

UPPER MILFORD TOWNSHIP
BOARD OF SUPERVISORS
TOWNSHIP BUILDING, OLD ZIONSVILLE, PA 18068
MAY 7, 2015 AT 7:00 P.M.
WORKSHOP MEETING MINUTES

ATTENDANCE: Supervisors; George DeVault, Daniel Mohr, Robert Sentner; Township Manager, Daniel DeLong; Asst. Township Manager, Timothy Haas; Township Planning Coordinator & SEO, Brian Miller; Solicitor, Marc Fisher; Township Engineer, Michael Waldron

CALL TO ORDER: 7:03 P.M.

ANNOUNCEMENTS:

The Board of Supervisors held an executive session from 6:30 P.M. until 7:02 P.M. this date for the purpose of discussing real estate acquisition.

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:

Resident, James Krippe thanked Bob Schmeltzle, Jr. for a great job on sweeping his road. Krippe also thanked the Township plow truck driver who plows his road during the winter. Both men do a great job. Chairman DeVault assured Krippe that his words of gratitude will be passed along.

OLD BUSINESS:

1.) PennDOT Communication in response to Township BOS questions.

a. Letter dated April 29, 2015

Supervisor Sentner summarized the letter, including the Route 29 and Beck Road intersection, Route 100 and Route 29 installation of underdrains, short and long term solutions for Indian Creek Road at Cedar Crest Boulevard, plans for Route 29 bridge replacement project (bridge by Pickles Restaurant), and emergency contact procedures. He expressed his safety concerns for the Route 29 (Cedar Crest Blvd.) and Indian Creek Road intersection. The average daily truck traffic is 48 trucks. He believes that it's not the number of trucks that is the problem, but rather the problems are the site lines and steep grades at the intersection.

Manager DeLong asked if the Board desires staff to write a follow up letter in response to the letter from PennDOT.

Supervisor Sentner looked at the 12 year comprehensive transportation plan and upgrades for Route 29 are not shown on the plan until 2026. He believes this is unacceptable and wants to continue to pursue the request.

DeLong expressed his feelings that the Board should remain persistent with PennDOT.

Supervisor Sentner agreed and said, "The squeaky wheel gets the grease."

Chairman DeVault requested staff to write a letter thanking PennDOT for their response letter but to also express the Township's concerns over the long range traffic improvement plans for Route 29.

Manager DeLong reminded the Board that it is important to get Route 29 traffic improvements included on the Lehigh Valley Transportation Board's (LVTB) list and have the appropriate funds released by the LVTB for the project.

Supervisor Sentner requested that the reality of the Route 29 upgrades not shown on the 12 year comprehensive transportation plan until 2026 be expressed as "unacceptable" within the letter as well.

Resident, Francis Caputo expressed to both the Board and the audience that everyone needs to start calling the State Representatives to complain about the current problems and use the upcoming vote as leverage to try and get action accomplished.

Manager DeLong reminded the audience that the elected state officials that serve the area that includes Upper Milford Township are Senator, Pat Browne and Representative, Justin Simmons.

Chairman DeVault asked if the Township's traffic counter's results figure into the long range study for the Township, to which DeLong answered, "Yes."

Chairman DeVault expressed his concern over the ever expanding developments in and around the Township without concern over the current traffic infrastructure.

2.) Fields at Indian Creek Major Subdivision (Discussion)

Kay Builders Representative(s) present for discussion:

Jeff Chandler

Lehigh Engineering Associates, Inc. representative(s) present for discussion:

Lewis Rauch, II

Manager DeLong summarized that the Board was provided a plan as they asked for, showing the open space to be dedicated regardless of any fees. The Board had a

chance to review the plan and all the new additional information. He asked the Board if they have any direction in moving forward.

Supervisor Sentner summarized one of the major concerns holding up the granting of preliminary plan approval was the difference between open space vs. fee in-lieu-of open space. He clarified that no density was lost and minimal recreational space was gained.

Jeff Chandler summarized for the Board that he has received an administratively complete letter from the Lehigh County Conservation District (LCCD).

Supervisor Sentner asked Solicitor Fisher if creating a Resolution to grant conditional preliminary plan approval is the best way to proceed.

Solicitor Fisher recommended that the Board move forward to develop a Resolution to grant conditional preliminary plan approval and defer the amount of fee in lieu of until final plan approval.

Supervisor Sentner wants the Department of Environmental Protection (DEP) permitting of the bridges crossing the creeks be included within the Resolution. Sentner does not want the future Home Owners' Association to be responsible for seeking permission from the DEP for the bridges crossing the creek.

Chairman DeVault would feel more comfortable receiving an "Okay" from the LCCD before moving forward in granting conditional preliminary plan approval.

Lew Rauch summarized that the process to receive an administratively complete letter requires an extensive review from the LCCD, and currently the plan is under a technical review.

Supervisor Sentner expressed his understanding to the Board that the developer has done everything the Board has asked of them up to this point.

The Board members were in agreement to direct Solicitor Fisher, along with Township Staff, to draft a Resolution to grant conditional preliminary plan approval.

NEW BUSINESS:

1.) Subdivision:

- a. Kohler Property, 4475 Mill Road; 2 lot subdivision and Official Map implications (Discussion)

Kay Builders Representative(s) present for discussion:

Jeff Chandler
Wayne Doyle

Richard Brooks

Wayne Doyle summarized for the Board that he submitted a minor subdivision plan and a sketch plan to the Township's Planning Commission. The minor subdivision plan for the two (2) lot subdivision would include an easement on the property to allow a future connector street to connect Mink Road to West Minor Street, which coincides with the Township's Official map. They are willing to comply with all of the other items within the Township's review letter.

Manager DeLong reminded the Board that the submission of the minor subdivision does start the clock for the Board to implement the requirements of the Official map: the road issue, the area being designated for open space or recreation area, and storm water management aspect. The subdivision itself will address the storm water requirements as part of the review process, however, the Board will need to take action sooner rather than later on the open space/recreational area aspect of the minor subdivision plan. The Board has one (1) year to render a decision.

Chairman DeVault said that there is a lot to look at and a lot of unanswered questions.

Richard Brooks summarized for the Board that they are at the meeting to request approval of an easement for the minor subdivision.

Chairman DeVault said that a decision could not be rendered at the meeting due to a lack of review and consideration of comments from concerned Township residents.

Solicitor Fisher again summarized for the Board and the developer that the Board will have to take action within one (1) year on the proposal. In light of the area being on the Township's Official map the Board will have to render a decision on whether or not the Township will take some, all, or none of that land for open space/recreational area.

ANY OTHER BUSINESS:

- 1.) Fire Department Steering Committee status update.
 - a. Name BOS Committee member
 - b. Name alternate BOS Committee member

Assistant Manager Haas briefly updated the Board on the current status of the Steering Committee and summarized for the audience what the general concept of a Fire Department Steering Committee is and what the expected operations are. Currently, there are vacancies for a UMT Supervisor, Alternate UMT Supervisor, Citizen at Large, and a second member from the Western District Fire Co.

Chairman DeVault and Supervisor Sentner volunteered to fill the vacant committee positions of UMT Supervisor (Sentner) and Alternate UMT Supervisor (DeVault).

Supervisor Sentner requested to have an advertisement for the vacant Citizen at Large position be posted on the Township website and in the newspaper.

EXECUTIVE SESSION: None

ADJOURNMENT: 7:42 P.M.

George D. DeVault, Chairman

Date

Timothy Haas, Asst. Twp. Manager/Secretary