

Upper Milford Township
Board of Supervisors
Township Building, Old Zionsville, PA 18068
April 20, 2017 at 7:00 p.m.
WORKSHOP MEETING MINUTES

ATTENDANCE: Supervisors, George DeVault, Daniel Mohr, Robert Sentner; Manager Daniel DeLong; Assistant Manager, Bud Carter; Planning Coordinator, Brian Miller; Secretary/Treasurer, Jessi O'Donald; Township Engineer, Jeffery Ott; Solicitor, Marc Fisher

Meeting was called to order at 7:00 pm

ANNOUNCEMENTS:

This meeting is being recorded principally to aid in the preparation of Minutes and for such other purposes as the Board sees fit. For that reason, will each person wanting to give any comments during this meeting, please state your name for the record and address the Board of Supervisors.

PUBLIC INPUT: (Note: The public will additionally be allowed to provide input as part of the workshop discussion items)

- 1.) Christopher J. Greb, Macungie Ambulance Corps (MAC) Operations Manager.
 - a. 2016 Annual Report.

Christopher Greb summarized the MAC's 2016 year. Some highlights included: the MAC responded to a historic high of 3,689 calls (146 of which were in Upper Milford Township), held 45 American Heart Association training classes, and trained over 500 individuals in CPR, AED, and/or first aid training.

The Board publically thanked Chris and the entire MAC for everything that they do.

Supervisor DeVault gave a report on Emergency services. Chris was one of the guys controlling the scene to make sure everyone was ok at the scene. Western was called out early morning for the Boyko Funeral Home Fire. At the same time Vera Cruz was at a vehicle accident on Allen Street then put on standby, they then had to respond to a smoke alarm. He just wanted to give an overview of what our volunteers do every day since many aren't aware of what goes on.

OLD BUSINESS:

- 1.) Kohler Tract Subdivision- Discussion

Scott McMackin with Cowan Associates for Kay Builders said he was at the meeting hoping to address a five points in Jeff Ott's February Engineering letter. Last week they had a meeting with staff and wanted to discuss these items with the Supervisors. There are 4 or 5 items to discuss;

- 1.) The letter stated the phasing should be shown on the plans. In the revised plan the two phases are included. Phase one includes 30 twin homes off of Mill Rd and the Spur road, along with detention basins #1 and #3 as well as stormwater and utilities. Phase 2 would be the

remaining portion of the project and Dentition Basin #2, stormwater irrigation system, Park and Townhouses.

2.) Proposed easement for the pedestrian connection to Chestnut St. The easement is 30' wide that will run along the basin out to Chestnut Street. The question asked is, do the supervisors want the pathway built or should the easement just be recorded?

3.) The park layout and design

4.) Waiver Request to not provide easements around outside lots. These two lots are at the edge of the property, the Pentrenka and Peter's lots. The Developer is proposing to give the adjacent slivers of land to these lots instead of providing easements.

5.) Right of way extension or Road into the access area for the parking lot to the park and overflow parking lot.

Planning Coordinator Brian Miller stated they also needed to discuss the road name. The developer has suggested Kohler Court. Mr. Miller's concern is that there is already a Kohler Road in a different area of the Township.

Supervisor Sentner stated he was 100% against that name.

Richard Brookes asked the Supervisors to just pick a name.

Township Engineer Jeff Ott spoke briefly about the Park being put into Phase 2. He stated that all the building improvements need to be constructed as part of Phase 1 as per the Township Ordinance. He also expressed a concern with the construction vehicles driving through phase 1 as phase 2 was being built. The Township Park should be in the first phase and the appropriate access to the Park. Another concern is emergency access while construction is going on. There needs to be a provision for construction vehicle parking

Supervisor Sentner stated he was 100% against phasing of this development given the track record of the developer. The Township needs to protect the down slope residents from the stormwater run-off. He stated there should be no phasing for this project. If they want to build it just build it.

Edward Hausman stated he is concerned that the run off from the construction of the Kohler Subdivision will adversely affect the privately owned stormwater ponds of Mink Estates. Stole Road and Mink Road already has water that comes down between the houses during storms. He doesn't want any of the construction run off in his stormwater pond. If the developer wants to buy his retention pond they may do so for \$50,000.00 and Mr. Hausman will turn over the deed to them.

Jim Krippe expressed a concern about the construction traffic turning onto Mill Rd from Chestnut Street. He asked what can be done to warn vehicles of slow moving construction vehicles going in and out of Mill Rd. Wondered if it was possible to require flaggers or construction ahead signs to warn the drivers coming over the hill.

Supervisor DeVault stated he would like to see the whole development dry up and blow away.

Supervisor Mohr agreed with that statement and also with no phasing of the development.

Scott McMackin stated for the developer that they would remove the phasing of the subdivision plan.

Supervisor Sentner stated he felt the land owners of the lots that receive the extra slivers of land would be crazy to take on the 8 foot retaining wall and sidewalk maintenance and snow removal.

Manager DeLong stated that the Subdivision Plan has signature Blocks for those property owners to approve and consent to the extra adjustments to their lots.

All were in agreement.

MOTION: Supervisor Sentner made a motion to grant waivers for sections §1011.B.2, §1011.B.3, §1011.B.5 as discussed in Ott Consulting Letter section A-26 dated February 24, 2017 page 7 contingent upon property owners signing . Supervisor Mohr seconded the motion. Any questions or comments, all were in favor, motion carried unanimously.

Solicitor Fisher read for the pre-development agreement resolution 2016-017 between Upper Milford Township and Kay Builders exhibit a point number 2. "As a condition to Township approval of any plan for this property, the Developer agrees to site a park approximately 2.5 Acres in size exclusive of the Parking areas and stormwater facilities in the North East Corner of the property as more generally described in the sketch plan of Cowan and Associates Inc. dated January 14, 2016."

Supervisor Sentner stated everything the developer does is to help the developer. There is nothing to help the Township or residents, as far as the park goes, come back when you have 2.5 acres.

Richard Brooks didn't not want to discuss this topic.

Supervisor DeVault asked if the access easement to Chestnut St would just end up being a drainage way. It's a downhill walkway. The concern is the water will drain to chestnut and create more of a concern.

Scott McMackin said there are ways to engineer the path to correct the water.

Edward Hausman stated during the last storm the water was half way across chestnut. There is no tilting or anything. Louie's pond was already overflowing. To add more water will be more of a problem.

Supervisor Sentner questioned the large swale that has an 8 foot ditch going through between Stole and Mink Roads, along with the connecting trail that goes between even with the drainage, how will this work without being just a waterway during storms.

Phil Casey stated that all the water will go behind Dunkin Donuts and the area can't handle the water loads now. He felt that residents will be able to kayak down the waterway during a storm just like the concrete river in L.A.

Supervisor Sentner is concerned that when the inlets get clogged it is going to turn into a river.

Supervisor DeVault asked if the developer would consider reducing the density. Legally they can have the density, it is zoned there but on a common sense level a lower density may be

more appealing. All of the Townhouses jammed into that area create a very tight housing space. He felt twin homes would reach the same end result for the developer with more appeal.

Supervisor Sentner questioned if the 6" earth berms, adjacent to Mink Estates, will be overtaken during a large storm. Can the downhill residents be more protected? The concern is every resident in Mink Estates will be calling to complaining when the drains get clogged and the water rushes downhill.

Scott McMackin stated the 6" berms will go away with the end of construction. Stormwater has been reviewed to storms 2 years through 100 years and all conditions with LVPC and Ott Consulting. In each of those reviews the plan complies with release rates for each of the considerations. The plan controls more water after construction than it is controlled now.

Supervisor Sentner stated he understands that the plan works on paper but will it work in reality?

Supervisor Sentner asked if there will be an HOA for this development.

Richard Brooks stated that the HOA will be cutting the grass and cleaning the stormwater inlets. Everyone in the HOA has a responsibility to take care of these concerns.

Francis Caputo stated the last storm brought down a lot of clay and dirt from the field above Mink Estates. He noted that the street sweeper had to go through multiple times. He questioned if the stormwater collection system the developer has designed will work. The Community's youngest person is 65 or 70. The Stormwater ponds are owned by individual homeowners within the subdivision of Mink Estates that is how the homes were sold. He stated that if the ponds get water in from the construction of the new subdivision the residents of Mink Estates will sue. He is concerned with the extra water run-off with all the paving and homes.

Mr. Hausman asked Supervisor Sentner about the storm water issues where he lives.

Supervisor Sentner responded with the understanding that water in Pennsylvania runs downhill.

Phil Casey questioned water run-off rules.

Supervisor Sentner responded that the engineers will put their stamps on it and if they say the plan will work it's up to them to meet that requirement.

Supervisor Sentner questioned the retention pond wall on basin #3 and asked what guarantee does the Township get that the stacked wall will remain a stacked wall? Could the frost line be a horizontal or vertical? What stops the wall from punching out?

Scott responded that it is a free draining wall. The ponding elevation is 2 feet deep.

Township Engineer Jeff Ott stated water will migrate through the wall and have freeze thaw cycling. One thought he had considered, but stated he wasn't a structural engineer was the proposal of a concrete wall at the base of Basin #3.

Supervisor Sentner questioned the ability to service pumps on basin #2 and #3.

Scott McMackin stated the access for Basin #2 is on the eastern side between lots 16 and 74 and there is a wide enough easement to take equipment back to make repairs.

Supervisor Sentner asked about lot 14, and the retaining wall. He asked if the wall extended into the right of way, along with whether the owner of lot 14 is responsible for the wall and all of the sidewalk.

Supervisor Sentner also questioned the lack of speed bumps in parking area on the Plan.

Scott McMackin stated that it was his error and it was just an omission. The developer would install speed bumps in the parking area.

Supervisor Sentner questioned the sensibility to place a walking path against basin #3. His recommendation is to remove the walkway.

All Supervisors agreed the walkway should be removed.

Supervisor DeVault reminded everyone that they have yet to hear back from the conservation district, and the recommendation the Conservation District may answer some of the questions that were asked here tonight.

Supervisor DeVault mentioned the fact that everyone had agreed that the park would not be more than a 6% slope.

Supervisor Sentner said the steeper the park the higher the fee in lieu of recreation.

Ken Debus had two questions. Is there a time table for construction and is it correct that there will be no construction equipment on Mink and Stole within Mink Estates.

The supervisors responded that there will be no construction or parking on the portion of Mink and Stole Roads within the Mink Estate Subdivision and they didn't have a time line for construction but there will be no phasing of the Plan.

Supervisor Sentner questioned parking spaces on Stole Road. His concern is that if there is any parking allowed on any portion of the road then residents will park on wherever they choose to on the road. The submitted plan allows four parking spots. He questioned if it makes more sense to grant the waiver for those spots and make the whole development no parking along the road?

It was determined that the developer would need a zoning variance for the roadway parking spaces to be removed since zoning calls for a certain number of spaces per residence.

Brian Miller asked about the section of road accessing the park.

The Supervisors asked what happens when it comes time to pave that access way and who would be responsible if the access were just an easement instead of a road end?

Scott McMackin suggested those concerns could be worked out in the writing of the easement.

Ray Eibner stated he thinks it would be a good gesture for the developer to work with the surrounding neighborhoods and reconsider the townhouses.

NEW BUSINESS:

ANY OTHER BUSINESS: -

EXECUTIVE SESSION: - Not Needed

ADJOURNMENT: Meeting adjourned at 8:10 pm

Chairman, George DeVault

05/06/2017
Date

Secretary/ Treasurer, Jessi O'Donald