

**Upper Milford Township
Board of Supervisors
Township Building, Old Zionsville, PA 18068
June 18th, 2026, 7pm
REGULAR MEETING MINUTES**

ATTENDANCE: Supervisors: Angela Ashbrook, John Zgura; Manager Edward Carter, Planning Coordinator Brian Miller, Solicitor Marc Fisher, Secretary Treasurer Kimberly Mory

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.

Supervisor Ashbrook mentioned Daniel Mohr our 3rd supervisor is not present.

PUBLIC INPUT:

David Rosenbloom of Stone Croft Circle – David expressed concern on a potential special exception for an industrial hog farm on Bachman Rd. He quoted excerpts from Zoning Ordinance No. 175; “The purposed use shall not substantially change the character any surrounding residential neighborhood...” and “The proposed use shall not create a significant hazard to the public health and safety...”. David summarized a study from the Federal Health and Human Services; intensive hog farm releases significant gasses and within a 2-mile radius public health symptoms included eye irritation, sour throats, dizziness, and issues with memory. David expressed that those effects on the public’s health would constitute as substantial change to character of surrounding residential neighborhood and create a significant hazard to public safety. He asked who monitors these health effects and what is our recourse if we all need to close our windows year-round and put in additions to our air conditioning systems?

Manager Carter clarified that there is nothing regarding a purposed hog farm before the Board. Manager Carter and Planning Coordinator Miller answered Pennsylvania's Nutrient and Odor Management Act (Act 38) would monitor the effects. Manager Carter confirmed there has been no submittal at this time.

Supervisor Ashbrook clarified that the Board of Supervisors does not grant special exceptions, but they will listen to their concerns. Manager Carter explained that would be the Zoning Hearing Board.

Matthew Mecouch of Stone Croft Circle – Matthew has been a resident since 2003 and moved to Stone Croft in 2008. He enjoys living in the Township and the quality of life living here provides. Matthew and his neighbors have been made aware that the owners of a neighboring property are proposing to build and start a concentrated animal feeding operation possibly housing up to 500 pigs. In addition to David Rosenbloom’s Zoning Ordinance excerpts Matthew added “The proposed use shall be suitable for the site, considering the disturbance of steep slopes, mature woodland, wetlands, floodplains, springs, and other important natural features...”. Matthew mentioned specific concerns on

air quality, well water, run-off, manure management, and disposal of diseased animals. He spoke on behalf of the neighborhood when asked that the Township make sure all laws and ordinances are fully scrutinized for compliance and consider the effects this facility could have on the surrounding residents and their properties. Matthew expressed appreciation for the Township, for what its employees do, and asked that due diligence will be done.

Manager Ashbrook asked if the hog farm is slated for a zoning hearing meeting? The Township staff answered nothing has been submitted at this time.

Adam Benham of Stone Croft Circle – Adam has been a resident for 8 years. His primary concern with proposal for a high-density feeding operation was short-term and long-term health consequences associated with constant exposure to air quality. Adam stated he has a chronic respiratory condition, and data is indicative that this kind of operation is known to worsen his conditions.

Matthieu Chandik of Stone Croft Circle – Matthieu's biggest concern are the young kids in the neighborhood; he asked how will this affect them? Matthieu stated he is not opposed to farming in general but in an area so close to so many young families he believes it would be detrimental.

Samuel Charnegie of Bachman Rd – Samuel has been a resident for 71 years. His main concern would be water run-off. He mentioned manure every two weeks being spread on the fields, and the location being the head waters of Indian Creek would cause drainage down the road. Samuel asked where we are in this process, and if there has been an application submitted for exception? Manager Carter and Planning Coordinator Miller answered no not at this time.

ACCEPTANCE OF MINUTES:

Approval of June 4th, 2026, regular meeting minutes.

MOTION: Supervisor Zgura made a motion to approve the June 4th, 2026, regular meeting minutes. Supervisor Ashbrook 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. 1974 to 2015 in the amount of **\$103,641.04**

ACKNOWLEDGEMENT OF BANK TRANSFER:

Transfer No's. 2026-042 to 2026-047

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

SOLICITOR'S REPORT:

1. Ordinance No. 177

Solicitor Fisher stated proposed Ordinance No. 177 was properly advertised and was reviewed by the Board at the June 4th meeting. Ordinance No. 177 formally established the recreation commission as 5-member board with 2 alternates and sets forth their duties and responsibilities.

MOTION: Supervisor Zgura made a motion to accept Ordinance No. 177. Supervisor Ashbrook seconded the motion. Hearing no questions or comments, all were in favor, motion carried.

OLD BUSINESS:

1. Western Fire Company Truck Purchase 2% Loan

Manager Carter provided an update on the 2% loan and potential interest-bearing account savings discussed at the June 4th, 2026, meeting. As suggested at that meeting the Emergency Services Committee (ESC) provided a review worksheet for the Board. Manager Carter explained that the worksheet, prepared by Paul Ulicny for the ESC and forwarded to the Board, was based on leaving \$353,547.00 in an interest-bearing account over a 20-year span while withdrawing annual fire truck payments. While the amount of money earning interest would decrease each year, if the market rate remains at an average of 3.5% compared to the 2% loan rate, the net gain would be \$96,431.00

Solicitor Fisher provided a detailed explanation of the worksheet, clarifying the column descriptions for the Board's understanding: "Interest Payments" (or loan payments) represents the annual payment of \$21,462.00 which includes both principal and interest. "Interest Earned" reflects the projected 3.5% interest earned on the \$353,547.00 balance over the life of the loan. This figure is variable. "Ending balance" reflects the cumulative net difference between the interest earned and the 2% loan payments, resulting in a projected total gain of \$96,431.00, assuming a consistent 3.5% interest rate over the 20-year term and timely loan payments.

Supervisor Ashbrook asked if the account could be protected to ensure the funds are exclusively used for the fire truck payments? Solicitor Fisher advised that the Board could establish a restricted account, noting that while feasible, the restriction would need to be formalized through writing. Manager Carter clarified the structure of the arrangement, explaining that the loan is held by the fire company; the fire company will issue the check for the truck payment and submit the receipt to the Township for reimbursement.

Supervisor Ashbrook asked what the implications would be if the fire company were to default on the loan? Manager Carter responded that the state holds the loan on the fire truck. Solicitor Fisher added that, if necessary, the Township could intervene in the event of non-payment to ensure the Township would acquire ownership of the fire truck.

Supervisor Zgura agreed with Supervisor Ashbrook regarding the necessity of safeguarding the account. Manager Carter stated he will work with Solicitor Fisher to draft a document for the Board to review. Solicitor Fisher noted there is sufficient time to finalize the documentation, as delivery is not scheduled until late August. Manager Carter further reported that he had contacted the fire company regarding the status of the loan; the loan has been approved, the fire company would just need to accept it. Supervisor Ashbrook asked if there is a deadline for acceptance? Manager Carter stated additional information is needed to confirm the expiration date.

NEW BUSINESS:

1. Act 4 Authorize of Ordinance

Manager Carter explained that the Township must review its participation in the Act 4 program, which provides for frozen millage rates on specific preserved properties. This authorization expires every ten years and requires the consent of all three taxing authorities – the County, the School District, and the Township – to remain in effect. Solicitor Fisher clarified that this tax treatment applies only to the land of the preserved parcels, not any associated buildings. The County and the School District have already approved the necessary authorizations; should the Board wish to continue participating, an ordinance must be enacted by mid-September.

Supervisor Ashbrook asked for a list of the properties affected. Manager Carter stated he would compile a list of parcels for the Board's review.

MOTION: Supervisor Zgura made a motion to authorize advertisement of the ordinance. Supervisor Ashbrook seconded the motion. Hearing no questions or comments, all were in favor, motion carried.

2. Volunteer Fire Company Gift Card Resolution

Solicitor Fisher noted that this was previously discussed at the June 4th, 2026, meeting and was now being presented in draft form based on that discussion. He highlighted one requested amendment to Exhibit A: removing the words "at least" from the phrase "individuals listed below have completed at least a minimum...". Supervisor Ashbrook confirmed that, with this minor change, the draft was acceptable. Solicitor Fisher stated that the finalized document would be brought back to the Board for formal vote at the July 2nd, 2026, meeting.

3. Zoning Hearing Board Voting Member Resignation

Supervisor Ashbrook read the memo prepared by Administrative Assistant Cynthia Kuhns:

Please see the attached email from Aurora Pattishall, who is resigning effective immediately from her position as a voting member of the Zoning Hearing Board due to work constraints. It would be my recommendation to have Alternate Member Franklin Reith fill the remainder of Aurora Pattishall's term as a voting member since he is next in line to be moved up to a voting member. I have spoken with him today and he is willing to take the position. The term would expire on January 7, 2030.

MOTION: Supervisor Zgura made a motion to accept Aurora Pattishall's resignation from the Zoning Hearing Board and to recommend having Franklin Reith placed on the Zoning Hearing Board as a voting member with a term expiring on January 7th, 2030. Supervisor Ashbrook seconded the motion. Hearing 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. Davies Subdivision Withdrawal Request Letter from Brian Miller

Planning Coordinator Miller read his letter prepared for the Board:

I received a subdivision withdrawal request on June 8th for the Davies Subdivision from Joseph & Judith Davies, the property owners of 3471 Quarry Dr. Emmaus. The Davies are also asking for an itemized bill and the refund of their escrow and application fee. The project has had one review by the Township Engineer and one meeting with the Township Engineer to discuss the review, we are awaiting a invoice from the engineer and will be able to supply the Davies with a itemized invoice and refund what is left in the escrow account, if you accept the withdrawal request. The application fee for the subdivision was \$1,000 and at this point there was a few hours of staff time put into the project, but at this point it has not been to the Planning Commission for review. I would need to know if the Board would agree to return the application fee at this time also.

Supervisor Ashbrook asked about the history of the project, and how many times the Davies had previously submitted and rescinded the same proposal? Planning Coordinator Miller responded that a sketch plan had been submitted in approximately 2016 but was subsequently withdrawn. Supervisor Ashbrook asked if the \$1,000.00 application fee had been charged at that time? Planning Coordinator Miller clarified that it was not, as fees are not collected for sketch plan reviews. Supervisor Ashbrook asked for confirmation that no other formal applications had been filed for this project? Planning Coordinator Miller confirmed no other formal applications had been filed.

Supervisor Ashbrook asked if the Township typically refunds application fees? Planning Coordinator Miller answered that it is listed as nonrefundable. Supervisor Zgura asked whether any previous exceptions had been made? Planning Coordinator Miller stated none had occurred to his knowledge, noting that he could not recall a formal application being withdrawn so quickly after submission. Supervisor Zgura asked how many staff hours have been invested? Planning Coordinator Miller estimated approximately 10 hours. Supervisor Zgura recommended a partial refund of \$500.00 to cover staff time. Supervisor Ashbrook asked for the submission timeline, and Planning Coordinator Miller noted the application had only been active for about a month and a half. Supervisor Ashbrook agreed that \$500.00 would be fair. Solicitor Fisher noted that granting a refund falls entirely within the Board's discretion.

MOTION: Supervisor Zgura made a motion to refund the Davies Subdivision \$500.00 for their application fee, accept the withdrawal, and return the balance of the escrow. Supervisor Ashbrook seconded the motion. Hearing no questions or comments, all were in favor, motion carried.

SUBDIVISIONS – IMPROVEMENTS: None

CORRESPONDENCE: None

OTHER ISSUES: None

REPORTS:

Emergency Services Committee Report: No Report

Township Emergency Management Coordinator: No Report

Emergency Services Call Report: No Report

Fire Companies: No Report

Emmaus Library: No Report

Recreation Commission: Supervisor Ashbrook gave the Recreation Commission report in Lauren Haponski's absence. They did a walking tour of the Fulmer Preserve on Monday June 15th, 2026. Suggestion was made for possible clearer signage for the pathways and looking into a more formal preservation of that property.

Township Manager: Manager Carter reported that the new website is up and running and working good so far. He asked if any errors are found please let the office know for correction.

Manager Carter asked if the Board wanted to hold the July 2nd meeting? Supervisor Ashbrook asked how late we can cancel the advertised meeting? Manager Carter answered 24 hours. Supervisor Ashbrook answered she does not mind having the meeting. Supervisor Zgura asked if the Fire Company loan discussion would be ready for the July 2nd meeting? Manager Carter answered it is possible, depending on if it can be pulled together by then. The Board agreed to keep the meeting on for now and cancel later if needed.

Supervisors:

John D. Zgura – Supervisor Zgura reported the 250 parade will be September 5th, 2026, from 12pm – 6pm. They are having a meeting on June 24th, 2026, at Lenape Park at 6:30pm to discuss details of parking, fire trucks, food trucks, and who will be in attendance. He mentioned there is information on the Township website regarding the parade.

Daniel J. Mohr – Not Present

Angela Ashbrook – No Report

EXECUTIVE SESSION: – Not Needed

ADJOURNMENT: Meeting was adjourned at 7:43 pm.

Chair, Angela Ashbrook

07/2/2026
Date

Secretary, Kimberly Mory