to the First Revised Master Plan contained in the Phasing Sequence should be revised to Second Revised Master Plan.*
- General Z-9 We believe there are errors in the Dwelling Unit calculations.*
- General Z-10 We note that the previous Master Plan showed 288 low impact apartments and 552 congregate care units, while this plan shows 336 low impact apartments and 498 congregate care units. Both plans comply with the AMU ordinance.*

ZONING- SECTION 1

- Sec 1 Z-1 The plan proposes 172 low impact apartments (in 6 buildings) and two retail buildings with a total square footage of 43,200 square feet.*
- Sec 1 Z-2 Five out of the six apartment buildings exceed 35 feet in height. The applicant should provide testimony regarding the height. Since these buildings are more than 200 feet off a property line, they are permitted to exceed 35 feet. However, there is a maximum height limitation that must be complied with.*
- Sec 1 Z-3 Parking spaces that overhang “green” areas are 18 feet long. The Township has approved this in the past.*

LAND DEVELOPMENT- SECTION 1

- Sec 1 SALDO-1 Relocated Mill Hill Road is proposed to be 36 feet wide from Lifequest Drive to Abby Lane. West of Abby Lane, the cartway transitions to 28 feet wide until Wispy Willow Lane. West of Wispy Willow Lane, the cartway transitions to the 18 foot wide cartway of existing Mill Hill Road.*
- We have concerns that the width of the road may lead to speeding. We would recommend “traffic calming” designs to minimize this possibility.*
- Sec 1 SALDO-2 The plans show (in general) improvements to Route 663 from Lifequest Drive to a few hundred feet east of “Old” Mill Hill Road. We assume there are separate*

HOP plans that will be submitted to PennDOT. We would like a set of the HOP plans for our files.

Sec 1 SALDO-3 The plans show curbs with 6" reveal and paving sections that are not in compliance for the private roads. We believe the Township has agreed to this previously. If this is still acceptable to the Township, we suggest a note be added that clearly limits the non-compliant roadway specifications to the local roads. Furthermore, additional details for the relocated Mill Hill Road must be added to the plans.

Sec 1 SALDO-4 We must address access from the relocated Mill Hill Road to the property at the corner of Mill Hill Road and Route 663.

Sec 1 SALDO-5 The details of the closure of Mill Hill Road at Route 663 should be added to the plans.

Sec 1 SALDO-6 The applicant is requesting waivers from:

- Section 512- 1L1B to allow HDPE storm sewer pipe for storm sewers on private property (outside of the public right-of-way).*
- Section 512- 1L1C to allow storm sewer outside of the public right-of-way to be smaller than an 18" diameter.*
- Section 616A to allow a limited amount of utilities to be installed above ground.*

ZONING- SECTION 4

Sec 4 Z-1 The applicant is proposing 50,200 square feet of retail space. Previously, Section 4 was proposed to contain 47, 200 square feet of retail space. It should be noted that, on an overall basis, the proposed non-residential building area decreased from an original 455,000 square feet to a revised 438,000 square feet.

Sec 4 Z-2 Parking spaces that overhang "green" areas are 18 feet long. The Township has approved this in the past.

LAND DEVELOPMENT- SECTION 4

Sec 4 SALDO-1 Section 4 will involve the demolition of some water and sanitary sewer facilities and some storm sewer facilities. This section also extends Lifequest Drive and relocates Mill Hill Road. Sections 1 and 4 are significantly intertwined with water/sewer/stormwater improvements. Furthermore, all services to the existing nursing home must be maintained. A detailed construction sequence is required.

Sec 4 SALDO-2 The limit of construction for Blooming Cherry Lane must be defined.

Sec 4 SALDO-3 Paving and curb details for private roads and roads to be dedicated to the Township should be added to the plans.

MILL HILL ROAD RELOCATION

MH SALDO-1 We suggest that traffic-calming designs be added to the plan.

MH SALDO-2 A detailed sequence of construction is required to fit this work into the development of the site. Furthermore, details regarding the impact of this construction on the existing residents along Mill Hill Road should be added to the plans.

MH SALDO-3 Access to the lot at the corner of Old Mill Hill Road and Route 663 must be developed.

MH SALDO-4 Details regarding the termination of Old Mill Hill Road at Route 663 should be added to the plans.

MH SALDO-5 A detail of the cross-section of Mill Hill Road should be added to the plans.

LAND DEVELOPMENT- GENERAL

General SALDO-1 We are still awaiting the stormwater management reports.

General SALDO-2 We request a set of the HOP plans.

General SALDO-3 Prior approvals from PennDOT, MTWA, MTASA, and DEP are required.

General SALDO-4 We are awaiting Soil Erosion Control plans. Included in these plans should be the location, depth, and rate of the infiltration testing.

After discussion of engineering review LifeQuest determined they would return next month for further action.

Milford Convenience/Willauer Annexation Plan – Tmp#23-10—0 and 100-1.

Proposal is to convey a 12.22-acre parcel (annex Parcel A) from lot #1 (TMP 23-10-100-1) to lot #2 (TMP#23-10-90). As a result, lots 1 and 2 will be 16.98 and 77.00 gross acres, respectively. On-lot water and sewage facilities serve Lot 2. No construction is proposed at this time.

*The Board of Supervisors of Milford Township at a public meeting held on Tuesday, November 1, 2016, voted to **APPROVE** subject to the conditions set forth herein Final Plans of Lot Line Adjustment for premises situated on Route 663 in Milford Township, identified as Bucks County Tax Map Parcel Nos. 23-10-100-1 and 23-10-090 (the “Property”). Milford Convenience, LP owns Tax Map Parcel No. 23-10-100-1 and Verna S. Willauer owns Tax Map Parcel No. 23-10-090 (the “Owners”). Final Plans of Lot Line Adjustment for the Property consisting of one (1) sheet, prepared by Ludgate Engineering Corporation, dated August 18, 2016, propose a lot line adjustment of the Property wherein approximately 12.22 acres are to be transferred from Tax Map Parcel No. 23-10-100-1 to Tax Map Parcel No. 23-10-090 (the “Plans”). The Plans were approved subject to the following conditions at the November 1, 2016 meeting:*

- 1. Prior to the recording of the Record Final Plan, Owners shall address all outstanding engineering issues identified in the October 17, 2016, letter of Andersen Engineering Associates, Inc., Township Engineer, to the satisfaction of the Board of Supervisors.*
- 2. Prior to the recording of the Record Plans, Milford Convenience, LP shall execute a Deed of Conveyance, in a form approved by the Township Solicitor conveying a portion of Tax Map Parcel No. 23-10-100-1 to Verna S. Willauer, owner of Tax Map Parcel No. 23-10-090. The Deed shall be recorded prior to or simultaneously with the recording of the Record Plans.*
- 3. Prior to the recording of the Record Plans, Verna S. Willauer shall execute a Deed of Consolidation, in a form approved by the Township Solicitor consolidating the conveyed portion of Tax Map Parcel No. 23-10-100-1 with Tax Map Parcel No. 23-10-090 to create a single parcel. The Deed shall be recorded prior to or simultaneously with the recording of the Record Plans.*
- 4. Tax Map Parcel No. 23-10-090 contains existing dwellings and outbuildings. There is no construction proposed with this lot line adjustment.*

5. *Prior to the Recording of the Record Plans, satisfactory evidence must be provided to the Township that all monuments shown on the Plans are consistent with Township policy and that all monuments have been installed or adequate financial security has been posted to assure their installation. Monuments delineating private lots from open space, for all easements and for the intersection of each lot line and the public roads shall be made of concrete.*

6. *Prior to the recording of the Record Plans, all costs incurred by the Township in the review of this application, including engineering, legal and administrative costs shall be paid in full to the Township.*

7. *At the time record Plans are submitted, you will submit 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 copies of the Plans. All signature blocks shall appear in the same location on each page-requiring signature. In addition, you 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 as stated herein 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 set forth in this approval shall void the Final Subdivision Plan approval, and any waivers or modification approved by the Board of Supervisors as stated herein are, in that event, denied and the Plan is denied for non-compliance with the provisions of the Subdivision and Land Development Ordinance as recited herein and in the Township Engineer's review letter of October 17, 2016.

Escrow Releases

Mr. Mansfield made a **MOTION** to approve **Resolution 2016-22** for Precision Finishing escrow release #4 \$55,677.65 leaving a balance of \$494,823.33 seconded by Mr. Courduff and passed.

Milford Township Volunteer Fire Company Chief Keith Butler provided the board with an update on the fire company. Training classes, numbers of calls, equipment they are consider purchasing.

Public Comments: Mr. Kohler of 20015 Krammes Road asked the board what could be done for the hard turn on Krammes Rd there has been several accidents on this bend. Board advised that township would contact PennDot to see if street marking can be added to roadway.

Adjournment: Mr. Mansfield adjourned the November 1, 2016 meeting at 10:00 p.m.

**Milford Township Board of Supervisors
Minutes of November 15, 2016 Regular Meeting**

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

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

Attendance: Jeff Vey Township Manager, Marilyn Stecker Secretary Treasurer, and Audience: 13

Approval of Minutes of Previous Meeting

Mr. Mansfield made a **MOTION** to approve the minutes from the November 1, 2016 Motion was seconded by Mr. Courduff and passed.

Approval of Invoices for Payment

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

Announcements

There is no Zoning Hearing for the month of December 2016

Correspondence: None

Conditional Use Hearings

Mr. Mansfield made a **MOTION** to approve the following decision for Malvern Federal Savings Bank per draft submitted by Scott Macnair, motion seconded by Mr. Strunk

1. Malvern Federal Savings Bank (the “Applicant”) has filed a Conditional Use Application with the Board of Supervisors of Milford Township for premises located at 2100 Milford Pointe Drive, Milford Township, Bucks County, PA consisting of approximately 4.59 acres and identified as Tax Map Parcel No. 23-10-22 (the “Property”). The Property is located in the PC – Planned Commercial Zoning District. The Applicant proposes to modify the present use on the Property from a D1, Office use to an E4, Financial Establishment use. Specifically, the applicant is proposing to operate a loan and wealth management branch of Malvern Federal Savings Bank. Pursuant to Section 403 of the Milford Township Zoning Ordinance, an E4, Financial Establishment use, is permitted by Conditional Use in the PC Zoning District.

2. Notice of the Conditional Use hearing for Tuesday, November 1, 2016, was duly advertised in The Town and Country on October 13, 2016 and October 20, 2016.

3. No persons requested to become parties to this matter.

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

TOWNSHIP:

T-1 Conditional Use Application dated September 16, 2016 with attachments.

T-2 Copy of Public Notice and Proof of Publication

T-3 Letter dated October 6, 2016, to Applicant concerning scheduled hearing date and time

T-4 Letters to property owners adjacent to property, list of said property owners and Affidavit of Mailing

T-5 Copy of Affidavit of Jim S. Young, Milford Township Code Official, confirming that the Property was posted with the Public Notice on October 14, 2016

5. Ernie Kneckel, real estate agent for the Property, and Donald Weagley, Vice President of Malvern Federal Savings Bank, testified on behalf of the Applicant.

6. The Applicant was unrepresented. The Board of Supervisors of Milford Township (“Board”) was represented by Scott A. MacNair, Esquire, and Township Solicitor.

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

8. The Applicant is proposing to use a first floor suite, that is accessible from the main lobby, as a loan and wealth management office. The prior use was an architectural office.

9. The suite contains approximately six (6) offices, a conference room, a kitchen area, a bathroom and a reception area.

10. The Applicant anticipates employing a maximum of ten (10) employees at the property.

11. The proposed hours of operation are from 9:00 a.m. to 5:00 p.m., Monday through Friday.

12. The Applicant anticipates having approximately five (5) patrons per day, by appointment.

13. The owner of the Property is MokN Partnership, LP and the Applicant has executed a lease with the owner, providing the Applicant with the requisite standing to pursue this Conditional Use application.

14. The other uses inside the building include two dentist offices, a bond company, a pediatric therapist, a real estate office and title company and a health care provider.

15. The surrounding neighborhood is composed of primarily commercial uses, including other general office uses and light industrial uses.

16. There are two driveways that provide ingress and egress for the Property. The driveways will provide safe access without modification.

17. The Property contains approximately 150 parking spaces. The Applicant testified and the Board concurs, that there is more than adequate parking available on any given day for the floor area, employees and patrons that can be expected at this location. Parking at present is underutilized.

18. The Applicant testified that the Applicant would not be adding to the existing signage for the Property, but would merely be replacing the existing signs related to the previous architectural use with signs for the proposed financial institution use. One sign will be placed in the exterior sign board and another on the entrance door to the office space.

II. CONCLUSIONS OF LAW

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

2. 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. State College Borough Water Authority vs. Board of Supervisors of Bermer Twp., 165 Pa. Cmwlth. Ct. 405, 645 A2d 394 (1994).

3. The testimony and exhibits submitted by the Applicant demonstrate general compliance with the requirements of the Milford Township Portion of the Quakertown Area Zoning Ordinance.

4. Subject to the conditions hereafter imposed and only if those conditions are complied with, the proposed E4, Financial Establishment use within the Planned Commercial Zoning District will be consistent with the spirit, purposes and intent of the Planned Commercial Zoning District.

5. Subject to the conditions hereafter imposed and only if those conditions are complied with, the proposed E4, Financial Establishment use will not be detrimental to the property in the immediate vicinity and will be in the best interests of the Township and the community.

6. Subject to the conditions hereafter imposed and only if those conditions are complied with, the proposed E4, Financial Establishment use 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.

7. Subject to the conditions hereafter imposed and only if those conditions are complied with, the proposed E4, Financial Establishment will be in conformance with the applicable requirements of the Township Zoning Ordinance, Subdivision and Land Development Ordinance and other Ordinances of the Township.

8. Subject to the conditions hereafter imposed and only if those conditions are complied with, the proposed E4, Financial Establishment use will be suitable in terms of affect on highway traffic and safety.

III. DECISION

AND NOW, this ___ day of _____, 20___, the Conditional Use Application of Malvern Federal Savings Bank for conditional use approval to modify a present use on the Property from a D2, Office use to an E4, Financial Establishment use within the PC – Planned Commercial Zoning District, is **APPROVED** generally subject to the following conditions:

1. The proposed Financial Establishment shall not be operated as a full service bank, unless a new conditional use application is filed and approved by the Milford Township Board of Supervisors.
2. A maximum of ten (10) employees associated with the Financial Establishment use shall be permitted at any given time, to be present at the Property.
3. Any new conditional use application associated with the Property shall contain a parking plan that depicts the existing parking usage and proposed parking usage associated with any new or revised uses.
4. Applicant shall comply with the conditions set forth in Sections 1108 and 404 E4 of the Milford Township Zoning Ordinance.
5. Applicant shall comply in all respects with the testimony and exhibits introduced in this conditional use hearing.

Life Quest Milford Village Phase 2 Section 1 and 4 (including Mill Hill Road) Conditional Use approval has been tabled for the December 6, 2016 meeting

Subdivision and Land Development Plans

Life Quest Milford Village Phase 2 Section 1 and 4 (including Mill Hill Road) has been tabled for a future meeting.

Prologis request for waiver of Land Development procedure dividing existing warehouse space between (2) tenants. ProLogis has complied with the following concerns”

- Satisfactory review of the sprinkler report and emergency access has been done by the Chief of the Milford Township Fire Company including Knox locks.
- Satisfactory review of the Erosion and Sedimentation plans and the NPDES permit has been done by the Bucks County Conservation District and the Milford Township Engineer. A pre-construction meeting was held on Tuesday, November 15, 2016 and the access drive is approved to begin construction.
- Satisfactory review of the plans has been done by the Milford Township Engineer.

Mr. Mansfield made a **MOTION** to waive formal land development procedures and approve the division of the existing warehouse between two tenants on the following conditions:

1. Review of the Land Development and Financial Security Agreement dated February 14, 2013 to ensure the adequacy of its terms for current and future public improvements.
2. Review of the Financial Security to ensure the completion of the right turn island at Progress Drive and AM Drive by July 1, 2017.
3. Acceptance of \$20,000 contribution to the Traffic fund in-lieu of a traffic study.
4. Recording previously approved Phase 2 Land Development plans.
5. Continued communication with the Chief of the Milford Township Fire Company to ensure emergency access and fire safety on-site.

MOTION seconded by Mr. Courduff and passed.

Open Space Conservation Easement

Mr. Mansfield made a **MOTION** appointing Jeffrey Vey as signatory for the Conservation easement with Bucks County Open Space program motion seconded by Mr. Courduff and passed

Public Comments:

Melanie Romanavski - 2230 Milford Square Pike addressed the board with her concerns for the increased amount of traffic on Milford Square Pike since the opening of the bridge. Mr. Mansfield said that the township would put the speed trailer on the road and see if that would help alleviate the motorist from speeding.

Jim Lyons – 2033 Huber Drive addressed the board with an issue of the trash hauler in the Valley View development is making his pick up anywhere from 4:30 am to 6:00 am.

Brian Peter of 2125 Gabel Lane also raised the issue of the early pick up.

Mr. Vey will contact the waste hauler.

Preliminary 2017 Budget Preparation

The board reviewed the preliminary budget including all funds.

Mr. Mansfield made a **MOTION** to approve the 2017 Preliminary Budget and to advertise for its adoption at the December 20th meeting as the final budget, seconded by Mr. Courduff and passed.