

Upper Milford Township  
Board of Supervisors  
Township Building, Old Zionsville, PA 18068  
March 16, 2017 at 7:00 p.m.  
**WORKSHOP MEETING MINUTES**

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

Call meeting to order.

**ANNOUNCEMENTS:**

Welcome to Bud Carter the Township's new Assistant Manager.

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:** Francis Caputo complimented the street crew on the snow clean up.

George DeVault commented that PennDOT did a sub-par job on the street clean up.

**OLD BUSINESS:**

- 1.) Chestnut Street/Rt 29 & Allen Street Intersection Discussion
  - a. Letter from Planning Coordinator, Brian Miller

At the Planning Commission meeting February 27, 2017 discussed several future projects and growth, taking place near the intersection with Chestnut St and Allen Street on the Rt 29 corridor, such as the replacement of the Norfolk Southern Bridge replacement, the signalization of Allen Street and the widening of the Turnpike. This area is on the Township Official Map as needing more Right-of-Way or easements for sight distance improvements. The Planning Commission expressed their support of the Board of Supervisors for making decisions and recommendations in the planning and approval process of all projects in this area for the protection, safety and welfare of Township residents.

Supervisor DeVault asked Brian Miller if there was anything he wanted to add in addition to the letter.

Brian Miller responded that the letter spoke for itself.

- 2.) Chestnut Street Wellness Center, Contingent Plan and Waiver Request  
-Discussion (on the regular agenda)

The Planning Commission reviewed the Chestnut Street Wellness Center Land development at their meeting on February 27, 2017. This Land Development proposes the conversion of the existing former gift shop into Doctors' Offices along with the removal of the former tea room and adding to the gift shop building. The Planning Commission recommended the approval of

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waivers and deferrals as listed in an attached letter dated November 9, 2016 revised January 11, 2017 from Alan R. Fornwalt P.E. of Keystone Consulting Engineers.

The Planning Commission also reviewed concerns over the future proposed turning lane from the north Bound Chestnut Street onto Allen St along with the movement of traffic in and out of the proposed development. The Planning Commission recommended approval for the Land Development contingent on the Boards approval of the waivers and deferrals, approval from all outside agencies, addressing all items in the Township Engineers letter, payment of all outstanding fees and working with the neighboring property owner to align the driveway with Allen Street.

Brian Miller explained that currently the plan shows the entrance as using the existing driveway just south of the Allen Street intersection. The concerns stem from the turning lane. The traffic coming into this property would have to cross the turning lane.

Supervisor Sentner discussed that the plan came into the Planning Commission as a phased development but the plan doesn't show a phased development.

Township Engineer Jeffery Ott explained that there are some waiver requests and deferments that talk about a phase two but the plan has only been submitted showing for the current project at hand and not showing a phase two. The plan as proposed meets act 187. They did meet with PennDOT and PennDOT will restrict left turns out. The Township has concerns with left turns in. It would need some shoulder widening for the traffic to turn in. The applicant said the Gaugler's were not interested in talking about the driveway adjustment.

Supervisor Sentner expressed concerns that PennDOT says the traffic entrance is Ok and we can't argue with PennDOT on what they allow on their street. The stacking lane will end up being lined up more than stripped lanes allow. His concern is that it will stack up and the pedestrian right-of-way on the bridge will be used as a traffic lane.

Solicitor Fisher explained that if there are deferrals they shouldn't be considered for phase two since there is no plan currently for phase two.

Jeffery Ott suggested the developer post security for the improvements so they will be completed in case there is no phase two. There may also be a timing element for the developer to put in improvements in conjunction with the bridge construction. The Township also needs to think about the Bridge may be postponed.

Discussion on the street trees was that they may be planted somewhere else on the property.

The developer has stated that they would like to tie the entrance to Allen Street but would need cooperation from the neighboring property.

PennDOT schedule shows the Bridge project into the end of 2019. They are still working on Right-Of-Way concerns.

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Supervisor Sentner asked about frontage specifications for Stormwater impacts and pathway specifications.

Engineer Ott explained that depends on material used and specification that need to be looked at.

The concern is no one knows what the front of the property will ultimately look like once the bridge work is complete.

The requirement is to dedicate a 40' half width of route 29 to the Township for Right Of Way. The option is to take 40' right now and understand the Township may end up with more than necessary in the end. It was said that would not really impact the applicant at all.

Brain Miller stated the Traffic Light at Allen Street may happen prior to the Bridge project. The Traffic Light is tied to the Fields at Indian Creek. After a certain number of homes are constructed that triggers the installation of the traffic light.

Supervisor George DeVault expressed his concern over the traffic in this area that the growth in this area of the Township is a concern and he would like to see it go back for further thought.

Solicitor Fisher stated that the Board can postpone a discussion until the end of April but if the plan meets the current Ordinance it has to be acted on.

This will be discussed again in the regular meeting.

**NEW BUSINESS:**

- 1.) 3740 Quarry Rd Boundary Line Adjustment. Discussion and Approval.
  - a. Memo from Manager Dan DeLong

The recent survey to mark the boundary corners of all the "Fulmer" properties found that the corners and lines were not at the locations assumed by the Fulmer's and maintained by the Township in the area of 3570 Quarry Drive (the Old Barn Lot). The current barn access places the driveway access on Township property, while the boundary extends into the farmed field. It was recommended in Mr. DeLong's memo to exchange equal areas for the purpose of establishing the property lines that are currently maintained.

Supervisor Sentner questioned why this wasn't known sooner.

Brain Miller explained it was the portion of the Fulmer Property that was given to the Township years ago.

Staff was instructed to proceed with the Boundary Line Adjustment.

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**ANY OTHER BUSINESS:** - None

**EXECUTIVE SESSION:** - Not Needed

**ADJOURNMENT:** Meeting was adjourned at 7:34 pm

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Chairman George DeVault

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Date

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Secretary/Treasurer Jessi O'Donald