

**Milford Township Board of Supervisors
Minutes of January 2 2018 Reorganizational Meeting**

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

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

Attendance: Jeffrey Vey Township Manager, Marilyn Stecker Assistant Manager, and Dave Winkler Public Works Director Audience: 12.

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

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

Secretary-Treasurer	Marilyn Stecker
Township Solicitor	Terry Clemons
Planning Commission Solicitor	Terry Clemons
Designation of Official Depository	PLGIT,QNB,TTD,Bank and Univest
Milford Twp Planning Commission (5yrs)	Merv Afflerbach
Milford Twp Zoning Hearing Board (3yrs)	Cameron Waite
1 st Alternate (3yrs)	Robert Forney
Delegate to QAPC	Athan Koutsouroumbas/ Thomas Courdufff
Park Board	Iveta Gigova – Kyle Kochner
Milford Township Water Authority (5yrs)	Richard Kulp
Milford Township Sewer Authority (5yrs)	Joseph Valentine
Chairman of the Vacancy Board	Steve Shelly
Fire Prevention Code Official	James Young
Milford Township CPA Auditor	Styer Associates
EIT Auditor	Styer Associates

Motion was seconded by Charles Strunk and approved.

Setting of Bond Limits

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

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

Motion was seconded by Mr. Strunk and approved.

Establishment of Tax Rates for 2018

Robert Mansfield made the following motion

- (a) Real Estate Transfer Tax 1%
(1/2% to Q'twn School District, 1/2% to Milford)
- (b) Earned Income Tax Rate **Resolution 2018-01**
- (c) Real Estate Tax 2 Mills **Resolution 2018-02**
- (d) Street Light Assessment **Resolution 2018-03**
- (e) 2017 Fee Schedule **Resolution 2018-04**
- (f) Dispose of Township Records **Resolution 2018-05**

Motion was seconded by Charles Strunk and passed.

Certification of Delegates to the 2018 PSATS Convention April 22-25, 2018 in Hershey and selection of the voting delegate. Mr. Strunk make a **MOTION** to appoint Mr. Courduff as voting delegate seconded by Mr. Mansfield and passed.

Annual Bucks County Assn. of Township Officials Convention February 24, 2018, Mr. Courduff will attend convention

Chairman adjourned the Reorganizational meeting at 7:07 pm.

**Milford Township Board of Supervisors
Minutes of January 2, 2018 Regular Meeting**

Call to Order: the Chairman called Meeting to Order at 7:07 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: 12.

Approval of Minutes of Previous Meeting

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

Approval of Treasurer's Report and Invoices for Payment

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

Announcements

There is no Zoning hearing for the month of January

Correspondence

Bucks County Airport Authority November 8, 2017 2016 minutes are available
Audit of Milford Fire Company Relief Association – report indicated two findings.

Reports

Code Enforcement Report

In Dec 2017, twelve permits were issued, 10 Use & Occupancy 1 Fire Inspection

Public Works Report

Dave's Tree Service came in for 1 day to help take down large ash trees at Camp Cedar Hill, we will take down the few remaining trees when the ground is froze enough to get equipment on the lower side of the cabins. The new weight limit signs were installed for the Walnut Lane Bridge and we were out doing tree trimming on Brick Tavern Rd. We spent a few days patching along the edge of Mill Hill Road and went out 4 times to salt this month.

Mr. Mansfield made a **MOTION** authorizing the purchase of (2) pick-up trucks and a backhoe motion was seconded by Mr. Courduff and passed.

Managers Report

Mr. Mansfield made a **MOTION** authorizing Jeffrey Vey to apply for Dirt, Gravel and Low Volume Road Maintenance Grant to replace Rosenberger Road Bridge motion was seconded by Tom Courduff and passed.

Mr. Mansfield made a **MOTION** authorizing to seek bidding for rental of properties located on Allentown Road (Wonsidler – Tractor building- well drilling-barn-) motion was seconded by Mr. Strunk and passed.

Resolution 2018-09 Resolution of Board of Supervisors of Milford, Township Bucks County Approving improvements in the Subdivision known as Milford Pointe and now know as the Crossings

Mr. Mansfield made a **MOTION** to approve seconded by Mr. Courduff and passed.

Resolution 2018-07 Three year Agreement between Milford Township and Hough Associates to collect Recycling data and prepare DEP 904 Grant Mr. Mansfield made a **MOTION** approving the agreement seconded by Mr. Courduff and passed.

Resolution 2018-08 Mr. Mansfield made a **MOTION** authorizing Mr. Vey to sign DEP acknowledgement of turnpike storm water planning seconded by Mr. Courduff and passed.

Escrow Release

Mr. Mansfield made a **MOTION** to approve **Resolution 2018-06** for Precision Finishing release #11 \$30,502.68 leaving a balance of \$100,818.74 seconded by Mr. Courduff and passed.

Mr. Mansfield made a **MOTION** to approve **Resolution 2018-10** Heiba/Cianchetta 1550 SHR in the amount of \$5721.75 leaving a balance of zero. (Trees have been planted) seconded by Mr. Courduff and passed.

Solicitation Ordinance

Mr. Mansfield made a **MOTION** authorizing Terry Clemons to advertise the proposed Solicitation Ordinance seconded by Mr. Strunk and passed.

Quaker Pointe Hotel

Engineer John Melham along with builder Frank Baxter representing Home 2 Suites by Hilton presented an overview of plans to develop a TMP -010-021-001 & 23-010-021-002 a 2.7-acre parcel located on Quaker Pointe Drive and New Road. Public water and sewer will serve the site. Discussion about building height, Traffic impact study, Conditional Use is required.

Mr. Mansfield made a **MOTION** the sketch plan generally conforms with Milford Ordinances Seconded by Mr. Courduff and passed.

Nichols Farm

The Board of Supervisors of Milford Township at a public meeting held on Tuesday, January 2, 2018 voted to formally **APPROVE**, subject to the conditions set forth herein, Preliminary/Final Plans of Subdivision for certain premises located on Bauman Road, identified as TMP No. 23-002-136 (the "Property"). The application was made by Robert and Nancy Jane Nichol ("Owners") by Karen Rader, daughter of the Owners ("Applicant"). Preliminary/Final plans of subdivision for the Property were prepared by Mease Engineering, P.C. and consist of three (3) sheets, dated May 2, 2017 (the "Plans"). The Plans propose subdivision of the Property into three (3) lots. The Plans were approved subject to the following conditions, which have been accepted, by Applicant and Scott Mease, P.E. on behalf of the Owners.

1. Prior to the recording of the Record Plans and the issuance of any building permits or commencement of any construction authorized by this approval, Applicant shall address to the satisfaction of the Township Engineer, all review comments of the Township Engineer contained in the review letter dated May 18, 2017, and any additional reviews resulting from the submission of revised Plans.

2. The Board notes that the Property is subject to an Agricultural Conservation Easement which is administered by the County of Bucks a, Co-Grantee of the Conservation Easement. By letter dated March 7, 2017, Rich Harvey, Administrator of the Bucks County Agricultural Land Preservation Program, stated that the proposed subdivision is permitted under the terms of the Agricultural Conservation Easement. Mr. Harvey further stated that the deed to Lot 1 must recite that no additional residential dwelling units are permitted on that lot.

3. Consistent with Mr. Harvey's determination, prior to the recording of the record Owners shall execute for recording, a Declaration of Covenants, Conditions and Restrictions noting that the Property is subject to an Agricultural Conservation Easement recorded in the Office of the Recorder of Deeds of Bucks County in Book 2005, page 0258, et sec., and providing that no additional residential dwelling units are permitted on Lot 1.

4. Prior to the recording of the Record Plans and the issuance of any building permits or commencement of any construction authorized by this approval, Owners shall execute for recording a Declaration of Covenants, Conditions and Restrictions, prepared by the Township Solicitor prohibiting the disturbance or compaction of the Replacement Sewage Disposal System areas shown on the Plans.

5. Prior to the issuance of any building permits or commencement of any construction authorized by this approval, Owners shall remove any obstructions within the right of way of Bauman Road deemed necessary by the Township Road Forman.

6. Prior to the issuance of a building permit for lots 2 and 3, the Owners of each lot shall contribute to the Township the sum of \$1,500.00 in lieu of providing recreation improvements.

7. Prior to the issuance of a building permit for lots 2 and 3, the Owners of each lot shall contribute to the Township Highway Improvement Fund the sum of \$1,850.00 in lieu of constructing frontage improvements along the Bauman Road frontage of the lots.

8. At the time of settlement on the sale of either lot 2 or 3, the Owners shall contribute the sum of \$10,000.00 to the Township in lieu of constructing those frontage improvements along Bauman Road, which are waived under paragraph 13 hereof.

9. Prior to the issuance of a building permit and the commencement of construction on either lots 2 or 3, the Owners of such lot shall provide satisfactory evidence to the Township that the Bucks County Conservation District has approved sedimentation and erosion control plans for the lot for which construction is proposed.

10. Prior to the recording of the Record Plans and the issuance of any building permits or commencement of any construction authorized by this approval, Applicant shall provide satisfactory evidence that the Pennsylvania Department of Environmental Protection (“DEP”) has approved Planning Modules for this Land Development.

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

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

13. Subject to compliance with the other conditions stated herein, and only if those conditions are complied with, the Board of Supervisors approved the following waivers from the requirements of the Milford Township Subdivision and Land Development Ordinance (“SALDO”):

a. Sections 505, 516(b), and 519 requiring roadway improvements, curbs and sidewalks along the Bauman Road frontage of the Property.

b. Section 511(a)(1) to permit deferral of Bucks County Conservation District approval until a building permit application has been applied for as to each of lots 2 and 3.

c. Section 520 (a) requiring street trees.

d. Section 701(c) requiring the submission of an Existing Site Context Map.

e. Section 701(e) requiring submission of an Existing Resources and Site Analysis map.

f. Section 701(e)(2) requiring a plan showing all existing features within 400 feet of the Property.

g. Section 701(g) requiring a Preliminary Resource Impact and Conservation Plan.

The Board finds that the Record Plan and Natural Resources Plan provide sufficient information to evaluate the impacts of the subdivision on resources on the Property and in the surrounding neighborhood and for that reason, waives the SALDO requirements listed under sub-paragraphs d, e, f, and g hereof.

14. At the time the Record Plans are submitted, Applicant and/or Owners shall submit five (5) paper copies of the Record Plans, all fully executed by the appropriate entities in **BLACK INK**. The Owners' Block and Notary Acknowledgement shall show the correct Owners(s) of record and that the Notary Public signs and seals (both stamp and embossed) on all copies of the Plans. All signature blocks shall appear in the same location on each page requiring signature. In addition, Applicant will provide the information contained on the Plans in digital format. The Township Engineer shall review the complete set of Plans and stamp them as construction sets, certifying that they have met the conditions for approval.

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

Mr. Mansfield made a **MOTION** to deny plans seconded by Mr. Courduff and passed.

Windy Springs

1. Within 30 days of the date of the issuance of a temporary occupancy permit for any of the improvements to be constructed on the lots created by this subdivision, Applicant shall remove the existing farm stand and any improvements related thereto from the area along John Fries Highway where they are currently located and cease operating any form of a farm stand along John Fries Highway. Under no circumstances, shall Applicants/Owners simultaneously operate any type of retail sales of farm products from both the new lot and from the farm stand area along John Fries Highway.

2. Concerning the Applicants' request to be permitted to install the site improvements without being required to post financial security, I note that the site improvements appear to be limited to stormwater facilities and the sidewalk along Progress Drive. Although the extent of the site improvements is relatively minor, they do include stormwater facilities that are BMPs, including a parking lot infiltrator, rain garden and rooftop infiltrator. The Board is concerned that these site improvements are

installed properly and continue to function into the future according to their design following their installation. To this end, the Board is amenable to permitting the Applicants to install the improvements before the Plans are recorded subject to the following:

The lots created by this subdivision shall not be transferred in any fashion until the Subdivision Plans are recorded.

The Applicants shall enter into a Minor Land Development Agreement (the "Agreement") to include requiring the deposit of the sum of \$20,000.00 as a cash escrow to cover engineering, inspection and legal costs incurred to inspect the improvements and to compel compliance with the Plans if the improvements are not properly installed.

The Agreement shall require certification by the Township Engineer that the site improvements have been properly installed and are complete. Upon such certification, Applicants shall deposit financial security in a form approved by the Township Solicitor in the amount of 15% of the Township Engineer's estimate of the cost of constructing the site improvements. The financial security shall be held for a period of 18 months following the completion of the site improvements and the posting of the financial security and be subject to an agreement permitting the Township to draw down the financial security to correct any defects in the construction of the site improvements not remedied within 30 days of the date notice is given to correct same.

In addition, the Agreement shall impose the conditions stated under paragraph 1 above concerning the removal of the farm stand located on John Fries Highway and provide for payment of a penalty in the amount of \$100.00 per day if the e farm stand is not abandoned within 30 days of the issuance of a temporary occupancy permit for the improvements to be built in connection with the Subdivision Approval. The amount of any penalty can be deducted from the financial security held by the Township.

Mr. Mansfield made a **MOTION** approving the Conditional final approval seconded by Mr. Courduff and passed.

Public Comments:

Adjournment: Mr. Mansfield adjourned the January 2, 2018 regular meeting at 8:50 p.m.

**Milford Township Board of Supervisors
Minutes of February 6, 2018 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: 18.

Approval of Minutes of Previous Meeting

Mr. Mansfield made a **MOTION** to approve the minutes from the January 2, 2018 re-organizational meeting and the regular meeting. Motion was seconded by Mr. Courduff and passed.

Approval of Treasurer's Report and Invoices for Payment

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

Announcements

The Milford Township Zoning Hearing Board will meet on **Tuesday, February 13th, 2018** in the township building (2100 Krammes Road) to consider the following: Application of Lynde for Variances and or Interpretations of section(s) 404E1, E10 & E12 to allow the construction of commercial kitchen/bakery & restrooms to the barn. Also to allow the use of the barn & grounds for weddings & special events. Located at 2475 Zion Hill Rd. TMP# 23-015-030 in the "RD" Zoning District.

Correspondence

Bucks County Airport Authority December 13, 2017 minutes are available for review

Quakertown Area Planning Committee November 14, 2017 minutes are available

Fire Police assistance for Borough of Sellersville St. Patty's Day Parade March 17, 2018.

Mr. Mansfield made a **MOTION** to approve request seconded by Mr. Strunk and passed.

Trumbauersville financial statements-Officers List-Fire Relief Associations financials

Reports

Code Enforcement Report

In January 2018, six permits were issued, 14 Use & Occupancy and one Zoning Hearing

Public Works Report

The Public Works had a busy month with small snowstorms, we went out to salt 8 times and 1 time to plow along with a day and a half plowing drifts from high winds. All the ash trees that were marked for removal at camp cedar hill are finally down and removed. We filled the skate pond at Unami Park. We have been out patching potholes throughout the township. The pole relocations for the Mill Road project have been called in to both PP&L and Verizon. We have been making wood duck boxes to put up on the open space at the former Dick Rosenberger property and kestrel hawk boxes on the Blough farm property

Parkside and Willow Stream project Dave Winkler presented the board with four options for the cost of repairing these two roads. Parkside built in 2005 20,000 square yards and Willow Stream Drive built in 1991 18,000 square yards. Mr. Winkler recommendation is the Nova chip it lasts twice as long.

Mr. Mansfield made a **MOTION** approving Nova Chip (3/4" hot mix) 15 year life, 38,000 square yards @ \$6.00 per square yard with a cost of \$228,000 motion seconded by Mr. Courduff and passed.

Managers Report

Resolution 2018-11 Nichols subdivision planning module Mr. Mansfield made a **MOTION** approving the submittal to DEP seconded by Mr. Courduff and passed.

The Red Cross has requested the use of the township building to hold their blood drive and to waive the fee. The Blood Drive is set for May 25, 2018 Mr. Mansfield made a **MOTION** to waive the fee for the Red Cross Blood Drive motion was seconded by Mr. Courduff and passed.

Wonsidler Rentals (tractor Bldg.) Mr. Mansfield stated he is no a fan of renting the building Mr. Strunk and Mr. Courduff would like to advertise for rental.

Mr. Mansfield made a **MOTION** to authorize to advertise, seconded by Mr. Courduff and passed.

Crossings HOA agreement Terry Clemons presented a draft, which was discussed. Mr. Clemons was instructed to prepare final agreement.

1520 Fennel Road drainage issues – Kevin Wolfinger is resident who addressed his concerns with the board, Mr. Mansfield advised the township would check into the matter.

Mr. Strunk requested Mr. Vey and Mr. Roth to check with Verizon to see if we can get Wi-Fi to the old school house, they are doing a cataloging project and need access.

Resolution 2018-12 Authorizing the Condemnation of Fee Simple Title affecting 23-025-044, and Authorizing the filing of a declaration of taking and all other actions necessary to accomplish the condemnation. Mr. Mansfield made a **MOTION** to approve seconded by Mr. Strunk and passed.

Escrow Release

Mr. Mansfield made a **MOTION** to approve **Resolution 2018-13** for Milford Village release #1 \$160,137.00 leaving a balance of \$1,561,520.96 seconded by Mr. Courduff and passed.

Mr. Mansfield made a **MOTION** to approve **Resolution 2018-14** Naplin Three in the amount \$9,392.72 leaving a balance of zero. Seconded by Mr. Courduff and passed.

Mr. Mansfield made a **MOTION** to approve **Resolution 2018-15** Kiddie Academy releasing the LOC of \$31,456.05 and escrow of \$4,769.00 leaving a balance of zero. Mr. Andersen approved the release. Seconded by Mr. Courduff and passed.

Solicitation Ordinance

Terry Clemons is further researching the solicitation Ordinance to accommodate concerns raised by the ACLU and will revise the ordinance for the March meeting.

St Lukes'/Milford Village Master Plan

Engineer Pete Andersen discussed with the board his comments on the progress of plans he has been review. They have submitted “third Revised Master Plan” and Pete indicated discussions are continuing regarding the possibility to coordinate signals with the 309 closed loop system and timing of Rt. 663 widening.

3000 AM Drive TMP 23-002-147 Temporary Parking Plan for former Prologis warehouse. The tenant is proposing temporary parking on an area that is shown on an approved plan that would be warehouse. Consequently, the sizing of stormwater management accommodates runoff from that parking. Mansfield made a motion to waive formal land development approval, seconded by Courduff and passed.

Midgard TMP 23-020-026 Land Development Waivers –Mr. Mansfield tabled the matter.

Public Comments:

Bob Flack of Mill Hill Road, brought to the board road concerns on Old Bethlehem Pike.

Joe Valentine suggested uses for the Wonsidler tractor building could include environmental, agricultural and historical education and displays.

Adjournment: Mr. Mansfield adjourned the February 6, 2018 regular meeting at 9:27 p.m.

**Milford Township Board of Supervisors
Minutes of April 3, 2018 Regular Meeting**

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

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

Attendance: Jeff Vey Township Manager, Marilyn Stecker Secretary Treasurer, Public Works Director Dave Winkler and Audience: 17.

Approval of Minutes of Previous Meeting

Mr. Strunk made a **MOTION** to approve the minutes from the February 6, 2018. Motion was seconded by Mr. Courduff and passed. (There was no meeting in March)

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 Treasurer's report as submitted. Motion was seconded by Mr. Courduff and passed.

Announcements

The Milford Township Zoning Hearing Board will meet on **Tuesday, April 10th, 2018:** Application of Rahn for Interpretation of section(s) 209 to allow the construction of a 70' x 90' (6,300 sqft) accessory building, and a variance from 404 H2i to allow the height of the building to be 26' 8" tall where 18ft is permitted Located at 2260 Esten Rd. TMP #23-020-164 in the RA Zoning District.

Correspondence

Bucks County Airport Authority January & February, 2018 minutes are available for review

Quakertown Area Planning Committee February, 2018 minutes are available

Road Turnback Annual Maintenance payment for 2018 - \$10,960.00 has been received

State Liquid fuels in the amount of \$436,310.89 has been received.

Quakertown Community day July 4, 2018. Mr.Strunk made a **MOTION** increasing the donation to \$2,500.00 seconded by Mr. Courduff and passed.

Milford Township Area Sewer Authority financial statements for 2016 and 2017

Fire Police assistance for Trumbauersville fire company food festival event April 28, 2018 Mr. Strunk made a **MOTION** to approve request seconded by Mr. Courduff and passed.

Reports

Code Enforcement Report

In February & March 2018, 25 permits were issued, 11 Use & Occupancy and two Zoning Hearing

Public Works Report

The Public Works had two busy months with winter operations, we went out to salt 17 times and 6 time to plow. Dave's tree service came in to help remove large dead trees on Old Plains Road, Umbright Road, Fennel Road, Wright Road and Esten road. We have been out patching potholes throughout the township. We removed Ailanthus trees along Kline's Mill and John Fries highway.

Mr. Courduff gave a thank you for the work well done by the road crew for the job of keeping our roads well salted (4,000 tons of salt) during the winter storms.

Managers Report

Bid Award Mr. Strunk made a **MOTION** to award contracts for the following:

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

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

Bid 1C Crack Sealing award to Asphalt Maintenance Solutions

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

Bid 6 Truck mounted road sealer – Award to Asphalt Maintenance Solutions

Bid 7 Ultra thin Bonded Wearing Course award to Asphalt Maintenance Solutions

Bid 8 Equipment rental for oil and chip –Award to Asphalt Maintenance Solutions

Seconded by Mr. Courduff and passed.

Mr. Vey indicated the township's credit rating was recently upgraded by Standard and Poors

State Liquid Fuels audit showed no findings

Resolution 2018-16 Mr. Courduff made a **MOTION** for Approval of modification number 1706011-1 to the reimbursement agreement number 10706001 that increases the total project cost of the Portzer Road/Old Bethlehem Pike intersection improvement (ECMS Agreement L00241 from \$1,625,000 to \$1,970,000 resulting in cost sharing of \$1,300,000 Federal, \$670,000 state and 0 Municipality with \$1,944,000 eligible to be reimburses to the Municipality motion seconded by Mr. Strunk and passed.

Donations to Quakertown Community Day, Charles Strunk made a **MOTION** to make the contributions for 2018 - \$2500.00 to Quakertown Community Day and \$5,000.00 to Milford Township Fire Company Carnival. Along with the yearly contribution to the senior center and the local fire companies, Motion was seconded by Courduff and passed.

Jon Roth gave an update on the spotted Lantern Fly.

Fire Company chief Butler provided the board with the calls and assists for the month, Mr. Courduff thanked them for the active shooter seminar, Mr. Stunk and Mr. Courduff attended the seminar.

In March the supervisors had a road inspection with township manager and road master to discuss projects for the year ahead.

Escrow Release

Prologis –WPT Letters of Credit and escrow – intention to replace existing financial security

Solicitation Ordinance

Ordinance needs to be re-advertised board advised Terry Clemons to do the re-advertising

Land Development

St Luke’s Hospital –Phase 1 and 2 revisions. Mr. Strunk made a **MOTION** approving an amendment of the Conditional Preliminary/Final Land Development Plan Approval (dated August 14, 2017 and as revised September 5, 2017) and related Conditional Use Decision (dated September 6, 2017) (collectively the “Approvals”) for certain premises located at John Fries Highway, identified as TMP No. 23-015-115-003. The amendments shall be as follows:

1. *The “Current Traffic Improvements”, as previously shown on the “Current Traffic Improvements Plan” and respectively described in the Approvals, shall be revised to be as follows:*
 - *Construct St. Luke's Drive/663 intersection per Langan HOP plan dated 3/1/18;*
 - *Reconstruct Portzer/663 Intersection per Langan HOP plan dated 3/1/18;*
 - *Construct St. Luke's Drive;*
 - *Widen/Reconstruct Portzer Road per Langan HOP plan dated 3/1/18;*
 - *Install new traffic signal at St. Luke's Drive;*
 - *Interconnect St. Luke's and Portzer signal via fiber optic cable;*
 - *Coordinate controllers at Portzer, St. Luke's and Commerce via radio;*
 - *Construction of Mill Hill Extension westerly from Portzer Road to first intersecting internal driveway.*
2. *The “Future Build-Out Traffic Improvements” as respectively defined in the Approvals shall be revised to be as follows:*
 - *Widen 663 from Sec. 9/9A boundary to Portzer Rd (Langan HOP 3/1/18)*
 - *Construct Mill Hill Extension from above-referenced terminus to Section 9/9A boundary.*
3. *Condition 8 of the above-referenced Conditional Use Decision and Condition 7 of the above-referenced Land Development Approval shall be deleted and restated as follows:*

Subject to PennDot’s and other outside agencies whose approval is required, which approvals shall be diligently pursued by St. Luke’s, construction of the Future Build-Out Traffic Improvements

shall be coordinated with the construction of other road widening improvements between Commerce Boulevard and the Hospital entrance (except for the Current Traffic Improvements). In the event construction of the Future Build-Out Traffic Improvements has not commenced within three years of this date of the amended approval, the Board of Supervisors shall have the right to require construction to commence upon ninety days written notice, subject to the above-referenced approvals.

4. *Condition 11 of the above-referenced Conditional Use Decision and Condition 9 of the above-referenced Land Development Approval shall be deleted and restated as follows:*

Upon PennDOT's approval of applications, permits or authorizations for the installation of Traffic Adaptive Signal Controls, Applicant shall install Traffic Adaptive Signal Controls to control the traffic signals at Commerce Drive, St. Luke's Drive and Portzer Road intersections with Route 663. The master controller shall be capable of extending the traffic

controls west to Route 663 through the intersection of Route 663 and Spinnerstown Road to west and Route 309 to the east.

All other provisions of the Conditional Use Decision and the Land Development Approval shall remain in full force and effect. Motion seconded by Mr. Courduff and passed

Genova – subdivision TMP 23-007-097 **Tabled**

Williams/Roth – subdivision **Tabled**

Midgard TMP 23-020-026 Land Development Waivers –Mr. Strunk made a **MOTION** to approve waiver of land development process for the warehouse and loading dock expansions, any additional improvements will be required to comply with the requirements of the SALDO seconded by Mr. Courduff and passed.

Joe Valentine update -Milford Trumbauersville Area Sewer – the generator did not perform properly with the last storm so a new one has been ordered.

Public Comments: David Gross of Valley View, brought to the Boards attention there are a couple of abandoned vehicles on the streets in Valley View development.

Adjournment: Mr. Strunk adjourned the April 3, 2018 regular meeting at 8:15 p.m.

**Milford Township Board of Supervisors
Minutes of May 1, 2018 Regular Meeting**

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

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

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

Approval of Minutes of Previous Meeting

Mr. Strunk made a **MOTION** to approve the minutes from the April 3, 2018. 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 Treasurer's report as submitted. Motion was seconded by Mr. Courduff and passed.

Announcements

The Milford Township Zoning Hearing Board will meet on **Tuesday, May 8th, 2018** to consider the following: Application of **Edwards** for a Variance of section (s) 404.B1.b, 503 to allow the construction 5' 7" x 24' front porch with a front setback of 64ft where 100ft is required. An additional garage bay with a front setback of 71ft where 100ft is required and side setback of 21ft where 30ft is required, also a mudroom with a side setback of 21ft where 30ft is required on a non-conforming lot and structure. Located at 2145 Grant Rd. TMP# 23-005-076-004 in the RA Zoning District.

Application of **Hangey** for a Variance of section (s) 404.B1.b, 503 to allow the construction 30'x32'(960 sqft) accessory building with a front yard setback of 41ft where 115ft is required and a side setback of 15ft where 30ft is required also to increase the impervious surface to approximately 20% where 15% is permitted on a non-conforming lot. Located at 2310 Elm Ave. TMP# 23-021-066 in the RA Zoning District.

Correspondence

Bucks County Airport Authority March 14, 2018 minutes and special meeting of March 21, 2018 minutes are available for review

Quakertown Area Planning Committee March 2018 minutes is available for review
Milford Township Water Authority - annual drinking water Quality report for 2017 presented

St Isidore's Church requesting fire police assistance for event on June 9, 2018 Mr. Strunk made a **MOTION** to approve request seconded by Mr. Courduff and passed.
Bucks County Planning Commission 2017 Annual report submitted.

Reports

Code Enforcement Report

In April 2018, 19 permits were issued, 9 Use & Occupancy and two Zoning Hearing) Fire Inspections

Public Works Report

The Public Works department salted and plowed 1 time this month. We put all the plows and spreaders away in storage. We pulled all the snowplow stakes and repaired any damages that were made from plowing throughout the township. Two new basketball backboards were installed at the basketball court at Valley View development. We spread millings at the substation and the driveway at Wonsidler Grove. We built and installed picnic tables for the new pavilion at Molasses Creek Par. Asphalt Maintenance Solutions and the road crew started skin patching operations throughout the township.

Milford Township Area Sewer Authority- Joe Valentine July 1, 2018 the cost of EDU will increase from 7500 to 9000. There were no operational issues for the month of April. The Generator is still on order. The clearing of right of ways will start in the near future.

No Fire Company present

Managers Report

Holtex- Agricultural support business that is located in Trumbauersville they have an interest of a property located on Krammes Road, the business is not selling wholesale but mail orders. Supervisors visited the T'ville operation and agree the business is a fit for the property in question.

Resolution 2018-17 A resolution of the Board of Supervisors of Milford Township, Bucks County, Pennsylvania, amending the Township's Fee Schedule to include fees under the Peddling and Soliciting ordinance. Mr. Strunk made a **MOTION** approving to amend the fee schedule seconded by Mr. Courduff and passed.

Resolution 2018-18 Approval of modification number 1706011-1 to the reimbursement agreement number 10706001 that increases the total project cost of the Portzer Road/Old Bethlehem Pike intersection improvement (ECMS Agreement L00241 from \$1,625,000 to \$1,970,000 resulting in cost sharing of \$1,300,000 Federal, \$670,000 state and 0 Municipality with \$1,944,000 eligible to be reimburses to the Municipality and further the Milford Township Board of Supervisors hereby authorize Jeffrey Vey, Township Manager, to execute all necessary documentation to accomplish this modification Mr. Strunk made a **MOTION** approving seconded by Mr. Courduff and passed.

Application for Traffic Signal (Portzer & Route 663) Mr. Strunk made a **MOTION** approving the application be submitted for approval seconded by Mr. Courduff and passed.

Escrow Release

None

Solicitation Ordinance- 170 AN ORDINANCE REGULATING SOLICITING AND PEDDLING WITHIN THE TOWNSHIP OF MILFORD, BUCKS COUNTY, PENNSYLVANIA, REQUIRING SOLICITORS AND PEDDLERS TO OBTAIN LICENSES, ESTABLISHING LICENSE FEES, PROVIDING FOR THE ENFORCEMENT THEREOF, AND PENALTIES FOR VIOLATIONS THEREOF.

BE IT ORDAINED and ENACTED by the Board of Supervisors of Milford Township, Bucks County, and it is hereby ORDAINED and ENACTED as follows:

SECTION 1. Definition

(a) “Soliciting” shall mean the seeking or taking of contracts or orders for any goods, wares, services, or merchandise for future delivery upon any of the streets or sidewalks; or from house to house; or by visitation to private residences; or by entering in or upon private property within the Township of Milford, and shall further mean the seeking or taking of contracts or orders for home or other building repairs; improvement and alterations.

(b) “Peddling” shall mean the selling or offering for sale of any goods, wares, services, or merchandise for immediate delivery which the person selling or offering for sale carries with him in traveling, or has in his possession or control, upon any of the streets or sidewalks; or from house to house; or by visitation to private residences, or by entering in or upon private property within said Township.

(c) “Person” shall mean any natural person, association, partnership, firm, organization or corporation.

SECTION 2. Prohibitions

No Person shall engage in soliciting or peddling as defined herein within Milford Township without having first obtained a license as herein provided.

SECTION 3. Licensing

(a) Every person desiring to engage in soliciting or peddling in Milford Township shall first make application to the Township for a license. The said application shall be upon a form provided by the Township and shall contain at least the following information verified by oath or affirmation.

1. Full name and address of the applicant.
2. Name of employer or a statement that such applicant is self-employed.
3. The nature of the goods, wares, services or merchandise offered for sale and the manner in which it will be offered.

4. A statement as to whether or not the applicant has ever been convicted of any crime, and if the answer is in the affirmative, the nature of the offense or offenses.

5. Associations, partnerships, firms, organization or corporations shall provide proof of general comprehensive liability policy with limits of no less than \$1 million combined single limit coverage issued by an insurer licensed to do business in Pennsylvania and which names Milford Township as an additional insured.

(b) An individual application and license shall be required for each solicitor or peddler. No license under this Ordinance shall be transferable from one person to another.

(c) No license shall be issued until at least fifteen (15) days after the date for which application for a license is made to the Township.

SECTION 4. Exemptions

(a) The following persons are exempted from the licensing requirements of this chapter:

1. Persons soliciting contributions on behalf of organizations or nonprofit corporations or a political entity for the purpose of political canvassing.
2. Persons who have been licensed by the Commonwealth of Pennsylvania to engage in soliciting or peddling, including, but not limited to, real estate, insurance or securities brokers and salespeople.
3. Candidates for political office or persons on their behalf soliciting funds.
4. Authorized persons, carrying satisfactory identification, engaged in making surveys or collecting information for the federal, state, county, or Milford Township government or any agency thereof. Also exempt shall be authorized persons, carrying satisfactory identification, engaged in making surveys or collecting information for any bona fide educational or quasi-governmental agency, if such activity has previously been approved by the Milford Township Board of Supervisors.

SECTION 5. Fee

No license shall be issued under this Ordinance until an application fee is paid to the Township. The application fee shall be set by Resolution of the Board of Supervisors. A separate application shall be made and fee shall be paid by each person who shall actually conduct the soliciting or peddling.

SECTION 6. License

A license granted pursuant to this Ordinance shall be valid for three months after the date of issuance of such license. If the person holding a license desires to continue soliciting or peddling upon expiration of a license they shall be required to file a new application for a license and pay a new license fee.

SECTION 7. Rules of Conduct

- (a) Every person who conducts soliciting or peddling as defined herein shall, in the carrying on of his/her soliciting or peddling in the Township, comply with the following rules of conduct:
1. He/She shall carry his/her license which shall contain a photo of the licensee; shall be visible at all times when soliciting and shall be presented upon request to any police officer, township employee or any person upon whom he/she shall call or with whom he/she shall talk in carrying on his/her licensed activities.
 2. He/She shall not permit any other person to have possession of his/her license and shall immediately report its loss to Police Department and Milford Township. He/She shall not cause or permit his/her license to be altered or defaced.
 3. He/She shall not enter or attempt to enter any dwelling house without invitation or permission of the occupant and shall immediately leave any premises upon request.
 4. He/She shall not represent his/her license to be an endorsement of himself/herself or of his/her goods or services or of the goods or services of his/her principal employer.
 5. He/She shall peddle or solicit only between the hours of 9:00 a.m. and 5:00 p.m. Monday through Friday unless specifically having been invited to a house by the occupant or having made an appointment with such person previously; provided, however, that ice cream trucks and peddlers engaged in similar activity shall be permitted to operate until dusk, which, for the purposes of this subsection, is hereby defined as occurring 1/2 hour after sunset.
 6. He/She shall comply with "No Soliciting" notices on any property or business in the Township.
 7. In an effort to ensure pedestrian safety and maintain the efficient flow of traffic, no person, firm, or corporation shall distribute flyers or solicit funds in any manner, on any roadway, medial barrier, berm, shoulder, or traffic way within Milford Township.

SECTION 8. Suspension or Revocation of Licenses

Any license issued under this Ordinance may be suspended or revoked at any time by the Township upon proof being furnished to the Township that the Application for the license contained false information or that the applicant or licensee was convicted of a crime involving moral turpitude after the issuance of such license.

SECTION 9. Violations and Penalties

Any person who shall violate any of the provisions of this Ordinance shall be guilty of a summary offense and upon conviction thereof, shall be sentenced to pay a fine of not more than Three Hundred (\$300.00) Dollars, and costs of prosecution for each and every offense, or in default of the payment of such fine and costs, to undergo imprisonment in the Bucks County Prison for a period of not more than 30 days, for each violation.

SECTION 10. Repealer

All inconsistent provisions of all other Ordinances and Resolutions of Milford Township, Bucks County, Pennsylvania are hereby repealed to the extent of the inconsistency. All other provisions of the Ordinances and Resolutions of Milford Township, Bucks County, Pennsylvania shall remain in full force and effect.

SECTION 11. Severability

The provisions of this Ordinance are declared to be severable. If any provision of this Ordinance is declared to be invalid or unconstitutional by a court of competent jurisdiction, such determination shall have no effect on the remaining provisions of this Ordinance.

Section 12. Effective Date.

This Ordinance shall take effect five (5) days from the date of enactment by the Milford Township Board of Supervisors.

Charles Strunk made a **MOTION** to approve Ordinance 170 seconded by Mr. Courduff and passed.

Land Development

Genova – subdivision TMP 23-007-097 - Engineer Scott Mease along with the homeowner Mrs. Genova. Discussions about the Bog Turtle hit, the conservation easement on 10 acres, Zoning issues addressed in Andersen Engineering letter. Mr. Vey suggested Mrs. Genova contact him for further discussion.

Williams/Roth – 8 lot subdivision Allentown Road - Scott Mease engineer advised the board this project is still on the table and will be moving forward in the next few months.

Public Comments: Gary Bender of Sleepy Hollow Road asked to board if someone can check the 2 lots on Keiper Road he has excess water runoff on his property. Mr. Bender also asked the board about the Milford Middle school, he know someone who may have an interest in purchasing the property from the school.

Adjournment: Mr. Strunk adjourned the May 1, 2018 regular meeting at 8:20 p.m.

**Milford Township Board of Supervisors
Minutes of June 5, 2018 Regular Meeting**

Call to Order: Chairman Robert Mansfield 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: 14.

Approval of Minutes of Previous Meeting

Mr. Courduff made a **MOTION** to approve the minutes from the May 1, 2018. 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 Treasurer's report as submitted. Motion was seconded by Mr. Courduff and passed.

Announcements

There is no scheduled Zoning hearing meeting for June 2018

Correspondence

Bucks County Airport Authority April 11, 2018 minutes are available for review
Borough of Sellersville requesting fire police assistance for event on July 13, 2018
Mr. Mansfield made a **MOTION** to approve request seconded by Mr. Courduff and passed.
Trumbauersville Volunteer Firefighters Relief Audit for 2016- 2017 report submitted.

Reports

Code Enforcement Report

In April 2018, 36 permits were issued, 21 Use & Occupancy 0 Fire Inspections

Public Works Report

The Public Works department began the month with 8 days of skin patching, oil and chipping all of Fels Road and Sleepy Hollow Road from Pfaff School to Miller Road. We repaired a section of the roadway on Angstadt Road where an old raceway ran under the road and the roadway had settled. We removed 2 large trees that fell across the down streamside of the bridge on Weiss Road and was causing the road to flood. The fill area on the Bough property is all ready and we had a meeting with the conservation district for their approval. Mill Road project we removed a tree and a large bush where Verizon will be relocating their 2 poles and PP&L did the PA-one call for their pole.

Milford Township Area Sewer Authority

Joe Valentine reported there was an EDU approved for Kumry Road. There were no operational issues for the month of May.

Park Board

There was discussion on the replacement of the equipment for the 2-5 year old age group, which has been removed due to age. The park board is asking supervisors to approve the purchase of a set which would be purchased from Game time called the "Rumbler" Mr. Mansfield made a **MOTION** approving the purchase seconded by Mr. Courduff and passed.

Other business discussed was the splash pad for Molasses Creek Park Mr. Vey provided an update; Mr. Vey indicated it would be delayed until spring of 2019.

Milford Township Fire Company

Keith Butler, Chief, reported on last month's assists in the township.

Managers Report

McDonalds is not intending to construct a building at this time. They will complete public improvements and submit escrow releases as improvements are completed.

Parkside Block Party – residents requested to close Sycamore from Sassafras to Sassafras so through traffic can still pass, Mr. Mansfield made a **MOTION** approving the road closure along with notification to Emergency Services seconded by Mr. Courduff and passed.

Prologis WPT assignment of FSA, agreement will be submitted at next board meeting.

Land Development

Gambone Windy Springs was TABLED

LifeQuest/St Luke's potential subdivision – LifeQuest is in talks with St Luke's to sell them an additional 8 plus acres. Mr. Marward discussion indicated there would be no change to the overall layout. Mr. Markward agreed to submit application for a conditional use approval. Supervisors have asked that a meeting be scheduled with township officials to review details.

2018 Municipal Waste Management Plan Mr. Mansfield made a **MOTION** to approve **Resolution 2018-19** to adopt ratification of 2018 Municipal Waste Plan seconded by Mr. Courduff

Escrow Release

Mr. Mansfield made a **MOTION** to approve **Resolution 2018-20** for Kyle Masiado fire escrow in the amount of \$22,500.00 seconded by Mr. Courduff and passed.

Public Comments:

Mr. Cordovano 1375 Old Plains complained about speeding on Old Plains Road. Mr. Flack of Mill Hill complained about tractor-trailer traffic. Mr. Mansfield addressed both residents that the state police would be contacted to have more of a presence on the roads.

Brian Malachowski from Breisch Road asked that old "No Outlet" be replaced. Dave Winkler will check and have new signs put up if warranted.

Board adjourned into executive session to discuss open space issues

Adjournment: Mr. Strunk adjourned the June 5, 2018 regular meeting at 8:12 p.m.

**Milford Township Board of Supervisors
Minutes of July 3, 2018 Regular Meeting**

Call to Order: Vice-Chairman Charles Strunk 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 Solicitor Terry Clemons, Engineer Pete Andersen and Audience: 17.

Approval of Minutes of Previous Meeting

Mr. Strunk made a **MOTION** to approve the minutes from the June 5, 2018. 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 Treasurer's report as submitted. Motion was seconded by Mr. Courduff and passed.

Announcements

There is no scheduled Zoning hearing meeting for July 2018

Correspondence

Bucks County Airport Authority May 9, 2018 minutes are available for review
QAPC May 8, 2018 minutes are available for review
MS-965 State Liquid Fuels 2017 report (No findings)
Non-Uniform Pension Plan Audit 2014-2017

Reports

Code Enforcement Report

In June 2018, 15 permits were issued, 8 Use & Occupancy 0 Fire Inspections

Public Works Report

The Public Works department started the month by replacing a cross pipe on Rosenberger Road between Starr and Umbright Roads. We cut a swale in on Upper Vassar where there was an icing problem this past winter. We removed two large trees on the lower side of the bridge in the stream on the Weiss Road Bridge that was causing flooding problems. AMS paved Willow Stream and Parkside developments. We started to Mill Road project and installed 360' of 15" pipe, 30' of 18" pipe and 4 inlets so far.

Milford Township Area Sewer Authority

No report given

Milford Township Fire Company

Ryan Hunsinger, Assistant Chief, reported on last month's assists in the township. There was a Jr. Firefighters camp 57 kids were in attendance. Fire Company thanked the township for use of township property for the carnival.

Managers Report

Management Discussion and Analysts GASB – 34 and Financial Statements for year-end 2017 from Styer Associates are available for review. Mr. Courduff made a **Motion** to accept the MD&A and Audit for 2017 motion seconded by Mr. Strunk and passed.

Appointment of Chris Walls Zoning Officer and Nathan Cordero as Zoning Officer and Fire Inspector for Milford Township. Mr Courduff made a **MOTION** to approve the appointment of Chris Walls and Nathan Cordero seconded by Mr. Strunk and passed.

Mr. Courduff made a **MOTION** authorizing to enter into a Professional Service Agreement and adopt fee schedule for Barry Isett to do third party inspections seconded by Mr. Strunk and passed.

Mr. Courduff made a **MOTION** to approve **Resolution 2018-21** authorizing Mr. Vey to sign the engagement letter for PFM Financial Advisors. This is to confirm the agreement that PFM Financial Advisors will act as financial advisor to Milford Township.

Conditional Use Hearing:

Life Quest – to amend the Master Plan adjusting the boundary between sections 9 and 9A

Mr. Clemons opened hearing at 7:25 pm

Mr. Markward address the board, he discussed the new boundary between the two sections. Hearing was closed at 8:45 pm. The hearing was continued to August 7 for a decision. Terry Clemons will draft the conditions of approval to be presented at the August meeting.

Quaker Pointe Hotel TMP 23-010-021-001 Mr. Melham engineer for hotel (Homes 2 suites) discussion were around the parking spaces that are spit between the gas station and the property of the hotel. The hearing was continued to August 7 for a decision. Terry Clemons will draft the conditions of approval to be presented at the August meeting.

Land Development

Quaker Pointe TMP 23-010-021-001 TABLED

Marolla/Keyes Fennel Road (Township Open Space) Tabled to August 2018 meeting

Stream Crossing 23-021-043 (9) lots on Trumbauersville Road

This subdivision was previously approved. Brooke Development is considering purchasing it. And is inquiring if the board would be amenable to the idea of having the road and the open space be privately owned and maintained by the homeowners Association. The board would like additional information on the details before making a decision

Stanford 23-007-174 (4) lots on Fels Road

Mr./ Stanford and his engineer, Scott Mease proposed a potential 4 lot subdivision for family members of approximately 22 acres on Fels Road. The subdivision would be a single family cluster that allows smaller lots if there is considerable open space. The board indicated that utilizing cluster provisions would require the open space to be permanently preserved as a separate lot and not be easements on privately owned lots. Mr. Stanford indicated the intent to do this and have the open space owned by a Homeowners' Association. The subdivision can be done using lane lots and frontage lots each with their own long driveways or with shared driveways. Mr. Stanford indicated a willingness to build a private street to public road standards that would be maintained by the Homeowners' Association. Mr. Strunk stated he is not in favor of using a private street.

Pierson Construction/ PATurnpike construction yard

Mr. Rob Baccala (Pierson Construction) presented a conceptual proposal to utilize Turnpike Property immediately east of the tollbooths as a construction yard for turnpike construction activities including an asphalt plant. The Board of Supervisors indicated a willingness to consider this as a temporary use that would require periodic review by the Zoning Hearing Board and noted that the property is zoned PI - Planned Industrial permitting the proposed use. The Board expressed concern regarding how the site would be accessed and what impacts would be imposed on the community. Mr. Moskal stated that he can hear back-up beeping during the night from Turnpike vehicles. Mr. Baccala said that night time operations are not contemplated, but if they occur the back-up beeping can be disabled and replaced with OSHA compliant strobes.

Open Space Acquisition

Authorization to acquire Open Space Mr. Strunk made a **MOTION** authorizing the acquisition of the Peters Estate (located at the Southeast corner of Allentown Road and John Fries Highway) TMP 23-010-123-002 motion seconded by Mr. Courduff and passed

Escrow Release

Mr. Strunk made a **MOTION** to approve **Resolution 2018-22** Release #1 in the amount of \$96,535.80 and Release # 2 in the amount \$96,635.03 for McDonalds leaving a balance of \$259,216.55 seconded by Mr. Courduff and passed.

Upper Bucks Chamber of Commerce, Melinda Rizzo discussed with the board if they had an interest in teaming up with four other municipalities to place ads in the chamber paper. The cost would be \$990.00 a year. Mr. Courduff made a **MOTION** to place ads in the paper seconded by Mr. Strunk and passed.

Public Comments:

Resident inquired about the closure of Nursery Road Bridge, Board advised he should contact the County Commissioner. The township did not do the closure.

Adjournment: Mr. Strunk adjourned the July 3, 2018 regular meeting at 10:12 p.m.

**Milford Township Board of Supervisors
Minutes of August 7, 2018 Regular Meeting**

Call to Order: Chairman Bob Mansfield 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 Solicitor Terry Clemons, Engineer Pete Andersen and Audience: 39.

Approval of Minutes of Previous Meeting

Mr. Courduff made a **MOTION** to approve the minutes from the July 3, 2018. 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 Treasurer's report as submitted. Motion was seconded by Mr. Courduff and passed.

Announcements

Zoning Hearing Board will meet August 14, 2018 to consider the Application of Randazzo for Variances section(s) 404.H2G (2), 502 to increase the impervious surface to approximately 44% where 35% is permitted on a non-conforming lot. Also to decrease dimensional setbacks to 6'6" from 15' for an in ground pool. Located at 2032 Huber Drive TMP# 23-003-107 in the "SRM" Zoning District.

Correspondence

Bucks County Airport Authority June 2018 minutes are available for review

QAPC June 12, 2018 minutes are available for review

Trumbauersville Fire Company Financial Statements year ending 2017 are available

Borough of Sellersville requesting fire police assistance Sunday September 16, 2018.

Mr. Mansfield made a **MOTION** to approve request seconded by Mr. Courduff and passed.

Reports

Code Enforcement Report

In July 2018, 16 permits were issued, 16 Use & Occupancy 0 Fire Inspections 1 Zoning Hearing.

Public Works Report

The Public Works department started the month by installing 360 feet of 15” concrete pipe and 3 inlet boxes on Mill Road. We removed the old roadway and sub base. We graded the stone for under the curbing and Reading Site Contractors came in and installed 900 feet of 22” curbing. We are scheduled to pave the last week in August.

Milford Township Area Sewer Authority

No report given

Milford Township Fire Company

Fire Chief Keith Butler, reported on last month’s assists in the township.

Managers Report

Willow Stream request waiver for rental fee, Mr. Mansfield made a **MOTION** to waive the fee and Mr. Courduff seconded the motion and passed.

Pennsylvania Turnpike Commission (PTC)

The PTC proposes having the portion of Doerr Road, where it parallels the turnpike, vacated from Kumry Rd to the Schmoutz Creek. This vacation of road would enable Turnpike widening.

Marc Bonner of SAI Consulting Engineers and Kevin Scheurich of the Turnpike Commission presented the project to widen the existing four-lane highway to six 12-foot lanes. The closure of Doerr Road is motivated by the presence of significant wetlands where moving the road to the west would have extensive impact. The PTC has acquired property (approx. 14.6 acres) formerly owned by Lederer and has designed stormwater management facilities that also anticipate closure.

Residents asked about sound barriers, if the turnpike could move wetlands, impact on property values, water and drainage issues that could potentially impact wells, and the closure of a throughway from Canary Road to Kumry Road. Views were expressed that the turnpike project would devalue property closure would make the area more secluded from pass-by traffic.

The PTC stated that studies that consider population density and sound levels and the requirement for sound barriers would not be met for this location. Mr. Bonner said there are plans to include improvements to the existing intersection of Canary and Kumry Road to enable an alternate route for through traffic to and from the Finland area. Fire Chief Keith Butler noted that normal response from the first due Trumbauersville Fire Company and Station 75 uses Doerr Rd from the south and would be unchanged with closure of Doerr Road. He said it may be possible that closure could slow the response time for some emergency vehicles depending on weight coming from Station 57. The PTC emphasized that their proposal is driven by the presence of wetlands to the west.

Conditional Use Hearing:

Life Quest – Conditional Use - Mr. Courduff made a **MOTION** to approve findings in fact, to post financial security and require land development prior to recording sections

6,7, 8 & 9 seconded by Mr. Strunk, Mr. Mansfield opposed.
Time extension was granted to November 7, 2018

QuakerPointe Hotel

Land Development

Windy Springs/Gambone – two-lot subdivision Weiss Rd & 663- Modifications to existing approval for a 2 lot subdivision. Gambone agreed to pay \$30,000 in lieu of building Progress Drive as required with the next subdivision under the previous approval. Windy Springs will post an escrow for engineering and legal fees and install public improvements before land development approval of their produce stand. Conditions of previous approval are carried over. The Moods will apply for a Highway Occupancy permit for the existing farm stand located on John Fries Highway. Mr. Mansfield field made a **MOTION** approving with conditions set forth in letter of approval seconded by Mr. Courduff and passed.

Quaker Pointe Hotel TMP 23-010-021-001 Tabled (time extension for November 7, 2018

Life Quest – to amend the Master Plan adjusting the boundary between sections 9 and 9A Mr. Strunk made a **MOTION** approving lot line change as long as it is in compliance with conditional use, seconded by Mr. Courduff and passed.

Mill Hill Road relocation professional agreement Mr. Mansfield made a **MOTION** approving the agreement seconded by Mr. Strunk and passed.

Open Space Resolutions

Mr. Mansfield made a **MOTION** to approve **Resolution-2018-24** authorizing the acquisition by purchase of a portion of the property located at 1625 Fennel Road seconded by Mr. Courduff and passed.

Authorization to acquire Open Space Mr. Mansfield made a **MOTION** authorizing the acquisition of TMP 23-021-043 Trumbauersville Rd seconded by Mr. Courduff and passed.

Escrow Release

Mr. Mansfield made a **MOTION** to approve **Resolution 2018- 25** Release #3 in the amount of \$10,080.00 for McDonalds leaving a balance of \$249,136.55 seconded by Mr. Courduff and passed.

Public Comments:

Upon adjournment the Board will meet in executive session to discuss real estate matters.

Adjournment: Mr. Mansfield adjourned the August 7, 2018 regular meeting at 10:10 p.m.

**Milford Township Board of Supervisors
Minutes of September 4, 2018 Regular Meeting**

Call to Order: Vice-Chairman Charles Strunk 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 Solicitor Scott McNair, Engineer Pete Andersen and Audience: 29.

Approval of Minutes of Previous Meeting

Mr. Strunk made a **MOTION** to approve the minutes from the August 7, 2018. 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 Treasurer's report as submitted. Motion was seconded by Mr. Courduff and passed.

Announcements

The 3rd annual Ag Daze will be held on September 8th at the Molasses Creek Park from 11am -5pm

Milford Township Zoning Hearing Board will meet on September 11th to hear the following

Application of Corbin/ Craighead for a Variance of section (s) 404.B6.b.3.b, to allow the construction of a swimming pool with a rear setback of 12ft where 30ft is required. Located at 2026 Valley View Dr. TMP# 23-004-076-071 in the SRM Zoning District.

Application of Jenks / Skopowski for a special exception under section 405 A7 to allow a winery (using supplemental grapes) and brewery with tasting room and to allow events. Located at 2144 Kumry Rd. TMP# 23-034-056 in the RD Zoning District.

Application of Carrozzino / Toppeta for a special exception and interpretation under Secs. 405 A7, 405 H1, and 909B to allow agricultural retail sales of wine and handmade crafts with a 2' x 2' x 6' sign. Located at 1410 Fels Rd. TMP # 23-007-047 in the RA Zoning District

Correspondence

Bucks County Airport Authority July 2018 minutes are available for review

QAPC July 10, 2018 minutes are available for review

Reports

Code Enforcement Report

In August 2018, 36 permits were issued, 12 Use & Occupancy 0 Fire Inspections 3 Zoning Hearing.

Public Works Report

The public works department had a very busy month we finished grading the base on Mill Road and P K Moyer laid 780 tons of BCBC and 540 tons of ID-2 wearing and we opened the road on Friday the 31st. We still have the driveway tie-ins and the topsoil work to do. The heavy rainstorm on August 11th did damage to Weiss, Bauman, Brick Tavern, Mill Pond, Cassel, Beechwood Acres, Wieand and Myers roads. We have everything repaired except for Wieand and some minor concrete work at Beechwood Acres.

Milford Township Area Sewer Authority

Joe Valentine provided authority update.

Milford Township Fire Company

Fire Chief Keith Butler, reported on last month's assists in the township, the flooding increased the call volume

Managers Report

Authorization to acquire Open Space **Resolution 2018-26** Mr. Strunk made a **MOTION** authorizing the acquisition of TMP 23-021-042 18.7 acres and TMP 45-003-038 .553 acres in the borough of Trumbauersville motion seconded by Mr. Courduff and passed

Resolution 2018-27 Mr. Courduff made a **MOTION** authorizing the participation in the RACP (Redevelopment Assistance Capital Program) for St Luke's hospital seconded by Mr. Strunk and passed.

MS4-Pollution Reduction Plan

Cheryleen Strothers of Cowan Associates presented to the board the Pollution Reduction Plan for Milford Township, which will be submitted, to DEP. The overview is for stream restoration, the majority of the stormwater runoff for the Townships drains towards the Unami Creek. A large portion of the runoff from the urbanized area of the Township is collected in several tributaries that flow to the Unaami Creek. The determination is about 2000 linear foot stream bank restoration is needed. Mr Courduff made a **MOTION** authorizing the Notice Of Intent to file, be done by Cowan Associates seconded by Mr. Strunk and passed.

Land Development

Stanford 2-lot and lot line change 23-007-174. The parcel is 22 acres on Canary Road. The board is ok with Mr. Stanford moving forward with his plans, he will submit to planning commission.

1907 John Fries Highway John & Debra **Hennings** TMP 23-010-0021-006 The Planning Commission's recommendation is that the lot is not in conformance and needs

a Variance and Conditional Use. Mr. Strunk made a **MOTION** plan is not in conformance with the Milford Township Comprehensive Plan, Zoning Ordinance and Subdivision and Land Development Plan motion seconded by Mr. Courduff and passed.

Bauman TMP 23-002-161 located on Bauman Road, An agreement to convey land, which is in the Act 319 program. The total acreage is 2.74 to be conveyed; the agreement states 2 acres conveyed in 2018 and the remainder in 2019. Mr. Courduff made a **MOTION** approving the executed agreement seconded by Mr. Strunk and passed.

W-4 Holdings TMP 23-020-078 2 lot subdivision on Upper Ridge Road

Mr. Courduff made a **MOTION** approving the 2-lot subdivision with conditions as set forth seconded by Mr. Strunk and passed.

The legal owner of the Property is W-4 Holdings LP (“Owner/Developer”). The Final Plans of the Minor Subdivision of the Property were prepared by Irick, Eberhardt & Mientus and consist of two (2) sheets, dated June 27, 2018 (the “Plans”). The Plans propose the creation of two (2) lots on the Property. There is no construction proposed at this time. The Plans were approved subject to the following conditions which were accepted at the September 4, 2018, Board of Supervisors meeting:

1. *Prior to the recording of the Record Plans, Owner/Developer will address all outstanding engineer comments contained in the review of Andersen Engineering Associates, Inc. dated July 11, 2018 and all subsequent review letters, to the satisfaction of the Township Engineer.*
2. *The Board of Supervisors approved a waiver from the following provisions of the Milford Township Subdivision and Land Development Ordinance (“SALDO”):*
 - a. *Sections 505, 516 and 519, requiring road widening, curbs and sidewalks;*
 - b. *Section 520a, requiring street trees along the frontage of the Property, conditioned upon the Owner/Developer installing street trees in areas along the portion of the frontage of the Property that does not currently have adequate vegetation;*
 - c. *Section 701.e., requiring an existing resources and site analysis plan;*
 - d. *Section 701.c., requiring a map showing the location of the proposed subdivision within its neighborhood context at a scale of not less than 100’.*
4. *Prior to the Recording of the Record Plans, Owners/Developers shall execute a Deed of Dedication, in a form prepared by the Township Solicitor, dedicating to Milford Township the area along Upper Ridge Road frontage of the Property within the ultimate right-of-way. At the time of the recording of the Record Plans, said conveyance shall be made free and clear of all mortgages, liens or other encumbrances such that title is marketable and insurable by a reputable title insurance company at ordinary rates. Additionally, at the time the Deed is recorded, Owner shall provide satisfactory evidence that the said property continues to be free and clear of mortgages, liens and encumbrances. The Deed shall be recorded prior to or simultaneously with the recording of the Record Plans.*

5. *Prior to the recording of the record Plans, the Owners/Developers shall execute a Declaration of Covenants, Conditions, Easements and Restrictions, in a form prepared by the Township Solicitor and delineated in a manner deemed acceptable by the Township Engineer, providing for such terms and conditions as are deemed appropriate by the Board of Supervisors including but not limited to the following:*

- a. *imposing upon the Declarant, its heirs, successor and assigns, the obligation to provide open space as required by the Township's Ordinances should any further subdivision of either lot occur; and*
- b. *imposing upon the Declarant, its heirs, successor and assigns, the obligation to maintain a reserve septic system area as depicted on the plans, such that the area depicted remains unimproved and undisturbed.*

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

6. *In lieu of providing recreational improvements, Owners/Developers 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.*

7. *In lieu of performing a Transportation Impact Study, the Owners/Developers 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.*

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

- a. *satisfactory evidence that the Department of Environmental Protection has approved the sewage facilities planning modules for the Property; and*
- 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 issuance of a building permit, Owners/Developers will provide the Township with satisfactory evidence from the Bucks County Conservation District (the "BCCD") approving the Plans for all areas within its jurisdiction, including without limitation the proposed temporary erosion and sedimentation control measures to be used during construction. The Plans shall be revised to include any requirements of the BCCD to the satisfaction of the Board of Supervisors and the Township Engineer.*

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

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

12. *At the time record Plans are submitted, Owners/Developers 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 copies of the Plans. All signature blocks shall appear in the same location on each page requiring signature. In addition, Owners/Developers will provide the information contained on the Plans in digital format. The Township Engineer shall review the complete set of Plans and stamp them as construction sets, certifying that they have met the conditions for approval.*

Failure to appeal the conditions imposed by the Board of Supervisors within thirty (30) days of the date of this letter shall constitute acceptance of the conditions. Non-acceptance and/or non-compliance with the conditions recited above voids the Plan approval and the waivers granted by the Board of Supervisors and the Plan is denied due to the deficiencies noted in the Township Engineer's review of July 11, 2018.

Escrow Release

Mr. Courduff made a **MOTION** to approve **Resolution 2018- 28** Release CAW Acquisitions LLC for property location 2095 Keiper Road in the amount of \$543.86 seconded by Mr. Strunk and passed.

Mr. Courduff made a **MOTION** to table the release till next month seconded by Mr. Strunk and passed.

Financial Security Agreement

LifeQuest land development and financial security agreement. Mr. Courduff made a **MOTION** to approve the land development and financial security agreement for LifeQuest motion seconded by Mr. Strunk and passed.

Public Comments:

Mr. Flack resident on Mill Hill Road brought to the board the traffic on Mill Hill Road.

Adjournment: Mr. Strunk adjourned the September 4, 2018 regular meeting at 9:15 p.m.