

April 1, 2019

A scheduled meeting of Milford Township Supervisors was called to order at 7 P.M. by Chairman Gary Clark, followed by the Pledge of Allegiance and Invocation. Also present were Vice-Chairman Penney Luhrs, Solicitor Anthony Magnotta, Zoning Officer Shawn Bolles, and Assistant Secretary Shahana Shamim.

A motion was made by Penney Luhrs, seconded by Gary Clark, and passed unanimously to approve the minutes of the previous meeting.

Treasurer's Report:

Receipts since last meeting: Zoning Permits \$100, Hickory Hills rent \$25.00, Building Permits February \$36.49, Liquor additional fee \$100.00, 2019 taxes received \$17,059.11, March update to the budget

Public Participation:

Rachel Hendricks pointed out that the agenda on the table and the one on the website were a little different. Mr. Clark replied that the agenda needed to be changed at the last minute. Rachel also pointed out that Milford Theater and Delaware Valley School District were visible in the Township website. Mr. Clark replied that the website went up last week, and it would be improved soon. Phyllis Simpson inquired if portions of the website would be used for paid advertisements. Gary Clark replied 'no'.

Correspondence:

There was a letter of request from Rachel Hendricks to correct the meeting minutes of February 19, 2019. She said that her question in that meeting was not correctly written in the minutes. Her question was about Tax Increment Financing (TIF) District, which was misspelled as tip district in the meeting minutes. Gary Clark made a motion to apply this correction to the meeting minutes, Penney seconded, and it was passed unanimously. The letter from Jessica Yoder of Pike County Planning stated that she would bring the SRCP contract for signing before the next Supervisors' meeting. The Solicitor clarified that this letter confirmed that a \$105,000 grant for the feasibility study for sewage extension would come from Pike County Commissioners, and the Township won't have to pay anything for this study. There were also an application from Larry Kotar for any potential vacancies in Planning Board, a News Bulletin of PSATS, TPA bill, HB 349 from Rep. Heffley, notices of various meetings and training events, Pike Co. Planning and Conservation District reports, information and invitations, Insurance certificates, and the Arbor Day notice.

Old Business:

- a. Build-out Analysis: The Solicitor informed that the build-out analysis came right before the Planning Board meeting had started, and as such the Members did not have time to review it. He added that the Members would discuss the analysis in the next meeting.
- b. Extension of the Conditional Use of Lattimore Construction: The Zoning Officer said that this extension needed to be postponed until the second meeting of April. The Solicitor asked

- the Supervisors to announce the reschedule of this extension for April 15, 2019 meeting. He also asked the Zoning Officer to post the rescheduling of the extension in the property.
- c. Zoning Ordinance #413.3 and 413.4: The Solicitor informed some corrections to these Ordinances, such as, adding DD District, and changing the area requirement from 3 acres to 5 acres was presented in the last Planning Board meeting. Planning Board Members discussed some other improvements in these two Zoning Ordinances, such as, adding sound deadening barrier instead of the solid fence, and year-round dense vegetative planting in the Section 413.3 (D). The Solicitor continued that changing the CD to LG in Section 413.4 (B) was discussed in the last Planning Board meeting also. He added that the Zoning Officer had typed these corrections, and the Planning Board Members would have to look at these corrections in their April meeting.

New Business:

- d. Bond for Assistant Treasurer: Gary Clark made motion to bond Shahana Shamim as the Assistant Treasurer, Penney Luhrs seconded, and it was passed unanimously. Penney Luhrs made a motion to make the amount of this bond to be the same as the regular Treasurer's bond, Gary Clark seconded, and it was passed unanimously.
- e. Alternate Right-to-Know Officer: The Solicitor advised Supervisors to appoint Shahana as the Alternate Right-to-Know Officer. Gary Clark made a motion for this appointment, Penney Luhrs seconded, and it was passed unanimously.
- f. Milford Garden Club: Cathy Donahue said that she and Jim were here for Linda Pinto, and asked for the approval of three new projects in Township property. She said that the Penn State Master Gardeners of Pike County was going to join with them in maintaining the thirty-three beds and conducting monthly public workshops for vegetative gardening. She continued that this club had received a grant from the Greater Pike Foundation to replace the aging and rotted raised beds. She added that if in agreement, they would like to dispose the old frames in the Township's dumpsters. Gary Clark asked them to maintain the water situation, as the automatic hoses were not maintained well last time. Cathy offered that they would send maintenance every week. Their other plan was to rejuvenate the triangle at Apple Valley by hiring an excavator. Gary Clark informed them that Milford Township had a new John-Deer Backhoe for the excavation, and would be able to send it whenever they started the rejuvenation of the triangle at Apple Valley. He asked Cathy and Jim to let the Secretary know whenever they would need the Backhoe. He made a motion to allow Milford Garden Club to utilize the Township's property, replace the beds of the fruits, and have public classes for gardening. Penney Luhrs seconded to this motion, and it was passed unanimously.
- g. Hiring a Constable: Gary Clark made a motion to hire a Constable for Township meetings on as-needed basis.

Public Comments:

A resident from Milford Borough expressed his concerns about ground failure. Gary Clark said that Milford Township did not get any ground failures, and added that the extension of the sewage pipe was not proposed by Milford Township. He also informed that Milford Borough had signed for this

agreement, as this extension was not costing the Townships any money. The Solicitor informed that Milford Township would sign it in the near future. This resident asked to reconsider before signing the agreement, as once the feasibility study is signed off, DEP might mandate the extension. The Solicitor said that the 537 Plans are handled by Professional Engineers of DEP, Westfall Authority, and the Municipalities. The Solicitor added that these Authorities would have the option to opt out. DEP has the authority to mandate the extension of sewage systems in case majority of the septics in Municipalities fail.

Rachel Hendricks inquired when the result of the public hearing for removing two Planning Board Members would be declared. Gary Clark replied that he was not going to release the result that night, as all three Supervisors were not present at the meeting. Residents asked if the build-out analysis for adopting the Amendment to the Zoning Ordinance was done. The Solicitor replied that the analysis came right before the Planning Board meeting, and as such the Members did not have time to review it.

Mr. Frederick Weber from Milford Borough inquired why the Supervisors did not deny the Legend Property's offer of making 100 apartments and a strip mall for making revenues. Penney Luhrs replied that Mr. Santos, the owner of this property, is entitled to sell this property. She pointed out that Legend Property's offer could not be denied, as the conditional use allowed for putting many other kinds of businesses in this property. This resident said that placing 24 condos in this property could be a better idea. Gary Clark replied that Milford Borough had a lot of apartments, and it still looked beautiful. Ms. Patricia Lutfy said that she felt like the pendulum was being pushed too far. Penney replied that the Comprehensive Plan looked like it was offering to keep such properties as reserves. Ms. Lutfy commented that Townships should work together on the Comprehensive Plan with Milford Borough for changing the Zoning Ordinance. Gary Clark replied that the Borough and Township were making their own Comprehensive Plans. One of the residents inquired if there were any plans to widen the roads, as big trucks would come to the retail stores. Gary Clark replied that it was a State Road, and hence the Township could not do anything with it. One other resident commented that any changes in any Townships affected everybody, as residents pass through other Townships to go anywhere. Gary replied that these places would be built, and traffic could not be stopped anyway. Mary Sorrel from Milford Township inquired how the proposed density 3,000 square feet per dwelling unit had appeared. Penney replied that the process was a give-and-take process, and the developer had asked for 2,500 square feet per dwelling unit in the beginning. She added that she was shooting for the norm for the case of central public sewage being available. Phyllis Simpson said that this same developer under discussion got their approval in Dingmans Township for building a mixed use in the corner of Gold Key Road and Route 739. She added that this plan of theirs included senior housing, a medical facility, and some retail stores. This mixed-use plan was going to be developed in a pedestrian development.

There were no other businesses or executive sessions needed, so a motion was made by Gary Clark to pay the bills and adjourn. Penney Luhrs seconded to it, and it was passed unanimously. Adjournment was at 7:57 P.M.