

**MINUTES**  
**November 26, 2019**  
**Milford Township Building**  
**560 Route 6 & 209, Milford PA**  
**7:00 p.m.**

1. Call to Order and Pledge of Allegiance: The meeting 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-Chair	No
Robert DiLorenzo/Member	Yes
Patrick McCarthy/Member	Yes
Anthony Magnotta/Solicitor	Yes
Shawn Bolles, Zoning Officer	Yes
Shahana Shamim, Secretary	Yes

2. Mr. Patrick McCarthy made a motion to accept the minutes of the Planning Board meeting of 9-24-2019 and the workshop of 11-6-2019, Mr. Robert DiLorenzo seconded, and it was passed unanimously.

**3. Reorganization:**

Mr. Kotar said that the Planning Board was supposed to have five Members and two alternates. At present there were four Members, and there were litigations for two former Members, who might come back when the litigation is over. Mr. DiLorenzo made a motion to send a letter to the Board of Supervisors for appointing an Alternate Member, Mr. Kotar seconded, and it was passed unanimously.

**4. UGI Revised Application Review:**

Mr. Buchta from UGI informed that he had received the approval from Conservation District and the PennDOT permit. The Solicitor said that according to the Zoning Ordinance #414.1, 25% lot coverage was allowed in DD Zone. It becomes a conditional use when the coverage of 65% is needed, and this matter had to be taken from the Board of Supervisors. He added that while the County comments were clean and the Engineer's comments could be easily taken care of, this extra land coverage from 25% to 65% had to be approved by the Board of Supervisors through a conditional use hearing. Mr. DiLorenzo made a motion to send this revised plan of UGI to the Board of Supervisors for a conditional use hearing, Patrick McCarthy seconded, and it was passed unanimously. The Solicitor said that the Supervisors could authorize the Secretary to advertise for two consecutive weeks for this Conditional Use hearing, which could be held in the first or second Supervisors' meeting of January, 2020. Mr. DiLorenzo made a motion for the Solicitor to rewrite the section 414.1 of Zoning Ordinance, and enter into the schedule of uses as 65%. Mr. Kotar seconded to this motion, and it was passed unanimously.

Rachel Hendricks inquired how this change in the ordinance would happen. The Solicitor replied that the rewritten ordinance would go to the Supervisors, and a public hearing for this change would be advertised.

#### 5. Amendment to the Zoning Ordinance for Mixed Usage

The Solicitor said that Ms. Luhrs, the Supervisor, had proposed to explore Mixed Usage in DD Zone, and she had asked not to limit the Mixed Usage for larger lands, such as 20 acres or more. He added that this Supervisor had asked the Planning Board to revise the Amendment with both on-lot and central sewages. Mr. Kotar said that the Board would not be able to go forward without a build-out analysis. The Solicitor said that some parameters needed to be set by the board to send to the Planner for the build-out analysis. Mr. DiLorenzo said that in the last workshop he had said that he would contact Ted Ritsick, the Planner, for a build-out analysis. The Solicitor said that the Planner would be able to help Members with this thought process, and several sessions might be needed.

Peggy Emanuel said that she thought that Comprehensive Plan, which would dictate Zoning Ordinances, needed to be updated first. Mr. DiLorenzo replied that the Ordinance for Mixed Usage was already on the table, and also, Mixed Usage did not currently exist in the Zoning Ordinance of the Township. The Solicitor added that this discussion was specifically ordered from the Board of Supervisors. Peggy Emanuel inquired how the number would be picked. Members replied that investigations for sewage, stormwater runoff, square footage, recreational area, parking, and ground absorption capacity would need to be done to move forward with this discussion.

Mr. Olmstead commented that the absorption capacity (stormwater management and sewage) of each land would dictate parameters for this new build-out analysis, as Ms. Luhrs had asked to look at Mixed Usage with and without the Central Sewage. Mr. DiLorenzo added that the Conservation construction, which allows for open space along with the dwelling place, would have to be considered also. Rachel Hendricks commented that in the proposed budget for the year 2020, only \$430 was allocated for the “Planning and Consultant” item. She added that the “Planning -other” line item had an allocation of \$5,000. She asked Members to look at it, as \$2,500 was approved by Supervisors for hiring Planners. Mr. Kotar made a motion to request Supervisors to provide adequate funding for revisions to the Zoning Ordinance and the Comprehensive Plan, and to show how much on average was spent for the past five years. Patrick McCarthy seconded to this motion, and it was passed unanimously.

Mr. Fred Weber asked how many apartments could be built with on-lot septic. Mr. DiLorenzo replied that testing of the soil is needed to decide how many units could be built. Mr. Olmstead added that way more units could be built with the Central Sewage. Mr. Fred Weber inquired who was in charge of ordering soil tests. Mr. DiLorenzo replied that he himself was the Sewage Enforcement Officer, and there was an alternate Officer also to avoid any conflict of interests.

#### 6. DEPG – Santos Development:

Mr. Depetris said that Mixed Usage was being enjoyed in all over the country. Mr. Olmstead said that he had professional experience in land development. Mr. Depetris and Mr. Olmstead added that they wanted to be a part of this community, and that they would be ready to work with the Township to come up with a solution.

## **7. Comprehensive Plan:**

Mr. DiLorenzo said that he had contacted the Planner Mr. Ted Ritsick, and this Planner had advised him to find out what the community wanted. Members decided to make a list of categories, so that residents could comment about what they wanted in these categories. Fred Weber handed out a paper to explain how Lehman Township had collected the community's wishes for updating its Comprehensive Plan. The Solicitor said that Lehman Township was ten time bigger than this Township, and hence their strategy would not work for this Township. Mr. DiLorenzo said that after collecting residents' wish list, Mr. Ted Ritsick could be brought in to these meetings for help. He added that the population in Pike County had risen since 1980, and most people commute to New York for work. This commute is increasing accidents, and hence, bringing jobs into this area should be kept in mind if we want to keep people in this area.

Mr. Shawn Bolles suggested that the Planner could come to the meeting, look around the Town, and then help to make the survey forms. The Solicitor added that the Planner could have open forums with residents also. He suggested using the County Planning Agency, as they have the Census. Peggy Emanuel inquired to Mr. DiLorenzo if he would go to other Townships for making a joint Comprehensive Plan. Mr. DiLorenzo replied that Members already had decided to make a Comprehensive Plan for the Township first. Erika Burnett suggested posting surveys online. Members replied that it would be a combination of online and regular mails, as a lot of residents do not use computers. Erika also suggested taking inputs from the residents of neighbor Townships. Members said that it was already agreed that the Township's own Comprehensive Plan would be made first. Rachel Hendricks suggested adding more public participation points in the agenda, so that residents could make comments for each item.

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 8:08 P.M.

Respectfully,

Shahana Shamim

Secretary