

MINUTES
September 16, 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 Secretary/Treasurer Shahana Shamim.

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

Treasurer's Report:

Real Estate Transfer Tax \$4,199.30, PLGIT Account Interest \$730.10, Zoning \$100.00, Rent \$25.00, DCNR in Liew of Taxes \$5,187.28, Liquor Control Board \$400, Magisterial District Court \$400.00, Wesco Insurance Co. \$24.24

Roadmaster:

The Roadmaster reported that they had finished the ditch work in Vandermark Drive in the past two weeks. He continued that they were putting big stones in that ditch and smaller stones on the edge. The hill that goes up the Van Der Mark drive was grated and the Schocopee Road, Fire Tower Road, and Moon Valley Road were also fixed. The roads of Milford will be checked before winter.

Zoning:

Shahana reported that Arrow LLC changed their sign for a change of use. Now it is a retail store, and it is called Nanny's Closet.

Public Participation:

Rachel Hendricks inquired why different types of jobs that required different types of skills did not have different pay rates. Gary Clark replied that the pay rate of the jobs that required a CDL license was very high, and the Township did not pay that much. He continued that Harvey, Nicholas, and himself were part time staff and clocked in for summer projects, snow plowing, and other maintenances. CDL drivers were on demand and a lot of institutions paid even four times the regular pay for working on Holidays, and it was not done in Township. He added that it was corrected last year. Gary Williams added that the Supervisors' pay-rates were set by the Auditors.

Amy Eisenburg from Milford Township inquired where the Supervisors got the acreage of 20 acres for 100 apartments for the proposed Amendment to the Zoning Ordinance. Gary Clark replied that this discussion had started about two years ago, and the proposal was for 3,000 square feet per single dwelling unit. The County did not have any problems with that, but then the Supervisors thought about the Lattimore Property, which would be able to build 2,800 apartments with this number of square footage in the ordinance. That's why they came up with the number 20 acres for allowing to build 100 apartments. This new number would enforce that you would not able to build more than 100 apartments even if you have a 100-acre land. Ms. Eisenburg commented that residents were very dependent on EMS services. She added that she realized it when she needed to call for an emergency service for a medical crisis. She cautioned

the Supervisors to think about this dependence before increasing the density by adding 100 apartments. Mr. Clark said that Port Jervis was taking a 40 million dollar project to upgrade the medical facility. Gary Williams added that the Township made significant donations to the Fire Department every year. Amy commented that this community did not have enough snow-plough truck-drivers. Gary Clark added that PennDOT paid higher than New York did, and PennDOT drivers with CDL licenses come to this area when economy gets slower. He continued that the Board was looking at how to make the best use of properties in the Township. Mr. SeChrist had done a good job in showing that the population in the Township had gone down over the years, and hence more housing could be built.

Mr. Chuck O' Neal commented that in the 40-page support document, which was made by Mr. SeChrist, had supported building 800 more apartments in the Township. Gary Clark replied that the build-out analysis was done in three different ways, and it was important which way he was looking at it. Mr. Ed Gragert commented that another 100 apartments could be put on the other side of the three-lane, as that land also has more than 20 acres. Gary Clark replied that the County and Townships were working to bring more paramedics into this area.

Tom Miller from Milford Township commented that the revenue from tourism would go down from this development of 100 apartments. Gary Clark replied that they had no projects in front of them. He added that every commercial area could be built, and could not be stopped. He continued that 137,000 acres of Milford Township was open land and was preserved from building for everybody's enjoyment. These 100 apartments would be for retired people and recent college graduates. Besides, a lot of people loved sidewalks.

Patricia Lutfy from Delaware Township said that although she appreciated that the Board was being proactive, she reminded the Supervisors that making a joint Comprehensive Plan was important before making a big change in the Zoning Ordinance. Mr. Clark replied that the Comprehensive Plan, which is a guideline, cannot always be followed. He added that they had to be proactive, as applications for mixed usage development might come to the board any time, and there were no Zoning Ordinances for the Mixed Usage. The Solicitor added that Mixed Use is allowed everywhere in Pike County except Milford Township, and hence a curative amendment even might come before the board.

Rachel Hendricks commented that the County had commented about placing a cap for the maximum number of apartments. Gary Clark replied that when 3,000 square feet per dwelling unit proposal was sent the County did not oppose, and that way one of the properties would be able to build 2,800 apartments.

Rachel Hendricks handed out the minutes of July Sewage meeting, and said that the meeting quoted that some houses would be mandated to hook up with the central sewage after it is extended. Penney replied that she was not looking forward to mandatory hook-ups. She added that it was Milford Borough that was more interested in Central Sewage, and the Township is just allowing it to run through itself. The Solicitor said that he himself was present in that meeting. The discussion included that the second-class township could make ordinances to mandate hookups for the houses that were within 150 feet of the Central Sewage. Rachel said that according to those minutes, mandatory hookups were needed for the financial feasibility of the Extension. Penney and the Solicitor said that feasibility study needed to be done first to make any comments on that matter. Rachel said that Senator Baker was being urged to add a line item for funding for this project. Penney replied that only some financial assistance was being asked to the Senator.

John Kameen inquired about the legality of the sign “Coming soon, Mixed Use Development, Legend Properties, Inc.” in the next-door property, as Mixed Use did not exist in the current Zoning Ordinance of the Township. The Supervisors replied that this question needed to be asked to the Zoning Officer, who knew the rules for signs. Mr. Fred Weber from Milford Borough asked why the Supervisors were not proposing a middle ground with a less number of condos. He added that a strip mall could still be added with 24 condos, and that would also bring revenues. Mr. Clark replied that this Township was in need of apartments and added that there was a proposal of 3,000 square feet per dwelling unit at some point. Penney added that a nearby property had 20 apartments in three acres. She said that they would try this proposal, and if it doesn't work, they will try another formula. Rachel Hendricks commented that there are other 20-acre lands, and these lands would qualify for building 100 apartments if the Central Sewage is extended. Eventually 10 or 15-acre lands would try to approve for building apartments. Penney replied that she believed some portions of Old Milford Road should become residential and the front part could be commercial.

Erika Burnett from 377 Foster Hill Road said that she was worried that some properties could be joined together to make bigger parcels, and apartments could be built in those joined properties. She also suggested hiring Planners for updating the Comprehensive Plan. Mr. Kotar asked the Supervisors if Mike Sullivan, the County Director, could attend the next Planning Board Meeting to comment on the proposed Mixed Usage wording. Gary Clark replied that Mr. Sullivan would be contacted. Peggy Emanuel said that the residents had expected that the Planning Board Members would listen to the residents and come with a middle-ground, but the Members had kept the number of apartments to a 100 for 20-acre lands. Mr. Clark replied that Mr. SeChrist was looking at how many residents from Milford Township had commented. He added that 1,600 people resided in Milford Township.

One of the residents of Milford Township questioned why apartments were being considered instead of condos, as the latter were less transient. She added that she was also concerned about the fact that, as most renters would not be able to pay the high rent, Section 8 might come in. Penney asked this resident if she preferred a 100 condos instead of 100 apartments. This resident replied that there is a huge difference between having a management company that runs apartments as opposed to individual homeowners. Rachel Hendricks commented that Supervisors had said that they relied on the Planning Board, and there was a hundred percent turnover in this Board. There were no existing Members left in that Board to guide the new Members. Mr. Clark replied that all new Members had lived in this Township since they were born, and they were doing a good job.

Mr. Chuck O' Neal commented that the Supervisors had said that they did not have any applications from the developers, but the Legend Properties had attended almost all meetings. Mr. Clark replied that they just had an interest to build in a property, and they come to watch which direction their proposal is going towards.

Correspondence:

Delaware Water Gap, Convention, Pennsylvania Environmental Council, Earth Disturbance Inspection, Long Range Transportation Plan, E.M. Kutz, NPS, and NEPA MPO LRTP Open Houses

Old Business:

Gary Clark said that they were reviewing and redoing the budget, and found out that some truck expenses were put into the secretary supply department. He told Rachel that she would get her Right-to-Know request after those mistakes were fixed.

New Business:

a. Secretary/Treasurer: Mr. Clark made a motion to appoint Viola Canouse as the Assistant Secretary/Treasurer and Alternate Open Records Officer. He also made a motion to appoint Shahana as the lead Secretary/Treasurer and Open Records Officer. He added that it was just a swap in the positions, and there won't be any changes in the pay rates. The other motion he made was notifying the bonding company for this update in the position. Penney Luhrs seconded to these motions, and it was passed unanimously.

Public Participation#2:

Amy Eisenburg commented that the fact that there are 1,600 residents in Milford Township, and only a few of them are showing up in these meeting, does not mean that the rest of the residents do not care. She inquired if a pre-public hearing could be held for the Mixed Usage wording. Gary Clark replied that a pre-public hearing would not be legal, and added that he spoke with a lot of Township residents, who really did not care about the proposed Mixed Usage. Some residents even showed positive interests for more businesses in the Township.

Rachel Hendricks commented that the Sawkill Bridge was closing, and there were no backup plans. She added that this closure would add more time to emergency responses. Gary M. Williams said that it was not brought up in the last Task Force meeting. Gary Clark said that he would call Harrisburg and find out. Jim Depatris, the owner of one of the six properties that was being considered for the Zoning Amendment, confirmed that as of then no applications were made to the Township. He added that their products had a high reputation, and Mixed Use existed in all over the Country. He further said that all the residents would love this development.

Executive Session:

The Supervisors called for this session. After the session, Gary Clark made a motion to send Mr. Magnotta, the Solicitor, to the tax appeal, which was scheduled at 10:30am on October 9, 2019, Gary M. Williams seconded, and it was passed unanimously. Gary Clark also made a motion to not pay afterwards for the supplemental healthcare that the Township had been paying as of then for Ms. Viola Canouse, Gary M. Williams seconded, and it was passed unanimously.

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, and it was passed unanimously. The adjournment was at 8:21 P.M.

Respectfully submitted,

Shahana Shamim

Secretary

Milford Township

Pike County