

MINUTES
August 19, 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 Vice-Chair Penney Luhrs. Also present were Supervisor Gary M. Williams, Solicitor Anthony Magnotta, and Assistant Secretary Shahana Shamim.

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

Treasurer's Report:

Receipts since last meeting: PLGIT interest \$275.48, monthly budget, Real Estate Transfer Tax \$720.30, General Account interest \$0.16, Code Inspections, Inc. \$75.05

Roadmaster:

The Roadmaster reported that the paving in Moon Valley Road was complete. He informed that he had received the renewal request of Winter Maintenance Agreement from PennDOT. The agreement was for snow plowing of Foster Hill Road for \$5,620.80. The Roadmaster added that the Township had been continuing this agreement for the past 9-10 years. He made a motion to sign off the agreement, Penney Luhrs seconded, as it was passed unanimously. He signed off the agreement. One of the residents inquired if the cost had gone up. The Solicitor replied that the cost goes up by 1.7% each year.

Public Participation #1:

Erika Burnett commented that adding more people to Milford Township would make the Township unlivable. She asserted that the Math, which proved by the Planning Commission that adding the density to Milford Township would bring the density back up to how it was in 2010, seemed fuzzy. She added that Milford Township was a small Town with the area of 13.1 square miles, which was only about two percent of Pike County, and increasing the population with 100 apartments would bring a negative impact to the community.

Patricia Lutfy inquired if Mr. James SeChrist had met with Mr. Mike Mrozinski to discuss the discrepancies, which Mr. SeChrist had outlined in his letter to the Board of Supervisors. She also asked if such a meeting would be a standard protocol. The Solicitor replied that a meeting was scheduled for the next Thursday, and it would be a workshop meeting for two Chairmen. Rachel Hendricks inferred that that workshop meeting would be held after the upcoming Planning Board meeting, and hence Members would not be able to act on the proposed Amendment to the Zoning Ordinance. The Solicitor replied that that was right, and added that Mr. SeChrist had tried to schedule the workshop meeting before the Planning Board meeting, but it did not work, as Mr. Mrozinski wanted lawyers from both sides to be present.

Mr. Kameen from Milford Borough inquired how a TIF district worked, and if it would be used for Legend Properties' development. He also inquired why the Legend Properties already had their sign up in the property, which they hadn't bought yet. He further asked how the proposed Amendment to the Zoning Ordinance had come up with 100 apartments for 20-acre parcels. Penney Luhrs replied that the Township Planning Commission figured this number.

Mr. Doug Olmstead, the Engineer of Legend Properties, explained that they were not planning to use TIF district for developing Legend Properties. He added that using TIF district required joining three entities in a committee, and those three entities were the Township, the County, and the School District. These three entities need to be in a complete agreement to evaluate the benefits of using TIF district. He continued that Monroe County had used TIF district, as their project was larger, and it was about 120 acres. The property under consideration was way smaller, and using TIF district would not be financially feasible. Mr. Kameen inquired to him if he would reconsider using TIF district in future. Mr. Olmstead replied that they might if TIF district ever became financially feasible for smaller projects.

Amy Eisenberg from Milford Township quoted the article, “Business boom predicted for Pike”, which was published in the April 30th issue of Pike County Courier. Amy said that this article was written by Mike Sullivan, the Executive Director of Pike County Economic Development Authority. According to this article, the cost of services is 29 cents for every dollar of revenue that the residential and commercial properties bring, and working in open land costs 37 cents. Residential properties lose 20 cents and tax-payers pay \$1.19 for every dollar of revenue. She asked the Supervisors why they were considering to adopt a Zoning Ordinance Amendment that would cost the tax payers more money. In reply to Ms. Eisenberg’s question, Mr. Olmstead proposed to make another presentation about what the Legend Properties intended to do, as a lot of people had missed their first presentation. He added that the Legend Properties was not pushing to change the Zoning Ordinance, but were just making an offer.

Mr. Kameen inquired how many 20-acre lands there were in Milford Township. Penney replied that there were only four or five according to the buildout study. Chuck O’Neal from Milford Borough suggested that the Supervisors should postpone taking any decisions about Zoning change until the representatives of Legend Properties made their second presentation. Penney Luhrs expressed her concern by saying that the decision had been being pushed for a long time. Fred Weber suggested that the change of Zoning Ordinance should stand on its own, and it should not be tied up with Legend Properties. Amy supported Mr. Weber, and added that the taxpayers will be dealing with the ramification of the Zoning change, while the Legend Properties will make money and leave. Mr. Olmstead said that a lot of people, who had been showing up in the past few meetings, were not present in Legend Properties, and hence he would be more than happy to let people know about their project.

Correspondence:

Upper Delaware, PACOSTAR, PA One Call, HRG, Samaritan EMS, Act 537 Sewage Plan, Pike County Office of Community Planning, PSATS, Sewage position letter, Greater Pike Community Foundation, COG, Greg Berry – Municibid, PennDOT, National Park Service, and legal

Old Business:

HRG: The Solicitor informed that the Engineer of HRG had contacted him for the approval of the survey forms, which were ready to be sent to the residents of Milford Township. He added that he had approved that survey form, and asked the Supervisors to make a motion. Penney Luhrs made a motion to send the survey letter to the residents, Gary M. Williams seconded, and it was passed unanimously.

New Business:

Penney Luhrs said that Alternate Sewage Enforcement Officer and Secretary would be discussed in the next meeting, as more information was required.

Public Participation#2:

Bill Pittman from Milford Township inquired how many miles there were in Milford Township. Gary M. Williams replied that it was just over 13 miles. Bill and Gary agreed that a software of \$5,000 was too much for just 13 miles. Rachel Hendricks inquired if there was a contract between the Township and the Fire Department. The Supervisors replied that there were no contracts, Township paid Fire Department whenever the latter provided services.

Mr. Fred Weber complained that he had placed a Right-to-Know request for January and February of 2019 meeting minutes, and he was asked to wait 30 days. He inquired why these approved meeting minutes were not posted in the website of Milford Township. Shahana replied that she had started posting the minutes when the website was up. The website was up in February of 2019. Fred also commented that the website should look better. He handed an article from Pocono Record, and it was about the wellbeing and quality of life with respect to developments for the residents of Lehman Township. He said that that article was relevant for the proposed Amendment to Zoning Ordinance.

There were no other businesses or executive sessions needed, so a motion was made by Gary M. Williams to pay the bills and adjourn. Penney Luhrs seconded to it, and it was passed unanimously. Adjournment was at 7:33 P.M.

Respectfully submitted,

Shahana Shamim

Assistant Secretary