

MINUTES
January 21, 2020
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 Chair Penney Luhrs. Also present were Vice-Chair Gary M. Williams, Supervisor Rachel Hendricks, Solicitor Anthony Magnotta, and Secretary/Treasurer Shahana Shamim.

Gary M. Williams made a motion to approve the minutes of the previous meeting. Rachel Hendricks suggested to approve these minutes with some corrections, and it was passed unanimously.

Treasurer's Report:

Receipts since last meeting: Sewage \$725.00, Right-to-Know Request \$.75, Pike County Tax Claim Bureau \$1,582.95, Real Estate Tax \$765.70, Real Estate Transfer Tax \$950.60, Zoning \$5,391.81, and Ott Consulting \$400

Roadmaster:

Gary M. Williams informed that there were a couple of storms after the last meeting, and lot of salt was used up. He added that everything was up and running again.

Zoning:

Shawn Bolles informed that he had sent a few violation notices for an abandoned vehicle, conversion of a one to two family dwelling, and the installation of an in-ground pool without a permit. Mr. Bolles added that the violator of the in-ground pool had picked up the required permit. He further added that he was waiting to hear from the rest of the violators.

Public Participation #1:

Captain Bello from Milford Fire Department discussed the total fire and EMS responses for 2019 and the number of responses to Milford Township. He informed the Fire and EMS grants this department had received and how these grants were being utilized.

Correspondence:

Shahana presented correspondences from Planning Board, Pike County Developmental Center, Pike County Planning, legal, and PennDOT. Ms. Penney Luhrs made a motion to accept Mr. Kevin Nearing's resignation from the Planning Board, Mr. Williams seconded, and it was passed unanimously.

Old Business:

Planning Board Appointment: The Solicitor said that Shahana had gone through the meeting minutes and made a list of Planning Board Members' appointments, resignations, and removals. He continued that Mr. Stroyan was appointed for a six-year term in 2015, and hence he would be able to remain in the Board until December 31, 2021. Mr. Ray Willis was appointed for a six-year term in January of 2016, and hence he would be able to remain in the Board until December 31, 2022. The term of Ms. Viola Canouse, whose position was filled by Mr. Patrick McCarthy, was supposed to end on December 31, 2023. Mr. DiLorenzo, who had filled for the position of Kenneth Rosanelli, would remain in this Board until December 31, 2024. Kevin Nearing, who had just resigned, had filled for Kenneth Greening's term, which was supposed

end in January of 2025. Rachel Hendricks made a motion to let the Solicitor notify Kevin Stroyan and Ray Willis about their reinstatement along with their terms, Gary M. Williams seconded, and it was passed unanimously. Gary M. Williams made a motion to appoint Peggy Emanuel as a Member of the Planning Commission, Penney Luhrs seconded, and it was passed unanimously. Rachel asked Patrick McCarthy to hand his Financial Interest Statement to the Township, as the Township did not have this document.

New Business:

- a. **Santos Property:** Jim DePetris said that while this property was zoned for many types of uses, he was looking forward to building a good quality retail mixed use project, which would include two residential buildings with approximately 25 units in each building, and another building with some retail stores, a restaurant, and/or a medical facility in this property. He continued that the access would be shared with the Municipal building with a traffic light, and an onsite sewage was kept in mind as the base of this design. Ms. Hendricks inquired about the percentage of residential and commercial portions for this project. Mr. Olmstead replied that the residential portion would cover approximately one-third, and the commercial portion would cover approximately two-third of the buildable portion. He continued that this percentage could certainly change as they would continue to work with the Planning Board. He continued that they were working to figure out what could be built along with storm water and on-lot sewage absorption capacity calculation. He said that this plan was a revised version of what they had proposed a year ago.

Gary M. Williams inquired if they had thought about building condos or townhouses instead of apartments. Mr. DePetris replied that apartments had a high market value, and the rent of this apartments would be \$1,300 - \$1,600. Mr. Williams said that this rent may not be affordable for local residents. Mr. Fred Weber commented that he believed that residents of Milford Borough and Township did not want apartments. Mr. Patrick McCarthy said that this proposal was not undoable, as a lot of people worked in the city and lived here. Rachel said that rents and prices should not be discussed by a Township, and that the project should stand on its own. The Solicitor added that Mr. DePetris and Mr. Olmstead were just showing their sketch plan. The Solicitor inquired if they were going to propose an Amendment to the Zoning Ordinance for density along with their sketch plan to the Planning Commission. Mr. Kevin Stroyan commented that as Mr. DePetris thought transparency was important, no discussions should happen outside public meetings. Supervisors concurred.

Mr. Dave Chant, the Realtor, assessed the importance of having apartments in the area by commenting that a lot of customers he got were older people, who looked forward to selling their homes and renting apartments. Erika Burnett commented that residents preferred having townhouses, which would be owned by residents. Mr. DePetris replied that they were willing to compromise with Milford Township. He added that they had started their proposal with more than a hundred apartments, and they were proposing only 50 this time. Mr. Kevin Stroyan respected what Mr. Dave Chant had said and added that the Township needed to be concerned as there were a small number of properties in Rt. 6 & 209 corridor.

b. PennDOT Meeting: Gary M. Williams said that Brian Snyder, the Community Planner, had requested for a meeting with Supervisors to discuss five projects for SR 6 over

Sawkill Creek, SR 6 over Vandermark Creek, I-84 E&W I-4R MP 40 - E46 (Interstate Reconstruction), MEC Phase 14 - Completing the Connection, and SR 6 Paving Phase 2. He made a motion to ask Brian Snyder to request that PennDOT representatives come to the regularly scheduled meeting of March 2, 2020 at 6:30pm, Penney seconded, and it was passed unanimously.

c. **Building Use Request from Moon Valley Falls HOA:** Penney Luhrs made a motion to allow this Association to use the Township meeting room for their meeting at 7 P.M. on February 19, 2020 (snow date February 23, 2020, 1pm), Mr. Williams seconded, and it was passed unanimously with the condition that the liability insurance would be provided before that meeting took place.

Public Participation#2:

None

Supervisors called for an Executive Session to discuss the personnel. Penney Luhrs declared result of this session as Mr. Anthony Magnotta resigning as Planning Board Solicitor, effective immediately. She made a motion to accept his resignation with a deep regret, Gary M. Williams seconded, and it was passed unanimously.

There were no other businesses or executive sessions needed, so a motion was made by Penney Luhrs to pay the bills and adjourn. Gary M. Williams seconded to it, and it was passed unanimously. Adjournment was at 7:49 P.M.

Respectfully submitted,

Shahana Shamim

Secretary/Treasurer