

**MINUTES**  
**March 2, 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-Chairman Gary M. Williams, Supervisor Rachel Hendricks, Solicitor Anthony Magnotta, Zoning Officer Shawn Bolles, 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:**

Shahana reported that she had received \$11,962.90 from Blue Ridge Cable, \$323.00 from H.A. Thomson, \$17.50 from Code Inspections, and \$9.13 from WEX. She provided the budget update for February, 2020, all transactions of February, 2020, the list of proposed bills, and the Township's account balances of financial institutions to Supervisors.

**Roadmaster:**

Gary M. Williams, the Roadmaster, reported that the Township road crews had been cutting brush for the past two weeks. He also reported that the water authority had broken a 6" water main on Foster Hill Road, and crews had to spend a day to help.

**Zoning:**

The Zoning Officer informed that a swimming pool was installed at 124 Mountain View Road without a permit. He added that the house did not have a Certificate of Occupancy as of that time, and he would issue this permit after the house receives a Certificate of Occupancy. He further added that an enforcement notice was sent out to this property, as they had started putting an addition on a shed that extends beyond the setback line.

Mr. Shawn Bolles informed that for Zoning purposes he had to use the printer, and the ink cartridge cost \$62.99. He continued that he needed approximately two cartridges a year. HP had a program, which monitored how much ink was being used, and it would cost only \$2.99/month for 50 pages and 100 roll over pages. Penney Luhrs made a motion to approve this option for buying ink, Gary M. Williams seconded, and it was passed unanimously.

**Public Participation #1**

Phyllis Simpson inquired how the Township got money from Blue Ridge Communications. The Solicitor replied that it came from each customer's bill.

**Correspondence:**

Shahana presented correspondences including NPS, COG, House of Representatives, DCED, A+ computer Service, Milford Borough Council, Hickory Hills POA, Pike County Planning, PSATS, liability insurance, and Pike County Area Agency on Aging. The correspondence from Milford Borough showed that they had asked the Delaware Valley School District to add the Emergency Management Technician (EMT) training into its curriculum. Erika Burnett commented that this letter was probably forwarded to ask the Township to support the Borough's request to the School. Rachel Hendricks made a motion to send a letter to the School supporting the Borough's letter asking to add EMT training into their curriculum, Gary M. Williams seconded, and it was passed unanimously. Fred Weber inquired if the 2pm work session of the Sewage Meeting, which was rescheduled March 4 to March 11, 2020, would be

open to the public. Rachel Hendricks replied that the open session would start at 3pm. The Solicitor asked Fred to forward his question to Pike County Planning.

**Old Business:**

**a. UGI Conditional Use Hearing:**

The Solicitor reported that this Conditional Use Hearing was properly advertised. He added that this company had applied for increasing the lot coverage from 25% to 48%. Jason Buchta from Ott Consulting explained that UGI wanted to construct a 1,600 square foot office and garage, a paved parking area, and a temporary storage for building materials at 534 Rt. 6 & 209. The property would be surrounded by chain fencing, and the construction would also include a drive-way from Rt. 6 & 209 into the property. The existing office would be removed, and the Energy Station would remain. The proposed construction required 48%, whereas the allowable lot coverage according to the Ordinance was 25%, and that's why they were asking for the approval of this Conditional Use.

The Solicitor said that the Planning Commission had met the previous week to set seven conditions for this approval. He asked representatives if Energy Services and Tennessee Gas had any interests in this property under discussion. Rachel Hendricks and Kevin Stroyan said that representatives had said in the past Planning Board meeting that these three entities were in the same property. One of the representatives informed that Energy Services was a part of the company, and it reduced pressure for UGI. Tennessee Gas had a lease agreement with UGI, and they have 10"-12" underground mains.

Kevin Stroyan informed that weeds are growing out of one of the structures, which was at the back of the property, and that structure needed to be taken out. He added that there were other structures on the property, which were not being well taken care of. The Solicitor asked UGI representatives to explain how these other structures on the property would be maintained. The representatives replied that the building, which had weeds on it, would be taken out, Tennessee Gas building would be cleaned with power wash, and the rest of the structures would be painted. Mr. Stroyan clarified some of the Planning Board minutes, and said that UGI would have to make a separate application for the sign permit.

The Solicitor clarified with representatives of UGI that the structure with weeds would be taken out, and the other two buildings would be properly maintained. The representative informed in reply to an inquiry that the entrance would be an automated gate, and they got a Highway Occupancy Permit (HOP) from PennDOT. Shawn responded to Rachel's query about his determination that a landscaping plan was not necessary because of the privacy slats, stating that a landscaping plan was not required between commercial properties. He continued that the Zoning requires some landscaping if the adjacent property has apartments. He had taken pictures back in October-November, and there was enough landscaping to block the view of five boats at the back of the property, which was under discussion. The buffer from the back property was enough anyway, and UGI had still agreed to put privacy slats at the back of their property. Buffers for the Biondo property was 25'-30' of trees, and the access of the property from Rt. 6 & 209.

Mr. Kevin Stroyan commented that the natural buffer goes away when trees are cut. Representatives of UGI commented that the Fire Department or Police won't be able to see what's happening on their property if they put 8' high privacy slats on all four sides. Penney said that some type of landscaping should be done. Rachel asked for a clarification of what

UGI would do with the sign. The Solicitor replied that the existing sign would be removed. The Zoning Officer informed that the permit (#133) for the original sign was issued.

The Solicitor put down the conditions for UGI as follows:

1. Energy Services and Tennessee Gas will be notified about all the changes that will be made.
2. One building, which has weed growing out of it, will be removed.
3. The other building will be updated with painting and power-wash.
4. There will be no spill over lighting off of the premises.
5. Only building materials will be stored in the storage area.
6. Those storage materials will not remain in the storage area for more than 60 days.
7. Privacy slats will be installed on the side yards and the rear yard on a chain link fence.
8. A landscaping plan will be developed for the front of the building to the satisfaction of the Supervisors.
9. The spoil area will be cleaned out on a monthly basis.
10. The material area will be cleaned every other month.
11. All chemicals will be stored inside the building.
12. Letter of adequacy from Pike County Conservation District and the highway permit.
13. Any other State and Federal Regulations that may apply.

The Zoning officer inquired if they could apply for the landscaping before the Zoning Permit is issued. The Solicitor replied 'yes'. Penney made a motion to approve this Conditional Use with all the conditions stated by Mr. Magnotta, Gary M. Williams seconded, and it was passed unanimously. Penney said that Shahana will send a letter to UGI to confirm these conditions.

### **Act 537 Alternatives**

Rachel Hendricks informed that Mr. Mrozinski had sent Act 537 Alternatives to the Township for comments. She commented that maps were labeled as "Malfunction Exhibits", and the criteria for the identification of this "Malfunction" needed to be clarified. She continued that on-lot systems, which were identified as problems, needed to be clarified also. Pictures of these alternatives did not show where the Sewage Line was supposed to end. She said that she was able to figure out that the Sewage Line was supposed to end at Apple Valley Restaurant only from watching the video of the last Sewage Meeting. The issue of cesspools had come up again at the last Sewage meeting, and they had identified a lot of properties in the Borough as suspected failures. She said that DEP defines cesspool as a suspected malfunctioning septic system. The Sewage report of Milford Township, which was distributed by Mr. DiLorenzo, showed that only two modifications were done on the proposed route.

She made a motion to send a letter back to the County Planning to ask that the "Malfunction Exhibit" be clarified, as it was not visible in the map, which was sent to the Township, and the Board would appreciate a zoom-in demonstration. She added that The Township needed to know whether the well-testing would be needed or not, as some properties along the corridor were operating on wells. Kevin Stroyan commented that the name "Act 537 Alternatives" was misleading, as alternatives to the Central Sewage were supposed to be discussed, and hence these drafts should rather be named as "Alternative Routes". Rachel added that the letter back to County Planning should also include renaming this project as "Alternate Piping routes". Kevin commented that the County should also respond to the possibility of

systems, which had been suggested in the past, such as the drip irrigation system. Kevin added that this system could be built specifically for people, who are having issues. He further added that the pit system was another way to get rid of waste. Kevin added that DEP could allow these alternatives. Ms. Hendricks added discussing the cost of these alternate systems to her motion. Penney seconded to Ms. Hendricks' motion, and it was passed unanimously.

The Solicitor said that the bill SB 1030, which deals with alternate sewer systems, was before the Senate for amendment. This bill would amend the Pennsylvania Sewage Facilities Act to require the state Department of Environmental Protection to accept any conventional sewage system that meets site conditions present at the proposed new land development. Ms. Hendricks made a motion to send a letter of support for this proposed bill to Senator Baker, Gary M. Williams seconded, and it was passed unanimously.

### **New Business:**

#### **a. Training for comprehensive Plan on April 1, 2020 – Ted Ritsick**

Penney made a motion to write a letter to all Municipalities inviting them to attend this session in the Township building, Gary M. Williams seconded, and it was passed unanimously. Ms. Hendricks said that Planning Board Members wanted the Solicitor Tom Farley to attend this meeting. Penney Luhrs made a motion to ask Mr. Farley, the Planning Board Solicitor, to the Comprehensive Plan Training Session, which was scheduled for April 1, 2020, Gary M. Williams seconded, and it was passed unanimously.

#### **b. PCLP – Steve Grandinali**

Mr. Grandinali gave an update of what PCLP had been doing, and he also explained their future plans. He continued that they had made their three-person crew a four-person crew. They had completed their tree trimming programs and started replacing poles with new materials. Poles were being replaced from Port Jervis along Rt. 6 & 209. Tree trimming might continue on an as needed basis. They had been checking and repairing for all kinds of leaks in inground transformers of all of their subdivisions. They were also looking for bushes, which could limit their access to ensure less outages. They would replace a 4,000' gas main right behind the Fire House in Westfall Township in June. Outages over a 12-month period are starting to go down. Mr. Pittman commented that the electric bill had been low for the past 6-8 months, and inquired what the forecast was. Mr. Grandinali replied that the forecast would depend on the natural gas, as energy was being generated from it. If the price of natural gas goes down then the electric bills would remain low, and it would probably be even lower in the next quarter.

Penney Luhrs said that people often asked her where they should get their energy from. Mr. Grandinali replied that a delivery is broken into two parts, the delivery piece and the commodity, which can go up and down. The cost for the kilowatt-hour could be compared to what PCLP charges for making a decision. Rachel Hendricks inquired if they were well-stocked with their inventory. Mr. Grandinali replied that they had a field of transformers, cables, insulators, and wires and they also were receiving pole deliveries every month.

c. **Request for Building use by Hickory Hills POA on April 30, 2020:** Penney made a motion to allow this Organization to use the Township building contingent upon providing the proof of liability insurance, Rachel Hendricks seconded, and it was passed unanimously.

- d. **Installments for H.A. Thomson Insurance Payment:** Supervisors said that the insurance would be paid in a single payment.

There were no other businesses or executive sessions needed, so a motion was made by Gary M. Williams to pay the bills and adjourn. Penney Luhrs seconded to it, and it was passed unanimously. Adjournment was at 8:05 P.M.

Respectfully submitted,

Shahana Shamim

Secretary/Treasurer