

Upper Milford Township
Board of Supervisors
Township Building, Old Zionsville, PA 18068
September 28, 2017 at 7:30 P.M.
SPECIAL MEETING MINUTES

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

Meeting called to order at 7:30 pm.

Pledge of Allegiance to the flag.

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: None

OLD BUSINESS: -

- 1.) Kay Builders- The Fields at Jasper Ridge
 - a. Resolution 2017-039
 - b. Resolution 2017-040 Revised

Ron Young – his mother lives in Mink Estates. He questioned the Traffic Flow.

Raymond Janson - Asked what the advantage is to have this development. He listed the disadvantages: more people, cars, pollution, etc. He has already moved to Mink Estates to be away from traffic noise.

Supervisor Sentner replied that there is no advantage. The developer owns the land and has the right to develop it.

Supervisor Sentner read a prepared statement from him personally, not as part of the Board of Supervisors.

David Shafkowitz representing Anthony Tasco owner of 4033 Chestnut St Emmaus. Mr. Shafkowitz stated that 4033 is in compliance with Act 167 and outside agencies for the Stormwater that had been naturally flowing toward 4033 Chestnut Street. As he reads the plan for The Fields at Jasper Ridge it shows all of the stormwater from the parcel of land now directed through 4033 Chestnut Street's stormwater facilities that were constructed by Mr. Tasco when he renovated that property. The developer has not contacted Mr. Tasco to request permission to direct all of the stormwater through his facility.

Anthony Tasco owner of 4033 Chestnut St. He stated he has been to Township Meetings and has asked the developer about the Stormwater but has been ignored by the developer.

Evelyn Smith, Ken Debus and Ron Young all expressed their concern over the stormwater from the development entering the privately owned stormwater facilities within Mink Estates.

Engineer Jeffery Ott stated that unless there is a pipe proposed to run across a downstream neighbor there is no legal easement requirement.

Solicitor Marc Fisher stated he received the letter from Attorney Shafkowitz and asked that it be shared with the Developer and the Conservation District.

Ken Debus resident on Stole Road asked when the road connections will be made to Mink and Stole Roads, along with the parking within the development.

Engineer Jeffery Ott reminded the audience that when he reviewed the plan and it conformed to Act 167 but the developer has made changes so his review letter requires the developer to resubmit the plan to the conservation district for further review.

Barb Ebner resident on Mink Road asked the definition of a two year storm.

Engineer Jeffery Ott explained that they use hydrologic models and a two year storm qualifies as 2-3 inches of rain in a 24 hour period. Act 167 has reduction rate zones. This development is required to reduce run off to 30% of predevelopment rates.

Ron Young asked about a 50 or 100 year storm.

Engineer Jeffery Ott explained that for 25, 50 and 100 year storms run off reduction is a to be at 60% of predevelopment rates. The developer is meeting the requirements for the site and the HOA will be maintaining the stormwater facilities within the development.

Barb Ebner and Lynne Sallash questioned the water source for all of these new homes and asked if it will be approved prior to plan approval.

Solicitor Fisher reminded everyone that this was a contingent preliminary plan approval.

LCA will be bringing the water to the development and the developer is on their own and responsible if they start construction of any kind prior to the easements for the water being in place.

Supervisor Sentner stated that making LCCD and LVPC aware is the first step, however the Township has rules and regulations to abide by. He also mentioned that he questioned Mr. Tasco's stormwater facility when first proposed, but time has proven that it works. At this point all we can do believe that the Township Engineer and the developer's engineer are confident that it will work. He also read a statement for staff asking for certain housekeeping items internally.

Supervisor DeVault made his own personal statement about building and development in the area. He stated that he is frustrated and will not be running again for supervisor since there is limitation on what can and cannot be done within state law.

Supervisor Mohr added that he has been involved in the planning Commission for 18 years and a Supervisor for 12 years and he has never seen this issue with a developer making so many changes and everyone not being on the same plan revision. He would have like to see a park in that area but the Township just could not afford the purchase price.

Barb Ebner asked if the property could be purchased now with the referendum money.

Supervisor Sentner replied that option was no longer available.

MOTION: Supervisor Sentner made a motion to approve Resolution 2017-039 and 2017-040 as revised. Supervisor Mohr seconded the motion. Any questions or comments, all were reluctantly in favor, motion carried.

SOLICITOR'S REPORT: No Report

EXECUTIVE SESSION: Upper Milford Township Board of Supervisors held an executive session from 8:18 pm to 8:22 pm to discuss Real Estate and Legal Matters.

Decision on Bid for 4245 Shimerville Road:

1.) Memo from Manager DeLong

Memo from Manager DeLong highlighted the 4245 Shimerville Road Property the Township advertised for bid for the fourth time. Manager DeLong recommended awarding of the bid to the highest bidder. This time the Township Received 4 bids the highest of which was \$22,200.00 by Anna and Robert Hartranft.

MOTION: Supervisor Sentner made a motion to award 4245 Shimerville Road per the recommendation of Manager DeLong's Memo to Anna and Robert Hartranft for the bid amount of \$22,200 in accordance with all of the bid specifications and directed staff to complete the sale. Supervisor Mohr seconded the motion. Any questions or comments, all were in favor, motion carried unanimously.

OTHER ISSUES: - None

REPORTS:

Supervisors:

Daniel Mohr – The Community Association has all of their Road Closure permits for the Halloween Parade. They request the residence hang up extra outside lighting to help the parade route.

Robert Sentner –

George DeVault – No Report

Township Manager:

Dan DeLong – Stated we do have something to celebrate. The Township with the residents support passed an Open Space Referendum and has preserved another 4 properties with another on the list for next year.

Assistant Manager:

Bud Carter – No Report

ADJOURNMENT: Meeting adjourned at 8:27 pm

Chairman George DeVault

10/05/2017
Date

Secretary Jessi O'Donald