

Workshop Minutes
September 9, 2019
Milford Township Building
560 Route 6 & 209, Milford PA
7:00 p.m.

Call to Order and Pledge of Allegiance: The meeting was called to order at 7:00 P.M. by Acting Chairman Mr. Patrick McCarthy, followed by the Pledge of Allegiance. The following personnel were also present:

Member/Title	Present
Kevin Nearing/Vice Chairman	No
Robert DiLorenzo/Member	Yes
Larry Kotar/Member	Yes
Patrick McCarthy/Member	Yes
Shawn Bolles, Zoning Officer	No
Shahana Shamim, Secretary	Yes

Mixed Usage Wording:

Erika Burnett asked who wrote the new wording for the mixed usage, and if the Members were going to vote on that new wording. The Members replied that Mr. James SeChrist had written that new wording, and they were just going to discuss it and not vote. Bill Pittman inquired when this Amendment to the Zoning Ordinance was first proposed. The Members replied that it was first proposed in July, 2018. Mr. Ed Gregert asked why sewage was being pushed to be extended through Milford Township. Mr. DiLorenzo and Mr. Kotar said that this Extension had been in the works since the seventies. Mr. DiLorenzo added that he had been attending all the meetings for the Sewage Extension, and they didn't have all the answers yet. Mr. Gragert added that although Mr. SeChrist had made a 40-page document to prove that the population in Milford Township had been going down, the traffic in Milford was rather dense. Mr. DiLorenzo replied that the Township had 34 foreclosures, and a lot of people who worked about two hours away from here had decided to move out of this area, but he added that this area had added a school.

Mr. DiLorenzo said that the average income of Milford Township households is \$45,000-\$46,000 a year, and the hook up should not be more than 2% of the income. Getting rid of the existing septic system would cost \$5,000-\$8,000, and there would be a hook-up fee. Mr. DiLorenzo said that he was working on calculating how much that fee would be. He added that there were a lot of variables to consider for this calculation, for example, whether the basement is finished or not and whether there are pumps in the field or not.

Patricia Lutfy from Delaware Township suggested getting guidance in updating the Comprehensive Plan. She added that this Plan should be updated jointly with other Townships, and it

would help to get grants. Mr. McCarthy replied that everything has to flow in order, and eventually they would get an expert's help. Ms. Lutfy said that the joint update of the Comprehensive Plan is needed before taking a decision on the change of Ordinance that involves a big density change. Mr. Kotar replied that a lot of Municipalities did not have a current Comprehensive Plan. The Comprehensive Plans of both Milford Township and Borough were outdated, and before having a joint Municipal Plan, both of us would have to work on our own plans first. He added that the approvals of the Supervisors would be needed to put any professional's advice into this Plan.

Peggy Emanuel from Milford Township commented that the current Zoning Ordinance was quite restrictive, and they understood that Township wanted to loosen it. She urged the Members to look at what was good for the Township. She continued that people in this Township was not looking forward to having more traffic, and the Comprehensive Plan urged for open spaces. She added that she had asked Mr. SeChrist, the former Chairman of the Planning Board, where this Board got 100 apartments for 20-acre lands from, and his reply was that Supervisors had asked the Planning Board to look at this number. She commented that this response did not look like the Planning Board was an independent board. She continued that she was looking forward to hearing something about a middle-ground, such as, one dwelling unit per 11,000 square feet. She added that Mr. Clark had mentioned this middle-ground at some point.

Mr. DiLorenzo commented that some of the County comments were not updated in the proposed Amendment to the Zoning Ordinance. He added that he would ask the Solicitor. He further added that the Board had asked them to look at 100 apartments for 20-acre lands. A resident inquired if the Sewage Extension was actually going to happen. Mr. Kotar replied that the 537 Plan study would have to be finished before making a decision about whether the Sewage could be extended. Mr. DiLorenzo said that even if it happens, it would not happen very quickly. He added that he had sent reports about the system repairs for the past five years, and there were only 18 failures out of 1,300 properties in the past five years. Five or Six businesses in Borough were having septic problems. He continued that some modern technologies had evolved since this Proposal of Extension had started.

Phyllis Simpson asked if the Comprehensive Plan would be updated before taking any decisions about the Mixed Usage Proposal. The Members replied that the review of the Comprehensive Plan is overdue, they would review it with the public, and tweak it if needed. Mr. McCarthy explained that each of the Members would take certain chapters of the Comprehensive Plan, as assigned by Mr. James SeChrist, and each of the Members would discuss their assigned sections with the public. The Members asked Shahana to add the Comprehensive Plan item in the next workshop's agenda. Erika Burnett from Westfall Township commented that the Amendment to the Zoning Ordinance was being proposed without taking any input from the local residents. Phyllis Simpson replied that this proposal had been being discussed for years in these public meetings, which had been open to the public.

UGI Application:

The Members said that they had received comments from Pike County Planning for this application, and they asked the Secretary to send these comments to UGI and Ott Consulting.

Fireworks Ordinance

Mr. DiLorenzo said that according to Section 8 of this proposed Ordinance, the Township would have to take the liability, as the Zoning Officer has to approve the site within 24 hours before the fireworks went off. He continued that this Section also required the Code Official to be present during and after the display of the fireworks, and the Zoning Officer of Milford Township did not have the fireworks

license. If Township says it is safe, and something still happens, then the Township would be liable. Mr. Kotar proposed looking at the State Law regarding this matter. Mr. DiLorenza added that getting a permit for the State Ordinance might suffice. One of the residents inquired if he would have to get a permit to blow three shells. Mr. DiLorenza said that the Section E stated that handling more than 60 grams of pyrotechnic fell under the Ordinance, which they were discussing. The Members asked the Secretary to get the State Ordinance, and to add the Ordinance in the next Planning Board workshop.

Phyllis Simpson inquired if majority of the fireworks were conducted by individuals or fireworks businesses. Mr. DiLorenza replied that when individuals decide to do fireworks in their backyards, they usually hire business fireworks, but the safety responsibility falls on the individuals themselves. Pyrotechnic licenses are needed for bigger fireworks.

Special Events Ordinance

Mr. DiLorenzo said that this Ordinance may not be needed, as the Township already had temporary use permits. He added that the requests for some events, car washes for example, directly went to the Supervisors. Mr. Kotar added that he was present in some of the Supervisors' meetings, where the Supervisors had given permissions for carwashes and hero flagpoles by making sure that the requesters provided their certificate of insurances. Mr. McCarthy added that this Ordinance seemed redundant, and if needed the board could add to the existing temporary use permits. The Members decided to look at the existing temporary use permits.

Public Participation:

None

There were no other businesses or executive sessions needed, so Mr. McCarthy made a motion to adjourn, Mr. Kotar seconded, and it was passed unanimously. Adjournment was at 8:16 P.M.

Respectfully,

Shahana Shamim

Secretary