

**MINUTES**  
**October 21, 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 Gary M. Williams, seconded by Penney Luhrs, and passed unanimously to approve the minutes of the previous meeting.

**Treasurer's Report:**

Receipts since last meeting: Sewage \$150.00, Zoning \$1270.00, Right-to-Know Request \$15.00, Code Inspections \$115.16, interest in investment \$22.62, Income in PLGIT \$127.46, RE Tax \$1,598.74, Tax Claim Bureau \$2,160.72, Real Estate Transfer Tax \$7,791.00, PURTA distribution \$324.52, Auditor General \$11,713.56, and Magisterial District Court \$300.00

**Roadmaster's Report:**

The loader, mower, and hydraulic hoses were repaired. All the roads were mowed, and wing wall problems in Schocopee Road bridge, which was about 100 years old, were fixed. The blacktop in Schocopee Road was done. Some potholes in this road will be fixed, and then the trucks will be ready for winter.

**Zoning Officer's Report:**

Permits for a detached garage, a deck, an alteration in cell tower, a retail sale, a single family residence, and a temporary tent sale were issued.

**Public Participation:**

Penney Luhrs said that she did not like the acreage being 20 acres or more in the proposed Amendment of the Zoning Ordinance, which would change the density of the Township. She continued that a Mixed-Use Ordinance was needed for the Township, and she wanted the Planning Commission to come up with a new Ordinance, which would allow building apartments in lands that are smaller than 20 acres with central or on-lot sewages. She cited the example of Towngreen, which has 20 units in 6 acres, and this meant each dwelling unit had about 12,000 square feet. She said that the square footage of 3,000 for a single dwelling unit was too small, and Mr. DiLorenzo had agreed to work to come up with a new Ordinance. Ed Ryman inquired to Ms. Luhrs which amount of acreage she was willing to plan for Mixed Use. Ms. Luhrs replied that she just wanted to make this opportunity open to other landowners, who had lands with acreages of less than 20 acres, and she wanted to push it to the Planning Board to come up with a cap for the acreage and number of units.

Rachel Hendricks inquired what the grant from Auditor General was for. Mr. Williams replied that it was for Fire Relief Association. Mr. Fred Weber inquired if the County Planning had sent their comments about the latest submission of the proposed Amendment to the Zoning Ordinance. Mr. Clark replied 'no', and added that all the previous County comments were addressed in the latest submission.

## **Correspondence:**

Planning board applications, PSATS, NEPA Alliance, Kiley Associates, Pike County Planning, Pike County Agency Aging, NPS, Pennsylvania Hardwoods Development Council, Municibid, Pike County Conservation District, DPW, PSATS Grassroots, A+ Onsite Computer, JCB Snow Lease, Pike County Tax Administration, HRG, and PCDC

## **Old Business:**

- a. Gary Clark made a motion to allow the Planning Board to hold their Workshop Meetings on first Wednesdays instead of second Mondays of every month, Gary M. Williams seconded, and it was passed unanimously. Supervisors also voted to authorize the Secretary to advertise this new schedule for Workshops.
- b. Hiring a Planner for updating Comprehensive Plan: Planning Board Member Patrick McCarthy was also present at the meeting. He said that the Planning Board needed a Planner, who would look at the Comprehensive Plan. Mr. Clark made a motion to hire a Planner for the Planning Board, and he added a cap of \$2,500.00. Gary M. Williams seconded to this motion, and it was passed unanimously.
- c. Proposed Amendment to the Zoning Ordinance for Mixed Use: Gary Clark made a motion to hold a Public Hearing on the proposed Amendment for Mixed Use on December 2, 2019 at 7:00pm at the Best Western Hotel. Supervisor Gary Williams seconded. A vote was held and the motion passed 2-1 with Supervisor Penney Luhrs voting no. Gary Clark made a motion to authorize the Secretary to advertise the Public Hearing for December 2, 2019 at 7:00pm. Supervisor Williams seconded. The motion passed 2-1 with Supervisor Luhrs voting no.

Supervisor Luhrs then made a motion to complete a new build-out analysis for lands with or without central sewage and to send the proposed Amendment for Mixed Use in the Developmental District Zone back to the Planning Commission for review. She added that if the Mixed Use is applicable for twenty acre parcels or more then it would not be fair for other landowners who have less than twenty acres. She further added that the density should remain the same with central or on lot sewage. Supervisor Clark said that every property with very small acreages would then be able to build Mixed Usages under this Amendment.

Mr. Patrick McCarthy, Milford Township Planning Board Member, stated that Supervisor Luhrs new proposal could be discussed at the next Planning Board meeting. Supervisor Clark said that this new proposal was totally different then the proposed Amendment and it would take several years to complete. Supervisor Williams seconded, Supervisor Luhrs motioned and it was passed unanimously.

## **New Business:**

- a. Girl Scout Cookie Sale: Mr. Williams made a motion to allow the Girl Scout troop# 52243 to use the Township's parking lot for their Cookie sales on the dates 3-14-20, 3-21-20, 3-28-20, 4-4-20, and 4-11-20, Gary Clark seconded, and it was passed unanimously.
- b. Pike County Developmental Center donation application: The Solicitor said that he had reviewed this application, and it was complete. Mr. Williams made a motion to

- donate \$500.00 to this organization, Ms. Luhrs seconded, and it was passed unanimously.
- c. Proposal for Computer Replacement: Mr. Clark said that all the Supervisors had received this proposal for upgrading/replacing computers from A Plus Onsite Computer Services. He added that they would review this proposal, and then discuss this matter in the next meeting. He further added that one of the computers, which was bought six months ago, may not need to be replaced.
  - d. Llama Firm: George Billeci said that this property was owned by Mr. Snyder. He added that he was there to ask for a conditional use. He continued that he had contacted the Conservancy, and learned that this property could be used for community purposes, such as passive recreation, farmers' market, special events, etc., and it was mandatory to not harm the conservation. He inquired if he could build a Bed and Breakfast, special events, or an agricultural firm. He added that children from Delaware Valley School would be able to learn from this agricultural firm. Shawn Bolles, the Zoning Officer, said that Mr. Billeci would have to specify which type of use he wanted to do, and then Mr. Billeci would be steered from there.
  - e. Budget 2020: Mr. Gary Clark said that the budget for 2020 was ready, and asked the other two Supervisors to review it.

### **Public Participation#2:**

Mr. Bill Pittman, Milford Township inquired if the motion made by Supervisor Luhrs was an addition to the proposed Amendment for Mixed Use. Supervisor Clark replied that Supervisor Luhrs new motion was totally separate. Mr. Chuck O'Neal, Milford Borough, said that the motions made by Supervisor Clark and Supervisor Luhrs conflicted with each other. Supervisor Luhrs then stated that she wanted to replace Supervisor Clark's motion by her own motion. After discussion, Supervisor Williams made a motion to cancel the Public Hearing for December 2, 2019. Supervisor Luhrs seconded the motion and it passed 2-1 with Supervisor Clark voting no. Supervisor Williams then made a motion to send the Mixed Use Amendment with the new density discussed by Supervisor Luhrs back to the Planning Commission for further work and review. Supervisor Luhrs seconded that motion, which passed 2-1 with Supervisor Clark voting no.

Ms. Peggy Emanuel inquired why her application for a position in Planning Board was not read in the correspondence. The Supervisors replied that the Planning Board never declared a vacancy for such a position, and it was never advertised either. Mr. Williams added that there was a litigation with two previous Members, who were taken out of the Planning Board. He added that the Supervisors would not go forward for any new Members until the litigation was over. He further added that if Mr. Stroyan or Mr. Willis got to come back to the Planning Board, then the last one who was appointed to this board would be taken out. Ms. Amy Eisenburg asked for the names of the people who had applied for the Planning Board Position. Shahana replied that Ms. Peggy Emanuel, Mr. Don Quick, and Mr. Matthew Contreras had applied for this position.

Ed Ryman asked Ms. Luhrs what would be a fair number of acreage for building Mixed-Use. Ms. Luhrs replied that she would ask the Planning Board to come up with a cap amount. Erika Burnett inquired if the \$2,500, which was allotted for hiring a Planner, could be used for the new proposed Mixed-Use plan. Mr. Clark replied that about \$4,000 was already spent for doing the build-out plan, and way more money would need to be spent for this new proposal, as

each property in DD District will need to be looked at this time. Ms. Patricia Lutfy from Delaware Township inquired how the Supervisors had come up with the amount \$2,500 for hiring a Planner. Mr. Clark replied that it is a common number. He added that build-out analyses could be very expensive, and Planning Board Members could come back to the Supervisors if they needed more.

Rachel Hendricks commented that Mr. Patrick McCarthy had resigned from the Auditor's position, and hence this position needed to be filled. Mr. Clark made a motion to advertise in Pike County Dispatch for this vacant position, Mr. Williams seconded, and it was passed unanimously.

Tom Miller from Milford Township said that he was worried about the density in Milford Township, as 1,000,000 gallons of wastes were already being discharged everyday into Sawkill. He added that a couple of wells in Moon Valley Drive had become dry, and the density change would cause more influx of people. Gary Clark said that he lived in Moon Valley Road also. He added that he had 37 feet of water in his well, which was 60 feet deep. Mr. Williams said that he would look into this matter.

**Executive Session:**

The Supervisors called for this session to discuss the hearing, which was scheduled at 1:30am on Friday 2019, for Mr. Kevin Stroyan and Mr. Ray Willis. After the session, Gary Clark made a motion to authorize the Supervisors to attend the hearing, Penney Luhrs seconded, and it was passed unanimously.

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, and it was passed unanimously. The adjournment was at 8:10 P.M.

Respectfully submitted,

Shahana Shamim

Secretary

Milford Township

Pike County