

MINUTES
September 24, 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 Vice-Chairman Mr. Kevin Nearing, followed by the Pledge of Allegiance. The following

Member/Title	Present
Larry Kotar/Member	Yes
Robert DiLorenzo/Member	Yes
Patrick McCarthy/Member	Yes
Anthony Magnotta/Solicitor	Yes
Shawn Bolles, Zoning Officer	Yes
Shahana Shamim, Secretary	Yes

Mr. Larry Kotar made a motion to accept the minutes of the workshop of 8-12-2019 and Planning Board meeting of 8-27-2019, Mr. Robert Dilorenzo seconded, and it was passed unanimously.

UGI Application:

Mr. Jason Buchta from UGI informed that he had just received the comments of Pike County Planning and the Township Engineer. He added that the plan would be updated accordingly before the next Planning Board meeting. He also informed that he had not heard anything from PennDOT as of then. The Solicitor asked him to write a letter to the Planning Board for a general extension so that the Board had more time to review the updated plan.

Reorganization:

Mr. Nearing made a motion to table the reorganization in the next meeting, Mr. Kotar seconded, and it was passed unanimously.

Mixed Usage Wording:

Mr. DiLorenzo said that the Members had reviewed the comments (dated 7-24-2019) of Pike County Planning in their past workshop meeting. The Solicitor informed that there was a meeting with Mr. Mrozinski (Director of Pike County Planning), Attorney Farley, Mr. James SeChrist, Mr. Brian Snyder, and himself to discuss each of those comments. He gave a detailed explanation of the discussion and the following updates that were made to the Mixed Usage wording in that meeting:

1. *Subdivision Regulations* were changed to Subdivision and Land Development Ordinance.

2. The minimum setback of two-hundred feet was clarified to be measured from the corner of the closest nonresidential use to the nearest multi-family structure.
3. Minimum standards for access roads through the development from *Minor* to *Collector* cannot be increased, as it would require a change to SALDO. The Solicitor advised the Members that SALDO might need to be changed in future for cluster developments.
4. 409.2.D.3 was removed due to being repetitive.
5. Under 409.4.A the term *Dwelling Unit Building* was changed to *Multi-family Building*;
6. The note “Permitted coverage is applicable to ‘Contiguous Acreage’” was added under the table 414.4
7. Two rows were added to the table 414.4 for scaling the permitted lot coverage for Mixed Usage;
8. A minimum setback distance from steep slopes is not added, as nothing for steep slopes is being amended.
9. The definition of the contiguous acreage was changed word for word by the County’s advice.
10. The definition of Mixed Use was updated.
11. Under 409.4F the statement “*height of the highest adjoining structure*” was changed to “*height of adjacent structure*”.
12. The comment for Schedule of District Regulations under Developments Standards the term “*65% user per 4.14*” was still typographically wrong. He said that it would be corrected before sending it back to County.
13. Under 409.6 the term “*and review usage for compatibility*” was removed.
14. The sentence “Any multi-family development or multi-use which fronts on a public highway will be subject to the terms of a Pennsylvania Highway Occupancy Permit” was added to 409.4.D.

The Solicitor said that the lot area of 21-50 for Mixed Use in table 414.4 was typographically wrong, and it would be corrected to 21-50+ before sending the proposed Amendment to Pike County Planning. He added that this latest update, which is being sent to the County this time, is only five pages long instead of nine, as the County had asked for just the portions of the Ordinance that were being amended. The Zoning Officer said that the term “structure” in 409.6 needed to be changed, as its definition included even dumpsters, signs, and fences. The Board decided to change this term to “building” with the Solicitor’s suggestion.

Mr. DiLorenzo informed that the Supervisor Ms. Luhrs had asked him to look for ordinances, which could be opened up for the entire DD District. Mr. DiLorenzo also informed that Ms. Luhrs had asked him to present it in that meeting. He continued that he had looked for the Unified Development Ordinance, which was based on the EPA. North Carolina used this lengthy ordinance for Mixed Use. This ordinance included land development, character preservation, safety and services. Mixed Use, which would have to be compatible with the runoff of septic or central sewage, could be opened based on the square-footage of the property. Mixed Use should also include recreational areas and parking facilities. Conservation design could be added by allowing more condensed areas of dwellings with equal percentages of dwelling area and open space. It could also include not burdening taxpayers for the impact fees. Mr. DiLorenzo asked for comments.

Mr. Kotar said that the cap to the number of apartments was based on the availability of the public central sewage. Patrick McCarthy said that it would be nice if the taxpayers did not have to pay for the impact fees. Mr. Bolles commented that any new discussions should come from the Board of Supervisors. Mr. DiLorenzo asked Mr. Clark (Chairman of Milford Township), who was also present at the meeting, to discuss the Ordinance that he himself had just read, in the next Supervisors’ meeting. Mr. Nearing said that some corrections were already made in the proposed Amendment to the Zoning Ordinance. He made

a motion to approve this corrected Amendment, and to send it to Pike County Planning for their comments, Mr. McCarthy seconded, and it was passed unanimously.

One of the residents of Milford Township commented that the tourists and birdwatchers had made millions of dollars in the area in the past. Erika Burnett from Westfall Township said that she felt like the gas pedal was ready to go for a big change in the Township, and added that she was skeptical about whether this change was going in the right direction. She questioned why the impact fees, the subject that Mr. DiLorenzo had asked to discuss, was not discussed. Mr. Nearing replied that the Members cannot decide what to discuss just by themselves. He added that the subjects to discuss are ordered by the Board of Supervisors. Peggy Emanuel said that she felt like the residents' inputs were not being considered in the process of decisions. Mr. Kotar replied that the Members do take points from the residents. Patricia Lutfy inquired if a Planner was contacted for updating the Comprehensive Plan. Mr. Kotar replied that they were working on it.

Mr. DiLorenzo said that they needed the Solicitor to be present in the workshops. The Solicitor replied that he could not be present on the second Mondays, as he used to have other meetings on that day. He added that he could be available on first Wednesdays. The Members voted to change their workshop meeting schedule to first Wednesdays of every month.

Mr. Lutfy commented that people commuted to work in New York and New Jersey, just because they wanted to live here. He added that people had sold their houses with loss and moved to areas where there are no cluster housings. The current project is a significant one, and it could be a floodgate of more people and less revenue. Mr. Kotar replied that Milford Township has a lot of unbuildable green lands, such as, federal lands, State Game lands, Water ways, etc. Mr. Lutfy said that he was looking towards a more moderate development. Mr. Fred Weber said that he had moved to this place a few months ago, as he had liked the area. He handed out an article from Pocono Records, which stated that before making the Comprehensive Plan the residents of Lehman Township were being asked about what kind of life they wanted to have. Lehman Township had hired an outside Professional to help them to update their Comprehensive Plan. Fred commented that Milford Township was still discussing the mixed usage with 100 apartments.

Mr. DiLorenzo said that the density might become quadrupled if all the possible constructions happen after passing the proposed Zoning Ordinance. He added that he knew some people who owned lands that were a little less than 20 acres, and these people were planning to go to the court to build on a smaller scale. He continued that Ms. Luhrs also was approached by some people, who had similar intentions. The Solicitor replied that anything could be sued. Mr. DiLorenzo said that we do not have any Ordinances for the Mixed Use, and we could pass the Amendment on a smaller scale. Penney had asked him to table that in this meeting. The Solicitor said that Penney would have to bring it up in the Supervisors' meeting. Mr. John Kameen appreciated this open discussion. He asked the Solicitor if he had informed the Code Enforcement Officer about the Legend Properties' sign of Mixed Use in the next-door property, as he had told the audience in the previous meeting. The Solicitor replied that he did, and informed John that that Officer worked in the Township on Mondays only.

Erika Burnett said that the Comprehensive Plan was not being followed. Mr. Kotar replied that that Plan is just a guideline, and there were some contradictions in it. Mr. DiLorenzo added that some recreational areas could be added, and the proposed document did not need to be locked with time. Ms. Patricia Lutfy urged to seek professional help for updating the Comprehensive Plan. Mr. DiLorenzo made a motion to ask the Supervisors to allow the Planning Board to hire a Planner for updating the

Comprehensive Plan, Mr. McCarthy seconded, and it was passed unanimously. The Members asked the Secretary to place this request to the Board of Supervisors.

There were no other businesses or executive sessions needed, so Mr. Kevin Nearing made a motion to adjourn, Mr. Kotar seconded, and it was passed unanimously. Adjournment was at 8:22 P.M.

Respectfully,

Shahana Shamim

Secretary