Milford Township Board of Supervisors  
Minutes of January 7 2019 Reorganizational Meeting

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

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

Attendance: Jeffrey Vey Township Manager, Marilyn Stecker Assistant Manager, and Dave Winkler Public Works Director Audience: 10.

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

Motions on Appointments Charles Strunk 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 & Univest
- Milford Twp. Planning Commission (5yrs): Athan Kousiouroumbas
- Milford Twp. Zoning Hearing Board (3yrs): Greg Hobson
- Delegate to QAPC: Athan Koutsourombas/Thomas Courduff
- Park Board: Kyle Kochner
- Milford Township Water Authority (5yrs): Fran Murray
- Milford Township Sewer Authority (5yrs): T'vill Appointment
- Chairman of the Vacancy Board: Steve Shelly
- Fire Prevention Code Official: Nate Cordero
- Milford Township CPA Auditor: Styer Associates

Motion was seconded by Mr. Courduff and approved.

Setting of Bond Limits
Mr. Strunk made a motion to set the following bond amounts:

- Township Manager: $2,000,000
- Secretary Treasurer: $2,000,000
Establishment of Tax Rates for 2019
Mr. Strunk made the following motion
(a) Real Estate Transfer Tax 1% (1/2% to Q'twn School District, 1/2% to Milford)  Resolution 2019-01
(b) Earned Income Tax Rate  Resolution 2019-02
(c) Real Estate Tax 2 Mills  Resolution 2019-03
(d) Street Light Assessment  Resolution 2019-04
(e) 2017 Fee Schedule  Resolution 2019-05
(f) Dispose of Township Records  Resolution 2019-05

Motion was seconded by Mr. Courduff and passed.

Certification of Delegates to the 2019 PSATS Convention April 14-17, 2019 in Hershey and selection of the voting delegate. Mr. Strunk make a MOTION to appoint Mr. Courduff as voting delegate seconded by Mr. Courduff and passed.

Annual Bucks County Assn. of Township Officials Convention February 16, 2019, Mr. Courduff will attend convention

Chairman adjourned the Reorganizational meeting at 7:05 pm.
Milford Township Board of Supervisors  
Minutes of January 7, 2019 Regular Meeting  

Call to Order: Chairman Charles Strunk called the meeting to order at 7:06p.m.

Supervisors Present: Charles Strunk, Chairman; Thomas Courduff, Supervisor

Attendance: Peter Andersen, Andersen Engineering, Twp. Engineer; Marilyn Stecker Secretary-Treasurer; Terry Clemons, Clemons Richter & Reiss, Township Solicitor; Jeffrey A. Vey, Township Manager; David Winkler, Public Works Director. Audience: 10

Approval of Minutes and Treasurer’s Report
Mr. Strunk made a MOTION to approve the minutes from December 4, 2018. The motion was seconded by Mr. Courduff and passed.

Having reviewed the invoices, Charles Strunk made a MOTION to approve invoices for payment and the Treasurer’s report. The motion was seconded by Mr. Courduff and passed.

Announcements
Zoning Hearing January 8, 2019 at 7PM
Finelli to allow an accessory apartment at 2175 Spinnerstown Rd.

Milford SP LLC to allow a change of non-conforming use for Performance Publishing to rent office space at 2239 Milford Square Pk.
**Hibbs** for a Variance to exceed the maximum impervious surface by 255 sq. ft. at 2032 Valley View Dr.

**J. D. Henning Enterprises LLC** for a Variance to allow a reduction of required parking spaces, shared parking and a reduced front yard at 1907 John Fries Highway.

**Conditional Use Hearings**

**MokN Partnership** 2100 Quaker Pointe Road to modify an office use to a medical (dentist) office – Mr. Strunk made a **MOTION** to approve Conditional Use for Oral Maxillofacial Surgical Assoc. subject to conditions outlined by solicitor Terry Clemons motion was seconded by Mr. Courduff and passed.

**LuJean Griffin-Young (Camp Jeans)** to allow Dog Daycare & Boarding located at 2200 Brick Tavern Rd

Mr. Clemons opened hearing at 7:10 pm. by explaining the procedure. Ms. LuJean Bernstein Griffin-Young testified that she runs primarily a dog day care for smaller dogs (under 21 inches). Overnight dogs are kept in the house. She has had a state issued kennel license for up to 25 dogs and is applying for a license that would allow over 25 dogs so she would not be in violation of the state license if she had a few extra dogs. The dogs are kept in the barn and in a fenced area around the barn. The structures appear to be less than the 250 ft. setback required for kennel structures. The submitted site plan has no scale and does not show structures, uses or setbacks. Neighbors testified that buffer planting was removed, dog barking is a nuisance and access into the kennel creates traffic problems since it is only a single lane. Video of those concerns was submitted. The hearing was continued to February 5, 2019.

**Correspondence**

Bucks County Airport Authority Nov 14, 2018 Minutes are available for review.

**Reports**

Code Enforcement Officer – In November – 8 permits were issued, 6 U&O’s 4 Zoning Hearings and 6 Fire Inspections.

**Public Works Report**

The Public Works department had a busy month removing ash trees; both Unami and Molasses creek parks are finished along the trails. We removed the house and out buildings at 663 and Allentown Rd and graded off the area. Franc Environmental helped us flush cross pipes on Yankee, Old Woods, Walnut, East Swam and Koons Roads. There were no major winter operations this month just a few nights of spot salting from storm run off.
Agricultural Security Area Advisory Board
Stephen Klein, 1430 Erdman Road, requested to be added to the Milford Township Agricultural Security Area District. “At a duly advertised public meeting of the Milford Township Agricultural Security Area December 19, 2018 meeting, the Committee unanimously recommends the application off Stephen Klein 1430 Erdman Rd TMP 23-001-068 comprised of Eleven (11) acres and 23-001-068-005 comprised of Eighty-Five (85) acres be approved for acceptance into the Milford Township Agriculture Security Area”

Mr. Strunk made a MOTION to move forward with advertising the proposed addition to the Agricultural Security Area, seconded by Mr. Courduff and passed.

Milford Township Fire Company
Fire Chief Keith Butler, reported on last month’s assists in the township and shared interest in replacing a vehicle at engine 75

Township Manager
Donations to Fire Companies & Senior Center- Mr. Strunk made a MOTION to make the contributions for the yearly contribution to the senior center and the local fire companies, Motion was seconded by Mr. Courduff and passed.

Agreement between Milford Township and Hough Associates to collect Recycling data and prepare DEP 904 Grant Mr. Strunk made a MOTION approving the agreement seconded by Mr. Courduff and passed.

PennDOT Reporting - Mr. Courduff made a MOTION to sign and mail the MS-965 report seconded by Mr. Strunk and passed.

Ordinance Adoption - Ordinance- 172

ORDINANCE OF THE BOARD OF SUPERVISORS OF MILFORD TOWNSHIP VACATING A PORTION OF MILL HILL ROAD IN MILFORD TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

A. Milford Township (the “Township”) is a Pennsylvania second class township organized and existing under Pennsylvania Second Class Township Code, 53 P.S. §65101 et sq. (the “Code”).
B. Section 2304 of the Second Class Township Code, 53 P.S. §67304, authorizes townships of the Second Class to lay out, open, widen, straighten and vacate roads within a township.
C. Section 2311 of the Second Class Township Code, 53 P.S. §67311, authorizes townships of the Second Class to relocate or vacate roads by agreement.
D. Lifequest (“Developer”) received approval of Preliminary Plans of Land Development for property with frontage along John Fries Highway pursuant to a letter from the Township Solicitor dated December 14, 2016 (the “Approval”).
E. A condition of the Approval was that Developer relocate a portion of Mill Hill Road, which will result in the vacation of portions of the existing Mill Hill Road.

F. The Board of Supervisors of Milford Township has received an Agreement between Developer and the property owners that abut the portions of Mill Hill Road that will be vacated and believes it is in the best interests of the Township to vacate those portions of the existing Mill Hill Road. A copy of the Agreement is attached hereto as Exhibit “A” and the portions of Mill Hill Road to be vacated are depicted on Exhibit “B.”

G. The Board of Supervisors has given public notice of the time and place set for the consideration of this Ordinance.

H. Following the vacation of the portions of Mill Hill Road as described herein, the Township desires that the vacated portions of Mill Hill Road be removed from the Township plan of streets.

I. In accordance with the Second Class Code, notice of the Board of Supervisors meeting for consideration and, if appropriate, adoption of this Ordinance vacating the referenced portions of Mill Hill Road was duly advertised in the November 22, 2018 edition of the Town and County, a newspaper of general circulation in Milford Township.

NOW THEREFORE, BE IT ENACTED AND ORDAINED by the Board of Supervisors of Milford Township after public notice duly advertised and hearing held on January 7, 019, as follows:

Section 01: The portions of Mill Hill Road depicted in Exhibit “B” attached hereto and made a part hereof are vacated as a public street in Milford Township.

Section 02: The vacated portions of Mill Hill Road depicted in Exhibit “B” attached hereto are hereby removed from the Township plan of streets.

Section 03: The Milford Township Solicitor is authorized and directed, to file a copy of this Ordinance together with a draft or survey of the portion of the road vacated with the Clerk of the Court of Common Pleas of the County of Bucks.

Section 04: The Milford Township Solicitor is authorized and directed, to record a copy of the Agreement together with a draft or survey of the portion of the road vacated with the Bucks County Recorder of Deeds.

Section 05: A copy of this Ordinance shall be delivered by the Milford Township Solicitor to the Tax Mapping Office in the Bucks County Board of Assessments, and to any other governmental agency having jurisdiction over the proposed vacation of Mill Hill Road as of the effective date of this Ordinance.

Section 06: From the effective date of this Ordinance, the Township shall have no further liability or responsibility with respect to the maintenance of those portions of Mill Hill Road that are vacated by this Ordinance.

Section 07: In addition, all inconsistent provisions of all other Ordinances and Resolutions of the Township of Milford, Bucks County, Pennsylvania are hereby repealed to the extent of the inconsistency. All other provisions of the Ordinances and Resolutions of the Township of Milford, Bucks County, Pennsylvania shall remain in full force and effect.

Section 08: 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 09:** This Ordinance shall be effective five (5) days after enactment, or such later date if required by law.

Mr. Courduff made a **MOTION** to adopt ordinance #172 vacating a portion of Mill Hill Road motion seconded by Mr. Strunk and passed.

**Escrow Releases**

**McDonalds** - Mr. Strunk made a **MOTION** to approve **Resolution 2019-06** McDonalds escrow release #5 in the amount of $4,518.00 and acceptance of improvements with leaving a balance of $79958.11 remaining for 18-month maintenance period. Seconded by Mr. Courduff and passed.

**Public Comments** - None

**Adjournment:** Mr. Strunk adjourned the January 7, 2019 regular meeting at 9:07 pm
Milford Township Board of Supervisors  
Minutes of February 5, 2019 Regular Meeting

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

Supervisors Present: Charles Strunk, Chairman; Thomas Courduff, Supervisor

Attendance: Peter Andersen, Andersen Engineering, Twp. Engineer; Marilyn Stecker Secretary-Treasurer; Scott McNair, Clemons Richter & Reiss, Township Solicitor; Jeffrey A. Vey, Township Manager; David Winkler, Public Works Director. Audience: 11

Approval of Minutes and Treasurer’s Report

Mr. Strunk made a MOTION to approve the minutes from January 7, 2019 re-org and regular minutes. The motion was seconded by Mr. Courduff and passed.

Having reviewed the invoices, Charles Strunk made a MOTION to approve invoices for payment and the Treasurer’s report. The motion was seconded by Mr. Courduff and passed.

Announcements

No Zoning hearing for the month of February

Conditional Use Hearings

LuJean Griffin-Young (Camp Jeans) to allow Dog Daycare & Boarding located at 2200 Brick Tavern Rd is continued to the March 5, 2019 meeting. Scott McNair opened the hearing and advised the hearing was continued. No was present hearing closed.
Correspondence

Bucks County Airport Authority Dec 12, 2018 Minutes are available for review. QAPC monthly minutes for October, November, & December 2018 are available. Bridge Report-Doerr Rd over Schmoutz Creek & Walnut Lane over Schmoutz Creek

Milford Township Agricultural Security Area (ASA) District Revision

Stephen Klein 1430 Erdman Road to be added to the ASA. Scott McNair opened the hearing; he asked if there were any public comments. NO COMMENTS Property is currently being farmed.

Resolution 2019-07 Mr. Strunk made a MOTION approving to add Stephen Kleing 1430 Erdman Rd 96 acres to the Milford Township Agricultural Security Area seconded by Mr. Courduff and passed.

Scott McNair closed the hearing.

Reports

Code Enforcement Officer –

In November – 13 permits were issued, 11 U&O's 0 Zoning Hearings and 5 Fire Inspections.

Public Works Report

The Public Works department had a busy month removing ash trees throughout the Township. Dave’s’ Services helped us with large trees on Doerr, Shettz’s Church, Miller and Old Plains roads. We removed trees at Milford Glen open space along Creamery Road. Also moved equipment to Milford Square Estates near the tennis court and completed about 80% of the ash tree removal in the open space. We went out to salt roads 7 times and 2 times to plow this month.

Milford Township Fire Company

Mr. Courduff provided an update on the Service Award Program for the Volunteer Fire Company the details are still in the discussion stage. The township has budgeted $20,000.00 for this.

Township Manager

2013 Bond Series Refinancing

Mr. Strunk made a MOTION Authorizing Jeff Vey to prepare all documentation for refinancing of the 2013 Bond Series seconded by Mr. Courduff and passed.
Financial Management Policies
Mr. Strunk made a **MOTION** approving Resolution 2019-12 - for the creation of a **Fund Balance Policy**, seconded by Mr. Courduff and passed.

Mr. Strunk made a **MOTION** approving Resolution 2019-13 for the creation of a **Debt Investment Policy** seconded by Mr. Courduff and passed.

Open Space Acquisition
Authorization to acquire Open Space Mr. Strunk made a **MOTION** to approve resolution 2019-08 authorizing the acquisition of **Shelps** TMP-23-021-042 & 45-003-038 (40.21) acres located at 1700 Kumry Rd. motion seconded by Mr. Courduff and passed.

Authorization to acquire Open Space Mr. Strunk made a **MOTION** to approve resolution 2019-09 authorizing the acquisition of **Wehr** TMP 23-010-124 (3.98) acres located at 2170 John Fries Highway. Motion seconded by Mr. Courduff and passed.

Authorization to acquire Open Space Mr. Strunk made a **MOTION** to approve Resolution 2019-14 authorizing the acquisition of **Kaufman** TMP 23-20-040, -041, 042, & 23-020-130-001 & 23-020-034 & 45-00-002819-00-7 acres located at 1825 Upper Ridge Road. Motion seconded by Mr. Courduff and passed.

Joint Tax Collection District Resolution – for Milford, Trumbauersville, Richland Tax District
Mr. Strunk made a **MOTION** to approve Resolution 2019-10 to enter into an agreement for Joint Tax Collection with the Borough of Trumbauersville and Township of Richland for collection of taxes in the Township of Milford, The Borough of Trumbauersville, and the Township of Richland by the elected tax collector for the existing Joint Tax Collection District comprised of the borough of Trumbauersville and the Township of Milford commencing January 2019, setting forth the conditions, Duration, Purpose and objectives of the agreement as required by the local tax collection Law; Providing A savings clause; and providing an effective date. Seconded by Courduff and passed.

Fire Alarm System for Public Work
Proposal from Veterans Fire Protection. Mr. Strunk Made a **MOTION** to approve and accept proposals for work seconded by Mr. Courduff

Authorization to Bid for a Roller
Mr. Strunk made a **MOTION** authorizing the advertising for the purchase of a used Roller, seconded by Mr. Courduff and passed.

Street Light District #1
Mr. Strunk made a **MOTION** approving to amend Street Light District #1 from 352 to 349 seconded by Mr. Courduff and passed.

**Escrow Releases**

**Fire Escrow** - Robert Ward 2294 Old Bethlehem Pike Mr. Strunk made a **MOTION** to approve **Resolution 2019-11** to funds in the amount of $65,634.26 seconded by Mr. Courduff and passed.

**Public Comments** – Robert Flack addressed the board with water issue’s on the rear of his property and asked for assistance in trying to rectify this issue he is having.

Adjournment: Mr. Strunk adjourned the February 5, 2019 regular meeting at 8:05 pm
Milford Township Board of Supervisors  
Minutes of March 5, 2019 Regular Meeting

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

Supervisors Present: Charles Strunk, Chairman; Thomas Courduff, Supervisor

Attendance: Peter Andersen, Andersen Engineering, Twp. Engineer; Marilyn Stecker Secretary-Treasurer; Terry Clemons, Clemons Richter & Reiss, Township Solicitor; Jeffrey A. Vey, Township Manager; David Winkler, Public Works Director. Audience: 31

Approval of Minutes and Treasurer’s Report
Mr. Strunk made a MOTION to approve the minutes from February 5, 2019 regular minutes. The motion was seconded by Mr. Courduff and passed.

Having reviewed the invoices, Charles Strunk made a MOTION to approve invoices for payment and the Treasurer’s report. The motion was seconded by Mr. Courduff and passed.

Announcements
There will be no Zoning hearing for the month of March 2019.

2013 Bond Services Refinancing
Jamie Schlesiner from PFM Financial Advisors gave an overview of the 2013 Bond Refinancing. S&P Global Ratings affirmed its AA+ rating of Milford Township. That rating applies to the series 2019 general obligation bonds and is based on a Very Strong Economy, Strong Management with good financial policies and practices, Very strong budgetary flexibility, Very strong liquidity with total available cash. The refinancing of the bond will save the $123,000.00 over a ten-year period resulting in a benefit to the taxpayers.
Mr. Hank Van Blunk Esq. discussed Ordinance 173 he will advertise the passing of ordinance and file with DCED in the next up coming week.

Ordinance 173
MILFORD TOWNSHIP
Bucks County, Pennsylvania
ORDINANCE No. 173
A ORDINANCE OF THE BOARD OF SUPERVISORS OF MILFORD TOWNSHIP AUTHORIZING THE INCURRENCE OF DEBT BY THE ISSUANCE OF $2,855,000 GENERAL OBLIGATION BONDS, SERIES OF 2019 FOR THE PURPOSE OF PROVIDING FUNDS FOR AND TOWARD FINANCING A REFINANCING PROGRAM AND PAYING THE COSTS OF ISSUING THE BONDS; AUTHORIZING THE PREPARATION AND FILING OF A DEBT STATEMENT AND OTHER DOCUMENTATION; COVENANTING TO CREATE A SINKING FUND AND TO BUDGET, APPROPRIATE AND PAY DEBT SERVICE ON THE BONDS AND PLEDGING THE FULL FAITH, CREDIT AND TAXING POWER OF THE TOWNSHIP FOR THE BONDS; SETTING FORTH THE SUBSTANTIAL FORM OF BONDS; SETTING FORTH THE STATED PRINCIPAL MATURITY AMOUNTS AND DATES, INTEREST RATES AND INTEREST PAYMENT DATES, PLACE OF PAYMENT, SINKING FUND PROVISIONS AND OTHER DETAILS OF THE BONDS; AUTHORIZING THE EXECUTION OF A CONTINUING DISCLOSURE AGREEMENT; FINDING THAT A COMPETITIVE PRIVATE INVITED SALE IS IN THE BEST FINANCIAL INTEREST OF THE TOWNSHIP; ACCEPTING A PROPOSAL FOR THE PURCHASE OF THE BONDS; APPOINTING A PAYING AGENT AND SINKING FUND DEPOSITORY; AUTHORIZING CERTAIN OTHER TERMS OF THE BONDS TO BE DESIGNATED IN A BOND AGREEMENT; AND AUTHORIZING OTHER NECESSARY ACTION IN CONNECTION THEREWITH.

Mr. Strunk made a MOTION to APPROVE ORDINANCE #173, seconded by Mr. Courduff and passed.

Correspondence

Bucks County Airport Authority January, 2019 Minutes are available for review.
QAPC monthly minutes for January 2019 are available
Bridge Report -National Bridge Inspection Standards
Quakertown Community Day Sponsorship letter, Mr. Strunk made a Motion to make a $2500.00 donation seconded by Mr. Courduff and passed.
“Notice of Payment” was received on March 1, 2019 for annual Turn Back Maintenance program in the amount of $10,960.
“Notice of Payment” for State Liquid Fuels for 2019 in the amount of $446,910.04 was received March 1, 2019

Reports

Code Enforcement Officer
In March 12 permits were issued, 8 U&O’s, 0 Zoning Hearings and 7 Fire Inspections.

Public Works Report The Public Works department continued working on removing ash trees throughout the township, we finished at Fernbrook Park and started on Fels Road. We have been out patching potholes and picking up branches and downed trees from heavy winds. All of the road crew attended the required every three-year flagger training class and seminar on temporary traffic control. We went out a total of 9 times to salt and 2 times to plow this month mainly do to icing.
Milford Township Fire Company

Chief Butler provided the board with a copy of the call sheets for the month.

Park Board

Park Board minutes are available for review.

Township Manager

Award Used Vibratory Compactor Roller Mr. Strunk made a MOTION approving the purchase of a used vibratory roller. Two Bids were received; the award was to Ray Heffentrager, seconded by Mr. Courduff and passed.

Open Space Acquisition:

Kaufman Stewardship Forest Acquisition - Authorization to acquire Open Space
Mr. Strunk made a MOTION to approve Resolution 2019-014 authorizing the acquisition of Kaufman TMP-23-020-040, 23-020-041, 23-020-042, 23-020-030-001 and 23-020-034 in Milford Township and 45-00-002819-00-7 in Montgomery County. 1825 Upper Ridge Road motion, seconded by Mr. Courduff and passed. Terry Clemons informed the Board that this resolution may be revised for the next meeting.

Approval To Record Open Space Restrictions:

Mr. Strunk make a MOTION approving Resolution 2019-015, seconded by Mr. Courduff and passed.

RESOLUTION OF THE BOARD OF SUPERVISORS OF
MILFORD TOWNSHIP APPROVING FOR RECORDING A
DECLARATION OF CONVENTANS, CONDITIONS AND RESTRICTIONS
ON OPEN SPACE ACQUIRED BY MILFORD TOWNSHIP

BACKGROUND

A. Milford Township (“Township”) is a township of the Second Class, duly organized pursuant to the Second Class Township Code.

B. The Open Space Lands Acquisition and Preservation Act (32 P.S. §5001, et sec) (the “Act”) authorizes Townships to acquire open space interests in fee simple or by other means to achieve the following:
   (1) To protect and conserve water resources and watersheds;
   (2) To protect and conserve forests and land being used to produce timber crops;
   (3) To protect an existing or planned park, forest, wildlife preserve, nature reserve or other recreation or conservation site by controlling the use of contiguous or nearby lands in order to protect the scenic, aesthetic or watershed values of the site;
   (4) To protect and conserve natural or scenic resources, including but not limited to soils, beaches, streams, flood plains or marshes;
(5) To protect scenic areas for public visual enjoyment from public rights of way;
(6) To preserve sites of historic, geologic or botanic interest;
(7) To promote sound, cohesive, and efficient land development by preserving open spaces between communities;
(8) To limit the use of the real property so as to achieve open space benefits by reselling real property acquired in fee simple, subject to restrictive covenants or easements limiting the use thereof for the purposes specified in clauses (1) through (7) hereof.

5007.1 C. To fund the acquisition of open space within their borders, Section of the Act authorizes Townships to enact ordinances to impose an open space tax (an “Open Space Tax”) on real estate not exceeding millage authorized by referendum or, in the alternative, to impose an open space tax on earned income at a rate not exceeding the rate authorized by referendum (32 P. S. 5007.1).

D. Pursuant to the Act, the Board of Supervisors of Milford Township, conducted two Referenda to obtain authorization to impose an Open Space Tax:

(1) In 1997, the electors of Township approved a Referendum imposing an Open Space Tax on real estate not to exceed 2 mils.

(2) In 2007, the electors of Township approved a Referendum eliminating the 2 mils Open Space Tax on real estate and approved in its place an Open Space Tax on earned income in the amount of one quarter of one percent (.25%) on earned income. A true and correct copy of the Bucks County Board of Elections certification of the votes cast in the Referendum is attached hereto as Exhibit “A”

E. The Township has enacted multiple ordinances imposing an Open Space Tax for the purpose of acquiring interests in Open Space as authorized by the Act. Most recently, the Township, on December 27, 2007, enacted Ordinance No. 150 which eliminated the 2 mils Open Space Tax on real estate and imposed in its place a one-quarter of one percent (.25%) Open Space Tax on earned income. A true and correct copy of Ordinance No. 150 is attached hereto as Exhibit “B”.

F. In addition, in 2007, the electors of Township approved a Referendum authorizing the Township to incur electoral debt in the amount of Five Million Dollars to finance acquisition of interest in real property in furtherance of the purposes stated in paragraph B of this Background.

G. In furtherance of the above, the Board has purchased in fee the properties identified on Exhibit “C” attached hereto and incorporated herein (the “Properties”) as permitted by the Act and the Board desires to ensure that these Properties remain as open space and continue to be preserved for the reasons for which they were originally acquired.

H. Section 5010.1 of the Act (32 P. S. §5001.1) provides as follows:
“Before any open space property interests are disposed of by a local government unit, the officials of the local government unit must first put the question to its electorate ...[at a] general, municipal or primary election to determine if a majority of the voters participating in said election assent to the proposed disposition of the specific open space interests.”

I. Township has determined to impose certain covenants, conditions and restriction on the Properties to assure they are used for purposes stated under paragraph B of the Background and to assure that the Properties can only be disposed of in accordance with the procedures required by the Act.

NOW THEREFORE, BE IT RESOLVED AND ENACTED by the Board of Supervisors of Milford Township, as follows:

1. In furtherance of the purposes stated above, the Board of Supervisors hereby approves for recording the Declaration of Covenants, Conditions and Restrictions attached hereto as Exhibit “__” (the “Declaration”).

2. Any member of the Board of Supervisors is hereby authorized to execute on behalf of Milford Township the Declaration.

3. Upon execution, the Township Solicitor shall cause the Declaration to be duly recorded in the office of the Recorder of Deeds of Bucks County.

Grants – Authorization To Execute Documents

Milford Splash Pad Project - Mr. Strunk made a MOTION approving Resolution 2019-16 for a DCNR grant for the Milford Splash Pad Project seconded by Mr. Courduff and passed.

Kaufman Stewardship Forest Acquisition - Mr. Strunk made a MOTION approving Resolution 2019-17 for a DCNR grant for the Kaufman Stewardship Forest Acquisition Project seconded by Mr. Courduff and passed.

Conditional Use:

LuJean Griffin-Young (Camp Jeans) to allow Dog Daycare & Boarding located at 2200 Brick Tavern Rd is continued to the March 5, 2019 meeting. Terry Clemons opened the hearing at 7:35 and advised the hearing was continued till the May 7, 2019 meeting

Escrow Releases:

NONE

Public Comments:
Mr. Strunk made an announcement that the meeting for April has a possibility of being cancelled. It will be posted on the website if the meeting is indeed cancelled.

Adjournment:
Mr. Strunk adjourned the March 5, 2019 regular meeting at 8:30 pm
Milford Township Board of Supervisors
Minutes of May 7, 2019 Regular Meeting

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

Supervisors Present: Charles Strunk, Chairman; Thomas Courduff, Supervisor

Attendance: Jeffrey A. Vey, Township Manager; Devan Ambron, Secretary-Treasurer; David Winkler, Public Works Director; Scott MacNair, Clemons Richter & Reiss, Township Solicitor; Peter Andersen, Andersen Engineering, Twp. Engineer; Audience: 17

Approval of Minutes:
Mr. Courduff made a MOTION to approve the minutes from the March 5, 2019 regular meeting. The motion was seconded by Mr. Strunk and passed.

Treasurer’s Report:
Having reviewed the invoices, Charles Strunk made a MOTION to approve invoices for payment and the February and March 2019 Treasurer’s Reports. The motion was seconded by Mr. Courduff and passed.

Announcements:
The Zoning Hearing Board will hear the application of Boykin, located at 2054 Portzer Road in the SRL zoning district on May 14, 2019. The Applicant seeks a Special Exception under Section 804, to allow an extension of a Non-conforming structure.

Mr. MacNair stated the LuJean Griffin-Young (Camp Jeans) Conditional Use Hearing has been continued. The hearing is tentatively scheduled to take place at the July 2, 2019 Board of Supervisors Meeting. The Applicant must receive Zoning Hearing Board approval to move the application forward.

Correspondence:
Bucks County Airport Authority February and March 2019 minutes
QAPC Monthly minutes for March 2019
Request from Sellersville to provide Fire Police to perform traffic control at Memorial Day Parade. Mr. Courduff made a **MOTION** to approve the request for Fire Police. The motion was seconded by Mr. Strunk.

Request from East Greenville to provide Fire Police for traffic control at Memorial Day Parade. Mr. Courduff made a **MOTION** to approve the request for Fire Police. The motion was seconded by Mr. Strunk.


**Reports:**

**Code Enforcement:**

Mr. Vey presented the Code Enforcement Departmental Reports for March and April 2019. In March there were 15 Zoning Permits issued, 11 Use & Occupancy Permits issued, 2 Zoning Hearing Board Applications received, and 6 Fire Inspections performed.

**Public Works:**

Mr. Winkler presented the Public Works Departmental Reports for March and April 2019. In March the Public Works Department continued removing ash trees on Stoudt, Fels and Trolley Bridge roads. They also trimmed the pear trees in the open space on Mil Valley. The crew installed under drain on Doerr Road below Camp Men-O-Lan where icing problems were present. On Joanne Drive they poured 11 yards of concrete around the large cross pipes where heavy rains washed the banks away. In the parks the crew has been replacing the wood on benches and picnic tables. The road crew went out 2 times to salt and 2 times to plow in March.

In April the Public Works Department began the month removing salt spreaders and snowplows and putting them inside for off-season storage. They worked on Walnut Lane Bridge and made all the corrections except for some minor masonry work on the wing walls that was brought to our attention through the inspection report. AMS was in and there were 5 days of skin patching and 2 days with the Road sealing truck. The crew replaced an 18” cross pipe on Starr road and a 24” pipe on Bauman Road.

**Milford Fire Company:**

Chief Butler provided the Board with a copy of he callsheets for the month. There were a total of 24 calls for the month of April, 79 total for the year. It was reported that the annual Easter Photos went well. Chief Butler stated the Fire Department is looking to replace Engine #75, a 1994 with a 1994 engine from Darby Borough. Chief Butler accounced the Junior Fire Fighter Camp will begin on June 29, 2019.

Chief Butler presented Nathan Cordero with the Fire Fighter of the year award.
Mr. Courduff made a **MOTION** to recommend to the Department Emergency Management Coordinator to appoint Nathan Cordero as Deputy Emergency Management Coordinator. The motion was seconded by Mr. Strunk.

**Park Board:**
Mr. Vey provided a summary of the minutes of the Park Board. The Board had discussed converting existing tennis courts to pickle ball courts. Residents have requested a basketball court but space may be an issue. Mr. Courduff is concerned with the condition of the court, it appears there is an issue with the drainage under the court. Mr. Winkler stated the court would need to be removed to make any repairs.

A Tree Vitalize Grant has been applied for. Mr. Vey stated two american chestnuts have been planted at the Milford Township Municipal Office.

Mr. Vey gave an update of the proposed splash pad at Molasses Creek Park. A grant application has been submitted to DCNR which also includes the expansion of the parking area.

On May 18, 2019 Paaf Elementary School's 5th grade class will participating in the planting/beautification project at Molasses Creek Park. The children will participate in the planting of flowers and mulching.

**Agricultural Security:**
Mr. Courduff reported the Agricultural Security Board continues to work on leases. The Board has found 13 issues regarding cover crops during their review of the Natural Lands Trust report. A Nutrient Management guideline is being drafted.

**Manager Report:**
Resolutions Authorizing Purchases –Collins & Kaufman, Award of Road Bids, Appointment of Deputy EMC, Contract -KeyCodes Inspection, Appoint BCO to Nathan Cordero.

**Appointment of Building Code Official:**
Mr. Strunk made a **MOTION** to appoint Nathan Cordero as Building Code Official. Mr. Courduff seconded the motion.

**Resolution(s):**
**Open Space Acquisition:** Mr. Strunk made a **MOTION** to approve **Resolution No. 2019-14** Authorizing the acquisition of the Kaufman property, 1825 Upper Ridge Road, TMP Nos. 23-020-040, 23-020-041, 23-020-042, 23-020-030-001 and 23-020-034, Milford Township. The motion was seconded by Mr. Courduff.

**Open Space Acquisition:**
Mr. Strunk made a **MOTION** to approve **Resolution No. 2019-18** Authorizing the acquisition of the Colins property, 2155 Allentown Road, TMP No. 23-010-124-001, 2155 Allentown Road, Milford Township. The motion was seconded by Mr. Courduff.

**Award of Road Bid:**

Mr. Strunk made a **MOTION**, seconded by Mr. Courduff, 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 3 Paving Equipment/Operator Rental – Award to Sacks and Sons, Inc.
- Bid 7 Ultra thin Bonded Wearing Course award to Asphalt Maintenance Solutions

**Third Party Inspection:**

Mr. Strunk made a **MOTION** to approve KeyCodes Inspection as a second 3rd party inspection agency for Milford Township. Mr. Courduff seconded the motion.

**Ordinance(s):**

**AMU Ordinance:**

**ORDINANCE NO. 174**

**AN ORDINANCE OF THE TOWNSHIP OF MILFORD, BUCKS COUNTY, PENNSYLVANIA, AMENDING THE MILFORD TOWNSHIP ZONING ORDINANCE DULY ADOPTED JULY 18, 1995, TO ESTABLISH AN ARTERIAL MIXED USE (AMU) OVERLAY DISTRICT SUBJECT TO CONDITIONAL USE APPROVAL**

Mr. MacNair presented the revisions to the AMU Ordinance amendment. The revisions were mainly typographical in nature. Minor revisions were made to site capacity calculation(s), parking regulations, sign regulations, including location and size requirements, and adding regulations for directional signs.

Mr. Strunk made **MOTION** to approve **Ordinance No. 174** with minor modifications. Mr. Courduff seconded the motion.

**Land Development:**

**Quaker Point Drive-Quaker Point Hotels, LLC-Tabled**

**LifeQuest/Skoas/ALPAS-2460 John Fries Highway, Unit 6 Milford Village.** The Applicant requests a Waiver of Subdivision/Land Development for the consoladtion of Tax Map Parcel No. 23-015-100-002 and 23-015-121. Upon recording of the Final Plan portions of Tax Map Parcel No. 23-015-121 will be assigned new parcel numbers in conjunction with the consoladition.

Mr. Strunk made a **MOTION** to approve the waiver request. Mr. Courduff seconded the motion. The motion passed.
Escrow Release:
Fino Old Plains Road-Project Closeout
Mr. Struck made a **MOTION** to release the Fino Old Plains Road escrow by **Resolution No. 2019-19**, which had a $0.00 balance. Mr. Courduff seconded the motion.

Public Comments:
Mr. Flack of Mill Hill Road gave his thanks to the Road Crew. Mr. Flack inquired as to the road closed sign on Mill Hill Road. Mr. Vey stated the road will be re-routed to Commerce Drive and Route 663. Mill Hill Road will dead end at Route 663.

Adjournment:
Mr. Strunk adjourned the May 7, 2019 regular meeting at 8:30 pm
Milford Township Board of Supervisors
Minutes of June 4, 2019 Regular Meeting

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

Supervisors Present: Charles Strunk, Chairman; Thomas Courduff, Supervisor

Attendance: Jeffrey A. Vey, Township Manager; Devan Ambron, Secretary-Treasurer; David Winkler, Public Works Director; Scott MacNair, Clemons Richter & Reiss, Township Solicitor; Peter Andersen, Andersen Engineering, Twp. Engineer; Audience: 15

Approval of Minutes:
Mr. Courduff made a MOTION to approve the minutes from the May 7, 2019 regular meeting. The motion was seconded by Mr. Strunk and passed.

Treasurer’s Report:
Having reviewed the invoices, Mr. Strunk made a MOTION to approve invoices for payment, closing of sweep accounts, and the April 2019 Treasurer’s Reports. The motion was seconded by Mr. Courduff and passed.

Announcements:

Zoning Hearing Board June 11, 2019:
William Harris for a variance from section 404 H2 to allow a 26’ garage where 18’ is permitted. Located at 1070 Sleepy Hollow Rd. TMP 23-001-032-004 in the RA zoning district.

LuJean Bernstein for a variance from section 404.A6.b to allow the operation of a commercial kennel that does not meet the required 200’ set back and interpret animal shelter or run. Located at 2200 Brick Tavern Rd. TMP 23-015-001-007 in the RA zoning district.
Conditional Use Hearing:

**LuJean Griffin-Young (Camp Jeans)**, TMP# 23-015-001-007, 2200 Brick Tavern Road - Mr. MacNair stated the LuJean Griffin-Young (Camp Jeans) Conditional Use Hearing has been continued. The hearing is tentatively scheduled to take place at the July 2, 2019 Board of Supervisors Meeting. The Applicant must receive Zoning Hearing Board approval to move the application forward.

**LifeQuest/Skaos/ALPAS**, TMP# 23-015-100-002 & 23-015-121, Rt. 663 & Commerce Drive - Mr. MacNair opened the Conditional Use hearing at 7:20 p.m. The applicant proposes a fifty (50) bed Wellness/Rehab Center along with a sixty (60) bed Memory Care facility with additional office, rehabilitation services, parking, and auxiliary support buildings.

Mr. Sean Smith of Alpas, along with Mr. Martin Smith of Pany & Lentz Engineering, were in attendance to discuss the proposal. Access to the site will be taken off of Route 663. The parking for the site is based on bed count and number of employees. The proposed plan is said to be in compliance with all required setbacks and allowable impervious surface coverage. All woodlands present on the property are to be preserved. The existing water easement will remain.

A common office space along with an outdoor recreation area to serve both facilities is proposed. The recreation area will consist of a courtyard, swimming pool, tennis court, and basketball court. One goal of the project is to maintain the privacy of the site. A holistic ambiance is proposed, consisting of gardens, privacy and seclusion. The buildings are proposed to look like homes and not have an institutional appearance.

Proposed security measures were discussed for both facilities. Mr. Smith stated the clients who will be staying at the Wellness Center are there voluntarily and have admitted themselves into treatment. A car service is provided for the clients. The area will be gated with security on site. Internal locking doors will be installed in the Memory Care Facility.

Both facilities are required to obtain a State License. The licensing cannot be done until the buildings are in existence.

The hearing was opened to public comment. Mr. Robert Flack of Mill Hill Road inquired as to the height of the proposed wall/fence. He further asked if the trees located on site would be utilized. It was stated a fence has not been chosen yet. This will be looked at during the Land Development phase of the proposed project.

Ms. Melinda Rizzo of the Bucks County Herald asked if Lot #9A on the plan is the site of the new St. Luke’s Hospital. It was stated that yes it is.

With there being no further comment the hearing was closed at 7:45 p.m.
Mr. Courduff made a **MOTION** to verbally approve the Conditional Use Application with the following eight (8) conditions to be drafted into the Decision by the Township Solicitor; 1. Approval of Land Development; 2. On-site 24 hours per day/7 days per week security; 3. Compliance with architectural design; 4. Compliance with Arterial Mixed Use (AMU) regulations; 5. Application/Approval of State Licensing requirements; 6. Approval/ will-serve letter from Water Authority; 7. Approval/will-serve letter from Sewer Authority; 8. Routine trash collection between 7:00 a.m. and 5:00 p.m. Mr. Strunk seconded the motion. The motion passed.

**Correspondence:**
Bucks County Airport Authority April 2019 minutes

QAPC monthly minutes for April 2019.

Request from Sellersville to provide Fire Police to perform traffic control at the Sellersville Carnival being held July 9, 2019 through July 13, 2019. Mr. Courduff made a **MOTION** to approve the request for Fire Police. The motion was seconded by Mr. Strunk and passed.

Milford Township Water Authority Consumer Confidence Report for the year 2018. Mr. Vey stated all findings are within the allowable perimeters.

**Reports:**

**Code Enforcement:**
In May there were 26 permits issued, 21 Use & Occupancy, 3 Commercial, 12 Residential Accessory Structure, 8 Residential Renovation, 1 Home Occupation, 1 Institutional, and 1 Residential Addition. 2 Zoning Hearing Board Applications were received, and 5 Fire Inspections were performed.

**Public Works:**
Mr. Winkler presented the Public Works Departmental Reports for May 2019. The public works department began the month installing 30’ of pipe and 1 inlet on Mill Hill Road. Ditches were cleaned on Starr, Grant and Pumping Station Roads.

AMS oil and chipped Weiss, Bauman, Brick Tavern, Grant and Trolley Bridge roads. They also Nova chipped Hunters Horn and Devon Drive.

A cross pipe on Keiper and Walnut was replaced. The Public Works Department worked with Dave’s Tree Service to removed ash trees on Fels, Heiter, Old Woods, Nace, and Wright Roads. Three days were spent cleaning up storm damage.
Mr. Courduff inquired as to what can be done with Old Plains Road. It appears the road is being compromised by inadequate drainage due to the flatness. Mr. Winkler stated that right-of-way is still needed to continue improvements.

Mr. Vey stated a meeting was held at PennDOT District 6-0 to discuss the Upper Ridge Road bridge replacement. PennDOT anticipates letting the contract in time for the bridge replacement between March and August of 2020. The Upper Ridge Road bridge over the PA Turnpike will be replaced, but work is not currently scheduled. Mr. Vey informed the Turnpike of the PennDOT road closure in an attempt to coordinate and take advantage of reduced traffic in the work zone.

**Milford Fire Company:**

Ryan Hunsinger provided the Board with a copy of the call sheets for the month of May 2019. There were a total of 22 calls for the month. Mr. Hunsinger stated the Fire Department has placed a bid for replacement of Engine #75, with an engine from Darby Borough. The results of the bid will be known after June 10, 2019. Mr. Hunsinger reported the Milford Carnival will be held from June 18th through June 22nd. Following the carnival will be the Junior Fire Fighter Camp on June 29th. There has not been a confirmed number of attendees yet this year. Last year an estimated 50 people attended the camp. Mr. Hunsinger stated in the future, the Milford Fire Company will be looking to replace the 1985 Ford E350.

**Agricultural Security:**

Mr. Courduff reported the Agricultural Security Board continues to work on leases and is continuing to review the Natural Land Trust report.

**Manager Report:**

Mr. Vey requested an authorization to purchase a 2015 Chevrolet Tahoe for the Code Enforcement Department. The cost of the vehicle is $37,500.00. The vehicle is outfitted with Emergency Management equipment. The vehicle will replace the existing Ford F150 pick up truck. Mr. Vey contacted the Township Auditors to determine needed documentation for the purchase and will have valuation of comparable vehicles along with equipment valuation in the purchase file.

Mr. Strunk made a **MOTION** to authorize the purchase of the 2015 Chevrolet Tahoe. The motion was seconded by Mr. Courduff and passed.

Mr. Vey reported the Pennsylvania Turnpike Commission, owner(s) of record of 1895 Kumry Road, TMP# 23-007-158, has requested a waiver of a Demolition Permit for the removal of several structures located on the property.
Mr. Strunk made a **MOTION** to approve the waiver of a Demolition Permit for the property at 1895 Kumry Road. The motion was seconded by Mr. Courduff and passed.

**Ordinance:**

**Stormwater Management Ordinance:**

*Ordinance No. 175*

Mr. MacNair presented the proposed DEP model Stormwater Management Ordinance, Ordinance No. 175. It was stated that the adoption of the ordinance will not affect the Subdivision and Land Development Ordinance currently in place.

With there being no public comment Mr. Strunk made a **MOTION** to approve Ordinance No. 175. Mr. Courduff seconded the motion. The motion passed.

**Milford Township Municipal Separate Storm Sewer System (MS4) Program**

Mr. Vey highlighted the role of this stormwater management ordinance in Milford Township’s MS4 Program.

**NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER DISCHARGES FROM SMALL MUNICIPAL SEPARATE STORM SEWER SYSTEMS (MS4s)**

The Pennsylvania Storm Water Management Act (Act 167) requires municipalities to “adopt or amend, and shall implement such ordinances and regulations, including zoning, subdivision and development, building code, and erosion and sedimentation ordinances, as are necessary to regulate development within the municipality in a manner consistent with the applicable watershed storm water plan and the provisions of this act.”

Federal regulations at 40 CFR § 122.34 require the use of ordinances by small MS4s to address 1) the prohibition of unauthorized non-stormwater discharges (MCM #3), 2) erosion and sediment controls for construction activities involving earth disturbances of one acre or more (or disturbances less than one acre if the construction activity is part of a larger common plan of development or sale that would disturb one acre or more) (MCM #4), and 3) post-construction stormwater management for new development and redevelopment projects (MCM #5).

DEP is directed under Act 167 to develop a model stormwater ordinance. DEP’s intention in publishing the Model Stormwater Management Ordinance contained in this document is that its use will satisfy both Act 167 requirements and, for MS4s, regulatory requirements as implemented through NPDES permits. However, municipalities should consider requirements unique to specific county-wide or watershed-wide Act 167 Plans when
developing ordinances. The title of this document contains the year 2022 because it is expected that MS4s will update existing ordinances to be consistent with the model ordinance in this document by September 30, 2022.

**Land Development:**
Quaker Point Drive-Quaker Point Hotels, LLC-Tabled

**Escrow Release:**

**Precision Finishing Maintenance Escrow Release Request**- Mr. Andersen stated the only unresolved item for Precision Finishing (Renton Real Estate LLC) is receipt of “As-Builts” and he recommended release of the 18-month maintenance period Letter of Credit and in-house escrow except for $4,000 for the “As-Builts” and an amount adequate to pay final professional billing.

Mr. Strunk made a **MOTION** to release the Precision Finishing 18-month maintenance LOC and in-house escrow except for $4,000 for the “As-Builts” and an amount adequate to pay final professional billing. Mr. Courduff seconded the motion and it passed.

**Milford Pointe Crossings Extension Request**- Liberty Commercial Development Corporation, Ltd. (Developer) has requested a 90-day extension on the 18-month maintenance period, which is scheduled to expire on July 2, 2019. There are several repairs/improvements that must be completed which include the open space and stormwater management controls.

Mr. Courduff made a **MOTION** to approve and execute a 90-Day Extension Agreement. Mr. Strunk seconded the motion. The motion passed.

**Public Comments:**

Mr. Nye of Mill Hill Road asked if the closure of Mill Hill Road was on schedule to be closed on June 17, 2019. Mr. Vey stated the project is on schedule and should be re-opened before the 2019-2020 school year begins. The road will remain open for local traffic. Mr. Nye asked if a Dead-End sign or No-Thru Traffic sign would be installed. It was stated a private drive sign could be installed on private property by the homeowner.

Mr. Hobson of Mill Hill Road voiced his concerns with trucks and buses using Portzer Road to gain access on Route 663 and suggested a sign be placed on Old Bethlehem prohibiting south bound large vehicles from making lefts on to Portzer. It was pointed out that the road is a state highway and forcing large vehicles to make turns farther south at 663 may be unsafe.

Mr. Flack stated there are large potholes at Old Bethlehem Pike and Portzer Road. It was stated that the pothole has been repaired.
Milford Township Board of Supervisors
Minutes of July 2, 2019 Regular Meeting

Call to Order: Chairman Charles Strunk called the meeting to order at 6:57 p.m.

Supervisors Present: Charles Strunk, Chairman; Thomas Courduff, Supervisor

Attendance: Jeffrey A. Vey, Township Manager; Devan Ambron, Secretary-Treasurer; David Winkler, Public Works Director; Scott MacNair, Clemons Richter & Reiss, Township Solicitor; Peter Andersen, Andersen Engineering, Twp. Engineer; Audience: 14

Approval of Minutes: Mr. Courduff made a MOTION to approve the minutes from the June 4, 2019 regular meeting. The motion was seconded by Mr. Strunk and passed.

Treasurer's Report: Having reviewed the invoices, Mr. Strunk made a MOTION to approve invoices for payment, and the May 2019 Treasurer's Reports. The motion was seconded by Mr. Courduff and passed.

Announcements:
**Zoning Hearing Board June 11, 2019:**
LuJean Bernstein for a variance from section 404.A6.b to allow the operation of a commercial kennel that does not meet the required 200' set back and interpret animal shelter or run. Located at 2200 Brick Tavern Rd. TMP 23-015-001-007 in the RA zoning district

**Conditional Use Hearing:**

*LuJean Griffin-Young (Camp Jeans), Continued.* TMP# 23-015-001-007, 2200 Brick Tavern Road - Mr. MacNair stated the LuJean Griffin-Young (Camp Jeans) Conditional Use Hearing has been continued. The hearing is tentatively scheduled to take place at the August 6, 2019 Board of Supervisors Meeting. The Applicant must receive Zoning Hearing Board approval to move the application forward.

*J.D. Hennings Enterprises, LLC*- Application of J.D. Hennings Enterprises, LLC for the property located at 1907 John Fries Highway, TMP# 23-010-021-006, located in the Planned Commercial (PC) Zoning District. The Applicant proposes an E1, Retail Shop use or E3, Service Business use on what may become Lot 2 of a proposed subdivision of the property.

Mr. MacNair opened the hearing at 7:00 p.m. Ms. Bernadette Kearney of HRMM&L, Attorneys at Law, and Ms. Susan Rice, of STA Engineering, Inc., were in attendance on behalf of the applicant.

Ms. Kearney stated the applicant has received approval from the Milford Township Zoning Hearing Board to allow a reduction in the required parking, 239 parking spaces are required and 178 parking spaces are proposed. The Zoning Hearing Board denied the request for a variance from the required 100' front yard setback. The applicant has since revised the proposed plan and is now in compliance with the 100' front yard setback regulation.

The applicant would like to market the property with the specific allowable uses. There is no purchaser for the property at this time. The existing 9,000 sq. ft. restaurant, along with the parking area is to remain. If the Conditional Use is granted a shared parking agreement must be executed between the two property owners. Mr. Henning stated a beauty salon or small retail store would be an ideal use. Mr. MacNair stated the proposal for an E1, Retail Shop or E3, Service Business use is very specific and would be limited to the types of businesses/retail shops listed under E1 and E3. Ms. Kearney stated her client is aware.

Concerns were raised regarding the existing traffic pattern on the private drive. The “SR 0663 Traffic Study” prepared by AECOM for PennDOT in 2018 identified a problem with illegal lefts exiting on to Rt. 663 from the private drive serving Caitlyn & Cody's (Hennings) and Hampton Inn. Several alternatives have been explored. The installation of on-site signs direct exiting customers to Rt. 663 via New Road and the traffic signal at 663 & Weiss Rd is a minimum that should be required. Ms. Kearney stated the applicant does not own the private drive. The
applicants obtain cooperation of the owner of the private drive to install such signs. It was recommended the applicant explore the possibility of the installation of these on-site signs with the adjoining property owner. Ms. Kearney stated she has begun the research into the previously approved plans regarding the private drive and will continue to examine the options and will reach out to the property owner.

Another alternative discussed was to make the private drive one-way. This alternative would reinforce signs directing drivers towards New Road and would not inhibit the ingress of customers. The one-way section would stop at the second drive preserving access to both sites from New Road but restricting egress from the Private Drive onto 663. Curb installation may be needed to block the right-out lane. This alternative would need the agreement of the adjoining property owners who owns the private drive.

Mr. MacNair recommends due to the outstanding traffic issues that must be explored, the Conditional Use Hearing be continued until the regular scheduled meeting of the Milford Township Board of Supervisors taking place on August 6, 2019.

Mr. Strunk made a **MOTION** to continue the J.D. Hennings Enterprises, LLC, Conditional Use Hearing until the regular scheduled meeting of the Milford Township Board of Supervisors taking place on August 6, 2019. Mr. Courduff seconded the motion. The motion passed.

**Correspondence:**
Bucks County Airport Authority May 2019 Minutes are available for review
QAPC monthly Minutes for May 2019.
MS-965 State Liquid Fuels 2018 Tax Audit. Mr. Vey reported the audit produced no findings.
MTPC Annual Report for 2018

**Reports:**

**Code Enforcement:**
In June there were 39 permits issued, 17 Use & Occupancy, 5 Commercial, 5 Residential Accessory Structure, 6 Residential Renovation, 5 Zoning, and 1 Residential Addition. 1 Fire Inspections was performed.

**Public Works:**
Mr. Winkler presented the Public Works Departmental Reports for June 2019. The Public Works Department began the month with Dave's Tree Service removing ash trees on Carvers Hill, Wright and Bauman roads. Moyer's came in and did weed spraying along curbing and guide rails.
New road base was installed on AM Drive between Route 663 and Progress Drive. Sacks and Sons did paving on Weiss Road, Progress Drive and all of AM Drive. The Public Works Department put down 382 tons of BCBC and 2,3189 tons of ID-2 wearing.

A discussion was had regarding the proposed security lighting at Unami Park. Mr. Winkler reported he is receipt of one estimate and is waiting for the second to be completed. Mr. Strunk stated he looked at the existing Douglas fir trees that surround the parking lot. Mr. Strunk said at the very least these trees could be taken up a minimum of 6’ allowing a clear sight path into the park. Mr. Winkler said it may be tough to fit lights on that side of the park side of the parking lot due a trench needing to be installed where these trees are located. There are concerns with the trees being removed as the trees help keep the noise down for the residents who reside in the area of the park.

**Milford Fire Company:**

Ryan Hunsinger reported that the annual Milford Township Fire Company Carnival was held June 18th thru June 22nd. Due to rain the Carnival was canceled on Thursday, June 20th and the fireworks were moved to from Friday to Saturday, June 22nd. Friday and Saturday were both busy days for the carnival. Following the carnival was the Jr. Firefighter Camp. A total of 73 children attended the camp this year. The Fire Company will be taking delivery of a new fire truck Thursday, June 27th. Mr. Courduff asked if the truck was certified. Mr. Hunsinger stated the truck is certified and the fire company is in receipt of the maintenance records.

**Park Board:**

The Park Board discussed at their June 12, 2019 meeting painting the pickle ball court at Unami Park. The Board would like to see the court painted a neutral color with markings for handball, soccer, and stickball. The Board discussed the continued clean up of the disc golf course at Unami Creek Park. Board member Mr. Kocher has made contact with a local Boy Scout Leader who has expressed interest in an adopt-a-hole type commitment.

**Agricultural Security:**

Mr. Courduff reported the Agricultural Security Board is working on putting AG Daze together. AG Daze is scheduled to take place on Saturday, September 7, 2019. At the meeting of June 19, 2019, the Board discussed Deer Management. Also discussed was the banding of 125 trees on Township owned property to capture the first and second instar states of the Spotted Lantern Fly.

**Manager Report:**

Mr. Vey made a presentation as part of Milford Township’s ongoing MS4 program to educate the public. The MS4 program was described including the six Minimum Control Measures. A brief description of the water cycle was followed by the importance of water quality measures being incorporated into stormwater controls rather than simply controlling floods. Other issues
discussed included Pollution Reduction Plans, rain gardens, and retention basins vs. detention basins.

Mr. Vey presented the Board with the results from the Bucks County Consortium 2019 Fuel Bid. The bid for Unleaded Regular was awarded to PAPCO, Inc. The bid for Ultra Low Sulfur Diesel Fuel was awarded to East River Energy. Mr. Winkler stated he has reviewed the bid results and feels comfortable with the companies who were awarded the bid.

Mr. Strunk made a MOTION seconded, by Mr. Courduff, and passed, to award contracts for the following: Unleaded Regular Fuel bid is awarded to PAPCO, Inc. Ultra Low Sulfur Diesel Fuel bid is awarded to East River Energy.

The Upper Perkiomenville & Quakertown Youth Baseball Association have asked for permission to utilize baseball fields located on Township owned property. The township has asked the association to provide current insurance documentation.

Mr. Strunk made a MOTION to grant permission to the Upper Perkiomenville & Quakertown Youth Baseball Association to use the Milford Township owned baseball fields. The motion was seconded by Mr. Courduff and passed.

Mr. Vey presented the Board with St. Luke's Health Network project rescoping request for the RACP (Redeveloping Assistance Capital Program) award. This request is being made due to a modification from the original scope of work. St. Luke’s is requesting to utilize the RACP award for the site development and pad readiness for a medical office building, which is to be built adjacent to the hospital. The scope of work is identical to the original proposed.

Mr. Stunk made a MOTION to approve issuance of correspondence requesting the rescoping of the St. Luke’s University Health Network RACP award. Mr. Courduff seconded the motion.

**Land Development:**

**Quaker Point Drive-Quaker Point Hotels, LLC-Tabled**

J.D. Hennings Enterprise, LLC, for the property located at 1907 John Fries Highway, TMP# 23-010-021-006. The applicant proposes to subdivide the 3.74-acre tract into two lots along with construction of a 3,850 square foot building and modifications to the existing parking area.

A discussion was had regarding several comments addressing the Subdivision and Land Development Ordinance found on the Andersen Engineering Review letter dated June 5, 2019.
Section 517.b.7 requires parking areas to be set back at least 25 feet from all property lines. The applicant has requested a waiver. Ms. Rice stated the parking that is present on site today is to remain. The proposed building will be erected on the existing macadam.

Section 520.c requires buffer yards and plantings. Ms. Rice stated all of the trees located on the plan are existing. No trees proposed to be planted at this time. If trees must to be planted the details of such trees will be added to the plan.

Section 523.j.2 requires that the refuse collection station be screened and landscaped. Ms. Rice stated the proposed refuse collection station is located within the parking area of Lot #2. Ms. Rice further stated the parking spaces in this area have not been included in the total number of proposed parking. The area will be screened as required.

Mr. Courduff asked in regards to the concept of the private drive off of Route 663 becoming a one-way road, if the road would need to be reconfigured or could it stay as is. Ms. Rice stated PennDOT would dictate the configuration and permitting would be required. Mr. Anderson and Mr. Vey stated that further discussions are needed regarding the one-way private drive and suggested that the configuration within the right-of-way not be changed so there may be no need to obtain a new highway occupancy permit. Installation of on-site signs, their locations and the cooperation of the driveway's owner must be resolved.

With many outstanding traffic issues, the proposed Subdivision/Land Development Plan proposal was tabled with a time extension to September 30, 2019.

**Escrow Release:**


Mr. Strunk made a **MOTION** to approve **Resolution No. 2019-21**, Nappen & Associates Construction Escrow Release #1. Mr. Courduff seconded the motion and it passed.

**Public Comments:**

None

**Adjournment:**

Mr. Strunk adjourned the July 2, 2019 regular meeting at 8:27 p.m.
Call to Order: Chairman Charles Strunk called the meeting to order at 6:59 p.m.


Supervisors Present: Charles Strunk, Chairman; Thomas Courduff, Supervisor

Attendance: Jeffrey A. Vey, Township Manager; Devan Ambron, Secretary/Treasurer; Audience: 2

Announcement:
TEFRA Hearing, LifeQuest, John Fries Highway

RESOLUTION NO. 2019-19

BOARD OF SUPERVISORS OF MILFORD TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

A RESOLUTION APPROVING A PROJECT ON BEHALF OF THE LIFEQUEST OBLIGATED GROUP AND AFFILIATES FOR PURPOSES OF SECTION 147(f) OF THE INTERNAL REVENUE CODE OF 1986, AS AMENDED.

Mr. Roger Hiser was present to discuss the Healthcare Facilities Revenue Bond with emphasis being given to Section 3 of Resolution No. 2019-19, which states: The approvals and declarations in this Resolution shall in no way pledge or otherwise obligate the credit or taxing power of Milford Township, nor shall Milford Township be liable for the payment of principal of or interest or premium, if any, on the Bonds.

Mr. Courduff made a MOTION, seconded by Mr. Strunk, and passed, to approve Resolution 2019-19.

Reports:
Manager Report
Mr. Vey presented the Board with a restructured/revised fee schedule for Barry Isett & Associates, Inc., Milford Township 3rd party inspection company.

Mr. Strunk made a MOTION seconded, by Mr. Courduff, and passed, to adopt the revised Barry Isett & Associates Inc., fee scheduled as presented.

Escrow Release:
LifeQuest, Milford Village, Phase 1, Section 3, TMP# 23-010-179, 23-015-099 & 23-015-110, Construction Escrow Release #2 in the amount of $1,064,765.79 leaving a balance of $496,755.17.

Mr. Strunk made a MOTION to approve Resolution No. 2019-22, Milford Village, Phase 1, Section 3, Escrow Release #2. Mr. Courduff seconded the motion and it passed.
**Public Comments:**
Mr. Flack of Mill Hill Road stated he has witnessed a large number of dump trucks on Mill Hill Road. He said it was his understanding that these trucks are to use Route 663 for access to the site. Mr. Flack stated the trucks are not Milford Township trucks. Mr. Anderson stated the developer has begun making repairs to the trench and paving along Mill Hill Road. Mr. Vey reported the relocation of Mill Hill Road is scheduled to be completed before school starts.

**Adjournment:**
Mr. Strunk adjourned the July 16, 2019 regular meeting at 7:19 p.m. The Milford Township Board of Supervisors met in executive session immediately following the regular scheduled meeting of July 16, 2019 to discuss litigation.
Milford Township Board of Supervisors  
Minutes of August 6, 2019 Regular Meeting

**Call to Order:** Chairman Charles Strunk called the meeting to order at 6:58 p.m.

**Supervisors Present:** Charles Strunk, Chairman; Thomas Courduff, Supervisor

**Attendance:** Jeffrey A. Vey, Township Manager; Devan Ambron, Secretary-Treasurer; David Winkler, Public Works Director; Scott MacNair, Clemons Richter & Reiss, Township Solicitor; Peter Andersen, Andersen Engineering, Twp. Engineer; Audience: 13

**Approval of Minutes:**  
Mr. Courduff made a **MOTION** to approve the minutes from the July 2, 2019 and July 16, 2019 regular meeting. The motion was seconded by Mr. Strunk and passed.

**Treasurer’s Report:**  
Having reviewed the invoices, Mr. Strunk made a **MOTION** to approve invoices for payment, and the May 2019 Treasurer’s Reports. The motion was seconded by Mr. Courduff and passed.

A clerical change was made to the May 7, 2019 meeting minutes. Resolution No. **2019-19** is changed to Resolution No. **2019-20**.

**Zoning Hearing Board:**  
None

**Conditional Use Hearing:**
LuJean Griffin-Young (Camp Jeans), Continued. TMP# 23-015-001-007, 2200 Brick Tavern Road - Mr. MacNair stated the LuJean Griffin-Young (Camp Jeans) Conditional Use Hearing has been continued. The hearing is tentatively scheduled to take place at the October 1, 2019 Board of Supervisors Meeting.

J.D. Hennings Enterprises, LLC- Application of J.D. Hennings Enterprises, LLC for the property located at 1907 John Fries Highway, TMP# 23-010-021-006, located in the Planned Commercial (PC) Zoning District. The Applicant proposes an E1, Retail Shop use or E3, Service Business use on what may become Lot 2 of a proposed subdivision of the property.

Mr. MacNair stated a time extension has been received from Ms. Bernadette Kearney of HRMM&L, Attorneys at Law requesting the Conditional Use hearing be continued until the September 3, 2019 Board of Supervisors meeting.

Correspondence:
Bucks County Airport Authority June 2019 Minutes are available for review
QAPC monthly Minutes for June 2019. Mr. Vey reports the QAPC will soon begin an update of the 2007 Comprehensive Plan.
Milford Township Water Authority Financial Statements December 31, 2017-2018 are available for review.

Reports:
Code Enforcement
In July there were 37 permits issued, 18 Use & Occupancy, 2 Commercial, 7 Residential Accessory Structure, 2 Residential Renovation, 7 Zoning, and 1 Institutional. 5 Fire Inspections were performed.

Public Works
Mr. Winkler presented the Public Works Departmental Reports for July 2019. The Public Works Department began the month installing shoulders along AM Drive, Progressive Drive and Weiss Road. Alpha Space Control did stop bars, gore markings and white and yellow lines all with thermoplastic at traffic signals.

The July 11th storm had the Public Works Department out for four days doing repairs and clean up. 107 tons of blacktop was put down on Doerr Road below Camp Men-O-Lan where the storm water took out the roadway. The rest of the month was spent on Buck Road reconstruction.

A discussion was had regarding recent flooding in Milford Township. It was reported that 7” of rain fell in Milford Township in a 3-hour period. The 100-year flood is 8” of rain to fall over a 24 hour time period.
**Milford Fire Company**

Nathan Cordero presented the July 2019 Milford Township Fire Department report. The fire department responded to a total of 30 incidents in July. The 2007 Seagrave should be put into service in the near future. The fire department ordered the fire-training prop that was applied for through the state grant. With next years state grant the fire department is looking to update and get new rescue equipment.

Mr. Courduff asked if there have been any current studies performed regarding fire hydrants. Mr. Cordero stated not that he is aware of. It was said there is a defect with the bolts used in the valves of fire hydrants. The defective bolts appear to be corroding away causing the valves to leak, which would potentially cause major issues with roadways, such as flooding and potholes.

**Agricultural Security**

Mr. Courduff reported the Agricultural Security Board is working on putting AG Daze together. AG Daze is scheduled to take place on Saturday, September 7, 2019.

**Manager Report**

**NPDES MS4**

Mr. Vey stated that Milford Township's ongoing MS4 program includes public education and asked Mr. Courduff to give an overview.

Mr. Courduff described the National Pollution Discharge Elimination System (NPDES) permit program that was created to regulate point sources that discharge pollutants to the waters of the United States. Since the passage of the Clean Water Act, the NPDES permit program authorizes Pennsylvania's Department of Environmental Protection (DEP), through the United States Environmental Protection Agency (EPA), to conduct permitting and enforcement as the basis of the Municipal Separate Storm Sewer System (MS4) program.

Polluted stormwater runoff can be transported through municipal separate storm sewer systems (MS4s) and discharged, untreated, into local water bodies. To prevent pollutants from entering MS4s, NPDES permits are required that mandate stormwater management programs (SWMPs).

Every SWMP includes the same six focus areas that the Environmental Protection Agency considers essential for success, called Minimum Control Measures or “MCMs”:

- MCM #1 - Public Education and Outreach
- MCM #2 - Construction Site Erosion Control
- MCM #3 - Public Participation and Involvement
- MCM #4 - Post Construction Stormwater Management
- MCM #5 - Illicit Discharge Detection and Elimination
MCM #6 - Pollution Prevention and Good Housekeeping

The MS4 program now requires a Pollution Reduction Plan (PRP) that develops best management practices to reduce sediment and nutrient loads. This requires mapping to understand how stormwater enters and exits the storm sewer system and how surrounding land uses are impacting the water quality of its storm run-off.

Mr. Vey then gave a brief description of retention/detention basins and how they function. Retention basins had been designed to control floodwaters and release them slowly. It was found that this could concentrate pollution potential since most rains throughout the year are not flooding events. The storm water conveyancing system (inlets and pipes) would collect stormwater from streets and allow it to enter streams.

Now stormwater facilities are designed with orientation towards water quality by using best management practices such as infiltration, vegetated swales, rain gardens and other methods to achieve bio-filtration.

Milford’s Pollution Prevention Plan calculates the amount of pollutants and locations that are impacted. Milford's plan found the Unami Creek watershed to be generally satisfactory with a few areas in the Tohickon Creek watershed.

QAPC Service Agreement:
Mr. Vey presented the Board with the Quakertown Area Planning Services Agreement. The components of the agreement include county staff assisting at meetings as well as updating the Quakertown Area Comprehensive Plan. The total cost of service will not exceed $3,500 and other costs associated will not exceed $938.00.

Mr. Courduff made a MOTION to approve and execute the Planning Services Agreement and costs associated therein. Mr. Strunk seconded the motion. The motion passed.

Public Works Crew:
Mr. Vey stated Jason Price, who has worked for Milford Township as a part time employee since June of 2017, is a very hard working employee. Mr. Winkler has requested Mr. Price be hired as a full-time employee. Mr. Price has been working full-time hours on a part-time basis beginning on June 11, 2019.

Mr. Strunk made a MOTION to approve the hiring of Jason Price as a full-time employee. Mr. Courduff seconded the motion. The motion passed.

Open Space Maintenance
Mr. Vey indicated a general problem that has evolved from fee simple acceptance of open space in subdivisions that resulted in slivers of land and small, awkward pieces that require maintenance while serving little public purpose. Many of these pieces are functionally no more than extensions of rear yards. The public works department has to mow most of these areas while some, which adjoin the rear yards of homeowners, are being privately mowed. Plantings could be placed in the really rough areas of open space where mowers can't reach.

Mr. Vey would like to explore the possibility of transferring, fee simple, appropriate township-owned open space into private ownership with conservation easements that conform to zoning requirements. The areas that should be closely considered are: (1) the zoning requirement that this form of ownership/maintenance be only used for required buffer yards and (2) property to be transferred may have to be subject to bid or auction.

Mr. MacNair stated he will look into legality and discuss this matter with Mr. Vey.

**Annual Audit**

Mr. Vey reports the Styer Annual Audit showed no findings. The report is available at the Township Building for the public to view.

Mr. Courduff made a **MOTION** to accept the 2018 Styer Annual Audit Report. Mr. Strunk seconded the motion. The motion passed.

**Code Enforcement Vehicle Radios**

Mr. Vey requests authorization to purchase a radio system for the Code Enforcement Vehicle.

Mr. Courduff made a **MOTION** to approve the purchase of the radio system. Mr. Strunk seconded the motion. The motion passed.

**Crossings Rain Garden**

Mr. Vey informed the board that work has been done on the rain garden at the Crossings and that the developer will be requesting final release of maintenance escrow at the September meeting. He stated that he has been in contact with both the Homeowners Association and the developer and has asked them to resolve any differences before that meeting.

Janet Becker of Crossings Way asked the township to take ownership of the rain gardens. Mr. Vey stated these portions of the open space are owned and maintained by the Crossings Homeowners Association. Mr. Courduff asked Ms. Becker if she represented the Homeowners Association. Ms. Becker states she was there as a private resident not representing the HOA.

Ms. Becker stated concerns with painting, patching and curbing saying three driveways had to be dug up and reinstalled. She stated the driveways were not installed properly when the
road was installed and water will get under the driveway at the seam and lift. Ms. Becker stated the road was not inspected and would like the township to perform an inspection. Mr. Andersen stated the driveways were cut at the request of the Township to replace damaged curbing and the work was inspected.

Tracy Adams of Crossing Way stated he wants his driveway replaced. Mr. Andersen inquired as to what is wrong with the driveway. Mr. Adams stated when he purchased his home he had a nice even driveway. Now the driveway is uneven where it was cut and two different colors. He stated the cut in his driveway will allow water to get under the driveway causing damage. Mr. Adams further stated he wants Milford Township to accept Crossing Way as a township road. Mr. Andersen said his understanding is that the seam is sealed and the developer has offered to deal the entire driveway to make it one color. Mr. Adams said that is unacceptable and he wants the entire driveway replaced.

**Jeep Cherokee Replacement**

Mr. Vey requests authorization to purchase a replacement vehicle for the 2014 Jeep Cherokee.

Mr. Strunk made a **MOTION** to approve the purchase of a replacement vehicle. Mr. Courduff seconded the motion. The motion passed.

**Land Development:**

- **Quaker Point Drive-Quaker Point Hotels, LLC-Tabled**
- **J.D. Hennings Enterprise, LLC-Tabled**

  **Milford Village Phase II, Mill Hill Road relocation.** Mr. Andersen stated LifeQuest has requested a revision to the plan for Milford Village Phase II, Mill Hill Road relocation. The revisions include installing a trench of 3’, cutting back bituminous and softening and restoring the edge of the road. Other improvements on Mill Hill include 4” of BCBC which will be leveled then overlayed. Mr. Courduff asked if there are any proposed changes that will affect the drainage. Mr. Anderson stated the proposed changes would make the road stronger and drainage would not be affected.

  Mr. Courduff made a **MOTION** to approve the revised plan for Mill Hill Road. Mr. Strunk seconded the motion. The motion passed.

**Escrow Release:**

LifeQuest, Milford Village, Phase I, Section 3, TMP# 26-010-179, 23-015-099, 23-015-110, John Fries Highway, Escrow Release Request, Construction Escrow Release #3 in the amount of $165,592.23 leaving a balance of $331,162.82.
Mr. Courduff made a **MOTION** to approve Resolution No. 2019-23, LifeQuest, Milford Village, Phase I, Section 3, Construction Escrow Release #3. Mr. Strunk seconded the motion and it passed.

**Public Comments:**
Janet Becker of Crossing Way would like the township to accept dedication of Crossings Way. Ms. Becker stressed her concerns with the fees imposed by the Home Owners Association on the residents who reside on Crossings Way in regards to plowing and maintenance. Mr. Vey stated the fees are set and regulated by the HOA. When the properties were purchased by homeowners residential disclosures were in place and signed. Milford Township on a trial basis performed plowing of Crossings Way during the winter if 2018-2019. The township was faced with obstacles, such as residents parking their vehicles on the street not allowing the plows access to the road.

Ms. Becker stated the rain garden is not functioning properly. Mr. Vey stated the Bucks County Conservation District have inspected the rain garden and stated it is functioning as it should and indicated DEP also accepts the condition of the rain garden. Ms. Becker stated the Home Owners Association is not maintaining the rain garden.

Jim Chookagian of Alamingo Drive stated he attended this meeting to represent the Home Owners Association. The twelve homes located on Crossings Way have always had to pay a higher fee due to the mowing and plowing provided by the HOA. Mr. Chookagian stated the HOA is trying to make the fee be the same for all residents. Mr. Chookagian stated the HOA will institute a by-law which will include the towing of vehicles parked on the street during snowstorms.

Tom Loftus of Mill Hill Road stated a home was built on the lot next to his now he has water run-off issues on his property. Mr. Vey responded an agreement has been reached to allow an extension of the sump pump discharge into an infiltration basin.

Terry Reilly of Mill Road expressed his concerns with traffic on Mill Road. He stated there have been multiple traffic accidents as well as speeding vehicles. Mr. Reilly stated he has contacted the State Police about the issue as well.

Bob Flack of Mill Hill Road stated tri-axle trucks have been present on Mill Hill Road. Mr. Flack asked if any thought was given to the speed limit on Mill Hill Road and Mill Hill Court. Mr. Flack stated 35 mph is too fast.

**Adjournment:**
Mr. Strunk adjourned the August 6, 2019 regular meeting at 8:41 p.m.
Call to Order: Chairman Charles Strunk called the meeting to order at 6:57 p.m.

Supervisors Present: Charles Strunk, Chairman; Thomas Courduff, Supervisor

Attendance: Jeffrey A. Vey, Township Manager; Devan Ambron, Secretary-Treasurer; David Winkler, Public Works Director; Scott MacNair, Clemons Richter & Reiss, Township Solicitor; Peter Andersen, Andersen Engineering, Twp. Engineer; Audience: 13

Approval of Minutes:
Mr. Courduff made a MOTION to approve the minutes from the August 6, 2019 regular meeting. The motion was seconded by Mr. Strunk and passed.

Treasurer’s Report:
Having reviewed the invoices, Mr. Strunk made a MOTION to approve invoices for payment, and the July 2019 Treasurer’s Reports. The motion was seconded by Mr. Courduff and passed. The 2020 Minimum Municipal Obligation Non-Uniform Pension Fund report will be submitted to Pennsylvania Municipal Retirement Services by the October 4, 2019 deadline.

Zoning Hearing Board:
None

Conditional Use Hearing:
LuJean Griffin-Young (Camp Jeans), Continued. TMP# 23-015-001-007, 2200 Brick Tavern Road - Mr. MacNair stated the LuJean Griffin-Young (Camp Jeans) Conditional Use Hearing has been continued. The hearing is tentatively scheduled to take place at the October 1, 2019 Board of Supervisors Meeting.

J.D. Hennings Enterprises, LLC- Application of J.D. Hennings Enterprises, LLC for the property located at 1907 John Fries Highway, TMP# 23-010-021-006, located in the Planned Commercial (PC) Zoning District. The Applicant proposes an E1, Retail Shop use or E3, Service Business use on what may become Lot 2 of a proposed subdivision of the property. The hearing is tentatively scheduled to take place at the October 1, 2019 Board of Supervisors Meeting.

Correspondence:
Bucks County Airport Authority July 2019 Minutes are available for review

QAPC monthly Minutes for July 2019 are available for review. Mr. Vey reports the QAPC will begin
the update of the 2007 Comprehensive Plan in the near future.

The Borough of East Greenville has requested Fire Police assistance Sunday, October 20, 2019 for the Halloween Parade. Mr. Courduff made a **MOTION** to approve Fire Police assistance. The motion was seconded by Mr. Strunk and passed.

The Borough of Sellersville has requested Fire Police assistance September 15, 2019 for the Pennridge Gallery of the Arts. Mr. Courduff made a **MOTION** to approve Fire Police assistance. The motion was seconded by Mr. Strunk and passed.

Clean Air Council Policy Recommendation is available for review. It was recommended the policy be passed on to the QAPC for review.

Carvers Hill Road concerns. Wendy and Donald Cornagie suggested that commercial vehicle traffic be redirected off of Carvers Hill Road onto Upper Ridge Road to Trumbauersville Road. It was stated this recommendation would require state involvement along with adjoining municipal involvement. The recommended rerouting of commercial trucks may not be a significantly better option, as this would potentially cause turning issues with larger trucks due to tight turning radius at Upper Ridge and Trumbauersville Roads. Mr. Winkler stated making a right out at the Finland Lodge would be a problem. Large trucks would not be able to make the turn. A further review and discussion are taking place regarding the Carvers Hill Road concerns.

**Reports:**

**Code Enforcement**

In August there were 25 permits issued, 2 Single Family Dwelling, 3 Commercial, 6 Residential Accessory Structure, 6 Residential Renovation, 7 Zoning, 1 Residential Addition, and 15 Use & Occupancy. 12 Fire Inspections were performed.

**Public Works**

Mr. Winkler presented the Public Works Departmental Reports for August 2019. The Public Works Department finished grading the roadway on Buck Road. Sacks and Sons laid 1,055 tons of ID-3. Once complete Buck Road was opened.

Ditch cleaning was performed on Weiss and Wentz Roads. A berm was installed on the open space at Mill Valley to divert storm water from running behind resident’s homes.

A 60’ boom lift was rented to remove a large dead tree on Walnut Lane. The tree was then moved to the Crossings. Large dead trees were removed along the trail and open space at the Crossings.
Three sinkholes were repaired on Valley View Drive. The sinkholes were a result of storm water damage.

Mr. Courduff inquired if the ash trees located on the Open Space at the Crossings were dead and should be knocked down. Mr. Winkler stated yes, they are.

Mr. Courduff inquired about the Line Painting Bid. Mr. Courduff questioned the materials being used, epoxy or water borne, for line painting. Mr. Winkler stated these are the only materials currently being used by contractors.

Mr. Courduff asked if there has been any feedback with the tree removal at Unami Park. Mr. Winkler stated the residents seem to be okay with the tree removal. Once the lights are installed boulders will be placed around the parking lot.

**Milford Fire Company**

The August 2019 Milford Township Fire Department reports the fire department responded to a total of 27 incidents in August. The old E-75 is being sold for $15,500 to Compton Junction Fire District in Missouri. The newly purchased E-75 2007 Seagrave is being put into service and will be ready in a week or two. The Fire Company is looking to upgrade and adding to the rescue equipment due to the growth in the Township and the construction on the Turnpike. The Fire Prevention equipment form the State Grant has been received the grant for this year is being prepared. The AFG grant is starting to be announced and the Fire Department is hoping to get it this year. Next year the Fire Department is looking to use a grant writer and is going to try to get an air compressor/cascade system for their air packs.

**Park Board**

Mr. Vey stated the local Boy Scouts would be asked if there is any interest in assisting with the clean up of the Unami Disc golf course. A volunteer day will be needed to complete the invasive plant removal on the Blough tract to remain in compliance with the Tree Vitalize Grant. The board is looking to set up a date in September for the second phase of planting can begin in October. The Appalachian Mountain Club received a grant for a feasibility study for the Unami Creek Trail. Mr. Courduff asked if the Unami Creek Trail would eventually enter Marlborough Township. Mr. Vey stated is would.

**Agricultural Security**

Mr. Courduff reported the Agricultural Security Board completed putting AG Daze together. AG Daze is scheduled to take place on Saturday, September 7, 2019. Mr. Courduff stated there will be many exhibits and vendors and a good turn out is expected.

**Manager Report:**

**MS4:**
Mr. Vey stated that Milford Township’s ongoing MS4 program includes Pollution Reduction planning. Part of this plan includes sediments and nutrient control in the Unami Watershed area. Generally the Unami Watershed is in overall good shape with the “impaired” sections in the Tohickon Watershed. The Tohickon Watershed area requires some attention. Mr. Courduff inquired if it would be feasible to do pollutant reduction. Mr. Vey stated yes, following the recommendations in the Cowan Engineering Study.

Quakertown Veterinary Clinic:

The Township has the opportunity to acquire the area located in Conservation Easement from the Quakertown Veterinary Clinic. The area, 3.4 acres, has been offered to the Township as a donation. The area located at the corner of Old Bethlehem Road and Portzer Road contains the right-of-way for the proposed future roundabout. The requirements of the buffer yards will need to be looked at closer. Mr. Vey has requested the authorization to proceed with the required appraisal and subdivision of the property.

Mr. Strunk made a MOTION to approve the authorization request to proceed with the appraisal and subdivision of the Quakertown Veterinary Clinic property. Mr. Courduff seconded the motion. The motion passed.

Land Development:

Quaker Point Drive-Quaker Point Hotels, LLC-Tabled

J.D. Hennings Enterprise, LLC-Tabled

LifeQuest, ALPAS/SKAOS, Milford Village Unit 6, request for a waiver of Subdivision/Land Development. Mr. Marty Smith of Pany Lentz Engineering presented the Board with a Lot Consolidation/Subdivision Plan for Unit 6 of the Milford Village Master Plan. Mr. Smith stated the intent is to separate the proposed Wellness Center from the Memory Care Facility to allow the properties to be purchased in separate ownership. The proposed impervious surface will not be increased.

Mr. Vey stated the requested waiver is from the procedure. The Wellness Center and the Memory Care facilities must obtain all the required Land Development approvals before any construction can take place on the property. Mr. Anderson stated a review of the plan was performed and other than a minor administrative comment the plan was found to be in compliance.

Mr. Courduff made a MOTION to approve Resolution No. 2019-24 approving the requested Waiver of Subdivision for Milford Village, Unit 6, as shown on the Lot Consolidation and Subdivision Plan dated August 26, 2019 last revised September 3, 2019. Mr. Strunk seconded the motion. The motion passed.
Escrow Release:

Milford Pointe, Milford Square Pike, TMP# 23-010-073-001, 23-010-074, 23-010-084, 23-010-085, 23-010-086-001, 23-010-087 and 23-010-088, Final Escrow Release Request. A verbal approval of project functionality and installation was given in the field from the Bucks County Conservation District and the Department of Environmental Protection. With no documentation of the approval the escrow release request was tabled until documentation is received.

Chad Landis, 2100 Esten Road, TMP#23-020-160-004, Final Escrow Release Request in the amount of $1,152.00.

Mr. Strunk made a MOTION to approve Resolution No. 2019-25 Escrow Release Request in the amount of $1,152.00 closing the project. Mr. Courduff seconded the motion. The motion passed.

Andrew Shelly, 1285 Sleepy Hollow Road, TMP# 23-001-118, Final Escrow Release Request in the amount of $2,756.12.

Mr. Strunk made a MOTION to approve Resolution No. 2019-26, Final Escrow Release Request in the amount of $2,756.12 closing the project. Mr. Courduff seconded the motion. The motion passed.

Public Comments:

Mr. Andersen of Andersen Engineering reports the relocation of Mill Hill Road is complete.

Adjournment:

Mr. Strunk adjourned the September 3, 2019 regular meeting at 7:31 p.m.
Call to Order: Chairman Charles Strunk called the meeting to order at 6:58 p.m.

Supervisors Present: Charles Strunk, Chairman; Thomas Courduff, Supervisor

Attendance: Jeffrey A. Vey, Township Manager; Devan Ambron, Secretary/Treasurer; Audience: 4

Correspondence:
The American Cancer Society has requested to host their BARK event at Molasses Creek Park on May 30, 2020. The event is centered around the canine caregiver while a patient is undergoing cancer treatment. Canine demonstrations, vendors and contest will be provided. Following a survivor meal will be a carnival type event. The American Cancer Society has also requested the help of the Fire Police and use of the grass across the street from the park as overflow parking.

Mr. Strunk made a MOTION to approve the use of the park along with waiving the rental fee. Mr. Courduff seconded the motion. The motion passed.

Reports:
Manager Report
Mr. Vey presented the results of the Line Painting of Township Roads, Bid #4. Two bids were received, one from DeAngelo Brothers, LLC, and one from Alpha Space Control. A total project cost of $12,780.00, Type 2 Water Bourne, and $14,200.00 Glass Bead was received from DeAngelo Brothers, LLC. Alpha Space Control submitted a total project cost of $10,721.00.

Mr. Strunk made a MOTION to award the Line Painting of Township Roads Bid #4 to Alpha Space Control by Resolution No. 2019-27. Mr. Courduff seconded the motion. The motion passed.

Mr. Vey has requested approval of Resolution No. 2019-28 allowing him to execute required right-of-way documents relating to the repair of the Upper Ridge Road Bridge over the Unami Creek. Right-of-way is required on all four corners. Mr. Courduff asked when the bridge is scheduled to be built. Mr. Vey stated the construction is scheduled to begin sometime next
year. This will be a complete replacement of the bridge with a re-design. A brief discussion was had regarding trail access and the possible connection into Marlborough Township.

Mr. Strunk made a **MOTION** to approve **Resolution No. 2019-28**, allowing Mr. Vey to execute the required documents on behalf of the Township. Mr. Courduff seconded the motion and the motion passed.

Mr. Vey presented the Board with a reduction of Conditional Use application fee request from Milford SP, Inc. Milford SP, Inc. previously submitted a Zoning Hearing Board application along with the required fee, $1600.00. The application was advertised and withdrawn prior to the hearing taking place.

Mr. Courduff made a **MOTION** to reduce the Conditional Use application fee from $1,600.00 to $800.00. Mr. Strunk seconded the motion. The motion passed.

**Escrow Release:**

**Public Comments:**

Mr. Courduff requested an update regarding a potential Multi-Modal Grant application. Mr. Vey reported that an application will be made for widening Route 663, from Allentown Road to Mill Hill Road. The application has a November 8, 2019 deadline. This application is to address a “missing link” that has little to no development potential on the adjoining properties. Fieldwork has recently been done by Dewberry for PennDOT. This work was done for design of the 663/Allentown Road project and potentially will lead to inclusion of a NB Left Turn lane on Allentown Road as well as widening of the 663 bridge to accommodate 4 through land and a turning lane. Milford Township has acquired all four corners at the Allentown Road / Route 663 intersection. Flood damage has occurred to the bridge.

Mr. Vey stated Milford Township has acquired the majority of the properties along Route 663 from Mill Hill Road to Allentown Road. There are four properties in the area of Mill Hill Road that are in private ownership and may need right-of-way for widening due to the grade difference.

Mr. Courduff stated the project has the full support of Senator Bob Mench along with State Representative Craig Statts. Once finalized, the plans should be forwarded to the office for a letter of support. Mr. Vey stated that should be achievable by early to mid October. Mr. Courduff stated the Board of Supervisors would allow the use of any assets required to make the project move forward and made a **MOTION** to authorize preliminary engineering in support of this application. Seconded by Strunk and passed.
Mr. Courduff stated the Park Board requests a change in title to Park and Recreation Board. The Board requests a feasibility study be performed for a dog park. Once complete the findings will be reported back to the Board of Supervisors for consideration.

Mr. Courduff made a MOTION to approve a feasibility study being performed for a dog park. The motion was seconded by Mr. Strunk and passed.

Adjournment:
Mr. Strunk adjourned the September 17, 2019 regular meeting at 7:34 p.m.