

MINUTES
October 27, 2020
Milford Township Planning Commission Zoom Meeting
7:00 p.m.

A meeting of Milford Township Planning Board was called to order at 7:00 P.M. by Chairman Robert DiLorenzo through a Zoom call, the contact information for which had been advertised in advance in the Pike County Dispatch. Also present in this Zoom meeting were Members Kevin Stroyan (Vice-Chairman), Peggy Emanuel, Ray Willis, Solicitor Thomas Farley, and Secretary Shahana Shamim.

Review of Meeting Minutes: Mr. Stroyan added a minor correction to the suggested minutes of the previous meeting. Peggy Emanuel made a motion to accept the minutes with the addition of Mr. Stroyan's correction, Mr. Willis seconded, and it passed unanimously.

DEPG – Santos' Property informal presentation (continued):

Mr. Jim DePtris said that they had proposed an Amendment to the Zoning Ordinance for Mixed-Use facilities, and a lot of controversies had originated. He continued that they had proposed 100 apartments first, and then upgraded to 48 high quality condominiums, but they did not receive any warm signals. They would stop proposing any Amendments to the Zoning Ordinance, proceed with the existing ordinance, and submit a proposal and a sketch plan for a commercial development for the portion, which is closer to Rt. 6 & 209, before the next meeting. There would be a zoned development in the other portion, which is further away from Rt. 6 & 209, later. Ms. Emanuel commented that the Planning Board was not opposing the proposal of developing condos. The Solicitor commented that the Board understands that DEPG is withdrawing their proposal of the Amendment to the Zoning Ordinance, and they can certainly make their own business decisions.

December 22nd 2020 meeting:

Mr. DiLorenzo said that Supervisors had asked Members to consider having an earlier December Planning Board meeting, as the scheduled date was too close to Christmas. Members said that they did not have any problems with that scheduled date. Mr. Stroyan asked Members if the November Planning Board meeting schedule was okay, as it was scheduled for the 24th, and Members said that that schedule too was fine for them. Mr. DiLorenzo commented that Supervisors had once thought about getting venues for meetings. Mr. Stroyan commented that Supervisors had decided to continue with Zoom meetings until further notice in their last meeting.

Water Shed Protection Plan: Mr. Stroyan asked the Secretary to keep this item in the agenda for future meetings.

Comprehensive Plan: Mr. DiLorenzo reported that Mr. Stroyan, Rachel Hendricks, and himself had met with two Westfall Township Supervisors in Westfall Township building. They discussed that they would keep their things in their part, and Milford Township would keep its

things in its part. Mr. Stroyan added that the existing Comprehensive Plan of Westfall Township was a joint one with Matamoras Borough, which has the police department. He added that Westfall Township would contact Milford Township if they want to proceed. Shahana said that the Comprehensive Plan survey was advertised as the display ad in the Pike County Courier.

Emergency Management Plan: Mr. DiLorenzo reported that the COVID-19 infection rate had gone up, but the death rate was about the same probably because more testing was being done. He added that when antibodies are detected, it is considered a positive case even though the infected person is unaware of carrying the virus himself/herself. Mr. Stroyan added that small family gatherings were probably the cause of this second phase spreading, as family members are tired of following the guidelines, such as keeping distances and hand washings.

False Alarm Penalty Ordinance: The Solicitor said that the example ordinance, which was presented, was from Delaware Township, and he himself was the author of it. He continued that an example of a false alarm is somebody's alarm going off even when nothing had happened. Sometimes alarm companies even make mistakes, which makes fire alarms to go off. Sometimes too many false fire alarms happen, and a remedy becomes necessary. He never needed to go to the magistrate for enforcing this ordinance. Mr. Stroyan said that he was able to go through this example ordinance, and he commented that administering this ordinance could be left with the Fire Department, as it usually does not go up to the magistrate. He continued that a lot of manpower and resources are used even when this false alarm happens. Supervisors would have to create a form, which could be sent to the property owner, and a procedure for handling the false alarm before adopting this ordinance. Westfall Township probably has this ordinance. He said that his comment would be that whether the fine is substantial enough. The Solicitor added that Shohola probably has this ordinance too. Mr. DiLorenzo suggested appointing a representative from the township to the Fire Department for administering this ordinance. He asked to table this item in the next meeting.

Sewage Project – Act 537 Plan Draft:

Mr. Stroyan said that the workshop minutes were made public as draft minutes, and anybody would be able to comment on it. He added that these minutes would be approved in the next workshop, which was scheduled for the Wednesday of the following week.

Mr. DiLorenzo said that 50-gallon fiber glass tanks are being proposed for the grinder pumps. He continued that this small size tank won't last too long if the power goes out, and a generator, which not everybody can afford, would be needed. This small tank will turn on many times when family members are home and consume water, and it will add to their electric bills. A lot of pumps will be on at any one time, as two-inch pipes from each household will connect to the six-inch main pipe. It is hard to believe that a single six-inch pipe would push all the way to Westfall, and Mr. Spatz had at one point even suggested putting a four-inch pipe instead of the six-inch one. It will put a lot of back pressure on all the pumps, and it will shorten the life of those pumps. Mr. Stroyan commented that these are not dosing pumps, as solids need to be pumped. He enquired what the evacuation time of this 50-gallon tank with a two HP pump would be. Mr. DiLorenzo replied that these machines would keep turning on and off, a lot of Amps would be required for start-ups, and hence electric bill would be higher. He added that a lot of houses in this area have 50 Amp services. Mr. Stroyan commented that according to HRG, this would be the cheapest way for the customers to hook up, as the dosing tank can be placed

anywhere, and plumbing won't need to be redone. Mr. DiLorenzo added that a fee of \$8,000 is being added for changing the line. He continued that using the gravity would require digging deeper, which would cost even higher. Each of the pump stations would cost \$200,000 - \$500,000, and another \$6,000/year would be needed for its maintenance. If a good size pump station is placed at the bottom of East Harford, and if all lines feed to that point, then only one humongous generator would be able to run this one station, but the draft of Act 537 Plan had suggested seven pumps.

Mr. DiLorenzo said that he never saw six-inch lines, and the minimum that he had ever seen was a 12-inch line. He continued that Mr. Spatz' point was that digging deeper to put lines would be a lot of work, and it would cost a lot. After installation, the maintenance would be on the property owner, they will be paying \$72/month, and according to section five of the draft, the laundry use could be restricted. Property owners would be burdened with extra costs of laundromats, electric bills, and maintaining their pumps. The average EDU for Milford Township is 230-250, and according to Mr. Spatz, the property owner would be charged for 2 EDUs if the gallonage goes over 200. If a property owner has eight apartments, then the cost would be \$800/month (\$100 for each apartment), and a lot of people in the area cannot even afford \$100/month. A good septic system would cost \$30,000 - 35,000, which would have to be paid in 3-4 years, and that implies that the rent would need to be raised. The sewer may not even work after it goes through, as a lot of tanks would turn on at the same time for a seven-mile long six-inch system.

Mr. Stroyan commented that the study area included the whole borough. He added that the pressure cannot be maintained at this point, as the pipe won't fill up. Mr. DiLorenzo added that a 2 HP machine would draw 15-20 Amps for clearing 50 gallons every minute. Mr. Stroyan added that pumps would keep turning on and off and on and off every minute depending on the usage. Mr. DiLorenzo added that at some point, in the Milford Borough meeting, it was discussed that a single family would not be charged for more than one EDU, but the installation and hookup portion of the draft stated that families would be charged by the EDU. Mr. Stroyan said that the amount of charging would be Municipal Authority's choice, and not Borough's. Mr. DiLorenzo added that this charging has to be done to pay the wholesale loan. The Solicitor inquired if the whole Act 537 Plan needed to be reviewed, or only the portion that related to Milford Township needed to be reviewed. Mr. Stroyan said that this Municipality was going to enter an inter-municipal agreement, and hence this Township is responsible for reviewing the entire draft. He continued that Supervisors and Westfall Authority won't stop anyone from hooking up to the line. The draft states that the Community On-lot Sewage system is not allowed, whereas DEPG was proposing this system. Mr. DiLorenzo suggested making some comments as concerns.

Mr. Willis commented that repairing was not an option for failed systems. He added that pipes could be repaired when they break, but cesspools leaking into the ground could not be repaired. Mr. DiLorenzo said that in the Sewage meeting he had asked to give property owners, who had their own sewage two years prior, 10 years before hooking up, but the State Representatives agreed to allow five years only. He continued that State Representatives suggested not putting new sewages if they know that the central sewage is on the way. The average income of Milford Borough is \$45,000, and property owners are not supposed to be burdened to pay more than 2% of their incomes. This calculation leads to \$89/month, and residents will be burdened with the cost of the maintenance on top of that. Mr. Stroyan inquired how much one EDU was, and Mr. DiLorenzo replied that the national average of an EDU was

265 gallons. Mr. Stroyan suggested following comments and questions for the draft of the Act 537 Plan:

1. draft states that one EDU is only 200 gallons, and that number is different than the national average by 25%.
2. How is the amount \$72/EDU derived, while the responsibility of the second authority is not stated?
3. What is the wholesale price from Westfall Sewer Authority?
4. What is the price from Milford Municipal Authority?
5. If the given number is the total price, then where is the break down?
6. Executive Summary states that Milford Borough "SHALL" implement the OLDS ordinance, and that is not correct, as this Borough is allowed to do a five-year long study.
7. A new inter-municipal agreement would be signed, and the contents of this agreement are not stated. Will there be a governing board, which will have seats? Who will have a seat at that table? How will those people be appointed? Who will perform those selections?
8. Municipal authorities are autonomous taxing bodies, who can charge for their economy. Both Milford Water Authority and Westfall Municipal Authority will be involved here. There will be an operator in this end, and they will be charging for their services, and there will be a wholesale price on the other end. Districts usually have only one authority. Does the Westfall own the pipe and just maintain it? Or Does Milford Water authority own and maintain this pipe?
9. The draft says that there will be a tapping fee, whereas the Borough is claiming that there would be no tapping fees. The question in this case would be "who decides whether there would be a tapping fee or not?". The Solicitor said that the answer would probably be Municipal Authority.
10. The Task Activity Report (TAR) was finally submitted to DEP and DRBC, and this Planning Commission should receive comments from both of these organizations. The study is assuming a huge amount of grant funding, and the TAR is the linchpin for this funding. The engineer, the municipality, DRBC, and DEP were supposed to have a meeting right at the beginning to discuss the scope of the work and study, and that step was not followed. Mr. DiLorenzo added that DEP had asked DRBC to comment on the TAR, and it was done very recently. He added that no antidegradation was even there.

Mr. DiLorenzo commented that he had been working as the SEO for many years, and he had seen only one authority being in charge of one single sewage pipe. Mr. Stroyan added that Milford Water Authority was named Milford Municipal Authority so that it could be in charge of the sewer. Mr. DiLorenzo added that Westfall Sewage Authority was not a stand-alone treatment facility. M & S Sanitation picks up solids when those build up. Mr. Stroyan added that M & S Sanitation presses solids and takes water out of it. Mr. DiLorenzo added that those solids are tested quite frequently, and the water is transferred to another facility for treating chemical and metal wastes. Water is treated by about 15 different tests including bacteria tests in mornings and afternoons, and it goes through infiltration systems before it is sent to the river. They have pretty big tanks for solids, and they discharge once in a month or two.

Mr. Stroyan said that there was a push to approve this draft of Act 537 Plan through a resolution. He inquired what the procedural difference would be if this draft is passed through an ordinance. The Solicitor replied that the resolution could be passed by the Board of Supervisors in any of its public meetings, whereas passing by the ordinance would require making the ordinance and advertising it for public comments in the meeting. Mr. Stroyan added that Milford Borough was ready to adopt this draft just by a resolution, whereas the Supervisors of Milford Township had agreed to adopt this draft by an ordinance.

Mr. Stroyan asked Members to read chapters one through five of the draft for the following week's workshop. He added that he had attended the Supervisors' meeting, and Ms. Luhrs had suggested that Planning Board could make necessary changes to this draft. The Solicitor suggested that the Planning Board could add (if all Members agree) the OLDS ordinance to be a period of study into the comments of the draft. He added that the Solicitor of the Board of Supervisors would decide on the final language.

Public Participation/Discussions

Kevin Stroyan said that although DEPG decided not to proceed with changing the Zoning Ordinance, it would still be important to discuss the shortcomings of the Zoning Ordinance, such as the section 409.6, which has a conflicting language, and the uses, which are not provided in the existing zoning ordinance. The Solicitor suggested waiting for the next plan, which would follow the existing zoning ordinance, of DEPG.

There was no other business or executive session needed, so at 9:00 P.M., Kevin Stroyan made a motion to adjourn the meeting, Peggy Emanuel seconded, and it passed unanimously.

Respectfully,

Shahana Shamim
Secretary