

MINUTES
February 3, 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 Chairwoman Penney Luhrs. Also present were Vice-Chair Gary M. Williams, Supervisor Rachel Hendricks, Solicitor Anthony Magnotta, and Secretary/Treasurer Shahana Shamim.

Penney Luhrs made a motion to approve the minutes of the previous meeting, Rachel Hendricks seconded, and it was passed unanimously.

Treasurer's Report:

Receipts since previous meeting: Sewage \$1,050.00, Code Inspections \$196.70, and Zoning \$250

Roadmaster:

Gary M. Williams, the Roadmaster, reported that after the last meeting two small storms had happened. The headlights of the 750 truck were replaced, and road crews were busy with repairing road patches.

Public Participation #1:

Tom Miller informed that he had collected 303 signatures from residents, who oppose building apartments on the Santos property. He added that these residents believed that building apartments would affect traffic, emergency services, tourism, and schools. He submitted the signature sheet to the Supervisors for filing. Phyllis Simpson asked Mr. Miller if these signers had any alternative suggestions about what could be built in Santos' property. Mr. Miller replied that these signers were just concerned.

Mr. Fred Weber expressed his concern about building apartments by commenting that \$1.19 is spent to provide services for each dollar of rental income. Rachel asked the Solicitor to comment about fair housing, which the Township has to follow. The Solicitor replied that the Township has to abide by the Zoning Ordinance, which states the reasonable use of properties. He added that developments have to comply with goals of the Comprehensive Plan. Tom Miller inquired if making a major change in the Zoning Ordinance is appropriate, as the process of updating the Comprehensive Plan had already started. The Solicitor replied that this change of Zoning Ordinance needed to be dealt with, as the developer had come with a commercial development plan. Mr. Weber commented that in the past Planning Board meeting, Mr. Ted Ritsick, the Planner, had said that it was unusual to change the Zoning Ordinance prior to the update of the Comprehensive Plan. Penney replied that this scenario is not impossible.

Correspondence:

Shahana presented correspondences from Pike County Planning, PSATS, DCNR, PennDOT, legal, Storb Environmental Incorporated, Pike County Conservation District, and Pike County Area Agency on Aging.

Old Business:

Tax Anticipation Note: Penney Luhrs informed that she would like to file this application for \$50,000 (interest rate of 2.5%) to Wayne Bank. She continued that it was a credit line for the Township if needed. Mr. Magnotta indicated traditionally these loans must be repaid

sometime before the end of the year. There might be an increase in tax the following year, as \$420,000 might not be enough to pay bills. She made a motion to put the application in, Gary M. Williams seconded, and it was passed unanimously. In response to Rachel's question she indicated there was no financial obligation to the Township I we do not use the credit.

New Business:

a. **Selection of Solicitor for Planning Board:** Penney Luhrs made a motion to appoint Tom Farley as the new Planning Board Solicitor, Gary M. Williams seconded, and it was passed unanimously. Penney informed that Mr. Farley would be available on 4th Tuesdays of every month to attend Planning Board meetings, and his charge would be \$250 for attending each meeting.

b. **Planning direction - Comprehensive Plan:** Mr. DiLorenzo and Mr. Stroyan explained that holding workshops on an as needed basis would be more effective than the schedule of first Wednesdays of every month. Mr. DiLorenzo said that while some money was set aside in the 2020 budget for updating the Comprehensive Plan, State funding could be achieved if a joint Comprehensive Plan is made. Mr. Stroyan added that Mr. Ted Ritsick, the Planner, was willing to hold a training session for updating this Plan. He continued that he would be willing to talk to representatives from other Municipalities. The Township and the Borough already had a joint Plan, and everybody could benefit from the joint update to the Plan. Other interested parties, such as developers could also join in these trainings. Mr. DiLorenzo suggested sending out a letter about joint workshops for such trainings. Penney suggested to vote for applying for the County Grant. Rachel added that the County Planning Department could help the Township to get the Scenic Rural Character Preservation Grant, and Mr. Ted Ritsick would be able to help us to get the State Grant. Penney made a motion to direct the Planning Commission to get Municipalities together for discussing the Municipal Plan with Mr. Ted Ritsick, Rachel Hendricks seconded, and it was passed unanimously.

Mr. DiLorenzo said that professional input would be needed for the Emergency Management Plan and Act 537 plan. The Solicitor suggested contacting the Township Engineer. Mr. Stroyan said that the Act 537 Plan is tied to the Sewer Project, and hence all Members needed to get minutes of Sewage Project Meetings. Rachel Hendricks made a motion for Shahana to contact County Planning Department for receiving copies of Sewage Meeting minutes and reports for distributing to the Board of Supervisors and Planning Board Members, Penney seconded, and it was passed unanimously. Penney Luhrs informed that she had attended the meeting with DEP also, and their next meeting won't happen before April or May. Mr. DiLorenzo informed that at the last Sewage meeting DEP had asked to possibly test wells. Mr. DiLorenzo stated that DEP had wanted him to attend that meeting but no one had told him when so he did not attend.

Mr. Stroyan suggested having a separate committee to handle the Emergency Management Plan. He added that a single emergency could be really expensive, and proper procedures needed to be followed for handling these situations. Gary said that he would make a list of equipment that the Township had. Rachel inquired if the Fire Department should be

included into this committee, and Mr. DiLorenzo said ‘yes’. He added that he needed to know what the Fire Department could handle, what the building could handle as a shelter, and how nonperishable food could be obtained and stored. He further added that he needed to know the escape routes. Mr. Stroyan added that whether the School could be added as a shelter should be added into the Plan as well. He added that the FEMA and PEMA procedures would need to be followed, and the Township would be responsible otherwise. Him and Mr. Williams added that the State and the County had enough equipment. Rachel Hendricks suggested that making a separate committee for Emergency Management could be the starting point for this endeavor. Mr. DiLorenzo added that Dave Ruby from the Fire Departments was interested in being a part of the Emergency Management Committee, and that would be a big help for this Township.

Phyllis Simpson asked Ms. Luhrs if she had proposed making the acreage requirement less than 20 for the Mixed Usage Zoning Ordinance. Ms. Luhrs replied that she had sent the Mixed-Use Zoning Ordinance (for Commercial District) back to the Planning Board for further review which would include lots with or without Central Sewage. Ms. Hendricks added that the previous proposed amendment for Mixed-Use included only 20-acre lands, very few properties would qualify to use that Amendment, and hence this Amendment cannot follow the law. Phyllis further questioned if the Developer for the Santos’ Property was reducing the number of apartments to half. Ms. Hendricks reminded that the new Mixed-Use Zoning Ordinance would have to be applicable to the entire DD District.

Bill Kiger commented that townhouses, condos, medical facilities, and job producing offices were more appropriate for this area, and anymore restaurants, gas stations, or apartments were not needed in this area. He added that townhouses and condos are bought by people, and owners take good care of their possessions. Fred Weber asked why the Planning Board was asked to look at the Amendment to the Zoning Ordinance, as no applications were made by the Developer of Santos’ property. He added that Mr. Ted Ritsick had said that it was unusual to make changes to the Zoning Ordinance before updating the Comprehensive Plan. He further added that the Planning Board had a lot more other things to look at. Penney and Rachel replied that the Mixed-Use is not provided in the Zoning Ordinance of Milford Township. Mr. Magnotta added that this Amendment was requested by the Developer of Santos’ property. Rachel added that the other aspect was that this developer was working along with the Township to determine the Amendment to the Zoning Ordinance, esthetics, and allowable density. She further added that residents were being surveyed to determine what they desired, and that would be helpful for updating the Comprehensive Plan.

Mr. Stroyan said that the Survey needed to be done before updating the Comprehensive Plan. Phyllis Simpson inquired why updating the Comprehensive Plan was never placed in the agenda before the Member turnovers happened in 2019. Mr. DiLorenzo replied that the Comprehensive Plan is supposed to be reviewed every ten years, not re-written. Mr. Stroyan replied that updating the Comprehensive Plan became important, as the increase in density and the Extension of Central Sewage was being discussed. Tom Miller inquired if lower density

would work better for this area. Mr. DiLorenzo replied that people in Pike County travel to the city for work. Erika commented that people won't have to travel to city if this area could have more jobs.

Mr. Magnotta informed that he had sent the Developer's Agreement for UGI to Mr. Buchta and to the Township Office. UGI would have to add the exhibits to this Agreement. Penney informed that although the Conditional Use Hearing was advertised for the meeting of February 18, 2020, the hearing would be pushed to March 2, 2020

There were no other businesses or executive sessions needed, so a motion was made by Penney Luhrs to pay the bills and adjourn. Rachel Hendricks seconded to it, and it was passed unanimously. Adjournment was at 8:13 P.M.

Respectfully submitted,

Shahana Shamim

Secretary/Treasurer