

Upper Milford Township
Board of Supervisors
Township Building, Old Zionsville, PA 18068
February 19th, 2026, 7pm
REGULAR MEETING MINUTES

ATTENDANCE: Supervisors: Daniel Mohr, Angela Ashbrook, John Zgura; Manager Edward Carter, Planning Coordinator Brian Miller; Solicitor Marc Fisher; Office Assistant Kyle Walbert

Meeting Called to order at 7:00 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 and address for the record and address the Board of Supervisors.

PUBLIC INPUT:

Colt Hershinger gave an explanation on his opinion about Public Input at the Board of Supervisors meetings. He asked each one of the Supervisors for their word to ensure the Public would receive a chance to make Public Comment at each decision being made throughout the course of the meeting. All of the Supervisors agreed.

John Zgura explained that last meeting they had this situation come up after a motion and second were on the floor and after the public comment happened, they rescinded the motion and changed their mind. He said that is why they do the format they do.

Phil Vanim expressed his gratitude to the Supervisors for appointing the Deputy Tax Collector at the previous meeting.

Gabe Natalini of 4460 Stole Rd. expressed his concerns regarding the on street parking in the Jasper Ridge Development. He explained that it is a now become safety issue as there have been multiple issues since the snow has happened with residents parking on the street and not allowing sufficient area to maneuver through for emergency vehicles along with a minor car accident that happened recently because of it. He wanted to express that he is not in favor of this although the knows the HOA voted on it already but he also feels it is not fair that the people living on the other side of the development should have the right to vote on an issue that is not going to effect them at all.

John Zgura explained that no decision has been made regarding what will happen with the on street parking there in Jasper Ridge. He explained that the vote was just to bring it to the Supervisor as a discussion item and it has to be brought back into them still to make a final decision on. He recommended that he come back to the Board meeting when it is presented to them and plead his case there.

ACCEPTANCE OF MINUTES:

Approval of February 5th, 2026, Regular meeting minutes.

MOTION: Supervisor Mohr made a motion to accept the minutes as presented for the February 5th regular meeting. Supervisor Zgura seconded the motion. Hearing no questions or comments, all were in favor, motion carried.

APPROVAL OF PAYMENT OF BILLS:

GENERAL FUND:

PLGIT XXXX7209 - Check No's. **1670 to 1707** in the amount of **\$138,727.92**

STREET LIGHT FUND:

PLGIT XXXX7125 - Check No. **1426** in the amount of **\$2,773.46**

ACKNOWLEDGEMENT OF BANK TRANSFERS:

Transfer No's. **2026-005 to 2026-008**

MOTION: Supervisor Zgura made a motion to pay the bills as read and acknowledge the bank transfers. Supervisor Mohr seconded the motion. Hearing no questions or comments, all were in favor, motion carried.

SOLICITOR'S REPORT: No Report

PLANNING COMMISSION – NEW BUSINESS: -

1. Zoning and Subdivision and Land Development Ordinance Update Presentation – Gilmore and Associates

Judith Goldstein of Gilmore and Associates went through their presentation regarding the updates to the Zoning and Subdivision and Land Development Ordinances. They did a brief overview of how we got to where we are in the process and went over the major updates including creating a more user-friendly document and ensure the Township is up to date to be in line with the Regional plans and MPC.

Supervisor Ashbrook had a question regarding Hotel/Motel and Short Term rental uses and how they are being handled in the Ordinance.

Judy explained that the Township took a silent stance on this and wanted to deal with the instances with the Hotel/Motel Use.

Supervisor Ashbrook also asked about the amount of poultry allowed on a given acre and that 25 seemed like quite a bit.

Judy explained that the nutrient management regulations held by the State of PA would need to be followed and addressed as well for someone that would have a poultry farm.

There was a lengthy discussion on short term rentals and how the ordinance were to handle these situations.

Kyle Walbert explained that we would be viewing them as the Hotel/Motel use which is only allowed in the C, VC and I districts and are comfortable that the issue is covered that way.

There was further discussion on how to appropriately handle these and how the Township will choose to view them.

Frank Kuklas inquired about the road classifications and what was being changed.

Brian Miller explained what the Township was doing and that some of the roads were being changed from Locals to Collectors to ensure the proper Right of Way would be able to be obtained during subdivision and land development if it were to occur but a majority of them were not changing.

Ben Kohler stated that he felt we should define the short term rentals somehow without a rental ordinance or code.

Colt Hershinger asked if this would be able to be understood by the general public without the help of a lawyer.

There was a short synopsis of what the Township did to help simplify the layout of the Ordinance for everyone to be able to read it easier.

Supervisor Zgura stated that he does not want to overregulate and tell people what they can and cannot do with their property, more than the Township already does.

MOTION: Supervisor Ashbrook made a motion to authorize Staff in conjunction with the consultants to send the draft Zoning and SALDO Ordinances to the regional planning commission, Upper Milford Township planning commission and general public for review and comment. Supervisor Mohr seconded the motion. Hearing no questions or comments, all were in favor, motion carried.

OLD BUSINESS:

1. ESC Committee Discussion

There was a short discussion on how the ESC operates and what direction the Board wanted to see the committee go in. Items discussed included quorums, meeting dates, ambulance Corp representation, coordination between the Fire Companies on purchases/equipment and financial suggestions being brought to the ESC before they happen.

It was agreed upon that Bud and Marc will review the Resolution for the Committees duties and update it accordingly, subsequently getting the draft back to the Board of Supervisors for review.

Supervisor Ashbrook asked if there was a chair for the committee and expressed concerns about having the structure of the committee formed.

Manager Carter explained that the Chair of the committee by default would be the Emergency Management Coordinator to which the Township currently does not have one. If anyone knows someone interested in the position to let us know.

NEW BUSINESS:

1. Route 29 safety Improvements Mill Road Closure

Manager Carter read his memo regarding the Mill Rd. Closure and the extension of the closure dates from a few days to 2-4 weeks time. PennDOT is requesting a motion to authorize the extension of the closure of Mill Rd.

There was a short discussion on how the closure will operate and how Rt. 29 will be down to 1 lane with a traffic signal.

Supervisor Zgura asked if they would be pulling a bond to ensure no damage would happen to the detoured roads during the closure.

Manager Carter said you can request that if you wish in the motion.

MOTION: Supervisor Zgura made a motion to authorize the extension of the closure of Mill Rd. contingent upon a bond being pulled by the contractor to ensure fixing any damages that may occur to the Township Roads and/or Street signs. Supervisor Ashbrook seconded the motion. Hearing no questions or comments, all were in favor, motion carried.

2. Monkey Knife Fight Charity Bicycle Ride – Memo from Kyle Walbert

Kyle Walbert read his memo regarding the request of the Charity Bike ride through the Township on April 25th, 2026.

MOTION: Supervisor Zgura made a motion to allow the Monkey Knife Fight Charity Bicycle Ride special event to take place on April 11th, 2026 within Upper Milford Township. Supervisor Ashbrook seconded the motion. Hearing no questions or comments, all were in favor, motion carried.

3. Resolution 2026-023 – 4054 Chestnut St. Stormwater O+M

MOTION: Supervisor Ashbrook made a motion to adopt Resolution 2026-023, Stormwater O+M for 4045 Chestnut St. as presented. Supervisor Mohr seconded the motion. Hearing no questions or comments, all were in favor, motion carried.

4. Approval for Sale of 2000 International 4700 DT466E Dump Truck from Municibid – Memo from Kyle Walbert

MOTION: Supervisor Zgura made a motion to approve the sale of the 2000 International 4700 DT466E Dump Truck to Bill Nimerhay of Buena Borough, NJ for the amount of \$15,350.00. Supervisor Ashbrook seconded the motion. Hearing no questions or comments, all were in favor, motion carried.

5. Approval of purchase of landscape trailer – Memo from Bud Carter

Manager Carter read his memo requesting the purchase of the 2026 Reiser Landscape Trailer for Public Works.

Supervisor Ashbrook asked where the money from the sale of the dump truck was going?

Manager Carter said into the General Fund unless you wanted to specifically allocate it to something such as this purchase.

Supervisor Zgura asked what we would be doing with the old landscape trailer?

Manager Carter said most likely sell it but it is up to the Board.

Supervisor Zgura asked if we had this money budgeted for the purchase.

Manager Carter responded yes.

MOTION: Supervisor Zgura made a motion to purchase the Landscape Trailer from Cargo Trailer Sales Inc. of Landsdale for \$5,883.00. Supervisor Mohr seconded the motion. Hearing no questions or comments, all were in favor, motion carried.

6. Approval of advertising for Road work Bids for 2026 – Memo From Kyle Walbert

There was a short discussion regarding the proposed road work for 2026.

MOTION: Supervisor Ashbrook made a motion to advertise for the upcoming proposed Road work for 2026. Supervisor Mohr seconded the motion. Public Comment – Colt Hershinger asked the cycle of the Oil and Chip. Kyle Walbert explained that it depends but it is roughly every 7-8 years and the process on how the Township chooses road work year to year. Frank Kuklas asked when Mill Road would be done again. Kyle said that he would have to check when Mill Rd would be done again. Vote - all were in favor, motion carried.

DEP MODULES / SEWAGE PLANNING: - None

PLANNING COMMISSION – OLD BUSINESS: - None

SUBDIVISIONS – IMPROVEMENTS: -

Public Comment – Gabe Natalini wanted to follow up and ask Supervisor Zgura one more question regarding the parking plan. He asked if the vote was being made at the request of the Board.

Supervisor Zgura said yes, he was the one that requested that because he is opposed to the parking on the street. While the message may not have been disclosed to them properly about the parking situation when the residents purchased their homes, the procedure to change it will be to ask the Board for approval to change the parking in the development.

CORRESPONDENCE: - None

OTHER ISSUES: - None

REPORTS:

Emergency Services Committee Report: No Report

Township Emergency Management Coordinator: N/A

Emergency Services Call Report: N/A

Fire Companies: No Report

Emmaus Library: No Report

Recreation Commission:

Supervisor Ashbrook explained that they did not have a meeting.

Township Manager:

Bud Carter – No Report

Supervisors:

John D. Zgura – 2nd meeting for the 250th celebration was held recently. The event is scheduled for September 5th from 12 to 6 PM. They designed a Logo for the event. The next meeting for event will be March 11th at the Township Office if anyone wants to attend for suggestions.

Daniel J. Mohr – Vera Cruz Community Association is currently looking for a stage to rent for Homecoming in August. They received notification from Borough of Northampton that they are no longer renting out the mobile stage. Allentown City is no longer renting their stage to anyone outside the city either. They may need to construct a temporary one if they cannot find one.

Supervisor Zgura asked how big of a stage they would need. He said they may be building one for his event that he was not sure what size he would need.

Supervisor Mohr said he would check on how big the stage was that they used In the past.

Angela Ashbrook – Just wanted to reiterate that no one is trying to take away anyone’s right to speak to have Public input at the Board meetings.

EXECUTIVE SESSION: - Not needed

ADJOURNMENT: Meeting was adjourned at 8:36 PM.

Chair, Angela Ashbrook

03/05/2026
Date

Secretary, Edward Carter