

MINUTES
August 27, 2019
Milford Township Building
560 Route 6 & 209, Milford PA
7:00 p.m.

Call to Order and Pledge of Allegiance: At 1900hrs the meeting was called to order by Acting Chairman Mr. Larry Kotar, followed by the Pledge of Allegiance. The following

Member/Title	Present
James SeChrist/Chairman	No
Kevin Nearing/Vice Chairman	No
Robert DiLorenzo/Member	Yes
Patrick McCarthy/Member	Yes
Anthony Magnotta/Solicitor	Yes
Shawn Bolles, Zoning Officer	Yes
Shahana Shamim, Secretary	Yes

Patrick McCarthy made a motion to accept the minutes of the Planning Board meeting of 7-23-2019, Larry Kotar seconded, and it was passed unanimously.

UGI Application:

Jason Buchta, the Consulting Engineer from Ott Consulting, said that the lot is approximately .77 acres. He explained that they were proposing to build a structure of 1,664 square foot to include an office, a garage, three parking spaces, a storage, and lay down areas. He continued that the existing mobile structure would be removed, and the existing septic would be utilized for the new bathroom. Access to Old Sawmill Lane would be abandoned, and Rt. 6 & 209 would be the only access to the property. The height of the proposed chain-link fence would be eight feet, and the property would be gated. The Solicitor confirmed that all the items of the subdivision land development ordinance, such as, name of the project (UGI Penn Natural Gas), dates, north arrow, scales, water courses, soil types, sewage wells, tanks, setbacks, lot lines, tax assessment number, and signature blocks etc. were included in the plan. He inquired if Zoning Officer had any questions. Zoning Officer said that some landscaping might be needed, as there were seven sailboats next to this property. He added that those sailboats weren't visible. He added that the view of the mobile home on the other side of the property was also concealed by the trees. Mr. McCarthy said that the mobile home might become visible with the change of the season. The Zoning Officer replied that that would not change the view much. The Solicitor and the Zoning Officer confirmed that the setbacks were okay.

Mr. DiLorenzo inquired how long ago the HOP was submitted. The Engineer replied that it had been submitted very recently. The Zoning Officer said that the sign would need to be relocated, and he

would work with them for the placement of their sign. Mr. McCarthy inquired what kinds of materials would be stored in the proposed storage. The Engineers replied that pipes, modified blacktops, and some loose materials would be stored in an orderly fashion. Mr. McCarthy inquired if any of those materials would go bad from bad weather. The Engineer replied that that should not happen, as there would be a solid base. Mr. DiLorenzo inquired if any hazardous material would be stored in the storage area. The Engineers replied 'no'. Mr. DiLorenzo said that the back area was tested for septic already, and hence that the existing septic could be moved to further back of the lot, in case the existing one stopped working. The Solicitor inquired the Engineers if the existing radio tower would be kept. The Engineers replied that it would probably be removed. The Solicitor further inquired what the proposed stone area was for. The Engineer replied that it was an access for the back of the building.

Solicitor said that some corrections were needed in the plan, and inquired to the Engineers if they would like to submit their current plan, or if they would like to come back with new corrected plans. The Engineers decided to formally submit the plans. The Solicitor said that the plans would be submitted as preliminary, and not as the final one, as some revisions would be needed. The Solicitor recommended sending the plans to the Township Engineer for stormwater calculations. He also recommended sending the plans to Pike County Planning for Subdivision and Land Development. Mr. Kotar made motions to accept the submission of application and to forward it to the Township Engineer and Pike County Planning. Mr. McCarthy seconded to both of these motions, and these motions were passed unanimously. Mr. Kotar signed the submission date of the application.

Public Participation:

Ms. Rachel Hendricks inquired when the update of Comprehensive Plan would begin. The Members replied that they would start the work as soon as possible. Mr. McCarthy said that the Members would need to meet to discuss how this Plan could be updated. Mr. DiLorenzo said that hopefully this update would be discussed in the next Workshop Meeting. Phyllis Simpson inquired how public participation would be utilized for this update. Mr. McCarthy replied that the section to be updated will be discussed in the meeting, and the public will be informed about it. Ms. Patricia Lutfy inquired if the Members were Planning to involve appropriate experts for updating each portions of the Plan. Mr. McCarthy replied 'yes'.

Mr. Larry from Milford Borough inquired about the communication between the Township Planning Commission and the County regarding the proposed Amendment of the Zoning Ordinance. Mr. Kotar replied that a meeting between chairmen of Township Planning Commission and the County was scheduled for the coming Thursday, and added that Solicitors from both sides would be present at this meeting. Mr. Larry from Milford Borough further inquired if the Members would vote on whatever decision is made in that upcoming meeting on Thursday. Solicitor replied that what the Township Planning Commission has to do will depend on what happens in that upcoming meeting. He added that the County had commented on some portions of the Zoning Ordinance that were not even being amended, and hence more clarifications would be sought in the meeting. He further added that the outcome of the meeting would be discussed in the next Township Planning Board meeting. Ms. Hendricks inquired if the decision in the Thursday's meeting would be voted in the next Workshop meeting. Mr. Kotar replied that nothing can be voted in Workshop meetings.

There were no other businesses or executive sessions needed, so Mr. Kotar made a motion to adjourn, Mr. McCarthy seconded, and it was passed unanimously. Adjournment was at 7:37 P.M.

Respectfully,

Shahana Shamim
Secretary