

Upper Milford Township
Board of Supervisors
Township Building, Old Zionsville, PA 18068
May 16th, 2024, 7pm
REGULAR MEETING MINUTES

ATTENDANCE: Supervisors; Daniel Mohr, John Zgura, Angela Ashbrook; Manager Edward Carter; Planning Coordinator Brian Miller, Solicitor Marc Fisher, Secretary/treasurer Jessi O'Donald

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 for the record and address the Board of Supervisors.

PUBLIC INPUT:

Jim Krippe of Mill Rd- Jim asked about the tall grass around the home that burned on Tank Farm RD as he has seen rodents crossing the street.

David Hill of Geho Rd – Dave asked about the intersection at the Tavern and the sightline concerns with the Shrubs on the Southeast Corner. Manager Carter stated he will check with PennDOT to see what they can do as it is a State Road intersection.

John Pruitt of the Zionsville Bible Church on Vera Cruz Rd. He was here to ask the Board for assistance. The church has applied for a permit to upgrade the restrooms and connect the two buildings of the church. This process started in November, they have not been able to get the written approval or denial on the project. As he understands they need written denial if that is what the Zoning officer is going to do so they can appeal the decision. He had been told the initial review would take 30 days and it has been a lot longer than that.

Phil Casey Main Rd E – Phil asked about the Open Space funds and if the Township rents any other land to farmers. He would like to see the Township give the use of the land for no charge to Mr. Crossley for the Fulmer Fields that are farmed.

The Board Questioned the Treasurer. Treasurer O'Donald stated that Mr. Crossley had offered to pay the rent and even increase the payment, but she would investigate it.

ACCEPTANCE OF MINUTES:

Approval of May 2nd, 2024, regular meeting minutes.

MOTION: Supervisor Mohr made a motion to accept the May 2nd, 2024, minutes as presented. Supervisor Ashbrook seconded the motion. Hearing no questions or comments, all were in favor, motion carried.

APPROVAL OF PAYMENT OF BILLS:

GENERAL FUND:

PLGIT XXXX7096 - Check No's. **23047 to 23076** in the amount of **\$96,887.69**

STREET LIGHT FUND:

PLGIT XXXX7125 - Check No. **1405** in the amount of **\$3,069.43**

NEW TRIPOLI BANK

XXXX5991 ACH Number **5-2024** in the amount of **\$38,380.54.**

ACKNOWLEDGEMENT OF BANK TRANSFERS:

Transfer No's. 2024-035 to 2024-037

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

SOLICITOR'S REPORT: No Report

OLD BUSINESS:

1.) Resolution 2024-019 Discussion with Jasper Ridge HOA

Scott Strahler of the Fields at Jasper Ridge HOA and William Erdman of Keystone Consulting Engineers were present to discuss the proposed parking change within the Fields at Jasper Ridge. The developer proposed and recorded the plan with no street parking except in certain designated areas. The HOA and the developer are requesting a change to add approximately 40 additional parking spaces on one side of the roads. These additional parking spaces are marked on the proposed change plan. The Board of Supervisors asked prior about resident agreement with the parking additions. William Erdman stated there was a concern with getting signatures. Scott Strahler stated the HOA had a participation concern and may not be able to get enough participation during meetings to give 2/3 approval on an amendment. Supervisor Zgura asked with Board approval for the HOA to get signatures from those property owners that have proposed additional parking on their side of the street.

James Livezey of 4407 Stole Rd, spoke about his concerns over parking and possible parking outside the new development due to teen drivers and extra cars. He asked how this development got approved with no street parking. Supervisor Zgura relayed that the developer proposed the development with no street parking. Brian Miller said the ordinance requires 2.5 [parking spaces per home not including inside parking, with the overflow lot that was met.

Joelle Strahler stated that they tried to ask all the questions, but the no parking was readily able to be understood through the purchasing process. Now they are asking the developer and the Township for help to change the parking to allow for a more livable community.

Hilary Yosopovici of 3910 Mink Rd was very concerned about parking with so many kids in the new development learning to drive soon that parking after road dedication will be a concern. She also informed the Township that the gate on the Township parking lot swings and she was ok but it hit her in the head in the wind as she walked by.

Phil Casey of Acorn Dr reminded everyone that this process was started years before the development was built.

Mark Eckrode of 4466 Stole Rd Asked what to do if the parking is full. Should he tell his kids not to come home.

Resident on Stole Road asked about nighttime safety as some homes are ½ mile away from the additional parking lot and the streets aren't lit well at night.

George Arce of 4458 Benjamin Court stated he was not told about the no parking within the development when purchasing his home. It was only briefly mentioned in the HOA by-laws and that declaration was very small with a blurry diagram. He had lived in Bethlehem Township, in a similar development and they allowed parking on the street. He said parking was tight, but everyone managed. He feels that parking on the proposed one side would be a good compromise.

Supervisor Mohr stated he would have no problem granting the additional parking as proposed. He then asked if anyone looked at the recorded plan prior to purchase.

Solicitor Fisher stated the Township is held to provisions in the Municipal Planning code and can't require more from a developer.

Rae Wong of 4440 Stole Rd asked for clarification on the 2.5 parking spaces per dwelling and if that included the 60 overflow spaces.

Shannon Rosa of 3965 Mink Rd stated she was against the additional Parking within the development as it will make the roads tighter and cluttered.

Jim Krippe asked if the Fire Company had reviewed the proposed additions and if the residents would be able to park trailers on the street.

Josh Burke of 4441 Stole Rd asked if properties within the development go to the center of the street or just to the curb.

After more conversation it was decided that the HOA would be able to work with the Township Solicitor on the wording of the permission letters, so they do not have to duplicate work later. The HOA will come back after getting permission from the residents that will have new parking spots permitted in front of their homes.

NEW BUSINESS: None

DEP MODULES / SEWAGE PLANNING: - None

PLANNING COMMISSION – OLD BUSINESS: - None

PLANNING COMMISSION – NEW BUSINESS: - None

SUBDIVISIONS – IMPROVEMENTS:

- 1.) Approval – Time Extension Fields at Indian Creek Phase 1 expiration May 16th, 2024
 - a. Letter from Rick Koze of Kay Builders

Kay Builders is requesting a 365-day time extension to allow ample time to complete the improvements at the Fields at Indian Creek, Phase 1.
Please place our request for a 365-day extension on the May 16,2024 Board of Supervisors Agenda for the Board to act upon.

MOTION: Supervisor Mohr made a motion to approve the 365-day time extension through May 16th, 2025, contingent upon updating letter of credit No. 1350000660205 to reflect \$220,143.58. Supervisor Ashbrook seconded the motion. Hearing 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: Report on website

Fire Companies: No Report

Emmaus Library: No Report

Recreation Commission: No Report

Township Manager:

Bud Carter – The LVPC TIP is out for public comment on the Lehigh Valley Transportation Study website.

- Requesting to close the township Offices on Friday, July 5th, 2024, due to Holiday on Thursday for use of PTO for employees or quiet work.

MOTION: Supervisor Mohr made a motion to allow the closure of the Offices for July 5th for employees to use PTO if they choose or to have quiet work time. Supervisor Ashbrook seconded the motion. Hearing no questions and a comment of agreement, all were in favor, motion carried.

Supervisors:

Daniel J. Mohr –Dan reported on the Turnpike meeting. There is an open house at the High School Cafeteria on Thursday, May 23, 2024, from 6-8 pm to answer questions for the public.

Angela Ashbrook – No Report

John D. Zgura – John urged people whose property borders the turnpike to go May 23rd to the High School and ask questions.

Alicia Duploy asked about a Budget meeting. Treasurer O'Donald stated that if the Board chose to have an additional Budget Workshop meeting it will be scheduled and announced/advertised well ahead of time but would not occur until October.

EXECUTIVE SESSION: - Not needed.

ADJOURNMENT: Meeting was adjourned at 8:18 pm.

06/06/2024

John D. Zgura Chairman

Secretary Jessi O'Donald