

**Milford Township Board of Supervisors’
Minutes of April 2, 2024**

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

Attendance: Supervisors present: Charles Strunk, Chair; John Mininger, Vice Chair; and Christian Haberle, Member. Staff present: Jeff Vey, Manager; Devan Ambron, Assistant Manager/Secretary/Treasurer; Pete Andersen, Pennoni, and Kate Harper, Timoney Knox.

Public Comment on Non-Agenda Items: Mr. Gary Bender of Sleepy Hollow Road thanked the township for placing speed signs on Sleepy Hollow Road and stated they are working effectively. Mr. Bender asked if it is possible for the State Police to review the speed restrictions on Sleepy Hollow? Mr. Vey stated he can put a call in for the request and noted when the speed radar goes up intermittently, it should be enforced, particularly during 7:00-8:00 a.m. and 4:00-5:30 p.m. Mr. Winkler will pull the data to analyze the characteristics of speeding. Mr. Bender stated it has been said before but there has been another barrage of fireworks on Keiper Road, far from any holiday. Mr. Bender asked what measures can be taken for these residents? Mr. Bender said it was suggested previously to review ordinances; there are a few in PA that are enforceable and applicable. Mrs. Harper asked the timing of these incidents. Mr. Bender responded that they typically occur from 9:00 p.m. to 10:30 pm. Mr. Vey noted there are problems with enforcement as it is intermittent on when they go off.

Approval of Minutes: Mr. Mininger made a **MOTION** to approval the March 5, 2024 Meeting Minutes. The motion was seconded by Mr. Haberle and 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 February 29, 2024. The motion was seconded by Mr. Mininger and passed unanimously.

Mr. Strunk made a **MOTION** to accept and advertise the 2023 Concise Balance Sheet. The motion was seconded by Mr. Mininger and passed unanimously.

Public Hearing:

Conditional Use. Rotho Blaas, USA Inc., 2075 Rosenberger Road, TMP No. 23-010-073. Mrs. Harper stated a request was received today from the applicant’s solicitor, requesting a one-month continuation. The hearing will be placed on the May 7, 2024 agenda. They have new plans that need to be reviewed and want to ensure that this is the plan they are proceeding with. Mr. Bender asked what is being requested. Mrs. Harper stated the applicant proposes an Office/Wholesale-Warehouse Use along with a building not to exceed 50’ in height. Mr. Bender stated as he recalls there was a plan presented that was previously denied. Mr. Vey explained there have been changes since then, particularly regarding zoning and a preliminary plan has not yet been submitted.

Zoning Hearing Board: Mr. Kravitsky announced the Zoning Hearing Board will meet on Tuesday, April 9, 2024 at 7:00 p.m. to hear the application of Richard and Angela Smith. The applicants seek a Variance from Section 505. Buffer Yard, for the property located at 2506 Cedarfield Lane, TMP. No. 23-024-066. The Zoning Hearing Board will also here the application of Manuel Velasquez for the property located at 1410 Kumry Road, TMP No. 23-001-127. The applicant seeks a Variance from Section 404.A.3.b. 100’ setback; 404.A.8. maximum density; 404.B.1.a. to allow more than one single-family detached dwelling; 404.A.8. minimum yard and setback; an Interpretation of Section 404.A.3. keeping of livestock and poultry. Mr. Kravitsky stated the Building Code Board of Appeals will meet on Tuesday, April 30, 2024 at 7:00 PM at the Milford Township Building (2100 Krammes Rd) to consider the application of Andrew Curry, Board Chairman of Camp Men-O-Lan, seeking an exemption from the Pennsylvania Uniform Construction Code requiring a fire suppression sprinkler system in a cabin for the property located at 1415 Doerr Road, TMP No. 23-007-126 in the RP Zoning District.

Subdivision/Land Development:

Moyer Milford Square, Preliminary Plan of Subdivision, 2060 Allentown Road, TMP No. 23-010-081. 3-Lot subdivision in the VC-2 Zoning District. The Moyer Milford Square Preliminary Plan of Subdivision was tabled.

Milford Village, Section 1W-Stonewall Village Apartments, John Fries Highway, TMP No. 23-010-175-001.

Mrs. Harper stated an Amendment to Resolution 2024-10 has been requested by the applicant. The request is to remove condition Number 9 which states: The Plans are for a development adjacent to Mill Hill Road. Final approval may require more traffic improvements then are presently proposed. The Board saw no issues with the request.

Mr. Haberle made a **MOTION** to approve the amendment to **Resolution No. 2024-10**, removing condition Number 9. The motion was seconded by Mr. Strunk and passed unanimously.

Other Business:

Brake Retarder, Old Bethlehem Pike. Ms. Katy Eb of Old Bethlehem Pike stated she has noticed excessive truck traffic on Old Bethlehem Pike and would like to explore the possibility of having brake retarder signs installed. This would promote common courtesy regarding the use of brake retarders, highlighting when it is necessary and when it is not. Mr. Vey stated the State requirements mandate a study to ensure justification, particularly in areas with varying grades. There are concerns regarding safety and whether this constitutes a safety issue. Mr. Mininger stated from his experience driving trucks, jake brakes often engage when releasing the gas, necessitating manual intervention to turn them off. Ms. Eb stated she is here representing the concerns of seven neighbors. Mr. Haberle suggested requesting a study be done. Mr. Mininger agreed to requesting a study but opposes a complete ban on trucks. Mrs. Harper stated if PennDOT finds the prohibition of jake brakes to be acceptable an ordinance should be passed accordingly.

Amendment to Resolution No. 2024-09, Gold Street Properties, Final Subdivision Approval, Sequencing. Mrs. Ambron stated there was a sequencing error with approved Resolution No. 2024-09. The Resolution granting Final Subdivision Approval for the Gold Street Properties should be amended to Resolution No. 2024-11.

Mr. Stunk made a **MOTION** to amend **Resolution No. 2024-09**, approving Gold Street Properties Final Subdivision, to be renumbered to **Resolution No. 2024-11**. Mr. Mininger seconded the motion. The motion passed unanimously.

Addendum to Resolution No. 2024-08, Intermunicipal Liquor License Transfer. Mrs. Harper stated a request for an addendum to Resolution No. 2024-08 has been received from the applicant's attorney requesting a modification to the applicant's name as it appears. The name should be amended to read Top-Star Express, Inc., which is the correct legal entity name.

Mr. Mininger made a **MOTION** to approve the addendum to **Resolution No. 2024-08**, amending the name to Top-Star Express, Inc. The motion was seconded by Mr. Haberle and passed unanimously.

Fornwalt, 2030 Bleam Road, TMP No. 23-010-103, Sewage Facility Planning Module. Mr. Vey stated a Sewage Facility Planning Module for the Fornwalt Tract, 2030 Bleam Road, has been received. The home will be served with on-lot septic.

Mr. Strunk made **MOTION** to approve execution and submission of the Sewage Facility Planning Module for the Fornwalt Tract located at 2030 Bleam Road, TMP No. 23-010-103. Mr. Haberle seconded the motion. The motion passed unanimously.

Richland Township Amendment to Zoning Ordinance and Zoning Map-Tollgate Road. Mr. Vey reported Richland Township proposed Ordinance No. 302 has been received for review and comment. The ordinance proposes to revise the Zoning District Map by changing the zoning designation of approximately 1.74 acres of land from Rural Agricultural (RA) to Planned Commercial (PC). The parcels included are 150 Tollgate Road, TMP No. 36-013-052 and 142 Tollgate Road, TMP No. 36-013-053. Mr. Vey noted these are the last two residences on Tollgate Road on the right-hand side heading towards 309. The Board had no issues or concerns with the proposed change in zoning.

Trumbauersville Borough intent to submit Water Quality Management Permit Application. Mr. Vey reported notice has been received that Trumbauersville Borough intends to submit a Water Quality Management Permit Application to DEP for the installation of upgraded equipment for emergency water system interconnect on Trumbauersville Road in Milford Township.

The Large Flowerheads Professional Service Contract, Concert in the Park Series. Mr. Vey presented the contract for the Large Flowerheads to perform at the Concert in the Park Series on Thursday, July 11, 2024. The fee for service is \$1600. Mr. Vey stated the Large Flowerheads performed at last year's event and were one of the more popular bands.

Mr. Mininger made a **MOTION** to approve the Large Flowerheads Professional Service Contract for their appearance on July 11, 2024 at the Concert in the Park Series. The motion was seconded by Mr. Strunk and passed unanimously.

Correspondence:

Sellersville Borough; East Greenville Borough; and Haycock Township Fire Police Assistance Request(s). Mr. Vey stated Fire Police assistance requests have been received for the following events: Sellersville Borough for the Sellersville Sesquicentennial/Memorial Day Parade taking place on Saturday, May 25, 2024 from 8:00 a.m. to 1:00 p.m.; East Greenville Borough First Friday events taking place May 3rd, June 7th, August 2nd, September 6th, and October 4th from 5:30 p.m. to 8:00 p.m., and Haycock Township's Independence Triathlon taking place on Sunday, August 4, 2024 at 6:45 a.m.

Mr. Mininger made a **MOTION** approving the Sellersville Borough, East Greenville Borough, and Haycock Township request for Fire Police Assistance. The motion was seconded by Mr. Strunk and passed unanimously.

Quakertown Borough Community Day Sponsorship Request. Mr. Vey presented the request for sponsorship from Quakertown Borough for the Quakertown Community Day event taking place on July 4, 2024. Mr. Strunk noted we have sponsored this event in the past and would like to sponsor at the Star Spangled level donating \$2,500.

Mr. Strunk made a **MOTION** to approve the Star Spangled sponsorship of \$2,500 for the Quakertown Community Day event taking place on July 4, 2024. Mr. Mininger seconded the motion. The motion passed unanimously.

Bucks County Airport Authority Meeting Minutes. Mr. Mininger stated the improvement expansion of the apron is on schedule for this spring.

Quakertown Area Planning Committee Meeting Minutes. Mr. Vey reported the Quakertown Area Planning Committee minutes reflect reorganization, discussion of the Milford Township Zoning Ordinance Amendment for Performance Standard Subdivision and Building Height, no comments were offered, and there was discussion of the Regional Transportation Projects Priorities List that will be discussed at the next meeting.

Milford Trumbauersville Area Sewer Authority Meeting Minutes. Mr. Vey stated the Meeting Minutes of February 19, 2024 are available for review.

Reports:

Code Enforcement Departmental Report. Mr. Kravitsky presented the March 2024 Report. A total of 12 permits were issued in March: 9 residential renovation permits, 2 commercial permits, and 1 single family dwelling. A total of 6 Use & Occupancy permits were issued and 10 fire inspections were performed. Two Zoning Hearing Board applications were received.

Public Works Departmental Report. Mr. Winkler presented the March 2024 report. Mr. Winkler stated the Public Works Department had a busy month cleaning up after storms on both the roadways and walking trails. The crew completed loosening manhole lids and water box lids in Valley View in preparation of paving the development. The piping for the spray features for the splash pad was completed and pressure tested. The pumps and filters are being set up. The crew did not have to salt or plow this month.

2024 Road Bid Awards. Mr. Winkler presented the results of the 2024 Road Bids. Mr. Winkler stated a total of 5 Bids were advertised, 1 of which was a bid renewal. **Bid Package 1-** Approximately 15,000 lbs of Type II Rubberized Crack Seal; Approximately 3,500 lbs of Hot Pour Mastic, and 30,000 SY Ultra Thin Bonded Wearing Course. Mr. Winkler stated the bid was awarded to Asphalt Maintenance Solutions in 2023 and this is contract renewal 2 of 3. **Bid Package 2-** Equipment Rental, Road Sealer and Oil & Chip, approximately 20 hours. Mr. Winkler stated one bid was received from Asphalt Maintenance Solutions with a total bid price of \$33,750. **Bid 1A- Approximate quantities of road material aggregates** – 1,000 tons #4, 400 tons #2A, 500 tons #2B, 200 tons R-4, 200 tons R-5, 600 tons 1-B washed, 600 tons 1-B. Two bids were received, one from Naceville Materials with a total bid of \$58,695 and one from Martin Stone Quarries Inc. with a total bid of \$71,975. **Bid 1B- Approximate quantities of Warm Mix Asphalt (PG64-22WM4)** – 500 tons 25mm 0 < .3, 300 tons 19mm 0 < .3, 2,000 tons 9.5mm 0 < .3. One bid was received from Naceville Materials with a total bid of \$272,223. **Bid 3- Rental of Paving Equipment and laborer(s)-approximately 40 hours.** One bid was received from Sacks & Sons Inc. with a total bid of \$63,425. Mr. Winkler stated he is seeking approval for Bid Package 1, Bid Package 2, Bid 1A-1B, and Bid 3. Mr. Strunk asked Mr. Winkler if he is okay with the lowest bidders. Mr. Winkler stated he is.

Mr. Strunk made a **MOTION** to grant approval of Bid Package 1-Ultra Thin Bonded Wearing Course/Rubberized Crack Seal/Pave Patch, renewal 2 of 3 to Asphalt Maintenance Solutions; Bid Package 2-Equipment Rental with a total bid amount of \$33,750 to Asphalt Maintenance Solutions; Bid 1A- Road Material with a bid amount of \$58,695 to Naceville Materials; Bid 1B- Warm Mix Asphalt with a bid amount of \$272,223 to Naceville Material;

and Bid 3-Paving Equipment Rental with Operator, with a bid amount of \$63,425 to Sacks & Sons Inc. The motion was seconded by Mr. Haberle and passed unanimously.

Park Board Meeting Minutes. Mr. Vey presented the Park Board Minutes of March 13, 2024. The minutes note Trip Brown of Walnut Lane would like to donate 5 trees. A discussion was had on the beds at the baseball field. A date will be set for future clean up with Milford T-Force assisting. A path will be cleared for the arboretum at Molasses Creek Park at the Woodruff property. Spring planting at the stage is being looked at in anticipation of the Concerts in the Park. Mr. Vey presented a proposed plantings plan along with the cost of plantings totaling approximately \$2,000. Mr. Vey stated he is looking for approval to move forward with the plan.

Mr. Mininger made a **MOTION** to approve the Proposed Planting Plan at the concert stage. The motion was seconded by Mr. Haberle and passed unanimously.

Trumbauersville Fire Company Report. Mr. Strunk stated the Trumbauersville Fire Company Report for March 2023 is available for review.

Milford Fire Company Report. Chief Butler was in attendance to present the April 2024 Report. Chief Butler reported a total of 10 calls for the month, 85 total for the year. The Special Service vehicle is almost done. A final inspection was done, and they are looking to put it in the Expo in Harrisburg for display. The Bucks County Commissioners are reviewing the finalist for the Fire Advisory Board in April. Chief Butler reported the Easter pictures and egg hunt went well. With the increase of EMS calls they are looking to put together kits for extra protection from bed bugs and lift assist equipment. The New Engine Committee went out to Seagraves for the pre-construction meeting with the engineers to finalize the specifications. Chief Butler noted there were a few changes.

Manager Report. Growing Greener Grant, C2P2, DVRPC-TASA, DCNR Grant. Mr. Vey stated he is looking at environmental grants that are available. He had a pre-application meeting with DEP regarding the C2P2 Grant and DCNR Grant. The DCNR Grant focuses on riparian buffers for a period of four years. Mr. Vey stated he is seeking authorization to submit the Riparian Forest Buffer Grant in the amount of \$129,364 with a total match of \$79,644, which is entirely in-kind, volunteer. They went over the application with Archewild finding flexibility in it. Initially showing in the Morgan Creek and the old Smerconish property, that is township owned. There is PRP that involves stream bank restoration and plantings. This property is being looked at for plantings. There are regulatory requirements for PRP and plantings. Mr. Vey stated a discussion was had regarding other locations in the township that are in need of restoration and potential basins for flood control.

Mr. Haberle made a **MOTION** approving the submission of the Riparian Forest Buffer Grant. The motion was seconded by Mr. Mininger and passed unanimously.

Mr. Vey presented photos of damage done following rain events of areas in the township that have been addressed previously, Bauman Road, Weiss Road, and Milford Square Pike. The Licking Creek and Unami Creek meet at Allentown Road. The Bast property was acquired and cleaned up, there is potential for a basin. An area of concern is south of 663, with sedimentation at Milford Square Pike. This will be part of a broader approach on what can be done engineering-wise. Concerns with the mill arose when the dam was removed. A 167 plan is starting up, focusing on stormwater management with the intent of mitigating downstream impacts within the watershed. A committee is currently being formed. Funding has been provided outside of programs for the Upper Perkiomen, aiming to proceed with incremental change. A TASA-DVRPC technical assistance Zoom meeting today discussed the widening of the turnpike. Mr. Vey stated he presented a concept plan for the Unami Trailhead connection, right of way and limited access points, including the golf course. Mr. Vey stated it will be revisited to see if the trail could be located on the inside of the creek.

Escrow Release:

Quaker Pointe Orthodontics, 2100 Quaker Pointe Drive, TMP No. 23-010-022, Final Escrow Release.

Mr. Strunk made a **MOTION** to approve the Final Escrow Release for Quaker Pointe Orthodontics in the amount of \$1,161.20. The motion was seconded by Mr. Mininger and passed unanimously.

Chatham Creek, Millstone at Park Side, Foulkes Mill Road, TMP No. 23-010-145, Escrow Release Request #7.

Mr. Andersen stated he sees no issues preventing approval of the requested escrow release.

Mr. Strunk made a **MOTION** to approve the Chatham Creek, Millstone at Parkside Escrow Release #7 in the amount of \$92,244.27. Mr. Mininger seconded the motion. The motion passed unanimously.

Adjournment: With there being no further business Mr. Haberle made a **MOTION** to adjourn the meeting of April 2, 2024 at 8:00 p.m. The motion was seconded by Mr. Mininger and passed unanimously.