Milford Township Board of Supervisors
Minutes of January 6, 2020 Reorganizational Meeting

Call to Order: Chairman Charles Strunk called the meeting to order at 7:02 p.m.

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

Attendance:
Jeffrey A. Vey, Township Manager; Devan Ambron, Secretary/Treasurer; Catherine Harper, Township Solicitor; Pete Andersen, Township Engineer; Audience: 9

Appointment of Temporary Chair and Temporary Secretary:
Mr. Strunk appointed Mr. Vey to Temporary Chair and Mrs. Ambron to Temporary Secretary.

Nomination of Permanent Chair and Vice Chair
Upon nomination by Mr. Courduff, seconded by Mr. Mininger, Mr. Strunk was nominated as permanent Chair, no other nominations were presented, the Board unanimously appointed Mr. Strunk as Chair.

Upon nomination by Mr. Mininger, seconded by Mr. Courduff, Mr. Courduff was nominated as Vice Chair, no other nominations were presented, the Board unanimously appointed Mr. Courduff as Vice Chair.

Resolution No. 2020-01, Appointments, Reappointments and Modifications of Appointments"
Mr. Strunk announced that the Township Solicitor, Clemons, Richter & Reiss, has resigned after serving the township for over thirty years. The Township has appointed Ms. Catherine Harper of Timoney Knox, LLP to serve as the Township Solicitor. Mr. Courduff stated Ms. Harper has served as the Solicitor for Milford Township Zoning Hearing Board for over twenty years and welcomed Ms. Harper.

Mr. Vey presented the Board with the list of Appointments, Reappointments and Modifications of Appointments for 2020.

		Term Expires
Township Manager	Jeffrey Vey	
Bond Requirement	$2,000,000.00	
Township Solicitor	Timoney Knox, LLP (Fees outlined in Fee Schedule)	
Township Engineer	Andersen Engineering (Fees outlined in Fee Schedule)	
Township Secretary	Devan Ambron	
Township Treasurer	Devan Ambron	
Bond Requirement	$2,000,000.00	
Code Enforcement	Nathan Cordero	
Fire Marshal	Nathan Cordero	
Zoning Officer	Nathan Cordero	
Building Code Official	Nathan Cordero	
	Barry Isett & Associates (Third Party)	
Assistant Zoning Officer	Jeffrey Vey	
Public Works Director	David Winkler	
Elected Real Estate Tax Collector	Betsy Moyer (4-Year Term)	12/31/2021
Earned Income Tax Collector	Keystone Collections Group	
Local Tax Collector	Betsy Moyer (4-year Term)	12/31/2021
Independent Auditor	Styer Associates	
Zoning Hearing Board (3-Year Term)		
	Albert Haynes	12/31/2022
	William J. Buchanan (2nd Alternate)	12/31/2022
Vacancy Board (1-Year Term)		
	Stephen Shelly	12/31/2020
Elected Auditors (6-Year Term)		
	Sheryl Nierenberg	12/31/2026
Planning Commission (4-Year Term)		
	Susan Edwards	12/31/2024
Park and Recreation (5-Year Term)		
	Allen Clemens	12/31/2024
	Iveta Gigova	12/31/2024
Agricultural Security Area Advisory (1-Year Term)		
	Thomas Courduff	
Milford Township Water Authority (5-Year Term)		
	Joseph Smalley, Jr.	12/31/2024
Milford Trumbauersville Area Sewer Authority (5-Year Term)		
	William Heffentrager	12/31/2024

Mr. Strunk made a **MOTION** to approve **Resolution No. 2020-01**, Appointments, Reappointments and Modifications of Appointments. The motion was seconded by Mr. Courduff and passed unanimously.

Resolution No. 2020-02

Mr. Vey stated the earned income tax rate for 2020 is 1.75% which is divided between the following entities: 1% to the Quakertown Community School District, 0.50% to Milford Township General Fund, 0.25% to Milford Township Open Space Acquisition Fund. The universal nonresident withholding rate is 1%. Keystone Collections Group was appointed tax collector to collect the Earned Income Tax effective January 1, 2011 for the Bucks County Tax Collection District.

Mr. Strunk made a **MOTION** to approve **Resolution No. 2020-02**, Establishing the Earned Income Tax Rates for 2020. The motion was seconded by Mr. Courduff and passed unanimously.

Resolution No. 2020-03

Mr. Vey stated the Real Property Tax for road, bridge, and general purposes is 000.75 mills and 1.25 mills for support of Fire Companies who serve Milford Township. Mr. Courduff made mention that this tax has remained the lowest in Bucks County for forty years.

Mr. Strunk made a **MOTION** to approve **Resolution No. 2020-03**, Levying a Tax Upon Real Property. The motion was seconded by Mr. Mininger, and passed unanimously.

Resolution No. 2020-04

Mr. Vey stated there are no proposed changes to the Fee Schedule. It was further stated that the Subdivision/Land Development fees would be assessed to see if any changes would need to be imposed in the future.

Mr. Strunk made a **MOTION** to approve **Resolution No. 2020-04**, Fee Schedule for Service. The motion was seconded by Mr. Courduff and passed unanimously.

Resolution No. 2020-05

Mr. Vey stated the Street Light Assessment consists of 20 Street Lighting Districts. The assessment ranges from $18.00 to $83.00 per property located in the district. The assessment is based off the cost to operate the streetlights.

Mr. Strunk made a **MOTION** to approve **Resolution No. 2020-05**, Street Light Assessment. The motion was seconded by Mr. Courduff and passed unanimously.

With their being no further business, Mr. Strunk adjourned the reorganizational meeting at 7:12 p.m.

Milford Township Board of Supervisors
Minutes of January 6, 2020 Regular Meeting

Approval of Minutes:

Mr. Courduff made a **MOTION** to approve the minutes of the December 3, 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 November 2019 Treasurer's Reports. The motion was seconded by Mr. Courduff and passed.

Correspondence:

The Minutes of the November 13th and 20th, 2019 meeting are available for review. Mr. Mininger reported that the beacon is scheduled to be replaced within the next two weeks. It was also reported that the Portzer Road rental may be back on the market.

The Quakertown Area Planning Committee meeting minutes of November 12, 2019 are available for review. No significant action was taken regarding the Special Exception for LB Water Service.

Reports:

Code Enforcement: In December there were 16 permits issued, 3 Commercial, 3 Zoning, 5 Residential Accessory Structure, and 5 Residential Renovation. There were 10 Use & Occupancy permits issued, and 3 fire inspections were performed. Mr. Courduff inquired as to the upgrades and interior renovations to both schools purchased by Faith Christian Academy. Mr. Cordero stated the renovations are significant. Mr. Cordero said he attended a meeting with Faith Christian Academy to discuss the use of the facility as an Emergency Center. Mr. Cordero stated Faith Christian Academy is not in opposition of the use of the facility. The building is equipped with a cooking facility, shower facility, a large gymnasium, and back up generator. Mr. Cordero stated an agreement will be worked on putting the specifics in place. Mr. Courduff asked if the generator could handle heating the facility. Mr. Cordero stated it could.

Public Works: The Public Works Department began the month installing snowplow stakes and preparing equipment of the winter. An extensive amount of cold patching on Mill Pond Road was done. Dead trees were removed from the open space at Evelyn Lane and around the basin at Valley View II. The Public Works department went out a total of 4 times to salt this month. Mr. Courduff stated the Public Works Department did a great job clearing the roads with the surprise snowstorm on December 18th.

Milford Township Volunteer Fire Company: The Fire Company reports a total of 16 incidents for the month of December. The Fire Department has sold special service 75, along with tools, and an air cascade system. A Dual Response agreement with Trumbauersville Fire Department will soon be put into place. Once executed the County will institute. The Fire Department is looking to update their existing computers as well as purchasing new computers, tablets or iPads. Mr. Courduff has requested an annual meeting be scheduled with the Board of Supervisors and the Milford Township Volunteer Fire Department.

Trumbauersville Volunteer Fire Company: The December 2019 report for Trumbauersville Volunteer Fire Company is available for review. A total of six incidents were reported.

Park Board: At the meeting held on December 11, 2019 the Park Board continued discussion of the status of the Pickle Ball Courts at Unami Creek Park. A date will be selected in late January or February to clean up the disc golf course at Unami Creek Park. The Board discussed scheduling a date in January to tour local dog parks to obtain ideas on a possible dog park in Milford Township. The Appalachian Mountain Club may have grants to provide new signage for the American Chestnut trees.

Township Manager:

Mr. Vey requested authorization to execute an agreement authorizing Hough Associates to collect residential and commercial recycling data and prepare the 2019 Performance Grant Application for Milford Township.

A **MOTION** was made by Mr. Courduff to approve execution of the Hough Associates Recycling Agreement. The motion was seconded by Mr. Mininger and passed unanimously.

Used Equipment Purchase Bid: Mr. Vey presented the results of the Used Equipment Purchase Bid. One bid was received from Heffentrager Inc. A Mack Tractor, Low Bed and Hillman Dump Trailer were bid as a package. The total bid for the package was $32,500. Also included in the used equipment purchase bid was a CAT Dozer with a bid of $30,500, and a CAT Loader with a bid of $29,400.

Mr. Strunk made a **MOTION** to award the Used Equipment Purchase Bid to Heffentrager Inc. Mr. Courduff seconded the motion. The motion passed unanimously.

PSATS Delegates:

A MOTION was made by Mr. Strunk, seconded by Mr. Mininger, and passed unanimously naming Mr. Courduff as voting delegate for Milford Township at the annual PSATS conference.

Conditional Use Hearing:

Quaker Pointe Hotels, LLC, TMP No(s) 23-010-021-001, Quaker Pointe Drive- Proposed Use E9, Hotel, Motel or Inn: Ms. Harper opened the Conditional Use hearing for Quaker Pointe Hotels, LLC at 7:30 p.m. Mr. Brian Nagel, council for applicant, was in attendance. Mr. Nagle stated he became involved with the proposal after the initial Conditional Use hearing was held. Mr. Nagle stated the owner of the property has remained the same and the plan/proposal follows the same principal as originally submitted. The applicant proposed to construct a 77-room, 3-story hotel on the existing 2.73 acre parcel. Mr. Nagel stated the applicant finds the draft decision acceptable. Mr. John Melham of Melham Associates, PC, stated he anticipates a Land Development Plan being submitted to the Township within a week.

At this time the Ms. Harper presented the list of conditions to be implemented if the Conditional Use is approved. The conditions are as follows:

1. Prior to commencing any construction on the Property, Applicant shall obtain land development approval to develop the Property as a hotel. In addition, prior to the recording of the Record Plans, Developer shall enter into a Land Development and Financial Security Agreement with the Township, prepared by the Township Solicitor, and deposit adequate financial security in the form of a cash escrow or an Irrevocable Letter of Credit approved by the Township Solicitor from a bank or other approved financial institution for the construction of all public improvements shown on the approved land development plan, including storm water drainage improvements, sedimentation and erosion control measures, grading, monuments, roadway improvements along Quaker Pointe Drive and any other improvements required by the land development. The Letter of Credit shall include an Evergreen Clause to prevent expiration of the Letter of Credit. The Township shall not release financial security until both the dedicated and non-dedicated improvements are completed.

2. Land Development Plans must be submitted to the Township which conform to the requirements of the Milford Township Subdivision and Land Development Ordinance as well as other relevant Township Ordinances and regulations, provided that the waivers set forth on the updated Plans, attached hereto as Exhibit "A" are hereby granted in conjunction with this conditional use approval.

3. With the exception of the emergency access easement area, the only access to the Property shall be from Quaker Pointe Drive.

4. The internal access shown on the Plan is acceptable. However, prior to the recording of the Record Plan, Applicant shall execute a Declaration, in a form prepared by the Township Solicitor, granting an ingress and egress easement to Milford Township and the public for emergency access from the boundary line of adjacent Tax Map Parcel No. 23-10-21 over, across and through the Property to allow pedestrian and vehicular access to Quaker Pointe Drive and John Fries Highway (Pa. Route 663).

5. All signs identifying the Property or the uses permitted herein shall be subject to prior approval of the Board of Supervisors which approval must be obtained prior to, or simultaneously with the subdivision and land development approval for the Property.

6. Prior to or as part of the land development approval, Applicant shall demonstrate compliance with the architectural and structural standards of Milford Township Ordinance No. 133.

7. Prior to final land development approval Applicant shall provide evidence satisfactory to the Board of Supervisors that the current owner of the gas easement shown on the Plan has issued a written consent to Applicant to the use of the surface of the pipeline easement for the construction and use of the improvements shown on the Plan. In the event that such easement is not provided, alternative access or provisions shall be provided by Applicant.

8. Township acknowledges that the existing easement the current owner of the adjoining property has granted Applicant to use the 14 spaces shown on the Plan provide parking in accordance Township Zoning Ordinance Section 404 E9. Prior to final land development approval, Applicant shall demonstrate that the easement has been recorded against both properties affected and that the owner of the subservient parcel is aware the easement is a limitation of the title of the property, and that the Applicant is aware that it is required to maintain the parking spaces by the Zoning Ordinance for the hotel land use.

9. Prior to final land development plan approval, the Applicant shall specify the type of enclosure which will be used for the dumpsters to service the new hotel. The dumpsters shall be shielded on three sides in a manner approved by the Board of Supervisors.

10. The proposed hotel shall comply with the architectural standards established in Ordinance No. 133.

11. Prior to final land development plan approval, the Applicant shall address to the satisfaction of the Board of Supervisors all outstanding engineering issues identified in the June 27, 2018 letter of Andersen Engineering Associates, Inc., Township Engineer, except paragraph number "SALDO-1" of the June 27, 2018 letter, including but not limited to constructing a connection to the Hampton Inn water line to enable the fire hydrants serving the hotel to work properly, with an easement granted to the Milford Township Water Authority for inspection, access, and maintenance at the property owner's expense.

12. Prior to obtaining final land development approval, Applicant shall exhibit an agreement with the Milford Township Water Authority (MTWA) that provides that Applicant shall extend the water main along its frontage on Quaker Pointe Drive at its own expense as depicted on Sheet C-6.0 of the Preliminary Plans dated December 11, 2019 for a total distance of approximately eighty-five (85) feet and connect to the MTWA main with construction to occur prior to the issuance of a Use and Occupancy Permit and prior to the commencement of the 18 month maintenance period for this land development. Applicant shall exercise due care in performing the extension of the water line and shall comply with all Federal and State laws and regulations concerning crossing the existing gas lines, as well as compliance with the terms of the gas easement. The Milford Township Water Authority shall be responsible for extending the water line approximately 90' to the south from the point of extension by the Applicant to an existing terminus valve

located on Quaker Pointe Drive. Applicant shall work in concert with the Milford Township Water Authority and Milford Township to perform the aforementioned extension. All work shall be performed in a workmanlike manner and to the standards established by the Milford Township Water Authority.

13. Prior to the recording of the Record Plans for this land development, the Applicant shall provide satisfactory evidence to the Township in the form of an easement between the owners of the Property and the owners of Tax Map Parcel Numbers 23-010-021-007 and 23-010-021 that the Property has the right to utilize the stormwater detention basin and related facilities on adjoining TMP Nos. 21-010-021 and 21-010-021-007. Applicant shall execute a stormwater management facilities maintenance and monitoring agreement prepared by the Township Solicitor that provides for the operation, maintenance and repair of same by the Applicant. The stormwater management facilities maintenance and monitoring agreement shall also provide for Milford Township to have access and restore the stormwater drainage easement facilities in the event the Applicant or Owner of the adjoining property fail to perform required obligations.

14. Prior to the recording of the Record Plans for the proposed land development, and in lieu of performing a traffic impact study for the land development, Developer shall contribute to Milford Township the sum of thirty thousand ($30,000.00) dollars, which sum shall be deposited into the Township's Transportation Capital Improvement Fund and will be used for capital improvements on roads in the Township, and if applicable, to be utilized for the Township's desired reconfiguration of the exiting intersection of New Road and Quaker Pointe Drive. This conditional use approval and decision shall constitute a waiver of the SALDO requirement that a traffic impact study be provided.

15. Prior to the recording of the Record Plans, Applicant shall provide satisfactory evidence that it has obtained a 20 feet wide emergency access easement from the owner of adjoining TMP No. 23-10-21 as shown on the Plans.

16. Developer agrees to contribute to the Milford Township Fire Company the sum of two thousand dollars ($2,000.00) upon the issuance of the Use and Occupancy Permit for the hotel on the Property and to pay the same amount per year for the next nine (9) years on or about the same date for a total contribution of Twenty Thousand Dollars ($20,000.00). To the extent that the height of the proposed hotel exceeds 35 feet, the prior variances shall apply and no additional variance relief shall be necessary or required for the subject hotel.

17. In light of footnote 1, above, Applicant agrees to reimburse the Township for its legal fees for the subject application in an amount not to exceed $10,000.00

18. Prior to commencement of any construction**,** the applicant shall establish compliance with all other conditions of the subdivision and land development approval when same is obtained.

A discussion was had regarding the proposed emergency access. Mr. Courduff stated he is not in favor of the emergency access as presented. Mr. Courduff recommends Chief Butler, Milford Township Volunteer Fire Company, perform a review of the plan. Mr. Melham stated the plan will comply with the Fire Departments comments. Further discussions will take place during land development.

With there being no further comments the Conditional Use Hearing was closed at 7:58 p.m.

A **MOTION** was made by Mr. Courduff, seconded by Mr. Mininger, and unanimously passed, to approve the Conditional Use Application in compliance with the conditions listed within. Mr. Courduff made a **MOTION** to approve the Conditional Use Application of Quaker Pointe Hotels, LLC for a proposed Hotel use with the following conditions; 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 Conditional Use approval. The motion was seconded by Mr. Mininger and passed unanimously.

LifeQuest Fifth Revised Unified Master Plan, John Fries Highway-Adjustment of boundary lines and expansion of the AMU area. Ms. Harper opened the Conditional Use Hearing at 8:02 p.m. The hearing has been continued. The Applicant has submitted a request for continuance through March 31, 2020. The hearing was closed at 8:04 p.m.

Ordinance(s):

Mr. Vey presented Ordinance No. 176 to the Board. The proposed Ordinance addresses a revision to the existing Non-Uniform Pension Plan. Section 5.02 of the Pennsylvania Municipal Retirement System Defined Benefit Plan states the Amount of Superannuation Retirement Pension has a current rate of 1% where the proposed rate will be increased to 1.5%. It was stated that the Pension Plan is currently funded with state funds. A discussion was had regarding the age of retirement and early retirement as stated in the Plan. Mr. Courduff stated he would like to review the Cost of Living Adjustment which is offered at the discretion of the Township and currently not offered as part of the Plan.

ORDINANCE NO. 176

AN ORDINANCE OF MILFORD TOWNSHIP, BUCKS COUNTY, COMMONWEALTH OF PENNSYLVANIA, ELECTING TO AMEND ITS NON-UNIFORM PENSION PLAN ADMINISTERED BY THE PENNSYLVANIA MUNICIPAL RETIREMENT SYSTEM PURSUANT TO ARTICLE IV OF THE PENNSYLVANIA MUNICIPAL RETIREMENT LAW; AGREEING TO BE BOUND BY ALL PROVISIONS OF THE PENNSYLVANIA MUNICIPAL RETIREMENT LAW AS AMENDED AND AS APPLICABLE TO MEMBER MUNICIPALITIES. IT IS HEREBY ORDAINED BY MILFORD TOWNSHIP, BUCKS COUNTY, AS FOLLOWS:

SECTION I. Milford Township (the Township), having established a non-uniform pension plan administered by the Pennsylvania Municipal Retirement System (the System), hereby elects to amend its Non-Uniform Pension Plan administered by the System in accordance with Article IV of the Pennsylvania Municipal Retirement Law, 53 P.S. §881.101 et seq. (Retirement Law), and does hereby agree to be bound by all the requirements and provisions of the Retirement Law and the Municipal Pension Plan Funding Standard and Recovery Act, 53 P.S. §895.101 et seq., and to assume all obligations, financial and otherwise, placed upon member municipalities.

SECTION II. As part of this Ordinance, the Township agrees that the System shall administer and provide the benefits set forth in the amended Non-Uniform Pension Plan Document entered into between the Pennsylvania Municipal Retirement Board and the Township effective as of the date specified in the adoption agreement (the Contract).

SECTION III. The Township acknowledges that by passage and adoption of this Ordinance, the Township officially accepts the Contract and the financial obligations resulting from the administration of the Contract.

SECTION IV. Payment for any obligation established by the adoption of this Ordinance and the Contract shall be made by the Township in accordance with the Retirement Law and the Municipal Pension Plan Funding Standard and Recovery Act. The Township hereby assumes all liability for any unfundedness created due to the benefit structure set forth in the Contract.

SECTION V. The Township intends this Ordinance to be the complete authorization of the Contract, as amended and it shall become effective as of the date specified in the adoption agreement, which is the effective date of the Contract, as amended.

SECTION VI. A duly certified copy of this Ordinance and an executed Contract shall be filed with the System.

Mr. Strunk made a **MOTION** to approve Ordinance No. 176. The motion was seconded by Mininger and passed unanimously.

Escrow Release:

Edward Voce, TMP# 23-002-047/048, 2115 Eberhardt Road- Final Escrow Release in the amount of $500.00 closing the escrow account due to project completion.

Mr. Strunk made a **MOTION**, seconded by Mr. Mininger and passed unanimously, to approve final escrow release in the amount of $500.00.

Public Comments:

There was no public comment at this time.

Adjournment:

With there being no further business Mr. Strunk adjourned the January 6, 2020 meeting at 8:21 p.m.

Milford Township Board of Supervisors' Minutes
March 3, 2020 - 7:00 pm

Call to Order: Chairman Charles Strunk called the meeting to order at 7:04 p.m.

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

Attendance: Jeffrey A. Vey, Township Manager; Devan Ambron, Secretary/Treasurer; Catherine Harper, Township Solicitor; Pete Andersen, Township Engineer; Audience: 12

Approval of Minutes:

Mr. Courduff made a MOTION to approval the January 6, 2020 meeting minutes. Mr. Strunk seconded the motion. The motion passed unanimously.

Financial Reports:

Mr. Stunk made a MOTION to approve the Treasurer's Report of December 2019 and January 2020, Invoice list, and the Designation of Official Depository, PLGIT, QNB, TD Bank and Univest. The motion was seconded by Mr. Courduff and passed unanimously.

Correspondence: Bucks County Airport Authority December 2019 and January 2020 Meeting Minutes. There have been obstructions obtaining easements on Portzer Road. The obstructions located on the east side of Portzer Road will need to be dealt with by Milford Township. Mr. Mininger reported the Airport obtained the Bernabei property adjacent to park land where obstructions were removed. The plantings of swamp oak trees have been proposed. The rotating beacon has been replaced.

The Quakertown Area Planning Committee meeting minutes of December 2019 and January 2020 are available for review. The Committee performed a review of the vacant Castle Restaurant parcel and a proposed warehouse on Heller Road. A review of a proposed amendment to Richland Township Subdivision and Land Development Ordinance was performed along with a zoning amendment to the regulations set forth pertaining to Forestry and related activities. Discussed at the January 2020 meeting was the PennDOT Regional Transportation Projects Priorities List. Mr. Vey stated if there is anyone would like to weigh in on changing priorities now is the time as discussions will be had at the meeting in March.

Plumstead Township has submitted a request for Fire Police Assistance for the Blaze of Glory 5K Run scheduled to take place on March 21, 2020.

Mr. Strunk made a MOTION to approve the request for Fire Police Assistance. The motion was seconded by Mr. Courduff and passed unanimously.

The Borough of Sellersville has submitted a request for Fire Police Assistance for traffic control at the St. Patrick's Day Parade scheduled to take place on Saturday, March 21, 2020.

Mr. Strunk made a MOTION to approve the request for Fire Police assistance. The motion was seconded by Mr. Courduff and passed unanimously.

Quakertown Borough has submitted a request for sponsors for the Borough's Annual Community Day (4th of July).

Mr. Strunk made a MOTION to support the Annual Community Day and issue a donation in the amount of $1,000. Mr. Courduff seconded the motion. The motion passed unanimously.

The County of Bucks Emergency Health Services Year-End Reports have been submitted to the Township and are available for review.

The Bucks County Recorder of Deeds has requested to present the Adopt-A-Book Program at the Board of Supervisors meeting scheduled to take place on June 2, 2020. The Milford Township Board of Supervisors respectfully declines the request.

A letter of appreciation has been received regarding maintenance of open space on Spinnerstown Road. It has been noted that the rapid response given by Jon Roth was very much appreciated.

Trumbauersville Fire Company has submitted an Officer List, Profit/Loss Statement, Financial Statement, and a Year in Review report. The information is available for review at the Township Building. A listing of annual fundraising events that will be made available which consists of hoagie sales, lottery, and Christmas tree sales. It is important to support local fire companies as these sales and events are a significant source of income.

Reports:

Code Enforcement January & February 2020 Departmental Reports- Mr. Vey gave a count of permits issued. In January a total of six permits were issued. One zoning permit, two residential renovation permits, one residential accessory permit, and two commercial permits. A total of four Use & Occupancy permits were issued and four fire inspections performed. In February a total of fourteen permits were issued. Two residential accessory permits, nine residential renovation permits, two zoning permits, and one residential addition permit. Thirteen Use & Occupancy permits were issued, and two fire inspections were performed. Mr. Courduff recognized Nathan Cordero on the amount of fire inspections being performed. Mr. Vey stated Mr. Cordero handles the inspections in a preventative manner.

Public Works February 2020 Departmental Reports- Mr. Winkler reported in February the Public Works Department finished the roof extension on the salt shed. The Public Works Department worked with Dave's Service removing large ash trees in the right-of-way on Carvers Hill Road. The crew worked on the shoulders on Old Woods Road and Wright Road. The ditches on Old Plains Road were cleaned. Potholes have been patched and a day spent replacing road signs. There was no plowing or salting that took place. Mr. Courduff inquired if there are detours involved in the bridge replacements projects. Mr. Winkler stated a closure of Old Woods Road is in place at the Turn Pike end. It was stated that traffic will run from Upper Ridge Road to Allentown Road to Trumbauersville Road. Mr. Courduff stated there may be issues with the detour. Mr. Winkler stated the Turnpike overpass is proposed to stay in place. Mr. Winkler further stated that towards the end of the project the overpass may be closed for 2 weeks. The Finland Bridge is scheduled to be closed from April to November with a rapid bridge replacement. Mr. Vey stated utilities are an issue currently with a November 12th deadline. Mr. Vey and Mr. Winkler have recently attended the pre-construction meeting. Milford Township will be receiving the structural steel from the old bridge and no millings will be donated. Mr. Courduff stated that the County has closed Nursery Road Bridge for 3 years. If the bridge was open it would be beneficial. Mr. Winkler stated an email has been sent an inquiring to repairs of county bridges. A response has not yet been received. Mr. Vey stated when the bridge was 1st closed they provided a traffic count, structural repairs, weight limits and it was found substantial dollars are needed for replacement. The County may be looking at a permanent closure of the bridge. Mr. Courduff would like a letter issued from Milford Township to the County Commissioners requesting the status of the bridge repairs. Mr. Strunk is in agreement of a letter being drafted. Mr. Winkler stated there were problems with the abutments being structurally safe. Mr. Courduff stated an inspection report is received on all other bridges except this one. Requested in the letter should be a request for copies of reports for the Nursery Road Bridge. Mr. Stunk asked Mr. Winkler if the signs have been installed on Mill Pond Road. Mr. Winkler stated the signs have been replaced.

Milford Fire Company Report for January & February 2020- A total of 18 incidents were reported in January 2020. The Fire Department sold the 1979 SS-75 Mack truck along with its rescue tools. The Fire Department continues working on a dual response with Trumbauersville. There were issues with County dispatch which have been worked out. Preplans have been updated and continue to be work on. The Volunteer Fire Department is looking at updating and or purchasing new computers and tablets. Mr. Courduff asked if this was permitted to be distributed out of relief fund. Joe Sink will look into the funding. In February the Milford Township Volunteer Fire Department responded to 19 incidents. The rescue tools on the E-57 were replaced. The Fire Department will be applying for the AFG grant using a writer to help them have a better chance of receiving funding. A discussion was had regarding the need for a generator for the Fire Company. It was decided that Milford Township will loan the money needed to the Fire Company for the purchase of a generator.

Mr. Courduff made a MOTION to approve issuance of a loan in the amount of $29,875.00 to the Milford Township Volunteer Fire Company for the installation of a 100KW generator. The loan is to be satisfied by August 1, 2022. Mr. Strunk seconded the motion. The motion passed unanimously.

Trumbauersville Fire Company Report for January & February 2020- The Trumbauersville Volunteer Fire Department responded to 11 fire calls and 11 EMS calls in January and 13 fire calls and 9 EMS calls in February. The new CBS was put into service on January 11th. A state grant in the amount of $14,000 was received.

Park Board Meeting Minutes of February 2020- At the February 12th meeting the Park Board discussed the much needed repairs needed at the Unami Creek Disc Golf Course. Mr. Ducoat walked the trails and found that four to five of the holes are unplayable at this time. It has been recommended that hole #1 be relocated, cutting the hole that goes down sledding hill into 2, and eliminate hole 4, which goes over wetland area. The cleaning up of trees along the Barrell run trail has begun. The replacement of the swing set at Unami Park has been on hold until spring. Mr. Vey stated he will be meeting with Ben Bamhicke to discuss splash pad plans. The Grant Application was turned down. Mr. Winkler is set to go on installation. Mr. Vey and Mr. Winkler made a trip to Montgomery Township to view their Splash Pad and review the procedure on equipment. Milford Township will be using chlorine tabs, which will require a pesticide applicator license. The Public Works staff will take the test as well as hiring a 3rd party contractor. We must ensure that chlorination is being administered properly. Mr. Courduff asked Mr. Clemens if the Park Board was ready to make a recommendation on pickle ball? Mr. Clemens stated the Board is still discussing. Mr. Courduff stated the walking trial behind the Township Building might be a good location for the proposed Dog Park. Mr. Courduff inquired as to the connection with Barrell Run Creek and asked where this stand. It was stated we are waiting to hear back from Richland Township. A memo of understating is currently under review by their solicitor. Mr. Courduff stated an email has been sent for consideration of a trout fishing day for kiddies. The day would be hosted by the Unami Anglers and sponsored by Milford Township's Park and Recreation. This could be a day out for the kids to enjoy the parks while doing some trout fishing.

Agricultural Security Meeting Minutes of February 2020- Mr. Courduff stated the Agricultural Security Committee met with 2 apiarists at the February 19th meeting. Each of which would like consideration of placing beehives of open space owned by the Township. Mr. Awckland, a Milford Township resident and amateur beekeeper keeps approximately 60 hives. Mr. Tesno owner of Church Lane Apiaries is a commercial beekeeper who moves his hives seasonally from California to Florida to Pennsylvania. Mr. Tesno owns over 1,000 hives and would like to keep 144 in Milford. The Committee recommends allowing the use of selected sites by Mr. Awckland provided insurance/waivers and other condition set forth by the Milford Township Board of Supervisors. The Committee does not endorse the request of Mr. Tesno for the following reasons: The questionable value of commercial bees, the stresses, supplemental feeding, short stay, and possible diseases.

Mr. Courduff made a MOTION to approve Mr. Michael Awckland to utilize select Township owned Open Space for the keeping of bees provided that insurance/waivers are provided. The motion was seconded by Mr. Mininger and passed unanimously.

Managers Report-Elected Auditors Meeting Minutes- Mr. Vey stated a meeting of the Elected Board of Auditors was held on January 7, 2020 where they set the pay rate for any supervisor who performs work for the township. The meeting minutes are available for review.

Disc Golf- Mr. Vey presented the recommendation by the Park and Recreation Board regarding the reconfiguration of holes at the Disc Golf Course located at Unami Park, an aerial plan of such was presented. It is recommended tee #1 be placed near the existing spruce trees with the basket near the existing backstop. A new basket location for hole #2 and a new tee location for hole #3, which removes the greatest potential of environmental impact, be considered.

Ms. Nancy Gill of Allentown Road stated the course was originally placed in the environmental sensitive area. She further stated that many of the holes are still located in wet areas. Most courses are placed in open space with few obstacles. This course is extremely difficult and requires extra maintenance. Ms. Gill would like to see the Unami more of a nature area, rather than the township spending money to make repairs. Mr. Clemens stated the Milford Course was one of the most challenging courses around. Hurricane Sandy's damage was quite extensive. The course as it is currently proposed will be a challenging course again. Mr. Clemens stated keeping the course away from trail will make it safer. Ms. Gill asked how money has been spent and how much more money is needed to make this work. Mr. Clemens stated all the work performed thus far has been done as volunteer work.

A MOTION was made by Mr. Courduff to accept the changes made to the Disc Golf Course by the Park and Recreation Board. The motion was seconded by Mr. Mininger and passed unanimously

Mr. Vey stated a request has been made by Quakertown Borough to consider issuing a letter of support for the revitalization of Panther Playground. The revitalization of the playground will not only support Quakertown but also Milford Township.

Mr. Courduff made a MOTION to approve the issuance of a Letter of Support for the revitalization of Panther Playground. Mr. Strunk seconded the motion and the motion passed unanimously.

Portzer Road and Old Bethlehem Pike Reimbursement Agreement Amendment- Mr. Vey reports the engineering design of the roundabout has reached the final engineering design phase. Milford Township was to serve as a bridge for financing to keep the roundabout project moving forward. The project was then put on hold. In the meantime, financing has been found where Milford Township will take not risk. The roundabout has the potential for construction to begin in 2021. Mr. Vey presented the Board of Supervisors with proposed Amendment No. 2 to the Reimbursement Agreement by and between Milford Township and the Commonwealth. The Amendment represents a cost sharing of $1,409,000 Federal, $1,217,000 State, and $0 Municipal.

Mr. Courduff made a MOTION to approve Resolution No. 2020-06, Portzer Road and Old Bethlehem Pike Intersection Improvement, Amendment No. 2 to Reimbursement Agreement #R17060001. Mr. Stunk seconded the motion. The motion passed unanimously.

Disposal of Tax Record- Betsy Moyer, Tax Collector has requested to the disposition of tax records. The records include Tax Certifications from 2014-2016 along with residential payment receipts from 2014-2016. The disposition of these records follows the guidelines of the Municipal Records Manual issued from the County Records Committee.

Mr. Strunk made a MOTION to approve Resolution No. 2020-07, The Disposition of Tax Certifications from 2014-2016 along with Residential Payment Receipts from 2014-2016. The motion was seconded by Mr. Mininger and passed unanimously.

Authorization of Contribution to Fire Companies- Milford Township Volunteer Fire Company annual contribution in the amount of $28,000 with a quarterly payment of $7,000 and a one-time equipment purchase allocation in the amount of $12,600. Trumbauersville Volunteer Fire Company annual contribution in the amount of $14,000 with a quarterly payment of $3,500 and a one-time equipment purchase allocation in the amount of $6,200. Richland Township Fire & Rescue Company annual contribution in the amount of $2,800 with a quarterly payment of $700 and a one-time equipment purchase allocation in the amount of $1,200.

Mr. Courduff made a MOTION to approve the Authorization of Contributions to the Local Fire Companies. Mr. Mininger seconded the motion. The motion passed unanimously.

Senior Center- A request for a $500 monthly payment was made to aid in the support of the seniors who rent the Milford Township Volunteer Fire Company.

A MOTION was made by Mr. Courduff to approve payment to the Milford Township Volunteer Fire Company. The motion was seconded by Mr. Mininger and passed unanimously.

Mr. Vey has requested authorization to execute a Lease Agreement for 1885 Trumbauersville Road (Wonsidler Property). Monster Tree will be the Lessee. Monster Tree has obtained the necessary approvals from the Milford Township Zoning Hearing Board for a change in nonconforming use. An amount of $2200 a month rent has been discussed and found acceptable by the lessee. This amount will incorporate the yearly taxes on the property.

Mr. Courduff made a MOTION to approve the execution of the lease by and between Milford Township and Monster Trees. The motion was seconded by Mr. Strunk and passed unanimously.

Mr. Vey stated the Derby property, TMP# 23-010-093, located on Bleam Road, has been offered to the Township through a Deed of Dedication. Title work has been put together. The taxes on the property are minimal. Ms. Harper stated in-lieu of condemnation, if accepted as a gift the transfer tax will be eliminated.

Mr. Strunk made a MOTION to approve the Deed of Dedication for the Derby property, TMP# 23-010-093, located on Bleam Road by Resolution No. 2020-08. The motion was seconded by Mr. Courduff and passed unanimously.

Mr. Vey seeks authorization to issue correspondence (a copy of which is attached) to Richland Township regarding the concept of prohibiting trucks of Portzer Road and Pumping Station Road. Mr. Strunk stated trucks are continuously going off the side of the road on Portzer Road creating damage. It was stated that restricting trucks would add additional traffic and turning movements at Pumping Station and 309, 309 and 663, and 663 and Hickory, which is undesirable. Mr. Vey stated with the improvements made to Portzer Road and Route 663 and the installation of the proposed roundabout, the

damages being made should cease. Mr. Vey further stated the installation of the roundabout is being pushed hard due to problems on Pumping Station Road.

Mr. Strunk made a MOTION to approve authorization of correspondence regarding prohibiting trucks on Portzer Road. The motion was seconded by Mr. Courduff and passed unanimously.

Mr. Valentine of the Milford Trumbauersville Area Sewer Authority reports an award was granted to MTASA for the rebuilding of clarifiers #1 & #2, which will help with surge flows. Last year the flow equalization was rebuilt and realigned. There has been clearing of the easement close to the plant. Manholes have also been repaired. No cracks or evidence of problems were found and there was no root penetration into the manholes. To date no new applications have been received. A Post Card, for planning purposes, has been received for the proposed Quaker Pointe Hotel. The yearly capacity report has been issued. The Sewer Authority is currently operating at 4800 EDU's with additional available. Currently 642 EDU's are out with nothing attached to them. Minutes of meetings will be sent to Township.

Conditional Use Hearing:

LifeQuest/Milford Village, Fifth Revised Unified Master Plan, John Fries Highway, TMP# 23-010-175-001, 23-010-179, 23-015-121, 23-015-115-004, 23-015-115-005, 23-015-100-002, 23-015-099-004, 23-015-099-005, 23-015-099, 23-015-100, 23-010-177, 23-010-176 and 23-015-115-003:

By letter dated February 26, 2020 the applicant, LifeQuest, has requested a time extension for review and action until June 5, 2020.

Mr. Vey presented to the Board a letter which has been drafted and offered for approval of distribution. The letter offers guidance to all owners of the subject properties, regarding access points, signalization with traffic adaptive controls, and submission of future land development plans. The Master Plan is a score card in which to follow direction to which Mr. Andersen agrees. Mr. Andersen stated over the years there have been many changes from the developer in presenting uses to the Township. Driveways were designed where uses have since changed. A discussion was had regarding the need for a signalized intersection, like that at Commerce Drive, St. Luke's, and Portzer Road, in the area of the proposed apartment complex. Mr. Courduff asked if the letter should contain more information. Mr. Andersen stated he did not feel it necessary.

Mr. Strunk made a MOTION to approve distribution of a letter to all property owners involved regarding the LifeQuest Master Plan. The motion was seconded by Mr. Courduff and passed unanimously.

Land Development:

A waiver of Land Development has been requested from Providence Presbyterian Church, located at 2200 Krammes Road, TMP# 23-002-070-004. The applicant proposes to construct a lower level entryway to the existing building along with an elevator and stairwell. With the proposal having minimal impact the Board of Supervisors granted the waiver request.

Mr. Strunk made a MOTION to approve the waiver of Land Development requested by Providence Presbyterian Church for the property located at 2200 Krammes Road, TMP# 23-002-070-004. The following conditions shall apply: The applicant is to adhere to the regulations set forth in the Uniform Construction Code, as adopted, as well as obtaining all required outside agency approvals. Mr. Courduff seconded the motion. The motion passed unanimously.

Escrow Release:

None

Public Comments:

None

Adjournment:

Mr. Stunk adjourned the Public Meeting at 8:44 p.m.

COPY

Milford Township

Board of Supervisors

2100 Krammes Road, Quakertown, PA 18951
(215) 536-2090 (215) 529-9127 – fax

Richland Township Board of Supervisors
1328 California Road
Quakertown, PA 18951

March 3, 2020

Gentlemen,

When previously presented with the concept of prohibiting trucks on Portzer and Pumping Station Road, the Milford Township Board of Supervisors had a number of concerns and asked for clarification on truck length.

A major concern of Milford's Board is that trucks move products that underlie our economy. Restricting trucks would add additional traffic and turning movements at Pumping Station and 309, 309 and 663, and 663 and Hickory which is undesirable.

A truck driver following GPS may easily find out truck restrictions too late only to be fined as a deterrent that forces trucks through Trainer's Corner.

Improvements were made to Portzer and Rt. 663 and are in the process for the roundabout at Portzer/Old Bethlehem. Are there any plans to upgrade Pumping Station or is prohibition of trucks intended as the ultimate goal?

Sincerely,

Tom Courduff

Charles Strunk

John Mininger

Milford Township Board of Supervisors' Minutes
April 7, 2020 - 7:00 pm

The April 7, 2020 Board of Supervisors Meeting was held via telephone conference. Present was Charles Strunk, Chair; Thomas Courduff, Vice Chair; John Mininger, Supervisor; Jeffrey Vey; Township Manager; Devan Ambron; Secretary-Treasurer; David Winkler, Public Works Road Master, and Catherine Harper; Township Solicitor.

Awarding of Bids

Bid Package 1- Approximately 14,100 SY Ultra Thin Bonded Wearing Course Gradation B, SRL-H, PG64S-22 applied complete in place as per Penn Dot 408 Section 489; Approximately 15,000 lbs ASTMD 6690 Type II Rubberized Crack Seal installed complete in place as per Penn Dot Pub 408 Section 469; Approximately 400 gallons Right Point-Pave Patch (or Penn Dot equivalent). Milford Township has the option to extend the awarded contract for a period of 3 years, renewable in one-year increments. Asphalt Maintenance Solutions, LLC submitted the only bid for this project.

Mr. Courduff made a **MOTION** to award Bid Package 1 to Asphalt Maintenance Solutions, LLC with a total bid in the amount of $144,468.00. Mr. Mininger seconded the motion. The motion passed unanimously.

Bid 1A- Approximate quantities of road material aggregates - 1,000-tons #4, 600-tons #2A, 500-tons #2B, 300-tons R-4, 200-tons R-5, 800-tons 1-B washed, 800-tons 1-B. Highway Materials submitted the only bid for this project.

Bid 1B- Approximate quantities of Warm Mix Asphalt (PG64-22WM4) – 400 tons 25mm 0 < .3, 300 tons 19mm 0 < .3, 2,500 tons 9.5mm 0 < .3. Highway Materials submitted the only bid for this project

Mr. Courduff made a **MOTION** to award Bid 1A and Bid 1B to Highway Materials with a bid price of $38,400.00 for Bid 1A, and $162,115.00 for Bid 1B. Mr. Mininger seconded the motion. The motion passed unanimously.

Bid 3- Rental of Paving Equipment and laborer(s), approximately 60 hours. A total of two bids were received, PK Moyer and Sacks & Son. PK Moyer with a total bid price of $76,700 and Sacks & Son with a total bid price of $72,990. Mr. Winkler stated work on AM Drive was performed by Sacks & Sons last year and he was very happy with the work. Mr. Winkler recommends the bid be awarded to Sacks & Son.

Mr. Mininger made a **MOTION** to award Bid 3-Rental of Paving Equipment, to Sacks & Son with a bid amount of $72,990. Mr. Courduff seconded the motion. The motion was passed unanimously.

Bid 6- Truck Mounted Road Sealer with Operator or Equivalent, approximately 40 hours, contract renewal 3 of 3

Mr. Courduff made a **MOTION** to award Bid 6-Trunk Mounted Road Sealer with Operator contract renewal 3 of 3 to Asphalt Maintenance Solution, LLC with the bid amount of $14,000. The motion was seconded by Mr. Stunk and passed unanimously.

Bid 8- Equipment rental for oil and chip, approximately 20 hours, contract renewal 3 of 3

Mr. Courduff made a **MOTION** to award Bid 8-Equipment rental for oil and chip, contract renewal 3 of 3 to Asphalt Maintenance Solutions, LLC with the bid amount of $30,900. The motion was seconded by Mr. Strunk and passed unanimously.

Public Comments

Public comment was offered via email correspondence. No public comment was received.

Adjournment

Mr. Strunk adjourned the meeting at 7:19 p.m.

Milford Township Board of Supervisors'
Meeting Minutes of May 5, 2020
7:00 P.M.

Attendance: Supervisors present was Charles Strunk, Chair; Thomas Courduff, Vice Chair; and John Mininger, Member. Staff present was Jeffrey Vey, Township Manager; Devan Ambron, Secretary; Kate Harper; Township Solicitor; and Pete Andersen; Township Engineer.

Approval of Minutes: Mr. Stunk stated correspondence dated March 3, 2020 from Milford Township to Richland Township addressing truck traffic on Portzer Road should be added to the March 3, 2020 meeting minutes. Mr. Courduff made a MOTION to approve the March 3, 2020 and April 7, 2020 meeting minutes. Mr. Strunk seconded the motion. The motion passed unanimously.

Financial Reports: By MOTION made by Mr. Strunk, seconded by Mr. Courduff, and passed unanimously the Treasurer's Reports dated February 2020 and March 2020 were approved.

Mr. Stunk made a MOTION to approve the Bills List of May 5, 2020. Mr. Courduff seconded the motion. The motion passed unanimously.

Reports: Managers Report- Mr. Vey stated the owners of 1345 Zipp Road, Timothy Walczak and Maria Borga, have requested to construct a shared driveway with the neighboring property owners, Seth Grater and Allison Kulp. The proposed driveway is to be constructed on a portion of the currently vacant parcel, TMP# 23-001-112-003, belonging to Mr. Granter and Ms. Kulp. Both property owners will execute a maintenance agreement and have an easement drawn up and recorded. Mr. Winkler stated he sees no issues with the proposal. Mr. Courduff stated a shared driveway agreement, for maintenance purposes, would be required to be executed by all parties.

Mr. Strunk made a MOTION to approve the shared driveway request for the properties located along Zipp Road, TMP#'s 23-001-112 and 23-001-12-003, with the condition a shared driveway maintenance agreement be executed by all parties and found to be satisfactory by the Township. Mr. Courduff seconded the motion. The motion passed unanimously.

Awarding of Bid 2- Bid 2 consists of approximately 23,533 square yards of Type II Slurry Seal. The Type II Slurry Seal will be applied over a fresh chip sealed surface on Milford Square Pike. One bid was received from Asphalt Maintenance Solutions, LLC with a bid total of $65,421.74.

Mr. Strunk made a **MOTION** to award Bid 2-Type II Slurry Seal, to Asphalt Maintenance Solutions, LLC with a bid total of $65,421.74. The motion was seconded by Mr. Mininger and passed unanimously.

Approval of Splash Pad Resolution(s)- Mr. Vey stated two grant applications have been submitted to the Department of Conservation and Natural Resources (DCNR) for the construction of a Splash Pad at Molasses Creek Park. An application has been submitted for the installation of an expansion to the existing parking lot at Molasses Creek Park and for the construction of a splash pad at Molasses Creek Park. Due to the COVID-19 outbreak resolutions authorizing such application submissions had been postponed. It was stated that the awarding of approved grant applications occurs in October and if approved construction would not begin to take place until Spring of 2021.

Mr. Courduff made a MOTION to authorize the submission of two grant applications to the Department of Conservation and Natural Resources by Resolution Nos. 2020-09, Parking Lot Expansion and 2020-10, Splash Pad Installation, both at Molasses Creek Park, 2175 Krammes Road. Mr. Mininger seconded the motion. The motion passed unanimously.

Mr. Vey stated due to the COVID-19 pandemic it is recommended the penalty accrual deadline date for Milford Township municipal real estate taxes be delayed by 30 days from July 1 to July 31, 2020, with a penalty amount of ten percent (10%). The delay will maintain consistency with the Bucks County real estate tax deadline.

Mr. Strunk made a MOTION to approve Resolution No. 2020-11, Delay of penalty accrual deadline for Municipal Real Estate Tax for the year 2020 to July 31, 2020. The motion was seconded by Mr. Courduff and passed unanimously.

Subdivision: Ms. Harper announced the Milford Township Board of Supervisors has met in executive session to review the draft of Land Development approvals.

SKAOS LLC / Brown Lot Consolidation, TMP #23-015-110-002 and TMP# 23-015-112- The applicant, Sean Smith/Alpas has submitted a Lot Consolidation Plan which includes a proposal to allow for the consolidation of TMP# 23-015-112, 10.18-acre parcel formally known as the Brown parcel, into TMP# 23-015-110-002, Section 6 of Milford Village, creating a total gross acreage of 34.71.

Mr. Courduff asked if compliance with the March 18, 2020 and April 23, 2020 review letters would be met. The applicant's engineer, Marty Smith of Pany & Lentz Engineering, stated compliance with all of the conditions outlined in the review letters would be met. Mr. Courduff stated the Planning Commission had stated the water and utility easements should be provided. Mr. Smith stated an existing Milford Township Water Authority plan shows the easements in detail. The current plan will be revised labeling the easements. Mr. Courduff made mentioned that the existing 100,000-gallon water tank adjacent to the former Brown property may be dismantled in the future. The easement was created to install water lines to serve Tohickon Elementary School. Mr. Strunk stated the Milford Township Water Authority advised him that the easement(s) carry with the land. Mr. Smith stated he would revise the plan noting that all rights remain with the existing easement. There were no further comments at this time.

Mr. Courduff made a **MOTION** to approve Resolution No. **2020-12**, granting Preliminary/Final approval with conditions, to Alpas/SKAOS for a minor subdivision plan review application to consolidate two lots into one 34.71-acre parcel. Mr. Mininger seconded the motion. The motion passed unanimously. The following conditions shall apply:

1. The Plans must be revised to comply with the Andersen Engineering Associates Inc. review letters dated March 18, 2020 and April 23, 2020 expect as modified herein;
2. The Lot Consolidation plan is contingent on the approval of the Fifth Revised Master Plan for Milford Village which incorporates it into the AMU, and any development thereon must be in accordance with the approved Fifth Revised Master Plan for Milford Village and in accordance with the Milford Township Zoning Ordinance creating the Arterial Mixed Use Overlay District in which it is located.
3. Waivers have been granted from the Milford Township Subdivision Ordinance for the following:
   A. Section 701.b.1 which requires that all plans with the exception of the site context map be drawn at a scale of 1 inch = 100 feet or larger
   B. Section 701.e.4 which requires the location, size and ownership of all rights-of-way and/or easements for all drainage, utilities or other purposes.
4. Prior to the recording of a final Alpas & Brown Lot Consolidation Plan, a deed in form satisfactory to the Township Solicitor and Township Engineer, shall dedicate that portion of the right-of-way of Old Bethlehem Pike which is being offered for dedication with this Plan.
5. Prior to the recording of the final Alpas & Brown Lot Consolidation Plan, the Applicant shall pay all costs incurred by the Township in review of this Application, including engineering, legal and administrative costs.
6. At the time the record plans are submitted, the Applicant and/or owner shall submit six (6) paper copies of the record plan, all fully executed by the appropriate entities in black ink. The owner's block and notary acknowledgement shall show the correct owner of record and that the Notary Public signs and seals (both stamped and embossed) all copies of the plans. All signature blocks shall appear in the same location on each page requiring signature. In addition, Applicant will provide the plans and information contained in the plans in a digital format to the Township and to the Township Engineer. The Township Engineer shall review the complete set of record plans and stamp them, certifying that they have met the conditions for approval and may be recorded.

Conditional Use Hearing: LifeQuest/Milford Village, Fifth Revised Unified Master Plan, John Fries Highway, TMP# 23-010-175-001, 23-010-179, 23-015-121, 23-015-115-004, 23-015-115-005, 23-015-100-002, 23-015-099-004, 23-015-099-005, 23-015-099, 23-015-100, 23-010-177, 23-010-176 and 23-015-115-003. Mr. Martin Smith was in attendance to represent the applicant, LifeQuest. Mr. Bubba, attorney for St. Luke's; Mr. Esposito, attorney for SKAOS, and Mr. Martin a representative of St. Luke's were present. No other parties were present. Ms. Harper opened the continuation of the Conditional Use Hearing at 7:17 p.m.

Mr. Smith gave a brief overview of the proposed plan. The plan was last revised April 8, 2020. The revision of the plan incorporated the proposal for Alpas/SKAOS on Section 6 as well as the Mill Hill Road east extension. The update also included Section 9A as well as an update of Section 1 and incorporated two other former residential lots that were along the former Mill Hill Road. Ms. Harper asked Mr. Smith if he received the review letters prepared by the township engineer. Mr. Smith stated he had. Mr. Harper then asked Mr. Smith if he received a draft copy of the proposed decision order for this Conditional Use Hearing. Mr. Smith stated he had which he has reviewed. Ms. Harper asked Mr. Smith if he had any

questions or concerns with the order to which Mr. Smith replied he does not. Mr. Smith stated the Applicant, LifeQuest is willing to accept the conditions found in the order.

At this time the hearing was open to questions/comments. Mr. Courduff asked Mr. Smith if Mill Hill Road east is proposed as a private road and if so, if that would constitute a land development plan being submitted. Mr. Smith stated regardless of the ownership of the road, the stormwater management has been designed to account for the impervious surface area such as road impervious and sidewalks. Mr. Strunk asked Mr. Smith what the proposed width of the road is. Mr. Smith replied the current design has the road width at 36 feet. Mr. Smith stated a land development plan has been submitted to the township for the Mill Hill Road east extension and driveway G. The plan also includes the utility extensions for the sanitary sewer and the water system to serve Section 6. Mr. Courduff asked Mr. Smith if the water authority and/or sewer authority would seek easements. Mr. Smith stated he would imagine easements would be created. Mr. Courduff said he suspects if any issues arise the individual authorities would address them. Mr. Courduff inquired if the current terminus of water and sewer is in the calculations as far as extending water and sewer service up to Section 6 and if funding for the extension is in place. Mr. Smith answered that yes, the sewer will have to extend to Section 6 from St. Luke's. Some of the sewer will also be installed in Mill Hill Road east extension to serve Section seven, eight and nine. The water line will be extending from its terminus at LifeQuest Drive, Mill Hill Road intersection and extend through Section six all the way out to Old Bethlehem Pike. Mr. Courduff asked if the water authority's calculations are for pressures and all the other issues revolving about water service, including fire fighting, are predicated on a dual conclusion, or dual points of service. Mr. Smith stated the water authority's engineer has modeled it for us with those connections and the system works. Mr. Courduff asked Mr. Smith if he has met with the Chief of the volunteer fire department to go over the placement of fire hydrants? Mr. Smith said he has and he will address further with the land development review. Mr. Smith asked Ms. Harper if the easements would be required to be in place before the plans are recorded. Ms. Harper stated per condition number eight in the order, the plan shall be revised to show how public water and sewer service will be provided to each lot.

Ms. Harper asked if anyone else had any questions at this time. Mr. Esposito said he wanted to state on record that he has reviewed the conditions in the order as well and Sean Smith and SKAOS are okay with the conditions listed. With there being no further questions or comments at this time the hearing was closed at 7:37 p.m.

Mr. Courduff made a MOTION to approve the Conditional Use Application of LifeQuest, Fifth Revised Unified Master Plan, for the premises known as Milford Village Center fronting John Fires Highway, Mill Hill Road, Portzer Road and Old Bethlehem Pike. The motion was seconded by Mr. Mininger and passed unanimously.

Land Development:

SKAOS LLC, Alpas Wellness Campus at Milford Village, TMP# 23-015-110-002, 2460 John Fries Highway, Preliminary Plan of Land Development – Wellness Center and Memory Center. Mr. Marty Smith of Pany & Lentz Engineering gave a brief overview of the proposed land development plan, which consists of a 45,000 square foot memory care facility with an administrative office and utility building and a 70,000 square foot wellness center in Section 6 of Milford Village. The Applicant is currently seeking Preliminary Plan approval for the wellness center only. The original intention was to construct all three buildings simultaneously, however; the project will now be phased. Mr. Smith stated during the design phase the square footage of the wellness center was increased to approximately 84,000 square feet and the office building increased to 7,000 square feet. With the increase in impervious surface coverage, the property will remain in compliance with the allowable impervious surface coverage. Mr. Smith stated the parking area was designed in a way to help preserve the existing trees. Mr. Smith noted that the parking calculations shown on the plan are not clear and will be revised.

Mr. Strunk asked Mr. Smith how the proposed gate at the driveway access on Old Bethlehem Pike would work and what would happen if there were a fire. Mr. Smith stated they are coordinating with the Milford Township Volunteer Fire Department, Code Enforcement, and the applicants architect to develop a feasible plan. A twenty-foot wide access will be provided as well as additional fire hydrants, which will be shown on the Final Plan. Mr. Courduff expressed his concern with access to the private driveway off of Old Bethlehem Pike and stated there is an elementary school located adjacent to the project. Speeding vehicles on Old Bethlehem Pike remains a concern. Mr. Courduff inquired about deliveries that would be made to the property. How would deliveries be made, by FedEx, UPS, or semi-truck? The Board of Supervisors have not seen a plan showing the entrance to the private drive and would like to know if there is enough room for larger trucks. Mr. Smith stated a plan has been submitted to PennDOT for their review, as Old Bethlehem Pike is a state road. He further stated delivery trucks would utilize the private drive for deliveries to the site. Mr. Sean Smith of Alpas added the gates are proposed to reduce the flow of public traffic on the private drive. Service trucks will be instructed to make deliveries to the site via 663. He further stated it is intended that staff and clients of the wellness center would use the private drive. Mr. Courduff asked how delivery personnel would know that deliveries to the site are only to be made via 663 when GPS may

direct them to use Old Bethlehem Pike. Mr. Smith said Alpas would notify them of the delivery instructions and which route to use. Mr. Sean Smith stated the largest truck that he foresees accessing the site would be a box truck, which would make weekly deliveries. Mr. Courduff stated with the amount of traffic utilizing Old Bethlehem Pike he would like to make sure all issues are taken care of. Mr. Smith stated he would forward a copy of the scoping notes from the meeting had with the applicant and PennDOT.

Mr. Vey asked Mr. Smith if the plan is to use Old Bethlehem Pike for an entrance during construction. Mr. Andersen stated he recommends the construction begin on the interior of the site and proceed to the exterior of the site. Mr. Smith said they would probably start construction in the same fashion when Mill Hill Road was utilized. Mr. Smith stated the applicant couldn't be restricted from using access belonging to them.

Ms. Harper asked the Applicant if they have seen and have had time to review the draft resolution for their proposal. Mr. Sean Smith stated he has and is okay with the conditions listed. Mr. Smith stated there is a discrepancy in the square footage listed for the wellness center. The resolution should be updated to state the wellness center is proposed to be 84,000 square feet not 70,000 square feet as listed. Ms. Harper asked the Board of Supervisors if they saw any problems in making this change. All three members stated they saw no problems with the revision of the resolution.

Mr. Courduff inquired as to what the internal trail system will look like and if there would be connections to the exterior trails. Mr. Sean Smith stated he wants to see public interaction with the patients of the memory care facility, however; the patient of the wellness center is opposite when it comes to public interaction. Ms. Sean Smith said he would like to keep the area around the wellness center as secluded as possible. Mr. Sean Smith asked Mr. Courduff what the Board of Supervisors would like to see. It was stated a trail system throughout the site with external connectors would be welcomed. Ms. Sean Smith stated with HIPA regulations and privacy issues a public trail system around and throughout the wellness center will most likely not happen. Future trails around and throughout the memory care facility will be possible to accomplish. Mr. Smith said it would be beneficial to those patients of the memory care to engage in public interaction.

Ms. Harper asked if there were any questions at this time. Mr. Bubba of St. Luke's inquired as to what services are actually being provided and if a wellness center fits into the use classification noted on the plan. Ms. Harper stated the applicant had received conditional use approval for the proposed use. Mr. Bubba recommended condition #7 on the order be revised to reference such. Mr. Bubba asked if the proposed wellness center was circular. Mr. Smith replied that yes, the wellness center and the memory care are both circular. Mr. Bubba stated the current land development plan shows the proposed memory care facility and if this was the final step needed for the memory care. Ms. Harper stated that no approvals have been granted for the memory care. Mr. Smith stated the memory care facility is shown on the plan but is not included as part of the current plan review. As stated previously this evening, the project is to be built in phases, phase I will be the wellness center. There were no further questions or comments at this time.

Mr. Courduff made a **MOTION**, seconded by Mr. Mininger and passed unanimously, to approve Resolution No. **2020-13** for preliminary approval of land development plans with conditions for the Alpas wellness community in Milford Village Section 6. The motion was seconded by Mr. Mininger and passed unanimously. The following conditions shall apply:

1. The plans must be revised to be consistent with an approved Fifth Revised Master Plan for the Milford Village AMU site before final approval
2. The plans must be revised to be consistent with approved plans for the road presently called Mill Hill Extension East, which is to be a private road owned by the landowners in Milford Village, and not dedicated to Milford Township, and named as "Mill Hill Road East" or with a name suitable for the site and acceptable to the Board of Supervisors of Milford Township on the final plans.
3. For final approval, the plans must be revised to show that the proposed lot consolidation which affects Milford Village Section 6, and which has been referred to as the "Alpas & Brown Lot Consolidation Plan" has been approved by the Milford township Board of Supervisors before final approval of the Section 6 Land Development Plans, and in accordance with the recommendation of the Bucks County Planning Commission, trails shall be added at appropriate locations on site with connections to Milford Township trails off site.
4. Before final approval, the plans must be revised so that access into and out of the site is consistent with an approved Master Plan for the Arterial Mixed Use Overlay District site, and that the roadway shown on the plans as "Driveway B", fronting on the John Fries Highway, State Route 663, not be utilized for access to Section 6 as the location and design of the roadway have not been approved by Milford Township.
5. Before final approval, the plans must be revised to show access and egress for the Section 6 site, from "Mill Hill Road East" on the Plans, a private roadway given that name or another name consistent with the site and acceptable to the Board of Supervisors. As a condition of final approval, the Applicant will be required to post financial security for any and all public improvements, including but not limited to "Mill Hill Road East", and the roadway marked "Driveway G" which must also be given a road name acceptable to the Board of Supervisors.

6. The final plans must be revised to be consistent with the conditional use approval granted by the Milford Township Board of Supervisors, June 4, 2019.
7. Prior to final approval, the plans must be revised to comply with the review letters of the Township Engineer, Andersen Engineering Associates, Inc. dated March 17, 2020, March 18, 2020 (Consolidation Plan), March 19, 2020 and April 17, 2020 (relating to the "Mill Hill East Extension"), March 26, 2020, April 17, 2020 (regarding fire access required), April 23, 2020, and any review letters regarding stormwater management.
8. Before final approval, the plans must be revised to show an easement to discharge stormwater from the site onto other properties in Milford Village, by recorded easement, and the Applicant must produce and record an easement allowing for the discharge of stormwater prior to recording final plans.
9. Prior to receiving final approval, the Applicant must show that the Milford Township Trumbauersville Area Sewer Authority has capacity and will service the development with public sewer service, and that the Milford Township Water Authority has capacity and will serve the development with public water service; prior to recording final land development plans, agreement with the Milford Township Trumbauersville Sewer Authority and the Milford Township Water Authority must be executed and delivered to Milford Township.
10. Final approval of land development plans for Section 6 will be conditioned upon approval of outside agencies necessary for the development, including but not limited to the Bucks County Conservation District, the Pennsylvania Department of Transportation, and the Pennsylvania Department of Environmental Protection.
11. Final approval of land development plans for Section 6 will be conditioned upon being revised to show how the site will be served by public water and public sewer, and construction sequencing details that show how construction vehicles will access the site.
12. The conditions of the conditional use approval of June 4, 2019 are incorporated herein as fully as though set forth verbatim.
13. No waivers are intended to be granted from any requirement of the Milford Township Subdivision and Land Development Ordinance. Prior o final approval, the applicant shall submit a list of waivers requested.
14. Prior to receiving final approval, the plans must be revised so that all easements, notes, restrictions, and references shall be in a form acceptable to the Township Solicitor and the Township Engineer.
15. This preliminary approval for the ALPAS Wellness Community as part of Milford Village Section 6, will expire in two (2) years from the date of this Resolution if plans for final land development approval are not submitted, unless extended in writing by the Township.
16. If an appeal is not taken from the approval of this Resolution within thirty (30) days of the date it is approved, the Applicant will be deemed to have accepted these conditions.

Public Comments: No public comment was received.

Adjournment: With there being no further business, Mr. Strunk adjourned the May 5, 2020 meeting at 8:14 p.m.

Milford Township Board of Supervisors'
Meeting Minutes of June 3, 2020
7:00 P.M.

Attendance: Supervisors present was Charles Strunk, Chair; Thomas Courduff, Vice Chair; and John Mininger, Member. Staff present was Jeffrey Vey, Township Manager; Devan Ambron, Secretary; Kate Harper; Township Solicitor; and Pete Andersen; Township Engineer.

Mr. Strunk, Chairman, called the June 3, 2020 Board of Supervisors meeting to order at 7:01 p.m.

Approval of Minutes: Mr. Courduff made a MOTION to approve the minutes from the May 5, 2020 Board of Supervisors meeting. Mr. Mininger seconded the motion. The motion passed unanimously.

Financial Reports: By MOTION made by Mr. Strunk, seconded by Mr. Courduff, and passed unanimously the Treasurer's Reports dated February 2020 and March 2020 were approved.

Mr. Stunk made a MOTION to approve the Bills List of June 3, 2020. Mr. Courduff seconded the motion. The motion passed unanimously.

Announcements:

Zoning Hearing Board- The Milford Township Zoning Hearing Board will meet on Tuesday, June 9, 2020 at 7:00 p.m. to consider the following:

The application of Cameron Fowler for a Variance/Interpretation from Section 404.H2, to allow the construction of a storage building at 2,400 square feet with a maximum height of 23 feet 4 inches where 18 feet is permitted. The property is located at 2235 Steinsburg Road, TMP# 23-002-076, in the RD Zoning District. Mr. Strunk asked Mr. Cordero if the applicant is proposing any stormwater management controls. Mr. Cordero responded that stormwater management will be discussed at the Zoning Hearing Board Meeting, and that the property is fairly good sized. Mr. Stunk stated a rain garden may be a good option.

The application of Samantha Butler for a Variance from section 404.H2(g) to allow the construction of a swimming pool 10 feet from the property line where 25 feet is required. The property is located at 1759 Everly Way, TMP# 23-027-067, in the SRM Zoning District. Mr. Courduff inquired as to the size of the proposed pool and asked if the neighboring property also has a pool, as there are concerns with the backwashing of the pools.

The application of Alan and Andrea Getty for a Variance from Section 404.H2(g) to allow the construction of a storage building at 1,768 square feet with a maximum height of 22 feet 3 inches where 18 feet is permitted. The property is located at 2084 Portzer Road, TMP# 23-019-004, in the SRL Zoning District. Mr. Mininger stated the height of the proposed storage building would not have any interference with the airport requirements nor does there appear to be any encroachments present.

Correspondence:

Mr. Mininger presented the Bucks County Airport Authority Minutes of April 8, 2020. The project pertaining to the clearing of trees at the newly acquired Bernabei property located at 2255 Milford Square Pike is still underway. The clearing of the most obstructive trees will be performed in the area of runway 1-1. Once complete lower growing trees will be planted.

Reports:

Code Enforcement: Mr. Cordero presented the Code Enforcement Report for May of 2020. A total of fifteen permits were issued. Three zoning permits, four residential renovation permits, one residential addition, three residential accessory permit, and four commercial permits. A total of eleven Use & Occupancy permits were issued and no fire inspections were performed due to Covid-19. Mr. Cordero stated fire inspections would begin to be scheduled again in July.

Public Works: Mr. Winkler presented the May 2020 report. Asphalt Maintenance Solutions completed oil and chipping n Titlow, Bleam, Mill Hill, and Milford Square Pike. A large dead ash tree was removed on Brinkman Road. Blooming Glen Contractors delivered millings from the Turnpike project. Stumps were grinded and areas were trees were removed were re-seeded in the Milford Square Estates. Dave's Services helped to remove large dead ash trees that were leaning over private

property on Mill Valley. Mr. Courduff stated there has been a lot of effort working on the topsoil on the Blough Farm. Mr. Courduff asked where the topsoil would be stored. Mr. Winkler said the topsoil would be stored in the old salt shed to ensure we always have dry topsoil **on hand**.

Mr. Vey stated a 2005 John Deere garden tractor was sold for $1,100 through Municibid. A Kubota was also listed for sale but failed to meet the reserve bid of $7,000. A bid in the amount of $4,100 was received. Mr. Strunk recommends the ad be run again late summer or early in the spring.

Managers Report: Mr. Vey stated he has received a request from a resident on Old Bethlehem Pike that something be done regarding the noise created from truck jake-brakes as well as the size of trucks traveling on Old Bethlehem Pike. It was stated that Old Bethlehem Pike is a PennDOT owned/maintained road and Milford Township would need to request a study be performed. Mr. Vey stated he recommends we request a study be done regarding trucks on Old Bethlehem Pike, between Brick Road and Grant Road.

Mr. Vey reported we are past the Rosenberger Bridge PA bulletin 30- day publication for the Low Volume grant request. Comments have been received from Fish & Boat with a number of items to be addressed. The major item is the matting that is to be used for the control of scouring of the bridge. Fish & Boat does not want anything other than a natural channel. A meeting via Zoom, including Milford Township, DEP, Fish & Boat, Andersen Engineering, and the Conservation District, will be scheduled in the near future. Mr. Courduff asked if this is due to the high quality watershed. Mr. Vey stated the goal to achieve is natural channels at every bridge. Mr. Mininger asked if a November start date would occur. Mr. Vey stated he is hoping for an August start date. Mr. Courduff asked what the requested amount of the grant was. Mr. Vey stated in the area of $250,000.

Subdivision/Land Development:

Mood, Preliminary Plan of Lot Line Change, TMP#23-015-058 and 23-015-058-005: Mr. Scott Mease of Mease Engineering gave a brief overview of the proposal which includes the conveyance of one acre from the adjoining property, TMP# 23-15-058-055 to property belonging to the applicant, TMP# 23-005-058. After the conveyance the Applicant's property will total 14.675 acres and the neighboring parcel will total 3.851 acres. The intent is to acquire this one-acre to connect two properties belonging to the Applicant. No development is proposed.

Mr. Mease stated the comments found in Andersen Engineering Associates review letter dated May 15, 2020 would be satisfied. Mr. Mease further stated the plan is very straightforward to which Mr. Andersen agreed. The comments found on the Andersen Engineering Associates letter dated May 15, 2020 include the following:

ZONING

Z-1 The plan refers to a 25-foot half width "legal right-of-way" along Brick Tavern Road. The Township should verify that the ultimate right-of-way (25-foot half width) has been dedicated to the Township.

Z-2 These properties were created through a subdivision of land of Roxie Richards in 2011. In addition to the conservation easements shown on this plan, TMPs 23-15-58 and 23-15-58-5 are subject to "On-lot Sewage System Replacement Reserve" easements, and TMP 23-15-58-5 is further subject tot a "Stormwater Management Seepage Area" easement. The locations of these easements, with ties to property corners, should be shown on the plan. A Lot Area Tabulation should be shown on the plan to verify gross and net areas.

Z-3 Section 502e defines "minimum lot areas". For this zoning district, the lot must have at least one acre of contiguous and useable land (land outside of restrictive easements). The plan should be revised to show the size of the contiguous and useable area for TMP 23-15-58-5.

SUBDIVISION

SALDO-1 The applicant has requested a waiver from the following:

- Sections 505,516b, 519, 604d, 608, and 609 which include road widening and the installation of curbs and sidewalks
- Section 520a the planning of street trees
- Section 701e the submission of an Existing Resource and Site Analysis May; and Section 701e2 a map showing features within 400 feet of the property.

SALDO-2 Although we believe there isn't a requirement for "normal" shaped lots, this lot line adjustment creates an odd shape for TMP 23-15-58.

SALDO-3 New legal descriptions for each lot, the parcel to be transferred, and the new conservation easements will be required.

SALDO-4 The plans shall be revised to provide bearings and distances for all of the restrictive easements, especially along the frontage of TMP 23-15-58 and along the easterly side of TMP 23-15-58-5.

Mr. Courduff asked Ms. Harper what her opinion was in granting Preliminary/Final Approval. Ms. Harper stated due to the simplicity of the proposal she would recommend such an approval. Mr. Vey stated the applicant has expressed interest in placing this property into the Agricultural Security Area and will meet the requirements following approval of the proposed lot line change. Mr. Mease stated he was not aware of his client's further intentions with the proposed property. Mr. Courduff stated he has concerns with the number of comments listed on the Andersen Engineering Associates review letter. Mr. Andersen stated the comments are straightforward. The plans must be revised to show all easements on the property.

Mr. Courduff made a **MOTION** to approve Resolution No. **2020-14**, granting Preliminary/Final approval with conditions, to Application of Thomas C. Mood and Matthew T. Mood for a Lot Line Change. Mr. Mininger seconded the motion. The motion passed unanimously. The following conditions shall apply:

LifeQuest, Preliminary Plan of Land Development, Mill Hill Road East Extension, TMP#23-015-115-004, 23-015-115-054, and 23-015-121-Tabled

The Board of Supervisors had a brief discussion regarding traffic along 663 in the area of the proposed. What access should look like in front of the proposed Section 9 was discussed. It was stated that in the past Milford Township has utilized the concept of reverse road frontage, which has worked. The placement of existing traffic signals was discussed as well as proposed traffic signals.

Public Comments: No public comment was received.

Adjournment: With there being no further business Mr. Strunk adjourned the June 3, 2020 meeting at 7:39 p.m.