

MINUTES
June 23, 2020
Milford Township Planning Commission Teleconference Meeting
7:00 p.m.

A meeting of Milford Township Planning Board was called to order at 7 P.M. by Chairman Robert DiLorenzo through a teleconference, the call-in number for which had been advertised in advance in the Pocono Record. Also present in this teleconference meeting were Kevin Stroyan (Vice-Chairman), Peggy Emanuel (Member), Ray Willis (Member), Solicitor Thomas Farley, Zoning Officer Shawn Bolles, and Secretary Shahana Shamim.

Review of Meeting Minutes:

Mr. Stroyan made a motion to accept the suggested minutes with two minor corrections, Peggy Emanuel seconded, and it was passed unanimously.

DEPG – Santos’ Property informal presentation:

Mr. Jim Depetris said that they were proposing a good plan, which would be financially feasible, and he would be happy to pay for Professional reviews. Members told DEPG representatives that they had received their proposed Amendments the day before, and hence they were not done reviewing it. The Solicitor confirmed with the representatives that it was just an informal presentation. He suggested that Township’s Engineer and Planner could take a look at these proposals. Mr. Stroyan disagreed and said that a huge amount of changes, which Members did not get enough time to review, was being proposed, and this proposed Amendment was changing a part of the SALDO and the 537 Plan along with the Zoning Ordinance. He continued that these proposals should be sent to Professionals after Members were done reviewing. 48 units, which are being proposed, is just shy of the current ordinance, and playgrounds become a requirement when the number of units go beyond 50. There is an elimination of yard size, and that would allow creating non-conforming lots. 7,000 square feet is being proposed for the convenient store, whereas the national average size is 3,500 square feet only for such stores.

Mr. DiLorenzo reminded DEPG representatives to add proposed changes in cursive, bold, or underlined under the actual ordinance. Peggy asked the Solicitor to send multi-use Ordinances of some other Townships for referencing the Mixed-Use. Mr. Ray Willis added that the comparison with other Municipalities with similar populations would be a good idea. Mr. Stroyan asked Mr. DePetris to send some sites that he had done in other places. Peggy Emanuel added that Members were trying to keep both DEPG and the Township happy, but it would be a long process. Representatives of DEPG asked if the Amendment that they had proposed could be reviewed by Professionals before the next Planning Board meeting, and that way a more in-depth discussion could be made. Mr. DiLorenzo said that the Secretary would notify him whenever the Planning Board is ready to send the Proposal for a Professional review. Mr. Farley added that the Township needed to ensure that no spot zonings happened. Mr. Stroyan added that any Amendments will have to be applicable to the entire Township.

Mr. Stroyan asked Mr. DePetris to explain in the next meeting what he meant by the inappropriate development. Tricia Lutfy thanked the Planning Board for taking a pause for not receiving proposal documents on time. She commented that the phrase, “inappropriate development” sounded very offensive, as the Proposed Amendment to the Zoning Ordinance

would be applicable to the entire Township. She added that DEPG was pushing for Amendments, which would allow to create non-conforming lots. Fred Weber added that he agreed with what Ms. Lutfy had said and commented that putting a gas station, a brewpub, and a quickmart in this beautiful piece of land would not add any beauty to the town. He further added that this major change, which is not a better one, to the Zoning Ordinance would remain forever.

Faith Berbe, the Biologist of Delaware Water Gap, commented that this Organization worked for the Delaware River Water Shed, and she herself monitored the Delaware Water Gap area. She added that a lot of Members of this Organization including residents of this area were concerned about how the Township would look and whether the Township would be able to preserve its historic character if this development happened, as this proposed development would overcrowd the area and the Delaware River Water Shed.

3. Comprehensive Plan

Mr. DiLorenzo commented that the survey, which Mr. Tom Shepstone had revised, looked good. He inquired if Members would like the name and address of respondents to be added into the survey so that points of views of people from different areas of the Township could be acquired. The Solicitor commented that asking names, addresses, and incomes might discourage people from taking the survey. Mr. Stroyan said that he would talk to Mr. Shepstone about how these responses to this survey could be acquired. Members said that this survey could be posted in Township's website, and the availability of this survey could be advertised in the newspaper. Mr. Stroyan said that he would attend upcoming Supervisors' teleconference meeting and ask for Supervisors' permission to post this survey in the website and to advertise the availability of this survey in the Township website and building. The Solicitor inquired when the in-person meeting would start. He commented that the press' presence in in-person meetings would be very helpful in distributing this survey. Mr. DiLorenzo replied that he was hoping that the Planning Board's next meeting might be in-person. He made a motion to allow Mr. Stroyan to talk to Mr. Shepstone about ways to distribute the survey to residents, Peggy and Ray seconded, and it was passed unanimously.

4. Sewer Project

Mr. DiLorenzo said that rents would go up, grinder pumps would have to be added to every property, and hence every property would need to install a generator if the Public Central Sewage is extended through Milford Township. He continued that there would be no pump stations in the street, pumping will happen right from the property to Westfall, and hence the property owner would have the responsibility to maintain his/her grinder pump. There are 150-160 properties in the Borough and 67 properties in the Township. Property owners would have to pay \$52 every month for paying off the loan of this project. Residents cannot be charged more than 2% of the average income, which is somewhere around \$45,000 in Milford Borough. The maintenance and this monthly fee together would be more than 2% of this average income.

4. Water Shed Protection Plan

Mr. Stroyan commented that it was a quite daunting task, but Members could try to make a more concise document, which would not be as big as 40 pages. He continued that the Sawkill Water Shed needed to be protected, he would keep working on it, and make sure that the Plan is acceptable to both the Municipal Authority and the Township. He asked to keep it in the agenda for subsequent meetings.

5. Act 537 Plan

Mr. Stroyan said that the last version of Act 537 Plan was made in 1989. He added that Mr. Shepstone had sent the Planning process a little earlier, asked Members to review it, and to table this item in the next meeting.

6. Emergency Management Plan

Mr. DiLorenzo said that Mr. Dave Ruby had given a copy of the Emergency Management Plan of Milford Borough to Ms. Emanuel. He continued that Supervisors could review this plan and decide how far they would like to go with it, as a shower place, first aids, and some other facilities would be needed to use this building as a shelter. Mr. Farley added that the shower place was a major requirement for shelters. He also said that Tim Knapp, the Emergency Management Director, had the criteria for shelters. He further added that George from Delaware Township also had good information about Emergency managements. Ms. Emanuel added that this plan, which she had received from Mr. Ruby, included a glossary of terms, and some agricultural and natural resource information for Emergency Management. She added that more investigations would be needed about the capacity of the Township building and equipment, as that document was not specific for this Township.

7. Public Participation/Discussions

Mr. Kevin Stroyan commented that the funding is out there for Joint Comprehensive Plans, which can provide a lot of advantages. He added that he had attended Westfall Township's meeting four months ago and figured that they were interested in making this Joint Plan with Milford Township. He asked Members to urge the Secretary to send a letter to the Supervisors asking to send a letter to Westfall Township Supervisors, who had expressed an interest in doing a Joint Comprehensive Plan with Milford Township, for starting the process for this Plan development with them. He said that The Planning Commissions of these two Townships needed to start working together in workshops, which could be advertised. The Solicitor added that the State Money is definitely available for Joint Comprehensive Plans, and Mike Mrozinski would be able to get this money for developing this Joint Plan. Mr. Stroyan made a motion to ask the Secretary to ask the Supervisors to send an appropriate letter to Westfall Township to start developing the Joint Comprehensive Plan, Peggy Emanuel seconded, and it was passed unanimously.

There were no other businesses or executive sessions needed, so Mr. DiLorenzo made a motion to adjourn, Mr. Stroyan seconded, and it was passed unanimously. Adjournment was at 8:21 P.M.

Respectfully,

Shahana Shamim

Secretary