

**Milford Township Board of Supervisors’
Minutes of January 4, 2021 Reorganizational Meeting**

Call to Order: Chairman Charles Strunk called the meeting to order at 7:07 p.m.

Attendance: Supervisors present: Charles Strunk, Chair; Thomas Courduff, Vice Chair; and John Mininger, Member. Staff present: Jeffrey Vey, Township Manager; Devan Ambron, Secretary; Peter Andersen, Township Engineer; Kate Harper; Township Solicitor; David Winkler, Public Works Director; Nathan Cordero, Zoning Officer; and Christopher Kletzing, IT Manager;

Appointment of Temporary Chair and Temporary Secretary:

Mr. Strunk appointed Mr. Vey to Temporary Chair and Temporary Secretary.

Nomination of Permanent Chair and Vice Chair

Upon nomination by Mr. Mininger, seconded by Mr. Courduff, 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. Strunk, 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 presented the Board with the list of Appointments, Reappointments and Modifications of Appointments for 2021.

		<u>Term Expires</u>
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	
Designation of Official Depository	PLGIT, QNB, TD Bank and Univest	
Code Enforcement	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)	Cameron Waite, Vice	12/31/2023
	William J. Buchanan (Alternate)	12/31/2022
Zoning Hearing Board Solicitor	High Swartz LLP, Thomas E. Panzer, Esquire	
Vacancy Board (1-Year Term)	Stephen Shelly	12/31/2021
Planning Commission (4-Year Term)	Fran Murray	12/31/2024
Park and Recreation (5-Year Term)	Carol Monahan	12/31/2025
Building Code of Appeals (3-Year Term)	Estelle Eberhardt	12/31/2023
Milford Township Water Authority (5-Year Term)	Arnold Mancini	12/31/2025
Milford Trumbauersville Area Sewer Authority (5-Year Term)	Robert Smith	12/31/2025

Mr. Strunk made a **MOTION** to approve **Resolution No. 2021-01**, Appointments, Reappointments and Modifications of Appointments. The motion was seconded by Mr. Courduff and passed unanimously.

Resolution No. 2021-02

Mr. Strunk stated the earned income tax rate for 2021 remains 1.75% which is divided between the following entities: 1% to the Quakertown Community School District, 0.50% to Milford Township General Fund, and 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. 2021-02**, Establishing the Earned Income Tax Rates for 2021. The motion was seconded by Mr. Courduff and passed unanimously.

Resolution No. 2021-03

Mr. Strunk 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 not been increased in over forty years.

Mr. Strunk made a **MOTION** to approve **Resolution No. 2021-03**, Levying a Tax Upon Real Property. The motion was seconded by Mr. Courduff, and passed unanimously.

Resolution No. 2021-04

Mr. Strunk stated the fee schedule, as discussed at the last meeting, includes an amendment to the Building/General Permit Fee Schedule. The Fee Schedule has been revised to allow for one Schedule for Building Permit Fees, Electrical Permit Fees, Plumbing Permit Fees, and Mechanical Permit Fees. Mr. Courduff questioned Mr. Cordero on how new construction of a single-family home will be computed. Mr. Cordero stated the same rate is used in computing the fees in square footage. Mr. Courduff further questioned Mr. Cordero on the fees assessed for sprinkler heads inspections. Mr. Cordero stated fees are assessed on the time it takes to perform the inspection, not necessarily on the number of sprinkler heads being inspected.

Mr. Strunk made a **MOTION** to approve **Resolution No. 2021-04**, Fee Schedule for Service. The motion was seconded by Mr. Courduff and passed unanimously.

Resolution No. 2021-05

Mr. Strunk 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. 2021-05**, Street Light Assessment. The motion was seconded by Mr. Mininger and passed unanimously.

Mr. Courduff was nominated by Mr. Strunk as the Voting Delegate for Milford Township at the 2021 PSATS Convention being held at Hershey Lodge on April 18 through April 21, 2021. Mr. Courduff stated it is unknown at this time if the meeting will be a virtual meeting or an in person meeting at this time. If the meeting is held as an in person meeting Mr. Courduff stated he would assess his attendance at that time.

Mr. Strunk made a MOTION to nominate Mr. Courduff as the Voting Delegate of Milford Township at the 2021 PSATS Convention being held on April 18th through April 21, 2021. Mr. Mininger seconded the motion.

With their being no further business, Mr. Strunk adjourned the reorganizational meeting at 7:16 p.m.

**Milford Township Board of Supervisors’
Minutes of January 4, 2021 Meeting**

Attendance:

Supervisors present: Charles Strunk, Chair; Thomas Courduff, Vice Chair; and John Mininger, Member. Staff present: Jeffrey Vey, Township Manager; Devan Ambron, Secretary; Peter Andersen, Andersen Engineering; Catherine Harper, Township Solicitor; David Winkler, Public Works Department; Nathan Cordero, Zoning Officer; and Christopher Kletzing, IT Manager.

Chairman Strunk called the Regular Meeting of the Milford Township Board of Supervisors to order at 7:17 p.m.

Approval of Minutes:

Mr. Courduff made a **MOTION** to approve the Board of Supervisors Meeting Minutes of December 1, 2020 & December 15, 2020 as written. Mr. Mininger seconded the motion. The motion passed unanimously.

Financial Report:

Having reviewed the current bills list, Mr. Strunk made a **MOTION** to approve the invoices for payment, along with the Treasure’s Report of November 30, 2020. Mr. Mininger seconded the motion. The motion passed unanimously.

Land Development:

Swartley 3-Lot Subdivision, Sketch Plan, 1450 Allentown Road, TMP#23-021-050, Ms. Cynthia Smith of Horizon Engineering was in attendance to present the proposed plan of subdivision on behalf of the owners James and Evelyn Swartley and Dennis Swartley. The Applicant(s) proposes to subdivide a 12.93-acre parcel located along the western side of Allentown Road, north of Elm Avenue, into three single-family detached lots. Lot 1 would consist of 2.77-acres and will contain an existing nonconforming dwelling and two detached garages. Lot 2 would consist of 3.01 acres with a proposed single-family dwelling with required improvements. Lot 3 would consist of 6.59-acres with a proposed single family detached dwelling and required improvements. The site is to be served by individual on-lot wells and public sewer. Ms. Smith stated wetland and woodland areas are present. Any waivers requested will be addressed at the preliminary phase.

Mr. Courduff stated there are concerns with stormwater in the general area of the site. The site also contains a substantial area of wetlands and watercourses. There have been problems downhill in the area of Yankee and Allentown Roads that has been mitigated by many measures over the years. This site contributes to the potential flooding of that area. With installation of impervious surface, greater problems could be created. This area must be addressed. Mr. Strunk stated the designation of Waters of the US should be verified and labeled appropriately on the plan. Ms. Smith stated she would look at the stormwater calculations closely.

Mr. Vey stated the site capacity calculations should indicate that 3.78 acres of open space are required and a determination of how this requirement will be met. Discussed at this time was the possible donation of the rear most portion of proposed Lot 3, which is an odd shaped area. It was asked if the owner(s) have had a discussion regarding the donation of this piece of property. The Township is in ownership of open space land that is adjacent to this piece of property. Ms. Smith stated a conversation regarding the donation for open space purposes would be discussed.

Mr. Strunk asked Mr. Winkler if clearing of the right-of-way would be required. Mr. Winkler stated most of the trees present are located under the existing wires. A discussion was had regarding the proposed driveways. Mr. Strunk stated Lots 2 and 3 should combine their driveways into a single access at Allentown Road. If necessary a waiver of the SALDO requirements for a 5ft driveway setback may be requested. Mr. Vey stated the Board of Supervisors might be favorably disposed to grant a SALDO waiver of the 5ft driveway setback to allow the combination of driveways to happen. Mr. Vey noted that the Milford Township Planning Commission pointed out that Lot 3 has a long drive that should anticipate vehicles coming from each direction that will need to pass. The drive appears to be too close to one corner and should make provisions for vehicles to pass.

With there being no further discussion at this time it was noted that the proposal was found to generally conform with the density provisions of the Zoning Ordinance, but was found to lack conformance with the required open space provisions found in section 501 of the Zoning Ordinance. Additionally, the design needs to demonstrate

compliance with subdivision and land development regulations and to satisfactorily address the issues raised in the review letters of Andersen Engineering and the Bucks County Planning Commission. Any waiver requests will be considered with future Plan submissions.

Quaker Pointe Hotel, 1915 John Fries Highway, TMP#23-010-021-001-Tabled

Correspondence:

Mr. Mininger presented the Bucks County Airport Authority November 2020 Meeting Minutes. Mr. Mininger stated the multimodal grant application has been submitted. Mr. Mininger reported the PennDOT comments have been addressed for the obstruction clearing agreement with Milford Township. A preliminary bid meeting will be scheduled. Mr. Mininger stated he would like to see the obstructions removed before the spring when the leaves start coming out, which is also a good time of year to replant.

Mr. Vey presented the Bucks County Planning Commission Annual Household Hazardous Waste Program commitment renewal. A three-year contract was put into place running from 2017-2020 to contribute to the County run, regional Household Hazardous Waste Program. Due to the unprecedented times, as a result of the COVID-19 pandemic, the Bucks County Planning Commission has requested communities to extend the commitment through 2021. A contribution in the amount of \$1,327.32 has been requested.

Mr. Strunk made a **MOTION** to approve a contribution in the amount of \$1,327.32 to the Bucks County Planning Commission Household Hazardous Waste program for 2021. Mr. Courduff seconded the motion, the motion passed unanimously.

Mr. Vey presented an Eagle Scout Project proposal for Molasses Creek Park. Mr. Juszynski proposes to rehab the five workout stations located in the lower area of the park. The proposed project encompasses all five stations and would consist of building platforms, to prevent patches of mud and dirt, for the stations to stand on similar to the foundation of the other workout section of the park. The project would also include sanding and repainting the actual stations as well as repairing the sign located at each workout station. Mr. Strunk stated Mr. Juszynski should coordinate with Mr. Winkler to discuss the details such as paint color and materials to be used. Mr. Winkler stated he feels this is a good project to complete.

Other Business:

Mr. Vey presented the Board with the RACP Grant for St Luke's Redevelopment Assistance Capital Grant. Mr. Vey stated the township would act as a pass-through for the 2.5 million dollar funding for the building of the future addition. Mr. Courduff asked Mr. Vey what the Township's involvement would be. Mr. Vey stated the involvement would be strictly administrative. Mrs. Harper stated she has reviewed the agreement and the agreement has been revised to hold the township harmless. The grants in this situation are more reimbursements. Mr. Courduff asked Mrs. Harper if the township would definitely be held harmless. Mrs. Harper said yes, the Township would be held harmless.

Mr. Strunk made a **MOTION** to approve **Resolution No. 2021-07** Redevelopment Assistance Capital Grant in the amount of Two Million Five Hundred Thousand Dollars (2,500,000.00) on behalf of St. Luke's Health Network. Mr. Mininger seconded the motion. The motion passed unanimously.

Mr. Vey presented the Board with the Milford Village Alpas Wellness Campus Sewage Facilities Planning Module. Mr. Courduff asked Mr. Andersen if it was found to be in compliance. Mr. Andersen stated it was and it is found to be acceptable for approval.

Mr. Strunk made a **MOTION** to approve **Resolution No. 2021-08** Resolution for Sewage Facilities Planning Module for Alpas Wellness Campus. Mr. Courduff Seconded the motion. The motion passed unanimously.

Mr. Vey presented the Georgiadis Deed of Dedication of right-of-way for the property located at 2080 Esten Road. Mr. Winkler stated the Esten Road and Wright Road right-of-way have been cleared as required by the approval of subdivision.

Mr. Courduff made a **MOTION** to accept the Georgiadis Deed of Dedication of right-of-way for the property located at 2080 Esten Road, TMP Nos. 23-020-060-001, 23-020-159, and 23-020-159-001. Mr. Strunk seconded the motion. The motion passed unanimously.

Reports:

Code Enforcement: Mr. Cordero presented the Code Enforcement Report for December 2020. A total of 15 permits were issued in December: 4 zoning permits, 6 residential renovation permits, 4 residential accessory permits, and 1 commercial permit. A total of 14 Use & Occupancy permits were issued and no fire inspections were performed. Mr. Cordero stated fire inspections will resume this month.

Public Works Department Reports: Mr. Winkler presented the Public Works Departmental report for December 2020. Mr. Winkler stated the Public Work crew spent a lot of time this month cleaning up from storm damage. Seven Douglas Fir trees were planted in the open space at Valley View Two and finished putting up snowplow stakes throughout the township. The crew replaced 36" cross pipe on Mill Pond Road. The crew had to patch close to 14 water boxes and 6 manholes on the new section of Mill Hill Road. Salting and plowing occurred one time this month. Mr. Winkler stated he was out to the Beechwood Acres development prior to the recent heavy rainfall to ensure the drainage areas were open. Repairs were made to the drainage on Mill Hill East. Mr. Vey stated an invoice for the repairs will be send to LifeQuest. Mr. Winkler stated the bridge replacement on Upper Ridge Road in the area of Finland Road has been completed and is open at this time. Mr. Winkler stated PennDOT has seen the project through. Mr. Winkler stated the crew completed two rounds of salting and 2 rounds of plowing with the winter storm. Mr. Courduff asked Mr. Winkler if brine is used on township roads. Mr. Winkler stated it is not and he does not see any benefits in the use of brine as it is mainly used for high volume roads. Mr. Mininger stated depending on the temperature the use of brine could potentially create black ice.

Milford Fire Company Reports for December 2020: Chief Butler presented the Milford Fire Company report for December. A total of 18 calls were received: 2 structure, 1 rescue, 8 fire alarms, 1 hazmat, 2 mutual aid, and 4 miscellaneous calls. The MTVFC continues to meet with Trumbauersville Fire Company on a regular basis and the dual response for the daytime has been working great. Richland Township would like to meet. Mr. Butler stated they are hoping to meet sometime in March. Mr. Butler stated they have been talking with Tylersport Fire Company for the Turnpike calls. The Fire Company continues to peruse the purchase of new computers tablets and/or iPads for the frontline apparatus. The Fire Company is also looking to replace the Deputies vehicle and looking into purchasing a vehicle for the Assistant. The AFG grant was not received this round even after using a professional grant writer. Mr. Butler stated he will be reaching out to Toomey and Casey about not receiving anything for the SFG for the last 7 years. The Fire Company will be completing the Bi-Annual Fire Response review this year. The Fire Company will be meeting with the County Radio Room to go over the new dispatch system. The Fire Company has been keeping an eye on some of the business in the township as they have been blocking the fire hydrants. Mr. Butler stated the year-end report for 2020 will be given at the February Board of Supervisors meeting.

Mr. Strunk stated the Trumbauersville Fire Company Report for December 2020 is available for review.

Manager Reports: Mr. Vey stated the Township Hough Associates has submitted for the annual Recycling Performance Grant and the Township will be awarded \$20,617.

Mr. Vey reported the Department of Conservation and Natural Resources notified the township that the requested Splash Pad and Splash Pad Parking Expansion Grants were not awarded. This was the second year in a row the township was not selected to be awarded the grant.

Mr. Vey stated the PA Turnpike Doerr Road Vacation continues to be discussed at this time. Mr. Courduff has requested a more accurate description of the access road. Mr. Vey stated a description will be obtained. Mrs. Harper stated the proposed agreement involves the vacation of a portion of Doerr Road. This should be pure mechanics. Mr. Courduff asked Mrs. Harper if additional information for the neighboring properties is required. Information was given previously, and good discussions were had. Mr. Courduff stated it may be good to put detailed information on the township website. Mrs. Harper inquired if there were any serious objections given previously. Mr. Vey stated there were few concerns not objections. Mr. Strunk noted on page 4, Chapter 11 of the Agreement it is stated that the township agrees to hold the Commission harmless once the improvements are completed. Mr. Strunk asked if the Commission would enter into an 18-month maintenance period. If the township is to maintain Mr. Courduff stated he would like to have Andersen Engineering inspect prior to the possession of the township.

Escrow Release:

Mr. Strunk made a **MOTION** to approve the escrow release request for the Georgiadis, Minor Subdivision for the property located at 2080 Esten Road, TMP Nos. 23-020-159, 23-020-159-001, and 23-020-160-001. Mr. Courduff seconded the motion. The motion passed unanimously.

Public Comments:

Mrs. Ambron stated there was not public comment received.

Adjournment:

With there being no further business Mr. Strunk made a MOTION to adjourn the January 4, 2021 regular meeting of the Milford Township Board of Supervisors at 8:17 p.m. Mr. Strunk announced the Board will meet in executive session to discuss personnel issues.

Milford Township Board of Supervisors' Meeting Minutes of February 2, 2021

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

Attendance: Supervisors present: Charles Strunk, Chair; Thomas Courduff, Vice Chair; and John Mininger, Member. Staff present: Jeffrey Vey, Township Manager; Devan Ambron, Secretary; Peter Andersen, Township Engineer; Kate Harper; Township Solicitor; David Winkler, Public Works Director; Nathan Cordero, Zoning Officer; and Christopher Kletzing, IT Manager;

Approval of Minutes:

Mr. Courduff made a **MOTION** to approve the Board of Supervisors Re-Organization Meeting Minutes of January 4, 2021 along with the regular scheduled Meeting Minutes of January 4, 2021 with minor clerical changes. Mr. Mininger seconded the motion. The motion passed unanimously.

Financial Report:

Having reviewed the current bills list, Mr. Strunk made a **MOTION** to approve the invoices for payment, along with the Treasure's Report of December 2020. Mr. Mininger seconded the motion. The motion passed unanimously.

Mr. Courduff made a **MOTION** to authorize the annual contribution distribution to the volunteer fire companies as follows: Milford Township Volunteer Fire Company annual contribution in the amount of \$28,000 to be distributed in quarterly payments of \$7,000 along with a one-time equipment purchase allocation in the amount of \$12,600. Trumbauersville Volunteer Fire Company annual contribution in the amount of \$14,000 to be paid in quarterly payments of \$3,500 along with 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 to be paid in quarterly payments of \$700 along with a one-time equipment purchase allocation in the amount of \$1,200. Mr. Strunk seconded the motion. The motion passed unanimously.

Mr. Courduff made a **MOTION** to authorize the annual contribution schedule to the Senior Center. The contributions shall be paid monthly at \$500 per month. Mr. Strunk seconded the motion. The motion passed unanimously.

Announcements:

Mr. Cordero stated the Milford Township Zoning Hearing Board would meet Tuesday, February 2, 2021 to hear the application of Milford Township/ Bull Dog Insulation the property located at 1981 Trumbauersville Road, TMP# 23-020-058-001 in the RP zoning district. The Applicant seeks a Special Exception under Section 808, to allow a change in Non-conforming use from a tractor supply sales and repair to a contracting insulation business. Mr. Vey stated the Planning Commission has conducted a review of the application and has made a recommendation that the applicant be required to install proper screening around the trash collection area along with the installation of a port-a-potty, which shall also be properly screened.

The application of David Dawidowicz for the property located at 2119 Barley Drive, TMP# 23-004-068, in the SRM zoning district. The Applicant seeks a Special Exception to allow a home occupation for a professional office for the business as a broker of firearms and ammunition. The Board took no action on the application.

The application of Jeffrey and Antoinette Arner for a Variance from section 404 H2 to allow the construction of a garage at a height of 22 feet 6 inches where 18 feet is permitted. Located at 2095 Keiper Rd., TMP# 23-001-074-001 in the RA zoning district. The Board took no action of the application.

Conditional Use:

St. Luke's Hospital, Sixth Revised Master Plan- St. Luke's West Wing Expansion, 3000 St. Luke's Drive, TMP# 23-015-115-003. Mrs. Harper opened the hearing. No parties were presented other than the applicant. It was stated that many items found in review of the Conditional Use review are relevant to proposed land development. Mr. Bubba presented a brief overview of the proposal. St. Luke's is the owner of 36.8 acres located in the AMU Zoning District. The previously

approved Master Plan allotted for a Hospital to be constructed totaling 250,000 square feet. St. Luke's has constructed a hospital totaling 132,000 square feet and now seeks approval to construct an 118,000 square foot addition to the existing hospital. Mr. Bubba stated the proposal complies with Section 1108 of the Zoning Ordinance. Mr. Bubba further stated the plan before the Board tonight is nearly identical to the approved Fifth Revised Master Plan which shows the footprint of the proposed addition. It was further stated that all requirements have been met and the proposed use is a permitted use. Mr. Burns of Langan Engineering stated there are no changes in the proposed use of the existing hospital. The circulation for emergency vehicles remains the same as well as the both the main entrance and Portzer Road entrance. The parking area remains to be located in the front of the building as requested following concerns raised in the previous approval process. Mr. Burns presented a rendering of the completed hospital along with the completion of the proposed West Wing Expansion. The rendering illustrates the view of the property from the neighboring Black Ledge development over the next ten years. Mr. Burns stated a trail for public use is proposed as part of this plan.

Mr. Bubba stated a capacity letter from the Milford Trumbauersville Area Sewer Authority has been received by the applicant stating capacity is available for the site. Mr. Bubba stated the traffic plan and overall improvements plan, previously approved by a conditional use approval, have been constructed and are bonded with a letter of credit. The previously approved Mill Hill Road will be completed and the applicant will extend Mill Hill Road East Extension to the property line. Mr. Bubba stated the applicant will construct and bond all traffic improvements.

Mr. Martin of St. Luke's stated there is a need for the hospital to expand. The emergency department has experienced a large increase in patient visits. The West Wing Expansion will add a cancer program as well as a maternity ward. Mr. Martin stated financing for the expansion has been secured. The improvements to Rt. 663 along with Mill Hill Road East were put on hold, along with all capital improvements due to the COVID pandemic.

Mrs. Vigilante of Langan Engineering presented the traffic improvement plan for the site. Mrs. Vigilante stated the traffic impact study was updated for the proposed expansion. It was stated that proposed driveway "B" is not required or needed for the West Wing Expansion proposal to move forward. Driveway "B" is not needed to provide access to the hospital or expansion. Completion of Mill Hill Road East will occur as part of the land development plan. Mr. Burns stated Mill Hill Road East will be constructed to the edge of the St. Luke's property line and LifeQuest will construct to the boundary line. Mr. Andersen of Andersen Engineering noted the plans submitted to the township for review show a gap in the road between the St. Luke's property and LifeQuest property. Mr. Burns stated St. Luke's will construct Mill Hill Road East to the boundary line. Mr. Smith, engineer for LifeQuest, stated LifeQuest will construct Mill Hill Road East to the boundary line. He further stated a gap was not meant to be located on the plan. The engineers will work together and share the permitting needs. Mr. Smith assured the Board that Mill Hill Road East would be constructed to each property line. Mr. Strunk stated the Mill Hill Road East tee intersection is not acceptable and it should be a curved roadway. Mr. Burns stated the roadway is designed to end at a stop sign to prevent vehicles from speeding. Mr. Strunk again stated he does not find the configuration of the roadway acceptable to the township. Mr. Strunk inquired as to the location of the proposed trail, which is shown across the southern side of Mill Hill Road East. Mr. Andersen stated the trail should be located on the north side of Mill Hill Road East. Mr. Burns stated with this current design it is better to have a signalized stop for pedestrians utilizing the trail as they will cross to the north side of Mill Hill Road East following around until the connection with Black Ledge Estates. If the roadway were constructed with a soft curve, pedestrians would have to navigate without a traffic stop. Mr. Bubba stated there would be no issues with relocating the trail to the north side and that the engineers would coordinate.

Mr. Strunk stated driveway "B" should be removed. Mr. Bubba stated the applicant would take direction offered by the Board. Mr. Courduff asked Mr. Martin if additional buffer would be made to the berm located between St. Luke's property and Black Ledge Estates. Mr. Martin stated the residents of Black Ledge Estates have requested evergreen trees rather than deciduous trees. Mr. Courduff asked Mr. Martin what type of security the hospital utilizes, internal security or the Pennsylvania State Police. Mr. Martin stated the hospital does utilize internal security as well as the Pennsylvania State Police. Mr. Courduff inquired as to how many calls occur in a month. Mr. Martin stated not all calls are significant and estimated one call per month. Mr. Courduff asked Mr. Martin how DUI's are handled. It was stated that if brought in by ambulance the incident is treated right away. If a police officer accompanies the officer will handle. There is 24-7 security on site. Mr. Martin stated there have not been as many calls since the hospital was moved to its new location.

Mr. Strunk the hearing would remain open until the March 2, 2021 Board of Supervisors Meeting. Mr. Strunk stated the applicant should submit revised plans for review prior to the meeting. Mr. Bubba asked what should be done with driveway "B". Mrs. Harper stated the Board was very clear that driveway "B" be removed from the plan. Mr. Markward stated driveway "B" cannot go away that easily and needs to stay on the plan. Mr. Markward further stated driveway "B" was part of the approval for Alpas Wellness Center. Mr. Bubba has requested driveway "B" be handled as a note on the plan. With there being no further discussion at this time Mrs. Harper closed the hearing at 8:49 p.m.

Subdivision/Land Development:

St. Luke's Hospital, West Wing Expansion, Preliminary Plan of Land Development, 3000 St. Luke's Drive, TMP# 23-015-115-003. The Applicant, St. Luke's Hospital proposes to construct a three-story, 118,000 square foot expansion to the existing 132,000 square foot hospital. The hospital will have a total of 189 beds. A total of 22.90 acres of private open space will remain. Public water and sewer facilities serve the site.

Mr. Bubba stated he sees the same issue with the review of the land development plan at this time, in regard to driveway "B". Mr. Bubba stated Mr. Burns would work behind the scenes with Mr. Andersen to create a clean plan for review at the next meeting. Mrs. Harper stated it has been noted that a water main is proposed to be located under the expansion. Mr. Martin stated the water main will be moved and would not be located under the building. Mr. Andersen stated revised plans must be submitted showing the design of Mill Hill East and associated storm sewer; a problem exists with the connection of the emergency road that connects to Mill Hill Road, as well as revision of the location of the waterlines. Mr. Burns stated there are a number of minor engineering items that will be revised. The waterlines will be rerouted and shown on the revised plan. Mr. Courduff asked who would be responsible for the stream crossing and who would be paying for it. Mr. Smith stated it would be easier and faster if the stream crossing permitting is handled by LifeQuest. Mr. Smith stated an amendment would be made to the NPDES permit and feels it better if one entity builds the entire section of roadway. St. Luke's has agreed to pay half of the fees and allocated costs. Mr. Courduff asked if the permit would carry for the Rt. 663 widening as well. Mr. Burns stated no, the widening of 663 near Portzer Road would be covered under St. Luke's NPDES permit. There were no further comments at this time. Further review of the plan was tabled until the March 2, 2021 Board of Supervisors meeting.

Correspondence:

Mr. Mininger presented the Bucks County Airport Authority December 9, 2020 Meeting Minutes. Mr. Mininger stated the clearing project continues to move forward. The Obstruction Removal Agreement by and between Milford Township and the Airport Authority is currently under review. Once approved, the tree-clearing project will go out to bid.

Mr. Vey presented the QAPC December 8, 2020 Meeting Minutes. Discussed at the meeting was the proposed Preliminary Plan of Land Development for the Gorski New Road Warehouse project. The Committee agreed to endorse the recommendations in the Buck County Planning Commission review letter dated December 4, 2020. The Committee expressed concern over stormwater that would be generated on the site since the proposal includes a significant amount of impervious surface. A recommendation was made that assurances be made that the proposed stormwater facilities be able to control runoff for the site and that runoff will not impact adjacent properties.

Mr. Vey reported the Minutes of the Meeting of the Milford Township Water Authority held on October 13th, November 10th, and December 8, 2020 are available for review. At the meeting of December 8th Mr. Koenig reported a "will serve" letter would be issued to Gorski Engineering for the proposed New Road Warehouse. The proposed Turnpike widening project near 663 may pose a potential conflict with the Authority's water main. A resolution to the potential conflict is being discussed with the Water Authority Engineer and the Township.

Mr. Vey reported the Minutes of the Meeting of the Milford Trumbauersville Area Sewer Authority held on October 19th, November 16th and December 21, 2020 are available for review.

Reports:

Code Enforcement: Mr. Cordero presented the Code Enforcement Report for January 2021. A total of 12 permits were issued in January: 3 zoning permits, 3 residential renovation permits, 3 residential accessory permits, 1 single family dwelling permit, and 2 commercial permit. A total of 8 Use & Occupancy permits were issued and 11 fire inspections were performed.

Public Works Department Reports: Mr. Winkler presented the Public Works Departmental report for January 2021. Mr. Winkler stated the Public Work Department began the month replacing road signs and updating the sign inventory. The crew went through the traffic light maintenance inspection report and replaced the signs that were faded and missing. A few signs had to be ordered to replace those on the median on 663. Once received, the signs will be replaced. The crew replaced broken and missing split rail fencing along the trails. All the grates were cleaned of locust tree pods in the Valley

View Development. The crew went out to salt three times and did not need to plow this month. Mr. Winkler stated 1,000 tons of salt has been ordered and this amount will just about fill the salt shed.

Milford Fire Company Reports for December 2020: Chief Butler presented the Milford Fire Company report for January 2021. A total of 13 calls were received: 3, motor vehicle accidents, 1 brush fire, 5 fire alarms, 2 hazmat, and 1 mutual aid calls. The MTVFC continues to meet with Trumbauersville Fire Company on a regular basis. The dual response for the daytime has been working great. A meeting will be set with Richland Township to set up the same type of dual response plan. The Fire Company will be submitting to the AFG for portable radios. There are issues with the current fire ground radios not operating properly in larger buildings. The price of the radios is \$6,000 each. The Fire Company will perform the bi-annual Fire Response this year.

Agricultural Security Area: Mr. Courduff stated the Agricultural Security Area Advisory Committee met in person on January 20, 2021. Mr. Kletzing gave a presentation of the capabilities of the Township's drone. Mr. Kletzing provided footage of the Heimbach property that showed areas in the beginning of erosion and planting that are too close to riparian corridors. Mr. Courduff stated this process will obviate the need for the entire committee to physically inspect each property approved for lease.

Manager Reports: Mr. Vey stated the Elected Board of Auditors held their annual meeting on Tuesday, January 5, 2021 where the compensation rate for any elected official employed by the township was set at \$23.83 per hour.

Mr. Vey reported the MS-965 Actual Use Report of State Funds has been completed and submitted to the State. The equipment balance carried forward to next year's report totals \$129,526.08

Mr. Vey reported Gorski Engineering has submitted to the township a Sewage Facilities Planning Module for the proposed New Road Warehouse.

Mr. Strunk made a **MOTION** to approve **Resolution No. 2021-08**, Resolution for Plan Revision For New Land Development for Gorski New Road Warehouse. Mr. Mininger seconded the motion and the motion passed unanimously.

Mr. Vey stated AECOM has requested several right-of-way acquisitions for property needed for the widening of the turnpike. A total of .825-acres has been requested for purchase and a total of .237-acres has been requested for temporary construction easement(s). The Pennsylvania Turnpike Commission has offered Milford Township the sum of \$8,700.00 for the acquisition and temporary easement access of these properties.

Mr. Mininger made a **MOTION** to approve the right-of-way acquisition proposal by and between the Pennsylvania Turnpike Commission and Milford Township as presented. Mr. Strunk seconded the motion. The motion passed unanimously.

Mr. Vey reported the Pennsylvania Department of Transportation has offered the township \$10,800.00 for the right-of-way required for the construction of the proposed Portzer Road roundabout. A total of 0.194 acres of required right-of-way and .267 acres of temporary construction easement have been requested.

Mr. Mininger made a **MOTION** to approve the right-of-way acquisition proposal by and between the Pennsylvania Department of Transportation and Milford Township as presented for the land required for the construction of the Portzer Road roundabout. Mr. Strunk seconded the motion. The motion passed unanimously.

Mr. Kletzing stated he has received three quotes for the installation of security cameras for Unami Park and the Municipal Complex. He would recommend moving forward with Unami Creek Park. The price ranges from \$4,400 to roughly \$5,800. The middle quote is a better quality camera and includes a total of 4 cameras. The cameras will be mounted at the rest room area and will cover the parking lot, playground area, and rear side of the restrooms. Mr. Courduff asked Mr. Kletzing which quote he recommends. Mr. Kletzing stated he would like to go with the quote #2 provided by Kriebel Security who also provides security for the Township Building. Mr. Strunk asked if the footage could be accessed remotely. Mr. Kletzing stated at this time the footage would need to be retrieved directly from the camera

system. The video is stores for three weeks. The cameras are government approved and NDAA compliant. Mr. Vey stated next year the Municipal Complex that includes the Township Building, Molasses Park, and the Public Works Building should be considered at budget time.

Mr. Strunk made a **MOTION** to approve the purchase and installation of a security system provided by Kriebel Security for Unami Park. Mr. Courduff seconded the motion. The motion passed unanimously.

Escrow Release:

Mr. Strunk made a **MOTION** to approve Escrow Release request #5 for Naplin Four Limited Partnership, LP, TMP #23-015-118, in the amount of \$190,594.80 leaving a balance of \$157,592.44. Mr. Mininger seconded the motion. The motion passed unanimously.

Public Comments:

Mrs. Ambron stated public comment was not received.

Adjournment:

With there being no further business Mr. Strunk made a MOTION to adjourn the February 2, 2021 regular meeting of the Milford Township Board of Supervisors at 9:29 p.m. Mr. Strunk announced the Board will meet in executive session to discuss personnel issues.

Milford Township Board of Supervisors' Meeting Minutes of March 2, 2021

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

Attendance: Supervisors present: Charles Strunk, Chair; Thomas Courduff, Vice Chair; and John Mininger, Member. Staff present: Jeffrey Vey, Township Manager; Devan Ambron, Secretary; Peter Andersen, Township Engineer; Kate Harper; Township Solicitor; David Winkler, Public Works Director; Nathan Cordero, Zoning Officer; and Christopher Kletzing, IT Manager

Approval of Minutes:

Mr. Courduff made a **MOTION** to approve the Board of Supervisors Meeting Minutes of February 2, 2021 as written. Mr. Strunk seconded the motion. The motion passed unanimously.

Financial Report:

Having reviewed the current bills list, Mr. Strunk made a **MOTION** to approve the invoices for payment, along with the Treasure's Report of January 2021. Mr. Courduff seconded the motion. The motion passed unanimously.

Mr. Strunk made a **MOTION** to approve the following changes to the TD Bank account held by Milford Township, Ms. Awckland and Mr. Vey are to be removed from all accounts and Devan Ambron, Secretary/Treasurer is to be added as account manager and signer of checks and Nichole Mallery, Financial Assistant is to be added as an authorized signer of checks. Mr. Courduff seconded the motion. The motion passed unanimously.

Announcements:

Mr. Cordero stated the Milford Township Zoning Hearing Board is scheduled to meet Tuesday, March 9, 2021 to hear the application of Jason and Nisha Marshall for the property located at 2629 Allentown Road, TMP# 23-005-037-003 in the RA zoning district. The Applicants seek a variance from Section 404.B.1 and 404.H.2, to construct a garage 15 feet from the front yard property line where 75 feet is permitted and to allow a height of 20 feet where 18 feet is permitted.

Mr. Courduff asked Mr. Cordero how close the proposed garage would be located to the existing sand mound. Mr. Cordero stated the sand mound appears to be located on the opposite side of the house. There were no further comments or questions regarding the application.

Other Business:

LifeQuest has requested the previously approved schedule of contributions to the Milford Township Volunteer Fire Company be modified to allow the funds to be distributed over the next 36-month period.

Mr. Strunk made a **MOTION** to approve the modification of the scheduled contributions from LifeQuest to the Milford Township Volunteer Fire Company. The funds are to be distributed over the next 36-months. Mr. Courduff seconded the motion. The motion passed unanimously.

Sergeant Jim Thomas of the Pennsylvania State Police provided a summary of incidents occurring in 2020. A total of 2,335 incidents occurred in Milford Township in 2020, a great deal of which were traffic stops and domestic security checks at schools, places of worship and businesses. Sgt. Thomas reported a total of 27 calls involved St. Luke's Hospital. These calls were mainly for noise complaints, mental health issues, drug possession, and 2 thefts from the parking lot. Sgt. Thomas stated St. Luke's has not occupied much of the force's time when it comes to callouts, as dispatches to the hospital have been limited. Sgt. Thomas stated he has been promoted to Lieutenant and will be transferred to a different station and will be sure to provide the contact information for his replacement. Mr. Courduff stated he is delighted with the lack of calls to the hospital and inquired how security for the hospital communicates with the State Police if there is a problem. Sgt. Thomas stated the head of security for the hospital is to reach out to 911-dispatch with incident information and PSP responds accordingly. Sgt. Thomas stated PSP has a great working relationship with the hospital. Mr. Mininger asked Sgt. Thomas if there is much coordination with Quakertown Borough Police and St. Luke's Hospital. Sgt. Thomas stated it mainly depends on the type of incident, however; Quakertown Borough Police should not be responding to calls at the hospital, unless there an unforeseen situation arises, such as an active shooter or the like. The Board of Supervisors thanked Sgt. Thomas for his years of service in Milford Township and wished him all the best in his new position.

Subdivision/Land Development:

Gorski, Preliminary/Final Land Development Plan, Rosenberger Road, TMP# 23-010-023. Mr. Michael Malloy of Obermayer Rebmann Maxwell & Hippell and Mr. John Riebow of Gorski Engineering were in attendance to present the Preliminary/Final Plan of Land Development for the proposed New Road Warehouse. Mr. Malloy stated the plan

presented to the Board of Supervisors for approval is almost identical to the previously submitted Preliminary Plan. Minor changes were made to the plan, which include a slight shift of the building to the west to accommodate the buffer area. Mr. Strunk asked Mr. Andersen if he had any comments. Mr. Andersen stated he has performed a review of the plan and has offered suggestions for the water main and comments should be addressed by the Fire Marshal. Mr. Riebow stated he is currently addressing the water main issue and has spoken with the Fire Marshal.

Mr. Riebow stated the Applicant has requested waivers from the following Subdivision and Land Development Ordinance: Section 505a- widening Rosenberger Road to 30' width; Section 516-providing curb along Rosenberger Road; Section 517a(3)-a partial waiver from the requirement to install curbing at all internal parking lots. The entrances to each private parking lot will be curbed. The waiver is requested to facilitate the stormwater management design, which anticipates uninterrupted sheet flow across the parking lot. The Applicant proposes to provide concrete wheel stops where necessary; Section 519-from providing sidewalks along Rosenberger Road and New Road where currently no sidewalks exist; Section 520- a partial waiver for the western portions of the property, from providing buffer yard plantings where planting exist; Section 520.G(a)1- a partial waiver to permit the existing gravel driveway to remain within the proposed buffer on the southern property line; Section 525-from the requirement to provide recreational land. The Applicant has offered a fee-in-lieu of recreation land. Section 520.G(c)- a partial waiver to permit a small rain garden to be located in the proposed buffer. The Applicant has offered a fee-in-lieu for off site traffic improvements;

Mr. Strunk made a **MOTION** to approve **Resolution No. 2021-09**, granting Preliminary/Final Approval of the Gorski New Road Warehouse, along with the requested waivers. The following conditions shall apply: The Plans must be revised to comply with the Andersen Engineering review letter dated February 9, 2021; The Applicant must demonstrate compliance with the conditions of the Zoning Hearing Board decision dated December 9, 2020; The Applicant must demonstrate compliance with Stormwater Management Plan review. Mr. Courduff seconded the motion. The motion passed unanimously.

Conditional Use:

St. Luke's Hospital, Sixth Revised Master Plan- St. Luke's West Wing Expansion, 3000 St. Luke's Drive, TMP# 23-015-115-003. Mrs. Harper opened the hearing at 7:20 p.m. Mr. Bubba stated the testimony for the Conditional Use Hearing and the Land Development proposal would be a joint testimony as the plans are intermingled. Mr. Bubba reminded the Board that St. Luke's is not a new partner. St. Luke's had worked with the Township and Engineer and was able to get the original hospital constructed quickly. Mr. Bubba stated St. Luke's is in the same position now.

Mr. Robert Martin of St. Luke's Hospital stated when the West Wing Expansion is complete Rt. 663, from the Portzer intersection to the western boundary line, would be complete to final design specifications and have financial security posted as well. Mr. Martin stated Mill Hill Road East would be constructed with the preferred left hand curve, taking motorists behind the hospital to Portzer Road, not the tee-intersection that was originally proposed. Mr. Martin asked the Board to consider the roadway being built at 30' rather than the required 36'. The previously built section of Mill Hill Road East, located on the St. Luke's site, was built at 30' as approved. Mr. Martin stated if for any reason LifeQuest fails to complete their portion of the construction of Mill Hill Road East St. Luke's would post financial security for the completion of the roadway on the LifeQuest side. Mrs. Harper stated Mill Hill Road East needs to connect. Mr. Bubba stated St. Luke's and LifeQuest understand their responsibility of constructing Mill Hill Road East and will each be responsible to construct and maintain their portion of roadway in a way that is found satisfactory to Milford Township. Mr. Bubba stated there would not be gaps in Mill Hill Road East. Mr. Martin stated the full cost of the roadway improvement has been accounted for in the budget for this project and financial security will be posted. Mr. Martin stated it is the intention of St. Luke's and LifeQuest to have Mill Hill Road East constructed prior to the opening of the hospital expansion. Mr. Marty Smith of Pany & Lentz Engineering is working on revisions to the DEP permit. Mr. Del Markward stated LifeQuest is waiting on DEP to proceed. Mr. Markward further stated that the Board Members of LifeQuest are still of the opinion that Driveway "B" be implemented. Mr. Hiser stated LifeQuest has been supportive of St. Luke's for years. Driveway "B" has been shown on the Master Plan for years. As part of the agreement by and between St. Luke's and LifeQuest, Driveway "B" was to be constructed by St. Luke's. Mr. Hiser stated Driveway "B" is needed for access to lot 7, 8, and 9. Mr. Hiser stated 3 Traffic Impact Studies were completed and PennDOT has no objections Driveway "B" being constructed. Mr. Hiser stated Driveway "B" matters to LifeQuest and the value of lots 7,8, and 9. Mr. Bubba stated St. Luke's is not attempting to avoid their obligations to build Driveway "B". Neither the township nor PennDOT has required Driveway "B". Mr. Bubba stated if there is a time Driveway "B" is required St. Luke's would build it. Mr. Bubba stated Driveway "B" has been removed from the Land Development Plan. Mrs. Harper stated Driveway "B" remains on the Sixth Revised Master Plan with a note.

Mr. Martin stated St. Luke's proposes to install a walking trail that will interconnect with the existing Blackledge Development walking trail and extend out to LifeQuest Drive along the northern side of Mill Hill Road East. St. Luke's will install fitness stations along the walking trail and dedicate a parking area for those utilizing the trail. St. Luke's is also proposing to install a garden flower and/or vegetable garden to be utilized by the community and hospital staff. Mrs. Harper asked Mr. Martin if a portion of recreation land would be set aside for the trail, exercise areas, and gardens and if the land would be dedicated to the Township. Mr. Bubba stated in his experience, most municipalities would prefer an easement.

Mr. Nate Burns of Langan Engineering presented the proposed grading plan. The plan shows a cooperative effort between St. Luke's and LifeQuest in designing the trail ways. The trail was relocated to the southern side of Mill Hill Road East to the northern side, which eliminates pedestrian crossing. The PennDOT Highway Application for the widening of Rt. 663 from St. Luke's Drive to the western boundary of lot 9A has been prepared and submitted for review. Mr. Burns stated DEP Chapter 105 allows for the widening the culvert between Portzer Road and St. Luke's Drive. The permit has not been submitted yet as PennDOT comments have not been received. The approval process can take 3-4 months. Mr. Courduff asked Mr. Burns if this was an amended LifeQuest permit. Mr. Burns stated it is not an amended permit. St. Luke's has applied for their own permit. A meeting was had with LifeQuest, St. Luke's, the Bucks County Conservation District and DEP to discuss the permit process and it was decided each owner should obtain their own permit. Mr. Courduff asked if the work at the culvert would have any impact on Township Property. Mr. Burns stated the work should be within the right-of-way, however; a temporary construction easement may be needed. Mrs. Vigilante stated the widening requirements for Rt. 663 all fits within the existing right-of-way. Mrs. Vigilante discussed the proposed signalization. As part of the original approval for the hospital, St. Luke's constructed a signal at their private driveway, St. Luke's Drive. The signals were interconnected, Portzer and Rt. 663, St. Luke's Drive and Rt. 663, and Commerce Drive/LifeQuest Drive and Rt. 663. The primary coordination was done via fiber optic cables between Portzer Road and St. Luke's Drive and spread spectrum radio inter-connection between St. Luke's Drive and Commerce/LifeQuest Drive. There was a cable drop with connection to PennDOT traffic management center located at the intersection of Rt. 663 and Portzer Road. The traffic signal controllers and cabinets have been designed to accommodate future addition of traffic adaptive capabilities when the time comes. As part of current application the only necessary improvements to the signals is signal timing modifications at the St. Luke's/Rt. 663 intersection. Mr. Courduff asked if the adaptive signalization would have the capability to extend to Spinnerstown Road. Mrs. Vigilante stated if the cabinets were upgraded it could extend to Spinnerstown Road. She does not believe fiber extends to the west at this time. Mr. Courduff questioned the usage of radio signals along with fiber optic. Mrs. Vigilante stated essentially that is how the current system is set up. LifeQuest Drive to St. Luke's Drive is operating under radio interconnect and St. Luke's to the east is operating with fiber connect. Mrs. Vigilante stated the coordination done to date has helped with traffic along the stretch that has been upgraded. Mr. Courduff stated St. Luke's did a great job at the Portzer/Rt. 633 intersection. Mr. Vey asked Mrs. Vigilante if what exists is time of day phasing operation. Mr. Vey stated it is not traffic adaptive right now. Mrs. Vigilante stated that is correct, it is not traffic adaptive right now but is set up to handle once complete. Mr. Vey stated the original Conditional Use and Land Development approvals had conditions attached to the approval, which included design and installation of traffic adaptive signals at Commerce, St. Luke's and Portzer with a master control capable of extension from Spinnerstown Road to Rt. 309. Mr. Vey asked if the traffic adaptive would be installed at this phase? Mrs. Vigilante stated it was a condition to provide the capabilities of traffic adaptive which was done. Mr. Vey stated the approval states design and install. Mrs. Vigilante stated the cabinets and controllers have been designed to accommodate the addition of adaptive signalization. Mr. Vey asked if the traffic adaptive signal has been designed and installed to control Commerce, St. Luke's and Portzer. Mrs. Vigilante stated in discussing with the Township and PennDOT what has been installed is what had been agreed upon due to the 309 connection not being made as of yet. Mr. Vey stated it is the intent to have traffic adaptive signal controls to make Commerce St. Luke's and Portzer function together as a traffic adaptive control. Mrs. Vigilante stated PennDOT would need to be a part of the conversation. Mr. Bubba stated St. Luke's would take the initiative to discuss further with PennDOT.

Mr. Andersen stated he has questions regarding the NPDES permit boundary line. Building to the boundary line as proposed does not ensure the space in the middle gets built. He stressed the importance of utilizing one contractor to build both side of roadway. He further stated an agreement between St. Luke's and LifeQuest should be executed so the entire roadway gets permitted and built. The agreement should include right-of-way and cost sharing. Mr. Burns stated he believes an agreement is in place. The NPDES permit boundary for St. Luke's is the property line and the NPDES permit boundary line for LifeQuest is the LifeQuest property line. The property lines can be crossed with construction while the boundary lines are used for permitting purposes. Mr. Andersen asked Mr. Bubba for clarification, was it stated that if there was any delay with LifeQuest building their portion of the stream crossing that St. Luke's would build the entire crossing.

Mr. Bubba stated St. Luke's would not build Mill Hill Road East on any property not belonging to St. Luke's due to liability issues. Mr. Andersen stated a common contractor should be used to build the entire road crossing. There is physically no way to build separately. Mr. Burns stated they have agreed that the LifeQuest contractor would do the construction to a mutually agreed upon point on St. Luke's property then switch over. St. Luke's will post credit for the area that will be constructed by the LifeQuest contractor.

Mr. Burns stated most of the open items found on the Andersen Engineering review letter are engineering issues and will be addressed. Mr. Burns stated the Bucks County Planning Commission review letter has been received. The review letter recommends a bicycle lane be incorporated along Rt. 663. Mr. Burns stated this comment had been addressed with the Board in the past and it was agreed upon that it was not a good idea. Mr. Burns stated with the dedication of Mill Hill Road East it was discovered that two additional waivers would be requested. A revised waiver request letter was sent to all parties just prior to this meeting. Two additional waivers have been requested at this time, parking areas to be set back 15' from a roadway and 25' from a property line as well as a waiver from requirement to allow sidewalks on either way of a public roadway.

Mrs. Harper asked if there was any public comment. With none being received Mrs. Harper asked the Board of Supervisors if they had any further question, no questions were asked at this time.

Mr. Bubba stated St. Luke's is seeking Conditional Use approval along with Preliminary/Final Land Development approval. Mrs. Harper stated the board has 45-days to make a decision and that the Land Development cannot be approved until a decision is made on the Conditional Use approval. The Land Development plan is required to be approved or rejected by the end of March. Mr. Strunk stated he wishes for more time to digest the information that was received and discussed. After a brief discussion a decision was made that the Board of Supervisors would review a draft decision and offer a vote and decision at the Board of Supervisors meeting to be held on Tuesday, March 16, 2021. Mrs. Harper stated the Land Development plan would be reviewed and a vote and decision would be made at this meeting as well; therefore a time extension request would not be required.

Subdivision/Land Development:

St. Luke's Hospital, West Wing Expansion, Preliminary Plan of Land Development, 3000 St. Luke's Drive, TMP# 23-015-115-003. Mr. Strunk asked if there were any comments regarding the Land Development proposal. Mr. Andersen stated the revisions made to the Sixth Revised Master Plan have resolved a lot of outstanding issues. The only issue Mr. Andersen would like to address is the width of Mill Hill Road East. Mr. Andersen stated 300 parking spaces are proposed behind the hospital, between the road and the hospital, and parking along the road will not be likely. Mr. Andersen suggests the road be decreased to 30' in width on the St. Luke's property and remain 36' in width on LifeQuest's property where buildings are proposed and parking along the roadway will be more likely. Mr. Strunk stated he agrees. Mr. Courduff asked if issues regarding the impervious surface still remain. Mr. Andersen stated issues still remain. A plan review was completed showing 40% of the St. Luke's site being impervious where the Master Plan shows 49% impervious surface coverage. Mr. Courduff asked if the overall site is compliant to which Mr. Andersen stated it is. Mr. Strunk stated the Bucks County Planning Commission has suggested street trees be planted along Rt. 663. Mr. Strunk stated truthfully it does look nice however; he feels the requirement for street trees should be waived. Mr. Courduff stated he would like to see a few street trees installed along Mill Hill Road East. Mr. Burns stated this was discussed during the original Land Development approval and trees will be planted when the reserved parking, between the basin and the existing parking lot is built. Trees cannot be put much closer to Rt. 663 without being placed on the berm of the basin, which the Conservation District and DEP will not approve. The trees cannot be placed in front of this area without being placed within the PennDOT right-of-way. Mrs. Harper recommended taking the street trees and planting elsewhere on the property. Mr. Burns stated that is what was done for the first phase. Mrs. Harper stated a waiver request should be submitted from the requirement of installing street trees. Mr. Courduff asked Mr. Andersen if he was okay with the rest of the waiver requests, which Mr. Andersen stated he was. There was no further discussion at this time.

Correspondence:

Mr. Mininger presented the Bucks County Airport Authority Meeting Minutes of January 13, 2021. Mr. Mininger stated snow removal at all of the airports has been a challenge. A pre-bid meeting was held for the tree obstruction for the west of end of Quakertown. Mr. Vey stated discussions have occurred regarding the acquisition of the Bernabei property. Mr. Vey stated funds are available in the Open Space Acquisition account. Mr. Strunk asked if the current tenants would remain or if there is something else in mind. Mr. Vey stated the tenants should remain and if the opportunity arises in the future the house could possibly be used as an Airbnb. Mr. Strunk asked what the purchase price of the property was. Mr. Vey stated a purchase price has not been discussed at this time. Mr. Courduff stated he would like to proceed with the

acquisition as this ties in with the back end of the park, the eight acres on Mill Road and helps with the protection of the Unami Creek. Mr. Mininger has abstained from voting due to a conflict of interest.

Mr. Courduff made a **MOTION** to authorize Mr. Vey to proceed with the acquisition of the property located at 2255 Milford Square Pike. Mr. Strunk seconded the motion. Mr. Mininger abstained.

Mr. Vey reported the Minutes from the January 12, 2021 Milford Township Water Authority meeting are available for review. Mr. Courduff asked for Mr. Andersen's comments regarding the water main and stormwater pipe at the Portzer Road roundabout. Mr. Andersen stated PennDOT was involved with the original design of the roundabout. Plans have been revised several times. Ultimately, a storm inlet was moved approximately 4 feet alleviating any potential conflicts with the existing water main.

Mr. Vey reported the Minutes from the January 18, 2021 Milford Trumbauersville Area Sewer Authority meeting are available for review. Mr. Vey stated St. Luke's had submitted an application for sewer capacity, which was approved. Pennoni has submitted a plan to install a 6" sewer line to the Barrel Run Interceptor to relieve the choke point. The plan is currently under review. It was stated that residential sump pumps discharging into the sanitary sewer has been discovered. Mr. Vey stated the townships Elicit Discharge and Detection Ordinance might be helpful in aiding MTASA. If needed, notices of violations could be issued to those who are discharging into the sanitary sewer.

Mr. Vey reported the Bucks County Emergency Health Services annual report is available for review.

Mr. Vey stated Plumstead Township has requested Fire Police Assistance for traffic control duties at the Blaze of Glory 5K run being held on March 27, 2021 between the hours of 8:30 a.m. and 11 a.m.

Mr. Courduff made a **MOTION** to approve the Plumstead Township request for Fire Police assistance for the Blaze of Glory 5K run being held on March 27, 2021. Mr. Mininger seconded the motion. The motion passed unanimously.

The Trumbauersville Fire Company has provided a 2021 Fire Company Officer List, Profit and Loss statement, and Financial Statement, all of which are available for review. Mr. Mininger stated the Annual Report was very impressive. Mr. Courduff agreed.

Reports:

Code Enforcement: Mr. Cordero presented the Code Enforcement Report for February 2021. A total of 13 permits were issued in February: 9 residential renovation permits, 3 residential accessory permits, and 1 home occupation permit. A total of 2 Use & Occupancy permits were issued, 1 Zoning Hearing Board, and 12 fire inspections were performed.

Public Works Department Reports: Mr. Winkler reported it was a very busy month for the Road Department. The crew was out 11 times to salt and 6 times to plow. The crew went into the Habitat Development with a loader and backhoe to remove snow to make room for the next storm. Two of the 6-wheeler trucks have broken down and have been sent out to get repaired. In the meantime the tailgate spreader was put on the Mack tri-axle. Mr. Strunk asked Mr. Winkler what happened to the trucks. Mr. Winkler stated a small piece of pipe is leaking on one of the trucks and the other truck, the 2004 Sterling is showing no code. The truck has been taken to Bergy's to be looked at. Mr. Winkler stated they are getting by with the vehicles they have. Mr. Courduff asked Mr. Winkler if Morton is on Costar. Mr. Winkler stated they are. Mr. Winkler stated there is currently 3,000 tons of salt on hand.

Park Board Report: Mr. Vey presented the Park Board meeting minutes from the meeting of February 10, 2021. The splash pad was discussed at this meeting. Mr. Vey stated it should be decided if we are to move forward. There have been two years where the Township has submitted a DCNR grant application only to be turned down. If we hold off Mr. Vey stated he wouldn't be surprised due to the state of the States finances that we would be turned down again. Discussions have been had with Alan Clemmons and Bob Irick regarding the parking at Molasses Creek Park. Mr. Strunk inquired as to the funds needed for the splash pad. Mr. Winkler stated \$125,000. Mr. Winkler stated the parking could be installed this fall and the splash pad installed next year. Mr. Strunk stated he would like to move forward with the parking installation this year and splash pad next year. All agreed.

The Park Board had a discussion regarding pickle ball. The Park Board would like to do a test court via painting a court and installing nets at the Unami Creek Park. If it is successful a court will then possibly be installed. Mr. Strunk stated pickle ball is quite popular and thinks it will be successful.

Mr. Winkler stated the new pavilion would be installed south of the existing bathroom in the corner where the path goes around the pine trees. Mr. Vey stated there would be visibility on the pavilion and cameras will be installed as well. Mr. Kletzing stated once the weather turns the cameras can be installed. The old pavilion will be removed once the new is installed.

A disc golf clean up is proposed as well as a butterfly garden. A discussion was had regarding trails. Mr. Vey stated he had a good discussion with Mr. Irick regarding the location and screening of trails.

Mr. Vey stated a request has been received for the use of the field at Molasses Creek Park for a football summer camp run by Marquise Stokes of MSC Sports GT. The camp will run from Monday, July 19th thru Thursday, July 22nd from 8:30 a.m. to 4:00 p.m. If approved by the Board a certificate of insurance should be provided naming the township as additionally insured.

Mr. Strunk made a **MOTION** to approve the request made by Marquise Stokes of MSC Sports GT for the use of the field at Molasses Creek for a football camp on Monday, July 19, 2021 running through Thursday, July 22, 2021 with the condition Milford Township is named as additionally insured. Mr. Mininger seconded the motion.

Milford Fire Company Report: Mr. Sink of the Milford Fire Company reported a joint drill with Trumbauersville Fire Company was performed last month. The Fire Company took a tour of Vacu Braze Inc., located on Kumry Road. Training of auto extrication is scheduled with mutual aid companies at Pennsburg. A live fire training class with new members, who are enrolled in Fire One Class, was held in February. Chief Butler met with Richland Township Fire Rescue's Chief last month regarding dual response. There are a few issues that remain with the Bucks County CAD system. Changes can't be made at this point. Dual response is still active with Trumbauersville. Two new members joined last month. A member from another fire company, and a new member altogether. The 3000 AM Drive call was a propane heater that caught fire. The fire was contained quickly and the air was monitored for any leaks. The area was secured and the Hazmat team was called in to investigate. Mr. Mininger asked how the Board Members feel about holding the carnival this year. Mr. Courduff asked Mr. Sink what the outdoor restrictions are currently. Mr. Sink stated the outdoor restrictions include 20% capacity or a maximum of 2,000 people. The problem with outdoor regulations is that it is difficult to regulate. Mr. Courduff stated he believes the same issue would arise with AG Daze, which is scheduled to take place in September. It was recommended the situation be monitored closely. Mr. Courduff stated the number of positive Covid cases are decreasing. Mr. Sink stated a decision must be made within the next month to lock in agreements. Mr. Mininger asked if the sentiment was to leave the decision up to the fire company. Mr. Strunk stated yes and Mr. Courduff stated he would like to discuss at the next meeting. Mr. Courduff stated further discussion would be had at the next Board of Supervisors meeting.

Mr. Vey stated the Trumbauersville Fire Company report for January 2021 is available for review.

Manager Reports: Mr. Vey reported that the township has been approved to participate in the Costars Statewide Road Salt Contract for the 2021-2022 Season.

Mr. Cordero reports the Parking Ordinance has been revised going from an Abandoned Vehicle Ordinance to an Illegally Parked Vehicle Ordinance. The township can enact such an ordinance giving Code Enforcement the authority to ticket and/or tow illegally parked vehicles. Mr. Courduff asked what the amount of the fine would be. Mr. Cordero stated the fine is listed as up to \$1,000. Mr. Cordero stated we now have the ability run license plates to determine ownership of a vehicle. Mr. Cordero stated he and Mrs. Ambron have received certification through the State Police to do such. Mr. Cordero stated he has spoken to two tow companies and Bucks County Auto is on board. Mrs. Harper asked if the Ordinance should be advertised at this time. Mr. Vey stated it has been discussed and it is ready for formal action. Mrs. Ambron will determine the advertising requirements.

Public Comments:

Mrs. Ambron stated public comment was not received.

Adjournment:

With there being no further business Mr. Strunk made a **MOTION** to adjourn the March 2, 2021 regular meeting of the Milford Township Board of Supervisors at 9:58 p.m. Mr. Strunk announced the Board will meet in executive session to discuss personnel issues.

Milford Township Board of Supervisors' Meeting Minutes of March 16, 2021

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

Attendance: Supervisors present: Charles Strunk, Chair; Thomas Courduff, Vice Chair; and John Mininger, Member. Staff present: Jeffrey Vey, Township Manager; Devan Ambron, Secretary; Peter Andersen, Township Engineer; Kate Harper; Township Solicitor; David Winkler, Public Works Director; Nathan Cordero, Zoning Officer; and Christopher Kletzing, IT Manager

Conditional Use:

St. Luke's Hospital, Sixth Revised Master Plan- St. Luke's West Wing Expansion, 3000 St. Luke's Drive, TMP# 23-015-115-003. Mrs. Harper opened the hearing at 7:02 p.m. Mr. Bubba stated the plans have been revised to accommodate the "Y" alignment of Mill Hill Road East as requested by the Board. The pedestrian trail has been relocated to the north side of Mill Hill Road East. The impervious surface calculations have been revised and are now concurrent with the Land Development Plan. The proposed community garden has been added to the plan and Driveway "B" has been removed from the Land Development Plan. Mrs. Harper stated a note on the Fifth Revised Master Plan has been continued onto the Sixth Revised Master Plan stating Driveway "B" is not approved at this time and will be reviewed with future accompanying Land Development plans for lots 7, 8, or 9. A written agreement will be executed to affirm. Mr. Bubba stated St. Luke's obligation is to post security and build Mill Hill Road East to the end of the property line regardless of where the stream crossing. St. Luke's will cover 50% even if the stream crossing is located on LifeQuest property. Mrs. Harper asked who will be covering the other 50%. Mr. Bubba stated LifeQuest would be responsible. The plans have been revised to show Mill Hill Road East as a continuous road. Mr. Bubba stated all open items have been addressed at this point. Mr. Bubba asked the Board if there were any questions at this time. Mr. Courduff asked how a tri-party agreement between LifeQuest, St. Luke's, and Alpas would come together. Mr. Bubba stated at the previous hearing it was stated LifeQuest is responsible to build to the boundary line. An agreement has been presented to LifeQuest which makes the construction of Mill Hill Road East as a continuous road clear. Mr. Martin stated St. Luke's would coordinate and ensured the construction of the road would not end and or begin in the middle of the stream and that one contractor would build the entire stream crossing.

Mr. Courduff asked Mr. Bubba in regard to traffic, if the West Wing Expansion would have an impact with traffic on Rt. 663. Mr. Courduff stated in reading through the traffic study the level of service drops from a level "B" to a level "D". Mr. Courduff stated if you drop in level of service how can it be stated that there will be no impact? Mrs. Vigilante asked Mr. Courduff if he was referring to St. Luke's Drive. Mr. Courduff stated he was referring to the Porter and Rt. 663 intersection. Mrs. Vigilante stated Portzer Road and Rt. 663 intersection is an existing level "D". Mrs. Harper stated the township has requested traffic adaptive be installed, and if Supervisors make this a condition of approval would St. Luke's agree. Mrs. Vigilant stated if PennDOT is supportive she believes St. Luke's would agree. Mr. Vey stated the previous approval reference Portzer, St. Luke's, and Commerce/LifeQuest Drive. The approval never extended to Rt. 309. Mrs. Harper asked if St. Luke's is in agreement to install traffic adaptive at Portzer, St. Luke's, and Commerce. Mr. Martin stated St. Luke's is in agreement and will accept the condition. Mr. Strunk said it should be stated in the condition, if necessary, that St. Luke's is to install fiber optic as well. If lot 9 is not developed in an allotted time it shall be the responsibility of St. Luke's to install fiber optic. Mr. Vey stated the installation of traffic improvements at Commerce Drive can be phased as part of the approval.

Mr. Courduff inquired if the issue with the location of the water main has been addressed. Mr. Burns stated the waterline has been addressed on the Utility Plan. Confusion arose with the demolition of the existing waterline and the location has been revised as well as note added to the plan.

Mrs. Harper asked for comments from the public at this time. Michael Papp of Blackledge Drive stated there has been an increase in traffic from St. Luke's Drive to Portzer Road. Mr. Papp asked how the speed would be controlled along with the traffic. Mrs. Harper stated a discussion has been had regarding dedication of Mill Hill Road East to the township and the speed limit would be posted and enforced accordingly. Thomas and Jessica Garlick of Blackledge Drive stated they had not received plans for the modification of the hospital as they had at the time of the initial proposal of the hospital and asked why they were never notified of the intent to construct the expansion. Mrs. Harper stated since the proposal is in conformance with the zoning regulations in the Arterial Mixed Use, notification is not required per the Municipal Planning Code. Dennis Pfliger of St. Luke's Hospital stated he had met with members of the community within the last month or so to discuss the proposal and address any concerns. Mr. Boell stated the meeting occurred prior to the

submission of the proposal. Mrs. Garlick stated she has concerns regarding vehicles speeding as well as the increase of northbound traffic on Portzer Road. Mrs. Garlick further stated there currently are no posted speed limit signs on the existing Mill Hill Road East. Mr. Garlick asked if any traffic calming measures would be utilized. Mr. Courduff stated the roadway would be reduced from 36' on the LifeQuest portion of Mill Hill Road East to 30' on St. Luke's portion. Mrs. Garlick inquired as to the elevation of the road in relation to the berm. Mr. Burns stated the grading, east to west, as you move from Portzer Road the roadway rises in relation to the berm then drops down. The roadway is 5' below elevation from the top of the berm. Mrs. Garlick asked if there is a proposal for the installation of any noise cancelling measures. Mr. Burns stated additional landscaping will be added to the existing berm. Mrs. Garlick stated there is an issue with flooding at the intersection and feels that problem should be dealt with prior to adding more impervious surface. Mrs. Garlick stated there flooding issues on the site. Mr. Burns stated the stormwater management controls were installed and the site drains from north to south thus pulling water away from her property. A new swale was cut in to further facilitate drainage and there should be no impact to the Garlick property. Mr. Burns further stated there will be no change in stormwater on the property and the culverts will be repaired and or cleaned out, whichever is needed, to bring up to standards where flooding is occurring on the eastern side of Portzer Road and Rt. 663 at the northeast corner. Mrs. Garlick asked how far Mill Hill Road East will be located from the berm. Mr. Burns stated there is a 50' right-of-way on Mill Hill Road East. The berm is located outside of the right-of-way and the closest point of the road is 10-15' from the edge of the berm. There were no further questions at this time.

Mr. Strunk made a **MOTION** to approve the Conditional Use Application/Decision, with additional language regarding fiber optic cable, of St. Luke's Upper Bucks for the property located at 3000 St. Luke's Drive, TMP# 23-15-115-003 for an Expansion of St. Luke's Hospital and approval of the Sixth Master Plan for Milford Village Center. Mr. Courduff seconded the motion. The motion passed unanimously.

Subdivision/Land Development:

St. Luke's Hospital, West Wing Expansion, Preliminary Plan of Land Development, 3000 St. Luke's Drive, TMP# 23-015-115-003. Mr. Bubba stated all open items have been address during the Conditional Use review. Mr. Bubba stated the review letter is a very clean review letter and St. Luke's has no further information to present. Mr. Courduff asked Mr. Bubba who would hold ownership of the stormwater management facilities on and along Rt. 663 as it has been stated that Milford Township shall own and maintain these facilities. Mr. Courduff stated he has spoken to the Director of Public Works and neither ownership or maintenance of these facilities is desired, which include a 72" pipe beneath Rt. 663. It was stated that once storm pipes are placed on each end of the existing 72" pipe the township would be responsible for maintenance. Mrs. Vigilante stated the drainage pipe is located within the state right-of-way, and the culvert and cross-pipe normally fall on the township to maintain, not to say an agreement couldn't be made with the owners of the property. Mrs. Vigilante stated a Highway Occupancy Permit names the township as the permittee and St. Luke's is to submit for review and approval. Mr. Bubba stated St. Luke's would inquire on the matter further with PennDOT and will work with the township for an acceptable outcome. Mr. Strunk stated he would like reinsurance that the township would not be responsible for maintenance of the storm pipes. Mr. Martin stated the matter will be resolved to the satisfaction of the township.

A brief discussion was had regarding the proposed, existing, and reserved parking. Mr. Andersen stated once constructed there will be more than enough parking on site and in reserve. Mr. Andersen stated in regard to the ownership of open space, there are several pockets of open space which currently exist, and he recommends ownership to remain with St. Luke's with an approved conservation easement. Mr. Courduff asked Mr. Martin if financial security was to include Mill Hill Road East along with 50% of the stream crossing to Portzer Road. Mr. Martin replied yes, the financial security would include Mill Hill Road East along with 50% of the stream crossing. Mr. Courduff asked Mr. Vey along with Mrs. Harper if everyone is in agreement with the traffic adaptive. Mrs. Harper stated yes, traffic adaptive is required at Portzer Road to St. Luke's Drive and St. Luke's Drive to Commerce Drive at a minimum, along with consideration of fiber optic at a later date with the obligation to install. Mr. Courduff asked if a design has been created for the transition of Mill Hill Road East going from 36' to 30'. Mr. Burns stated he is working with Mr. Smith of Pany & Lentz and the road will taper near Delores Drive to the boundary of St. Luke's, which is approximately 100' of roadway. There were no further questions at this time.

Mr. Miner made a **MOTION** to approve Resolution No. 2021-10, Preliminary/Final Plan Approval, along with the requested waivers, for the St. Luke's West Wing Addition for the property located at 3000 St. Luke's Drive, TMP# 23-015-115-003. The following conditions shall apply: The plans must be revised to be consistent with the Sixth

Revised Master Plan; The plan must be revised to delineate 59,000 square feet of land usable for recreation and if requested offered to the Board of Supervisors a recorded conservation easement; The plans must be revised to comply with the Andersen Engineering review letters dated January 12, 2021, February 19, 2021, February 22, 2021 and February 25, 2021; Driveway "B" is to be removed from the plan; The plans must be revised to show Mill Hill Road East as a continuous roadway from LifeQuest Drive to Portzer Road at a width of no less than 30' with a 50 right-of-way and without a "T" intersection and a trail installed on the north side of the roadway with connections to the adjoining Blackledge Development; Financial Security shall be posted for any and all public improvements; Final Plan must be revised to be consistent with the Conditional Use approval along with necessary easements, notes, restrictions and references; all outside agency approvals must be obtained. The approval shall be amended to include St. Luke's maintenance of the stormwater facilities located along Rt. 663 as well as the installation of fiber optic along Rt. 663. Mr. Strunk seconded the motion and the motion passed unanimously.

Mr. Martin thanked the Board of Supervisors. Mr. Martin stated St. Luke's would like to make a donation to the Milford Township Fire Company as the hospital realizes the need for such volunteers and how important they are. Mr. Martin announced St. Luke's has decided to donate \$120,000 to the fire company for the upgrading of the radio system.

Other Business:

Milford Township Volunteer Fire Company Annual Carnival. Chief Butler stated the 2021 MTVFC Carnival would most likely be canceled. With the requirements in place for food handling and the limited number of people permitted holding the carnival would not be cost effective. Mr. Butler stated he would inform the township in the upcoming week on the status of the carnival.

Public Comments:

Mrs. Ambron stated public comment was not received.

Adjournment:

With there being no further business Mr. Strunk made a **MOTION** to adjourn the March 16, 2021 regular meeting of the Milford Township Board of Supervisors at 8:30 p.m. Mr. Strunk announced the Board will meet in executive session to discuss personnel issues.