

Upper Milford Township  
Board of Supervisors  
Township Building, Old Zionsville, PA 18068  
February 20<sup>th</sup>, 2020 Immediately following Workshop  
**REGULAR MEETING MINUTES**

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**ATTENDANCE:** Supervisors: Robert Sentner, Joyce Moore, Daniel Mohr; Manager Bud Carter; Planning Coordinator Brian Miller; Solicitor Marc Fisher; Secretary/Treasurer Jessi O'Donald

Meeting called to order at 7:23 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:**

**Jim Krippe** – Asked if the Township could ask PPL to block off the drive to the substation as it is being used to dump trash and household goods.

It was discussed that it is private property and would be up to PPL.

**ACCEPTANCE OF MINUTES:**

Approval of February 6th Workshop and Regular meeting minutes

**MOTION:** Supervisor Sentner made a motion to accept the minutes for the February 6<sup>th</sup>, 2020 Workshop and Regular meeting as presented. Supervisor Mohr seconded the motion. Any questions or comments, all were in favor, motion carried.

**APPROVAL OF PAYMENT OF BILLS:**

**GENERAL FUND:**

PLGIT XXXX7096 - Check No's. 19160 to 19195 in the amount of \$28,730.60

**ACKNOWLEDGEMENT OF BANK TRANSFERS:**

Transfer No's. 2020-010 to 2020-012

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

**SOLICITOR'S REPORT:** - No Report

**OLD BUSINESS:** None

**NEW BUSINESS:**

- 1.) Acceptance of Ag. Security Application for 5502 Geissinger Rd.  
PIN 548293416124-1 5.4 Acres  
PIN 548293092813-1 18.6 Acres

**MOTION:** Supervisor Sentner made a motion to accept the application for 5502 Geissinger Rd Parcels 548293416124-1 and 548293092813-1. Supervisor Mohr seconded the motion. Any questions or comments, all were in favor, motion carried.

- 2.) Request Authorization to draft an Ordinance for park regulations at Arrowhead Park.
  - a. Memo from Secretary/Treasurer O'Donald

Memo from Secretary/Treasurer O'Donald requested authorization for staff and solicitor to start working on the Ordinance for the rules for Arrowhead Park within the Fields at Jasper Ridge.

**MOTION:** Supervisor Sentner made a motion to direct staff and solicitor to draft the ordinance for the rules for Arrowhead Park within the Fields at Jasper Ridge. Supervisor Mohr seconded the motion. There were no questions or comments, all were in favor, motion carried.

- 3.) House Bill No. 349 Discussion

This PA House Bill No. 349 would force Municipalities to appoint more than one third party inspector and allow residents and contractors to choose from those multiple third party inspectors. This would add a lot to the work load of office staff and not allow for continuity in inspections. There is an attached resolution that the Township can use if they would like to oppose this House Bill.

**MOTION:** Supervisor Sentner made a motion to authorize staff to edit the resolution for the opposition of PA House Bill No. 349. Supervisor Mohr seconded the motion. There were no questions or comments, all were in favor, motion carried.

**DEP MODULES / SEWAGE PLANNING:** - None

**PLANNING COMMISSION – OLD BUSINESS:** - None

**PLANNING COMMISSION – NEW BUSINESS:**

- 1.) Estates at Maple Ridge – Waivers and Preliminary Plan Approval
  - a. Letter from Planning Coordinator Brian Miller

Letter from Planning Coordinator Brian Miller - At their meeting on 2/3/20 the Planning Commission recommended approval of the waivers as listed on the letter from Jeff Brown of Bohler Engineering dated 12/12/2019 (attached) less waiver number 3 & waiver number 12. Waiver number 3 & 12 are to be deferred till the final plan is completed due to outside agency involvement in the technical aspects of those two items. At the same meeting the Planning Commission recommended granting preliminary plan approval contingent on the applicant addressing all of the items listed in the Township Engineers review letter dated 1/28/20. Since the previous plan for the Estates at Maple Ridge without the Conservation/Open Space

Development Option is still active I would also recommend as an additional contingency of this approval that the applicant must formally withdraw the previous Plan.

Justin Strahorn of WB Homes. Waiver #3 & #12 WB Homes is deferring to PennDOT and the Conservation District. They would like to leave those until Final Plan.

**MOTION:** Supervisor Sentner made a motion to grant the waivers as requested with the exception of Numbers 3 and 12 from Bohler Engineering's letter dated December 12<sup>th</sup>, 2019. Supervisor Mohr seconded the motion. Any questions or comments, all were in favor, motion carried.

**MOTION:** Supervisor Sentner made a motion to defer action on waivers Number 3 and 12 from Bohler Engineering letter dated December 12<sup>th</sup>, 2019 at this time. Supervisor Moore seconded the motion. There were no questions or comments, all were in favor, motion carried.

**MOTION:** Supervisor Sentner made a motion to grant preliminary approval contingent on the items in Planning Coordinator Brian Miller's letter dated February 2<sup>nd</sup>, 2020 being addressed. Supervisor Mohr seconded the motion. Any questions or comments, all were in favor, motion carried.

### **SUBDIVISIONS – IMPROVEMENTS:** -

- 1.) Chestnut St Wellness Center – Approval Credit Release No. 2
  - a. Keystone Consulting Engineers

Johnathan Rogers was present for Keystone Engineers - Keystone engineers on behalf of the Chestnut St Wellness Center are seeking relief on several points of their SALDO agreement dated December 2017. These tree items are the twelve street trees, Concrete monument setting and the 6 foot wide path along the road way. They request the allowance to set the concrete monuments after the road work and bridge is completed, the ability to plant he twelve trees elsewhere on the property instead of along the roadway and the release of installation of the 6 foot asphalt pathway along the road, due to PennDOT' s stormwater basin location. They request the ability to give the Township \$30,082.44 for recreation payment instead of the pathway. They also asking to be released from the requirement of the as built plans. They feel the as built plans have already been submitted since there have been no changes.

There was a brief conversation of the items

**MOTION:** Supervisor Sentner made a motion to approve request from the Chestnut Street Wellness Center to plant the twelve street trees in other locations on the property as described in note on the plan, to set the corner monuments be done upon completion of the road work, release from further as built plans, and pay the Township \$30,082.44as an unrestricted cash contribution to the Township, pending screening of the dumpster and repair of the light pole. Supervisor Mohr seconded the motion. There were no questions or comments, all were in favor, motion carried.

- b. Letter from Jeffery Ott

In accordance with the request for release of secured funds dated February 3, 2020 , we the undersigned hereby certify that the improvements required in connection with the Avicenna Health, LLC project known as the Chestnut Street Wellness Center, have been completed to the extent that the Irrevocable Letter of Credit can be reduced by the amount of Thirty-Four Thousand, Two Hundred Fifty-Six Dollars and Seventy-Six Cents (\$34,256.76), in accordance with the Subdivision Improvements Agreement dated November 16 , 2017. This certificate

authorizes the First Northern Bank and Trust Co. to reduce said amount, namely Thirty-Four Thousand, Two Hundred Fifty-Six Dollars and Seventy-Six Cents (\$34,256.76) to owner or such other person as said owner shall designate. This authorization shall not be construed as final acceptance of improvements made to date. In no event, shall the escrow fund for the construction improvements associated with the Chestnut Street Wellness Center, be reduced to any amount less than Twenty-One Thousand, Nine Hundred Twenty-Three Dollars and Sixty-One Cents (\$21, 923.61).

**MOTION:** Supervisor Sentner made a motion to approve Credit release number 2 for the Chestnut Street Wellness Center per Township Engineer, Jeffery Ott's letter dated February 18<sup>th</sup>, 2020 in the amount of \$34,256.76. Supervisor Mohr seconded the motion. There were no questions or comments, all were in favor, motion carried.

**CORRESPONDENCE:** - None

**OTHER ISSUES:** - None

**REPORTS:**

Emergency Services Committee Report: No Report

Township Emergency Management Coordinator: N/A

Emergency Services Call Report: No Report

Fire Companies: Jason Tapler stated the 6<sup>th</sup> joint training went well. He also made the Township aware that the Fire Company made a change in their exterior lighting. It is now much brighter in hope to improve the safety of people crossing the street and exiting the Fire House with equipment.

Emmaus Library: No Report

Recreation Commission: No Report

**Supervisors:**

Daniel Mohr – No Report

Robert Sentner – Joint training went well. The Fire Company has also continued with looking at the driveway access on longer driveways. There are 9 that are not accessible. 47 driveways that are not accessible. Lehigh County dispatch is still having trouble. Sometimes pagers are working and sometimes it comes through as a text. I Am Responding may not always be working. Jason Tapler stated that the dispatch really needs a paper trail on these concerns. John Kalynych is the person to contact. Joyce said she would contact him.

Joyce Moore –

**Township Manager:**

Bud Carter – Manager Carter and Brian Miller met with the engineering firm for PennDOT for Route 29 improvements. They discussed the traffic backups, drainage concerns and other items. Also has a pre-construction meeting for Rt. 29 overlay project. He will bring up the safety concerns near the trivet with the road base.

**ADJOURNMENT:** Meeting was adjourned at 7:53 pm.

**EXECUTIVE SESSION:** - The Upper Milford Township Board of Supervisors held an executive meeting from 7:53 pm until 7:57 pm to discuss Real Estate matters.

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**Chairperson Joyce Moore**

**03/05/2020**  
**Date**

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**Secretary/Treasurer Jessi O'Donald**