

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

Call to Order and Pledge of Allegiance: The workshop was called to order at 7:00 P.M. by Acting Chairman Mr. Larry Kotar, followed by the Pledge of Allegiance. The following

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

New Amendment to the Zoning Ordinance for Density Change

Members decided to start discussing this Amendment in the regular Planning Board Meeting, as they did not receive any written communications from Supervisors.

UGI Application (Revised):

The Secretary handed in the revised plans from UGI. She said that Pike County Planning and the Township Engineer had commented on the preliminary plan and the revision was based on these comments. She also handed in the comments of the Zoning Officer, and said that this Officer had sent his comments for the Members, as he was unable to be present at the meeting.

Special Events/Fireworks Ordinance:

Mr. DiLorenzo said that the Township would have to take a lot of liabilities by making the Fireworks Ordinance specifically for itself. Mr. Patrick McCarthy said that the Secretary had acquired the State Law for Fireworks Ordinance. He added that instead of making a new ordinance for Fireworks, following this State Law would be good enough. Mr. DiLorenzo said that the Special Events Ordinance won't be needed either, as the Township had the option to issue Temporary Permits.

Comprehensive Plan:

Mr. McCarthy said that the Supervisors had voted to allow the Planning Board to hire Planners for updating this document. He added that the Supervisors had capped the funding for this hire to \$2,500. Mr. DiLorenzo suggested that hiring a State Planner would be cheaper. He added that the Township would need to team up with other municipalities (or Boroughs) to get the State funding. He further added that the Planner Ted Ritsick could be contacted to discuss how he could help with updating the Comprehensive Plan. Phyllis Simpson said that Mr. SeChrist, the former Chairman of the Planning Board, had suggested assigning different chapters of the Comprehensive Plan to each of the Members, who would meet with community members

to update their assigned sections. Mr. DiLorenzo said that he believed that all Members should be involved in updating each section of the Comprehensive Plan.

Mr. Kotar suggested that every Municipality could have their own Comprehensive Plans first. He continued that the current Comprehensive Plan was 187 pages long, and it should not be longer than 40 pages. A lot of input from residents, Supervisors, and the Solicitor would need to be incorporated to update this plan, and hence the first draft may not work at all. He asked residents to go online and make notes for updating this Plan. Mr. McCarthy added that they would work from the first page to the end, and the community members could follow along with the Board Members to add their input.

Mr. Fred Weber from Milford Borough said that the current Comprehensive Plan was made jointly by Milford Township and Milford Borough. He suggested that State funding could be acquired by building a new joint Comprehensive Plan of Milford Township and Borough. Mr. Kotar replied that the County has its own Comprehensive Plan, and the County can update this Plan by making every Municipality participate. Phyllis Simpson said that at some point it was discussed in Milford Borough that it was not the Borough's business to tell the Township how to address Township's issues, and that implies that the same might be the case for the Comprehensive Plan. Mr. DiLorenzo explained that a joint Comprehensive Plan could add said that sizes of the properties of Milford Borough were small, and hence cannot place any big businesses. He continued that Milford Township can accommodate big businesses, and hence if the Comprehensive Plan includes three Municipalities, such as, Milford Township, Milford Borough, and Westfall Township, the people of Borough would look towards Milford Township for employment. Rachel Hendricks said that Mr. DiLorenzo's point was that each Municipality could have certain restrictions if a joint Comprehensive Plan is made. She added that a joint Zoning Ordinance could not be that useful, as some Ordinances could be very desirable in some Municipalities, and not applicable in other Municipalities. Mr. DiLorenzo further clarified by saying that with a joint Zoning the subject "where" could be addressed, whereas, with a joint Comprehensive Plan what could be brought in for future could be addressed.

Rachel Hendricks suggested that the Act 13 Marcellus Shale Grant could be used for updating the Comprehensive Plan, and the Secretary could contact County Planning to find out about this Grant. She also suggested to get the MPC for learning about what should be included in the Comprehensive Plan. She further added that in case the Members leaned towards making independent Zoning Ordinances, they should check Ordinances of Dingmans Township, as Dingmans Township and Milford Township existed face to face on both sides of Rt. 6.

Mr. DiLorenzo suggested to start updating the Comprehensive Plan. He added that after they start updating, they will realize what kind of assistance would be needed. He said that Members could study the first ten pages of this Plan, and then discuss in the next workshop meeting. Erika Burnett suggested meeting with Mr. Ted Ritsick, a Planner, before starting the update. Mr. DiLorenzo agreed that this Planner was quite knowledgeable about Comprehensive Plans. Members agreed to study the first chapter of the Comprehensive Plan by the next Workshop. They also decided to consult with Planners whenever they needed.

One of the residents inquired what the new Ordinance in the agenda meant. Mr. DiLorenzo replied that the Amendment to the Ordinance for density change had to be looked at from a different angle. Ms. Rachel Hendricks inquired what Members thought about accepting input from residents in updating the Comprehensive Plan. She asked if the Comprehensive Plan would be sent to the residents, or the residents would be expected to show up at the meetings. Mr. Kotar replied that Supervisors' permission would be needed to decide on the way of getting

input from residents. He added that updating this Plan should not continue for too many years. Members replied that they would start with the first few pages, take residents' input, and then see how it goes.

Mr. Fred Weber inquired if the public hearing for adopting the Amendment to the Zoning Ordinance would be held on December 2, 2019. Mr. DiLorenzo replied that Supervisors had voted not to go forward with that hearing. He added that the Supervisors had also voted to send the Amendment back to the Planning Board for more discussion. Mr. DiLorenzo further added that Members would start discussing after they get a written request from Supervisors. Shahana commented that she had the draft minutes of the meeting, at which the Supervisors had voted to send the Amendment back to the Planning Board, ready. She added that those minutes will become official after the Supervisors approve it, and Members would be able to start discussing the new Amendment to the Zoning Ordinance for density change.

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 7:47 P.M.

Respectfully,

Shahana Shamim

Secretary