

**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 & Uninvest
Milford Twp. Planning Commission (5yrs)	Athan Kousiouroumbas
Milford Twp. Zoning Hearing Board (3yrs)	Greg Hobson
Delegate to QAPC	Athan Koutsouroumbas/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

Motion was seconded by Mr. Courduff and approved.

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) | |
| (b) Earned Income Tax Rate | Resolution 2019-01 |
| (c) Real Estate Tax 2 Mills | Resolution 2019-02 |
| (d) Street Light Assessment | Resolution 2019-03 |

- (e) 2017 Fee Schedule
- (f) Dispose of Township Records

Resolution 2019-04
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
Adopted March 5, 2019

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 COVENANTS, 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.

Styer Associates filing of the 2018 Municipal Annual Audit and Financial Report

Milford Trumbauersville Area Sewer Authority Financial Statements and Supplementary

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 the 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 announced 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 be 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 consolidation 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 consolidation.

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. Strunk 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.

Adjournment:

Mr. Strunk adjourned the June 4, 2019 regular meeting at 8:44 p.m.

**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 request 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. Dumpsters are shown on the plan as located within parking spaced without screen or landscaping. It should be noted that those parking spaces are not included in the total number of spaces cited in the Parking Analysis table. 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:

Nappen & Associates, Naplin Four, TMP# 26-015-118-001, 2525 Milford Square Pike – Escrow Release Request, Construction Escrow Release #1 in the amount of \$136,534.75 leaving a balance of \$715,373.74.

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.

**Milford Township Board of Supervisors
Minutes of July 16, 2019 Regular Meeting**

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 my 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 overlaid. 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 of 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.

Milford Township Board of Supervisors Minutes of September 3, 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: 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 from 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 it 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.

**Milford Township Board of Supervisors
Minutes of September 17, 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; 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 lanes 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.

**Milford Township Board of Supervisors
Minutes of October 1, 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; Scott MacNair, Township Solicitor; Pete Andersen, Township Engineer; Audience: 31

Announcement:

Mr. Strunk announced the unexpected passing of Milford Township Supervisor, Robert Mansfield. Bob was an active member of the community. He served over 25 years as a Milford Township Board of Supervisor. He will be missed greatly.

Mr. Strunk made a **MOTION** to appoint John Mininger as a member of the Milford Township Board of Supervisors. The motion was seconded by Mr. Courduff. The motion passed.

The Oath of Office was administered and Mr. Mininger was sworn in as a Milford Township Board of Supervisor.

Approval of Minutes:

Mr. Courduff made a **MOTION** to approve the minutes of the September 3, 2019 and September 17, 2019 regular meetings. The motion was seconded by Mr. Strunk and passed.

Treasurer's Report:

Having reviewed the current bills list, Mr. Strunk made a **MOTION** to approve invoices for payment, along with the September 2019 Treasurer's Reports. The motion was seconded by Mr. Courduff and passed.

Zoning Hearing Board:

Mr. Vey reported the Zoning Hearing Board will meet Tuesday, October 8, 2019 to hear the application of Victor & Erin Johnston, 1896 Streamview Way, TMP# 23-010-227, RD Zoning District- The Applicants request a variance from Section 404 B5, to allow a maximum impervious surface coverage from 20% to 26.6%.

Conditional Use Hearing:

Milford SP, Inc., 2239 Milford Square Pike, TMP# 23-013-008-001, The Applicant proposes to utilize 800 square feet of existing floor space, located on the first floor of the existing building on the Property, for a D1-Office use. The applicant proposes to utilize the space as a law office. The additional uses inside the building include an electrical contracting business along with two residential apartments.

The first floor office space will contain two offices, a storage area and a bathroom. The area is accessible by its own private entrance from the parking lot. Thirty-three parking spaces are located on the property, providing more than adequate parking. Three parking spaces will be reserved for the law office.

The proposed tenant, Ms. McComsey, anticipates the need to hire one paralegal and up to four employees as the practice grows. The hours of operation are anticipated to be from 9:00 a.m. to 5:00 p.m., Monday through Friday. Clients will be seen daily by appointment. No more than five clients per day are anticipated.

Mr. Strunk asked if the water and sewer on public lines. Mr. Johnson stated both the water and sewer are connected to public utilities. It was further stated that a 1-inch water line was installed recently and the sewage is suitable for the proposed use.

At this time Mr. MacNair opened to the hearing to public comment. There was no public comment. The hearing was closed at 7:21 p.m.

Mr. Courduff made a **MOTION**, seconded by Mr. Mininger and passed, to approve the Conditional Use.

J.D. Henning Enterprises, LLC, 1907 John Fries Highway, TMP# 23-010-021-006, Continuation-Applicants propose an E1 Retail Shop or use or an E3 Service Business use on what will become Lot 2 following a proposed subdivision of the property.

LuJean Griffin-Young (Camp Jeans), 2200 Brick Tavern Rd, TMP# 23-015-001-007, The Applicant seeks Conditional Use approval to continue operating a dog day care and boarding kennel on the property. Mr. MacNair opened the hearing at 7:22 p.m.

Mr. Peter Nelson was in attendance as council for the applicant. Mr. Nelson supplied the Board with a brief history of the property. It was stated that the Applicant has been granted a variance from the required 200-foot setback. Mr. Nelson stated improvements have been made to the property, which were not required conditions of the approval. The improvements include widening the stone turn around area in the driveway, installation of a privacy fence to prevent the dogs from seeing other dogs being drooped to reduce barking, and the planting of buffer trees.

Mr. Robert Forney of Brick Tavern Road inquired as to the sanitation and removal of dog feces on the property. Ms. Bernstein stated the feces is picked up daily and disposed of in the proper container. Ms. Bernstein further stated that the dog warden does visit the property two times a year for compliance checks.

Ms. Barbara Hill of Brick Tavern Road has concerns with the vegetation that was planted on the property and asked what will happen when the grass dies off and there are only two small bushes that remain. Ms. Bernstein stated she might plant more vegetation in the future.

Mr. Courduff stated there are issues with barking, traffic and screening. Mr. Courduff inquired as to the times for drop-off and pick-up. Ms. Bernstein stated drop off usually occurs between 8:00 a.m. and 10:00 a.m. and pick-up is between 3:00 p.m. and 5:00 p.m. Ms. Bernstein stated she is available for clients as needed as well. If an owner is going to be late Ms. Bernstein stated the dog will be taken to the house and kept inside until the owner arrives. She feels she has addressed the sound issue.

Mr. Courduff asked if the driveway is wide enough to accommodate two vehicles. There is concern with vehicles backing out into oncoming traffic. There are concerns with speeding vehicles on Brick Tavern Road. Ms. Bernstein stated the driveway is not wide enough to fit two vehicles. If a vehicle is pulling out from the property a vehicle entering the property has to wait.

At this time Mr. MacNair asked for closing arguments. Mr. Forney stated it is not his intent to see the business shut down, but rather brought into compliance. Mr. Forney stated his concerns are safety, noise, sanitation, and the hours of operation. He further stated he would like to see the Conditional Use approval expire if the property is sold. He also stated if the Conditional Use is approved he would like to see a condition be applied for the widening of the driveway.

Roxy Richards of Brick Tavern Road expressed her concerns with traffic on Brick Tavern Road. Ms. Richards stated the driveway is narrow and is hidden.

Lisa Bernstein of Brick Tavern Road stated the parking on the property is being worked on. There is a turn around as well as parking on the left of the driveway with more parking behind the gate. There have not been any accidents reported in front of the property. It was stated that signs maybe installed advising customers not to back out onto Brick Tavern Road.

With their being no further comments Mr. MacNair closed the hearing at 8:24 p.m.

A **MOTION** was made by Mr. Courduff, second by Mr. Strunk, and passed, to approve the Conditional Use Application of LuJean Bernstein Griffin-Young, located at 2200 Brick Tavern Road with the following conditions:

1. Compliance with all conditions contained in the Milford Township Zoning Hearing Board Decision dated August 13, 2019 related to the Property;
2. Applicant shall widen the existing driveway to a minimum width of 20' wide to allow for two-way vehicle traffic and shall provide for a 30' driveway radii where the driveway intersects with the cart-way of Brick Tavern Road;
3. The hours of operation for the Dog Daycare shall be from 7:00 a.m. to 5:30 p.m. related to drop off and pick-up of dogs;
4. The Applicant shall provide for removal of dog feces on a daily basis in a manner consistent with her testimony at the conditional use hearings;
5. The Applicant shall install additional buffering to the satisfaction of the Township Engineer with a maximum of twenty-five (25) Eastern Red Cedar along the frontage of the Property that have a minimum height of six (6) feet;
6. No additional signs shall be permitted; and
7. The Applicant shall comply in all respects with the testimony and exhibits introduced in this conditional use hearing.

Land Developments:

Quaker Pointe Drive-Quaker Point Hotels, LLC, 1915 John Fries Hwy, TMP# 23-010-021-001, Tabled

Estate of Mary Louise Harris, 1955 Miller Road, TMP# 23-001-054-003, 23-001-053 & 23-001-055-001, Mr. Todd Myers of Cowan Associates was in attendance to present the proposed Minor Subdivision/Lot Line Adjustment Plan. Mr. Cowan stated during a property survey, for resale purposes, an encroachment onto the neighboring property was discovered. The current owner(s) of 1955 Miller Road and the adjoining property owner have agreed to an in-kind land swap, which will eliminate the encroachment. The Applicant also proposes to eliminate the lot line between TMP# 23-001-054-003 and 23-001-055-001 creating one 4.10-acre lot. No new construction is proposed.

At the Planning Commissions recommendation, Mr. Cowan supplied a revised waiver request letter. The complete list of requested waivers was presented.

SALDO-1: Section 402.b requires an Existing Resources and Site Analysis Plan.

SALDO-2: Section 412.f the applicant shall submit a Planning Module for Land Development to the Bucks County Department of Health and/or the Pennsylvania Department of Environmental Protection (PaDEP), as required by PaDEP”.

SALDO-3: Section 511.a.1 states that no new subdivision plan shall be approved unless there has been a control plan approved by the Bucks County Conservation District. This Plan does not provide any soil erosion and sedimentation control information.

SALDO-4: Section 512 requires the implementation of a method of stormwater management.

SALDO-5: Section 505.b(1) requires additional rights-of-way and cart-way widths. It is recommended the right-of-way be dedicated fee simple, to the township as an easement.

SALDO-6: Section 516 requires curbs to be installed.

SALDO-7: Section 519.a. requires sidewalks.

SALDO-8: Section 520 requires street trees.

SALDO-9: Section 525 requires adequate recreational lands. The Planning Commission should determine if this section of the ordinance applies to a Lot Line Adjustment.

SALDO-10: Section 606 requires streetlights.

SALDO-11: Section 701c requires a Site Context Map. An aerial photograph of the area has been made part of the plan (Sheet 2 of 2).

SALDO-12: Section 701.d(6)(a) requires a certification from the MTASA that sewer service is available.

SALDO-13: Section 701.d(8) requires a Location Map.

SALDO-14: Section 701.e requires an Existing Resources and Site Analysis Plan.

A discussion was had regarding the required 80' ultimate right-of-way on Sleepy Hollow Road and Miller Road. It was stated that providing an 80' right-of-way on Sleepy Hollow Road would create a major encroachment to the property owner, Mr. Schad. Mr. Vey asked Mr. Winkler if a 25' right-of-way would be sufficient. Mr. Winkler stated he felt 25' would be sufficient. Mr. Courduff inquired if there were any current issues on Sleepy Hollow Road. Mr. Winkler stated there are not. A cross pipe in the area of the proposed was recently replaced. Mr. Andersen stated he would be in favor of an easement on Miller Road in front of the subject property and a 25' right-of-way on Miller Road. Mr. Andersen stated the properties will need monuments installed and monument certification should be provided to the Township.

Mr. Courduff made a MOTION, seconded by Mr. Strunk and unanimously passed, to approve the Preliminary/Final Lot Line Adjustment Plan for the Estate of Mary Louise Harris along with granting the waivers requested.

Quakertown Interchange Commerce Center Expansion, 3000 AM Drive, TMP# 23-002-147, Mr. Vey stated the applicant proposes reconstruction of the proposed parking addition. The applicant was previously granted approval of a stone parking addition. The applicant would now like to move the proposed parking area to another location on the property and make it a permanent paved parking area. The applicant has requested a waiver of land development. No new impervious surface is proposed.

Mr. Strunk made a MOTION, seconded by Courduff and passed unanimously, to approve Resolution No. 2019-29, Waiver of Land Development.

Quakertown Veterinary Clinic, 2250 Old Bethlehem Pike, TMP# 23-015-113, Minor Subdivision, Mr. Vey stated with the subdivision of the property an issue with the existing impervious calculations has been discovered. The proposal will require Zoning Hearing Board approval for maximum allowable impervious surface as well as required buffer regulations. The applicant will appear in front of the Zoning Hearing Board at the November meeting.

Mackenzie, Minor Subdivision, TMP#23-001-017, Recording of Final Plan. Mr. MacNair reported all of the required documents have been executed and the required fees have been received. The plan is complete and can now be recorded.

Correspondence:

Bucks County Airport Authority August 2019 Meeting Minutes were reviewed.

Reports:

Code Enforcement: In August there were 20 permits issued, 4 Commercial, 4 Zoning, 4 Residential Accessory Structure, 8 Residential Renovation. There were 13 Use & Occupancy permits issued and 1 Fire Inspection was performed.

Public Works: The Public Works Department began the month removing cabin #8 and #11 at Camp Cedar Hill, both wells have been closed. Two failing inlets were repaired at Milford Square Estates. Repairs were made to the shoulder on Doerr Road where stormwater washed out the edge of the roadway. The rest of the month was spent installing parking lot lights at Unami Creek Park. The lights should be working by October 4, 2019.

Milford Fire Company: The Fire Company reports a total of 20 incidents for the month of September. The new E-75 was put into service early due to transmission problems with Special Service truck. The repair of the Special Service truck is estimated to be between \$8,000 and \$10,000. Due to the growth in the township and the construction coming to the area on the turnpike, the Fire Company is looking into upgrading and adding to the rescue equipment. An open house will be held at Station 57 on October 12th. The Fire Department will be attending mutual aid companies fire prevention events this month. The Fire Company will be putting together a plan for the State Commissioner's grant. The awarding of the AFG grant recipients has started to be announced. The Fire Company plans to use a grant writer for next years grant application and will be looking to fund the purchase of an air compressor/cascade system for their air packs.

Park Board: The Park Board discussed Pickle ball courts being installed at Unami Creek Park. The courts will be installed on the left half of the existing basketball court. It was recommended a group of volunteers be commissioned to remove invasive weeds and plants and install new plants as part of the Tree Vitalize grant. The Board seemed unanimous that October 12, 2019 would be feasible. A discussion was had to relocate the existing pavilion at Unami Creek Park to a section parallel with the older children's playground equipment. This would place the pavilion closer to the existing electrical lines providing electric to the pavilion in the future. The Park Board discussed the need to replace the swing set that was removed at Unami Creek with a new swing set.

Agricultural Security: Mr. Courduff reported AG Daze was a success and the turnout was impressive. A discussion was had on how the event can be made better. There was mention of a kiddie hay bale maze along with other ideas.

Township Manager: MS4 - Mr. Vey spoke about the effectiveness of plantings along a riparian buffer. Mr. Vey stated the township is looking for volunteers to help plant trees on the Blough property. The trees have been provided through the Tree Vitalize grant.

Escrow Releases:

McDonalds/Gary Lorio, Route 663 & AM Drive, TMP# 23-010-019, Final Escrow Release Request. There are several items to be addressed before the final escrow can be released. An escrow of \$15,000 will be retained to ensure completion of the punch list.

Mr. Strunk made a MOTION to approve Resolution No. 2019-30 Escrow Release Request #6 in the amount of \$66,264.40, leaving a balance of \$15,000. Mr. Courduff seconded the motion. The motion passed.

Milford Pointe/Liberty Commercial, 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 in the amount of \$108,770.70.

Mr. Strunk made a MOTION to approve Resolution No. 2019-31, Final Escrow Release Request in the amount of \$108,770.70 closing the project. Mr. Courduff seconded the motion. The motion passed.

Streamview, LLC, 1590 Canary Road, TMP# 23-010-051 and 23-010-053, Final Escrow Release(s), 18-month maintenance escrow, 3-year basin planting escrow, partial release of Legal & Engineering In-House escrow.

Mr. Strunk made a MOTION to approve Resolution No. 2019-32, Final Escrow Release in the amount of \$15,863.17, 18-month maintenance escrow in the amount of \$5,000, 3-year basin planting escrow in the amount of \$5,000, and partial release of Legal & Engineering In-House escrow leaving a balance of \$600. Mr. Courduff seconded the motion. The motion passed.

Quakertown Community School District, Tohickon Valley School Parking Lot, Final Escrow Release Request in the amount of \$271.91

Mr. Strunk made a MOTION to approve Resolution No. 2019-33, Final Escrow Release Request in the amount of \$271.91 closing the project. Mr. Courduff seconded the motion. The motion passed.

Public Comments:

Jenavive Magford of Sycamore Drive requested speed limit signs be installed in Parkside Estates. Ms. Magford stated there are no speed limit signs present. It was stated that a 25 mph speed limit signs would be installed along with radar on the post.

Adjournment:

With there being no further business Mr. Strunk adjourned the October 1, 2019 meeting at 9:49 p.m.

Milford Township Board of Supervisors Minutes of November 6, 2019 Regular Meeting

Call to Order: Chairman Charles Strunk called the meeting to order at 7:01 p.m.

Supervisors Present:

Charles Strunk, Chairman; Thomas Courduff, Supervisor, John Mininger, Supervisor

Attendance:

Jeffrey A. Vey, Township Manager; Devan Ambron, Secretary/Treasurer; Scott MacNair, Township Solicitor; Pete Andersen, Township Engineer; Audience: 16

Approval of Minutes:

Mr. Courduff made a **MOTION** to approve the minutes of the October 1, 2019 regular meetings. The motion was seconded by Mr. Strunk and passed.

Treasurer's Report:

Having reviewed the current bills list, Mr. Strunk made a **MOTION** to approve invoices for payment, along with the October 2019 Treasurer's Reports. The motion was seconded by Mr. Courduff and passed.

Announcement:

Mr. Vey announced the Milford Township Zoning Hearing Board will meet Tuesday, November 12, 2019 and Thursday November 14, 2019 to hear the following applications:

Tuesday November 12th, L B Waters/ Heffentrager Excavating, TMP 23-001-046, 1440 Sleepy Hollow Road, for a Special Exception under section 808 to allow a change in Non-conforming use. The property is located in the RA Zoning District.

Tuesday November 12th, Milford Township/ Quakertown Vet, TMP 23-015-113, 2250 Old Bethlehem Pike, interpretation and/or variance under section 501 regarding impervious surface coverage to allow the subdivision of 14.99 acres into two lots of approx. 11.59 acres and approx 3.4 acres where lot 2 will be donated to Milford Township with a Conservation Easement that prevents any development of the property while allowing right-of-way to be used for road projects (roundabout at Portzer and Old Bethlehem and trail parallel to Portzer Road). The property is located in the RD zoning District.

Thursday, November 14th, Moser Real Estate Holdings, TMP 23-019-007, 2070 Portzer Road, for a Special Exception under section 808 to allow a change in Non-Conforming use to allow the proposed use of 404 G8 Crafts. The property is located in the SRL Zoning District.

Thursday, November 14th, Ben Weidemoyer, TMP 23-005-079, 2235 Grant Road, for an Appeal of a Notice of Violation from section 1002 Building without a permit and section 404 G4 Mini-Warehouse. The property is located in the RA Zoning District.

Conditional Use Hearing:

J.D. Henning Enterprises, LLC, 1907 John Fries Highway, TMP# 23-010-021-006, The Applicant proposes an E1 Retail Shop Use or an E3 Service Business Use on what will become Lot 2 following a proposed subdivision of the property. Lot 1 will be 2.55 acres and will contain the existing Caitlyn & Coty's Diner.

Mr. MacNair opened the hearing at 7:07 p.m. Mr. Walko of HRMM&L was in attendance to represent the Applicant. Mr. Walko stated at this time the only issue that remains to be discussed is the signage. Mr. Walko stated a conversation was held with the adjacent property owner who is not willing to make Private Drive a one-way road. The Applicant proposes to install signage to prevent drivers from making an illegal left hand turn onto John Fries Highway.

Ms. Susan Rice of STA Engineering gave a description of the proposed signs and the location of each. A total of twelve directional signs are proposed. The signs are intended to direct patrons exiting the property's parking area to the right if they wish to enter the Turnpike or Rt. 663. A discussion was had regarding the directional arrows located near the intersection of Rt. 663 and the private drive. The arrows have been found to be in poor condition.

Mr. Strunk asked who would be responsible for the maintenance of the signs and directional arrows located on the roadway. After a discussion on possible maintenance issues that may arise it was found to be best for all parties involved to have the Applicant enter into and escrow agreement with the Township to fund the repair and maintenance of the signs and directional arrows installed on the private drive.

Mr. Courduff asked the Mr. Hunsinger, Assistant Fire Chief of Milford Township Volunteer Fire Department, if he sees any issues with being able to access the site. Mr. Hunsinger stated he did not and the Fire Department currently does not have any issues getting to the site.

Mr. Andersen stated he does have concerns on how the installation of signage and the repair/replacement of the existing thermoplastic arrows will be facilitated. It was recommended a cross easement agreement be created for the signage and directional arrows.

Mr. MacNair opened the hearing to public comment at this time. With there being no public comment the hearing was closed.

Mr. Mininger made a **MOTION** to approve the Conditional Use Application of J.D. Henning Enterprises, LLC for a proposed E1 Retail Shop Use or E3 Service Business Use with the following conditions; Compliance with conditions of subdivision approval; Apply for and obtain Land Development approval; Compliance with all regulations set forth in the Arterial Mixed Use Overlay District; Compliance with Conditions set forth in the February 22, 2019 Zoning Hearing Board Decision; Installation of directional signs as presented; Approval from adjacent property owner to install directional arrows with thermoplastic cover the existing directional arrows near the entrance/exit of the private drive and Rt. 663; Enter into an Escrow Agreement with the Township for the repair and maintenance of signs and directional arrows installed on the private drive. Any damaged or displaced sign will be replaced within seven (7) days notice; An easement to be obtained from the adjacent property owner to allow the installation of proposed signage, necessary replacement signs and directional arrows on the private drive. The motion was seconded by Mr. Strunk and unanimously passed.

Land Developments:

Quaker Pointe Drive-Quaker Point Hotels, LLC, 1915 John Fries Hwy, TMP# 23-010-021-001, Tabled

J.D. Henning Enterprises, LLC, 1907 John Fries Highway, TMP# 23-010-021-006, Preliminary Land Development/Subdivision Plan Review. Mr. Walko from HRMM&L and Ms. Susan Rice of STA Engineering, Inc. were in attendance to represent J.D. Henning Enterprises, LLC. The Applicant proposes to create two lots on the property with a proposal to construct a 3,850 square foot building for an E1 Retail Shop use or an E3 Service Business use. The Applicant appeared before the Milford Township Board of Supervisors on July 2, 2019 to present an application of Conditional Use along with plan of Subdivision and Land Development. Due to the lack of plan details regarding the proposed Land Development, the Board of Supervisors tabled the Land Development review and proceeded with the review of the proposed Subdivision.

Ms. Rice continued the discussion regarding the waiver requests relating to the subdivision of the parcel. A waiver has been requested from Section 517.b.7 which requires all parking areas to be set back (15) feet from the street line and at least 25 feet from all property lines. Ms. Rice stated the parking that is present on site today is to remain. The proposed building will be erected on the existing macadam. The Board

Section 520.c requires buffer yards and plantings. Ms. Rice stated all of the trees located on the plan are existing. No trees are proposed to be planted at this time. The Board stated any trees that are removed from the property must be replaced. A waiver will not be granted for plantings. Ms. Rice stated trees will be planted as required at Land Development or a fee-in-lieu of planting will be provided.

Section 519.a requires the installation of sidewalks. A waiver is requested to not provide a sidewalk along the private drive. Mr. Andersen stated sidewalks should be installed along the private drive and should be added to the plan for review. Ms. Rice stated a sidewalk not be able to be installed in a straight manner, it would be a meandering sidewalk. Ms. Rice asked for a deferral of the review of sidewalks.

A **MOTION** was made by Mr. Strunk, seconded by Mr. Courduff, and unanimously passed to approve the Preliminary/Final Plan of Subdivision prepared by STA Engineering, Inc., dated April 1, 2019, along with the granting of the waiver request from Section 517.B.7 of the Milford Township Subdivision Land Development Ordinance.

LifeQuest/Milford Village, Preliminary Parcel Line Adjustment/3-Lot Subdivision Plan, TMP# 23-010-175-001, 10-176, and 10-177; 23-015-100-002, -015-115-004, 15-005 and 015-121. Mr. Martin Smith, of Pany & Lentz Engineering Company was in attendance to present the proposed plan. The plan is a modified version of the previously approved plan relating to parcel lines among commonly owned lots, consolidation of two adjoining lots within Milford Village and the

renaming of two previously approved parcels. The plan shows the consolidation of Lots 5 and 6 with the existing 1A. Lot 9 has been increased to a 12-acre parcel with road realignment.

A realignment of Abby Lane, Mill Hill Road East, and Road G are proposed. Mr. Smith stated Mill Hill Road East; running towards the hospital will be straightened out to follow the existing drainage path. All roads will be constructed to conform to Township standards.

A **MOTION** was made by Mr. Courduff, seconded by Strunk and unanimously passed to approve the Parcel Line Adjustment Subdivision Overall Plan dated September 13, 2019 with the condition that the applicant shall comply with; All conditions of approval set forth in the Conditional Final Subdivision Plan Approval of Milford Village Phase IV; All terms and conditions of the Conditional Use Approvals.

Quaker Pointe Drive-Quaker Point Hotels, LLC, Tabled

Correspondence:

The Bucks County Airport Authority Meeting Minutes of September 2019 were reviewed.

Quakertown Area Planning Committee- Mr. Vey reports the QAPC is in the process of updating the Comprehensive Plan.

Borough of East Greenville Fire Police assistance request. The Borough of East Greenville has requested the assistance of the Milford Volunteer Fire Police for the annual Hometown Christmas Parade scheduled to take place on December 1, 2019.

Mr. Strunk made a **MOTION**, seconded by Courduff and passed unanimously, to approve the request for Fire Police assistance on December 1, 2019.

Weiss Road Bridge Inspection Report- Mr. Vey reports a routine inspection of the Weiss Road Bridge was performed on February 14, 2019. Maintenance recommendations were noted in the report, which was shared with the Public Works Road Master. A discussion was had regarding possible replacement of the bridge.

Reports:

Code Enforcement: In August there were 21 permits issued, 6 Commercial, 2 Zoning, 7 Residential Accessory Structure, and 6 Residential Renovation. There were 15 Use & Occupancy permits issued and 6 Fire Inspections were performed.

Public Works: The Public Works Department began the month installing trees and shrubs in the Crossings open space to cut down on mowing. R-5 riprap was installed on Fels Road and Doerr Road where the shoulders were washed out. Ditches were cleaned on Fennel and Canary Roads. Three hundred feet of roadway was rebuilt on Hillcrest Road just above Mill Road.

Public Works equipment was sold on Municibid. A 2012 Ford F-350 pick-up truck sold for \$14,300.00, a pick-up truck salt spreader for \$2050.00 and a pick up truck lift gate for \$500.00.

Milford Township Volunteer Fire Company: The Fire Company reports a total of 21 incidents for the month of October. The new E-75 is being equipped with new tools. The Fire Department is looking into upgrading and adding to the rescue equipment due to the growth of in the Township and the construction coming to the Turnpike. Pictures with Santa Clause will held on December 7, 2019. A new generator is being considered for Station 57. The AFG grant was unsuccessful. The Fire Department will be using a grant writer for this years grant to apply for an air compressor system for the station.

Trumbauersville Volunteer Fire Company: The Fire Company reports a total of 37 incidents for the month of October. A FEMA Grant in the amount of \$127,000 was received to replace expired air bags.

Park Board: At the meeting held on October 9, 2019 the Park Board discussed the possibility of a dog park and the potential locations to establish such. Ms. Trisha McCloskey for the Pennsylvania Highlands Trail Network along with Ms. Laura Baird from the Heritage Conservancy gave a presentation of the benefits of trails being established in communities. A description of how the trails work with hesitant homeowners and how to peruse grants for such trails was discussed.

Township Manager:

2019-2020 Outside Contractor Bid: Mr. Vey presented the results of the Outside Contractor Bid #5. One bid was received from Ray Heffentrager, Inc. The estimated total bid is \$62,325.00. This bid includes outside equipment rental with and without operators.

Mr. Courduff made a **MOTION** to award the Outside Contractor Bid #5 to Ray Heffentrager, Inc. by **Resolution No. 2019-34**. Mr. Mininger seconded the motion. The motion passed unanimously.

West Pumping Station Truck Analysis: A safety evaluation report prepared for Richland Township regarding heavy vehicles on West Pumping Station Road between West End Boulevard and Portzer Road in Richland Township was discussed. A recommendation from Gilmore & Associates was made to restrict truck traffic along West Pumping Station Road between West End Boulevard and Portzer Road and the Richland Township owned portion of Portzer Road between Pumping Station Road and Old Bethlehem Pike. This restriction would be for truck traffic except local deliveries.

It has been recommended that signage be installed at both ends of the restriction including the intersection of Portzer Road and John Fries Highway, which will require coordination and agreement from Milford Township. A discussion was had regarding past events that have had a hand in creating the current situation on these roads. Mr. Mininger stated he would like clarification from the Traffic Engineer regarding the restrictions of trucks, specifically to the length of these trucks. A discussion was had regarding the turning movements at Old Bethlehem Pike towards John Fries Highway, the S-bend on Pumping Station, and West End Boulevard and John Fries Highway. The Board of Supervisors request further information. The discussion was tabled at this time.

Mr. Vey has requested approval of Resolution No. 2019-35 allowing him to execute all required documents relating to the submission of the Multimodal Grant Application.

Mr. Struck made a **MOTION** to approve **Resolution No. 2019-35**, allowing Mr. Vey, Township Manager, to execute any and all documents concerning the submission of the Multimodal Grant Application. The motion was seconded by Courduff and passed.

No Parking on AM Drive: Parking issues have been reported on AM Drive in the area of Faracos Pizza and McDonalds. Large trucks have been parking along the roadway creating a dangerous situation. The installation of "No Parking" signs has been requested. Mr. Courduff stated the signs should be installed as seen needed Public Works Director.

Mr. Courduff made a **MOTION** to approve the installation of "No Parking" signs along AM Drive by **Resolution No. 2019-36**. Mr. Mininger seconded the motion. The motion passed unanimously.

Escrow Releases:

St. Luke's Hospital, John Fries Highway, TMP# 23-015-115-003, Escrow Release Request #1

Mr. Strunk made a **MOTION** to approve **Resolution No. 2019-37** Escrow Release Request #1 in the amount of \$1,984,148.51 leaving a balance of \$617,113.90 in construction escrow and a 10% contingency balance of \$236,478.40. Mr. Courduff seconded the motion. The motion passed unanimously.

Public Comments:

Mr. Paul Nye of Mill Hill Road stated he is having issues with vehicles entering his property from Rt. 663 since the closing of Mill Hill Road at Rt. 663. Mr. Nye thanked Mr. Vey and Mr. Andersen for the time and effort they have spent on this issue thus far. Boulders have been installed along the property, a berm constructed with plantings, and a split rail fence has been installed, none of which have deterred drivers from entering the property.

Mr. Nye stated four cars have been stuck on his property, boulders have been rolled into his driveway, drivers have run over barricades as well as cut across his grass almost hitting him trying to gain access to Mill Hill Road from Rt. 663. Mr. Nye has requested a higher berm be installed with shrubbery, more boulders, and possibly a gate along his driveway at Rt. 663. Mr. Vey stated the plans were designed by the developer to allow for access on Mill Hill Road and further asked Mr. Nye if driveway access at Rt. 663 is utilized. Mr. Nye stated that driveway is used daily as he uses the Turnpike to travel to work. Mr. Nye would not like to have this access closed off. Mr. Strunk stated a fence at the drive may not stop vehicles from entering his property. It was recommended that a time to meet onsite to discuss the issues scheduled with Mr. Nye, Mr. Vey and Mr. Andersen.

2020 Preliminary Budget:

Mr. Vey presented the 2020 Preliminary Budget. Milford Township's 2020 budget provides for all on-going governmental operations in addition to numerous public works projects without any tax increase.

The 2020 budget includes a number of funds.

- \$2,937,481 General Fund
- \$439,374 State Fund
- \$315,000 Capital Fund
- \$870,000 Traffic Fund
- \$175,000 Recreation Fund
- \$856,444 Open Space Fund

The 2020 Budget is a balanced budget where General Fund expenses do not exceed revenues. Taxes will not be raised. The current local income tax rate for Milford Township is 1.75%. Of that, 1% goes to the Quakertown Community School District, and .75% is used by Milford Township (0.5% General Fund, 0.25% Open Space). The current real estate millage rate for Milford Township is 2 mills (1.25 mills is distributed as Fire Tax to the fire companies plus additional fire contributions are made from the General Fund and Fire Relief Funds are distributed to the companies). Expenses do not exceed revenue sources and adequate reserve balances are projected.

Milford Township is continuing an aggressive capital program including the extension of Sleepy Hollow storm sewer from the basin to Klines Mill Road, extension of the Sleepy Hollow Road storm basin. Provisions are also made to replace Weiss Road Bridge and Rosenberger Road Bridge.

Improvements are planned for Milford's Park System. Playground equipment will be installed in the Unami Park. Plans for expanded parking and a Splash Pad will be advanced. The lower Molasses Creek trail will be paved.

Equipment purchases include a Mack tractor, dozer, loader, Zero-turn mower and landscape trailer. Rotation of equipment will be continued with the replacement of a John Deere roadside mower with snowplow. Buildings will be maintained with additional provisions to put siding on a storage barn, do dam repairs in response to state inspections and do routine repairs and maintenance.

The Board reviewed the draft budget in detail.

Mr. Courduff made a **MOTION** to approve **Resolution No. 2019-38** the **2020 Preliminary Budget** and advertise its availability for review before final adoption in December. The motion was seconded by Mr. Mininger and unanimously passed.

Adjournment:

With there being no further business Mr. Strunk adjourned the November 6, 2019 meeting at 11:06 p.m.