

# MINUTES

July 15, 2019

Milford Township Building  
560 Route 6 & 209, Milford PA

7:00 p.m.

A scheduled meeting of Milford Township Supervisors was called to order at 7 P.M. by Chairman Gary Clark. Also present were Vice-Chair Penney Luhrs, Supervisor Gary M. Williams, Solicitor Anthony Magnotta, and Assistant Secretary Shahana Shamim.

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

Treasurer's Report:

Treasurer's Report – receipts since last meeting: Zoning Permits \$80.00, Sewage \$400.00. Delinquent taxes collected \$6,344.67, 2019 Taxes \$743.90, Real Estate Transfer Tax \$1,538.60

New Business:

Penn State Extension: Jack Boyle said that it was a local resource of Penn State University. He added that it has research-based programs that focus on education and sustainable strategies for individuals, families, businesses, and municipalities. He informed that this local resource was in Broad Street. Gary Clark asked if this extension still provided education by moving to Municipalities. Mr. Boyle said 'yes'.

Roadmaster:

Gary M. Williams reported that the road crews had been working on ditch lines, and doing some brush cutting. He added that they were working on Schocopee Road. He informed that the paving contractor was scheduled to come the next day for paving some portions in Pine Acres, Old Owego Turnpike, and Moon Valley Road. He said he was expecting the paving to end in two days. Mr. Spendor from Chippy Cole Road inquired how far the gas company would work on Chippy Cole Road. Mr. Williams replied that it would be only 100 feet past Chippy Cole Road.

Public Comments:

Ms. Amy Eisenburg pointed out that Milford Urgent Care was closing, and asked what the impact would be, as the proposed Amendment to the Zoning Ordinance would allow an increase in density. Gary Clark replied that Mr. SeChrist, the Chairman of Planning Board, had analyzed the census data. Mr. SeChrist found out that the population in Milford Township had been decreasing. Gary Williams said that that care center was charging a lot for some of the cares, and most insurances did not cover these fees. He added that one doctor and a couple of nurse practitioners might continue to provide cares to the walk-ins. Mr. Fred Weber from Milford Borough said that polices take a long time to show up when emergencies occur. He inquired if the Supervisors were going to have Township police. Gary Clark replied that having own securities would be added to the applications of such apartment constructions. Fred asked what the "win" was in increasing the density. Ms. Luhrs replied that a lot of people wanted to live in Milford, and not own properties.

Phyllis Simpson from Milford Township commented that at some point, Milford Township had paid Milford Borough for police services. She added that she was never disappointed from State Police services. Gary Clark supported her comment by saying that he knew a Township with 49,000 residents, and it was served by the State Police. He added that when a person is in charge, he/she has to find out the number of break-ins, and burglaries, and he/she also focuses on not raising taxes. He added that police service can be very expensive, as it involves hiring and buying more cars. Amy Eisenberg argued that when she needed an emergency help, the police showed up 40 minutes after she had made a call. She wondered how the density increase would affect the quality of emergency services. She also inquired why the Comprehensive Plan would not be updated jointly with Milford Borough. Gary Clark replied that Milford Township is the first priority. He added that Comprehensive Plan is a dream, which neither the Township, nor the Borough ever followed. He also said that the Township and Borough have different needs, the Township has acreages, whereas the Borough has lots.

Patricia Lutfy from Delaware Township suggested making a multi-municipality Comprehensive Plan, and asked the Supervisors how each of them felt about it. Gary Clark wondered if it made sense to go to other Townships, and tell them what to do. Gary Williams replied that the Westfall Township kept making apartments after apartments without caring about other Townships. Penney replied that such a Comprehensive Plan could be made by combining wish lists of the Township and the Borough. Larry Kotar suggested making a Comprehensive Plan for Township itself before thinking about combining with other Municipalities.

A resident from Schocopee Road inquired if the hearing for adopting the Amendment to the Zoning Ordinance would be advertised. Gary Clark replied that the hearing will be advertised twice in the period of a month. Rachel Hendricks commented that the Comprehensive Plan is an important document, which will be used for the next ten years. She inquired if the Supervisors should help the Planning Board in updating this plan. Gary Clark replied that the Members were working hard for updating this plan. They will hire professionals if needed. The Board of Supervisors would go through it and approve after the Members finish it. Amy Eisenberg inquired if the Supervisors were embarrassed, as a newly appointed Member, who was still digesting information, had voted for the proposed Amendment to the Zoning Ordinance. Gary Clark replied that the vote would have been 3-2 even if that new Member had voted 'nay'. He added that that new Member is knowledgeable about Milford Township, and had lived in the Township for 60 years.

Phyllis Simpson commented that the previous Members of the Planning Board were there for a long time, and they did not even start updating the Comprehensive Plan. She wondered how well-prepared these previous Members would be, as they had started evaluating the proposed Amendment to the Zoning Ordinance without even talking about updating the Comprehensive Plan. Gary Clark added that it is better to update this Plan by own people, as when Planners are hired, they find templates and tell us that it might fit for the Township while it may not quite fit. Bill Pittman from Milford Township inquired why we needed that change to the Zoning Ordinance. Gary Clark replied that they wanted to be proactive instead of reactive. He continued that without this change an application for 300 apartments would directly go to the Zoning Hearing Board for approval. More taxes would come from the new development, and older people who do not want to own houses anymore would still be able to live in Milford.

Correspondence:

Shahana presented correspondences from Delaware Water Gap NRA, NEPA, Greater Pike Community Foundation, Pike County Conservation District, FirstNet, Modern Equipment & Supply, Rainy Day Fund, PennDOT, Commonwealth Health, and Five Star Equipment. Mr. Clark explained that Commonwealth Health was supposed to work for the EMTs of seven Municipalities. He continued that at first the intent of this organization was to make money by providing EMT services to these Municipalities. Now this organization has stopped communicating with these Municipalities after a Senior Care Center in Westfall Township was approved contingent upon the service contracts from Commonwealth Health. Mr. Clark further said that this Township makes very small number of calls, whereas Westfall Township and Dingmans Township make a lot.

New Business:

- a. Addendum#1 to Act 537 contract: \$17,500 was added to Pike County Scenic Rural Preservation for feasibility study, as Matamoras Borough had joined the Intergovernmental Agreement of the Westfall Township, Milford Township, and Milford Borough. The Solicitor informed that the Commissioners had asked to present this addendum to the Supervisors of Milford Township. Penney Luhrs made a motion to approve this addendum, Gary M. Williams seconded, and it was passed unanimously. The Supervisors signed the addendum. The Solicitor informed that Mr. Spatz, the HRG Engineer, would start the assessment soon. He added that he would review the survey form, and he was expecting to get it from Mr. Spatz. Gary Clark made a motion to send sewage surveys to residents after a legal review of the form, Gary Williams seconded, and it was passed unanimously.

Old Business:

- a. Gary Clark made a motion to advertise twice in consecutive weeks in Pike County Dispatch for August 19, 2019 at 7 P.M. for adopting the Amendment to the mixed-usage Ordinance. He added that he would look for a place to conduct the meeting, and this place would be added in the advertisement. Gary M. Williams seconded to this motion, and it was approved unanimously.
- b. Amendment to Kennels Ordinance: The Solicitor said that the adoption of this Ordinance was advertised properly. The Amendment to Section 413.3 was to increase the minimum parcel size to five acres, to add a requirement of the barrier to be “sound deadening”, and the vegetation to be “year-round”. He added that the Amendment to Section 413.4 was to change CD area to Low Growth area. He informed that this Amendment was reviewed by Pike County Planning, and they commented that this Amendment was consistent with the Comprehensive Plan. Gary M. Williams made a motion to accept this Amendment, Penney Luhrs seconded, and it was passed unanimously.

New Business:

- A. Wayne Bank General Account: Gary Clark said that the Township had a very little money in this account, which was opened a long time ago, and it was not used much. He made a motion to close that account, Gary Williams seconded, and it was passed unanimously.

Public Comments:

Amy Eisenberg inquired where the age 22 and higher group would work to pay for apartments of \$1,800 rent. Gary Clark replied that people commute to work, and also the mixed-use would bring jobs. Ms. Eisenberg also inquired if people, who are older than 55 years, should live in this apartment building, as medical facility can be tight.

Ms. Hendricks showed an article from Pocono Record, and it was about DEPG developing in Marshall Creek. She pointed out that the TIF district was being used for this development, and she suggested the Supervisors to acquaint themselves with the TIF district. Gary Clark replied that he was not looking forward to putting any additional taxes on residents. Ms. Hendricks explained that a few million dollars would probably be invested in the mixed-use development in Santos' property. She continued that there would be a difference between the value of tax from the green field, and the tax value for the new improvement on the property. The TIF district would devote to this difference, and the tax difference would not need to go to the Municipality budget. Rachel added that TIF district could be used for infrastructures, and a lot of other things. She further said that the mixed-use development being contingent upon the Extension of Central public Sewage is an opportunity for using TIF district. Gary replied that he was ready to take Rachel's point. He added that strategies would have to be applicable to all the properties, not to only one. He said that he would try to keep everything simple, and the Township was doing very well with the budget.

There were no other businesses or executive sessions needed, so a motion was made by Gary Clark to pay the bills and adjourn. Gary M. Williams seconded to it, and it was passed unanimously. Adjournment was at 8:35 P.M.

Respectfully submitted,

Shahana Shamim  
Assistant Secretary  
Milford Township  
Pike County