

MINUTES
February 23, 2021
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, Patrick McCarthy, Solicitor Thomas Farley, and Secretary Shahana Shamim.

Review of January 26, 2021 Meeting Minutes: Mr. Stroyan made a motion to accept these minutes, Mr. Willis seconded, and it passed unanimously.

Review of February 3, 2021 Meeting Minutes: Mr. Stroyan made a motion to accept these minutes, Mr. McCarthy seconded, and it passed unanimously.

Mr. Stroyan commented that a lot of items were listed in the agenda. He suggested considering the applications first, and then to discuss other items in the remaining time as much as possible. The rest of the Members agreed.

Charles Petersheim's Application - Application review for Completeness/Deficiencies: The Solicitor said that he had received the updated plan. He added that the applicant was asked to submit deeds of both properties in the previous meeting, and he did not submit it. Mr. Stroyan made a motion to not accept the application, as it was still incomplete, Mr. Willis seconded, and it passed unanimously.

Addition to Ray's Auto - Application review for Completeness/Deficiencies: Mr. Ray Willis recused himself from the meeting, as he himself was the applicant. The Solicitor said that the Zoning Officer had reviewed this application, which stated that the application was compliant with the Zoning Ordinance. Mr. Stroyan said that the Planning Board should have a hearing for this application, as it is a continuation of a conditional use. He inquired if any substantial change was made to his application since the last meeting. Mr. Willis replied that there would be additions on both sides of the existing building. Mr. Stroyan asked the applicant if he was following the conditional use that he was approved for previously. Mr. Willis replied that the only change he made was that he stopped being open on Saturdays. He added that he was still having the same number of employees. Mr. Stroyan said that Architectural Iron and Ray's Auto were operating on separate wings, and Mr. Willis, who was running both corporations, was the sole proprietor. He commented that the zoning review statement looked to general, and it should add more contents, as each conditional use is unique. The Solicitor advised Mr. Willis to run these two businesses as separate entities, and to add it to his existing conditional use. He asked Shahana to provide the existing conditional use to himself and to the rest of the Members. Mr. DiLorenzo made a motion to move this application up to the Supervisors for advertising, Ms. Emanuel seconded, and it passed unanimously.

Addition to Econopak - Application review for Completeness/Deficiencies: Mr. Fuller said that Mr. P.J. Weibolt, the CEO of EconoPak, and Ernie Peterson from Patterson Building System were present at the meeting. Mr. Weibolt said that his father was the Chairman of this company. Mr. Peterson said that he would contract this project, and he had been working with P.J. and John for quite a few years. Mr. Fuller said that after the last meeting he had received the previously approved conditional use for this property, and he was incorporating those conditions into the current plan. He continued that pavements would be marked, and signs would be posted on both sides of the exit for trucks to turn left towards Westfall. Mr. Stroyan added that both ingress and egress would have to be done through the Westfall 84 exit. One of the representatives of EconoPak said that this ingress and egress instruction would be posted at the bottom of the shipping address and bills of lading. He added that a road sign “left turn only for trucks” would be posted, and the only entrance to Econopak would be through the Westfall 84 exit.

Mr. Fuller said that a six base loading dock area would be added into the proposed building. He continued that upon reviewing the zoning ordinance, he figured that 348 parking spaces would be required for the proposed square footage, and they had already demonstrated 361 spaces, which were broken down into four categories. The elevated portion of the rear parking would be used for the trailer storage and transportation buses, and the employee parking would be at the front and in the side of the building. In reply to an inquiry about the storm water drainage, Mr. Fuller said that the storm water drainage starts from the rear of the building, where the knox box is, runs under the building to the front of the property, and it goes into the infiltration basin. He continued that there is a slope from the Old Milford Road to this property, all water would be collected, and then would be discharged into the infiltration basin. This drainage would be part of the storm water permit analysis, and a formal submittal would be made for the NPDES permit when the plan is finalized.

In reply to Mr. Stroyan’s inquiry, Mr. Weibolt said that currently they were having 800 employees, and they had three shifts. The van parking would be in the rear parking, where there would be an entry. Carpooling would be done for employees. Each van would be able to hold 15-20 employees, and 20 spaces for these vans would be allocated in the rear parking. These vans do not stay parked, as those keep dropping off and picking up employees. Mr. Fuller added that they would work on summing up the number of employees, who would be carpooled, bussed, and use their own vehicles. Additional spaces for parking would be there. Pedestrian walkways for getting employees from the van to the building would be addressed. Ms. Emanuel commented that the existing trailers looked pretty beat up, and she inquired if they had any plans to clean those up. Mr. Fuller replied that all those trailers are used and some of those trailers have raw goods in them, some of them have finished goods, and some of them are empty. These trailers park at the back of the building, and some personnels manage unloading these trailers. One of those trailers was left by Morris and Becky, and they were expecting it to be picked up by the Spring. Ed added that the gravel parking in the map showed an indication of the solution to the trailer parking. Mr. Fuller added that the new addition to the existing lot would provide a lot more space for additional parking, and the extra storage space of the proposed building would provide more efficiency for the trailers. Mr. Stroyan commented that the use of the front of the building was much greater than that was anticipated, and some trailers were still sitting in front of the building.

Mr. Fuller said that he had used the feedback from the prior meeting’s discussion to make a comprehensive plan for the screening and vegetation around the property. He continued that

the back of the property and the side of Pocono Drive would be bermed to mask the property, all existing vegetations would be removed, and the vegetation would surround the infiltration pond, which is closer to Route 6 & 209. Mr. Stroyan commented that a vegetation in front of the property was part of the original conditional use. Mr. DiLorenzo added that there were 5' – 6' tall pine trees in front of the property along Route 6 & 209 when he himself was the Zoning Officer, and that was a part of the conditional use. Mr. Fuller said that that vegetation would be planted in the Spring, the overgrowth around the infiltration area, which is adjacent to the Pocono Drive, would be cleaned, and flower vegetation would be planted around it. The sloping hill would be grassed, and the rear of the property would be bermed to hide the parked trailers from the Old Milford Road. Mr. McCarthy commented that the vegetation, which was planted years ago, had died from the road salt, and hence the type of the plant that would be able to endure the salt abuse needed to be considered. Mr. DiLorenzo and Mr. Stroyan added that the vegetation line was quite far from Rt. 6 & 209, and keeping the vegetation alive would depend on the willingness of the property owner. Mr. Quick, the previous Chairman of the Board of Supervisors, added that a plan of types of vegetation was presented as part of the previous conditional use, the applicant had committed to it, and instead a different type of vegetation, which did not survive well, was planted. He further added that some remnants of those vegetation still probably existed. Mr. Weibolt said that he appreciated the vegetation plan that this Board was suggesting, and the property would look good with this vegetation.

Mr. Stroyan said that the policy for Ingress and egress of the trailers should be included in the plan, which should be included into the conditional use. Mr. DiLorenzo asked Mr. Fuller if he had contacted the gas company. Mr. Fuller replied that he was working on it. Mr. DiLorenzo added that responses from gas company, Pike County Conservation district, and HOP are important for this application. He added that he would consult with Mr. Fuller about testing the soil for alternate septic. Mr. Weibolt said that they have a number of septic in the property, and each of those are pumped with different frequencies. Mr. Fuller said that the construction of the rear parking lot would be a combination of cut and fill. Mr. DiLorenzo suggested testing those soils for an alternate future septic, which could be even larger. Mr. Stroyan said that a Central Sewage line most probably would pass through the Township, but it would take about ten years to come to fruition. Mr. Fuller said that he would try to present more plans by incorporating these feedbacks in the next workshop, which was scheduled for March 3, 2021. Mr. Stroyan made a motion to consider the application as incomplete with the applicant's agreement and to move it to the next workshop and the next meeting, Mr. McCarthy seconded, and it passed unanimously.

Zoning Map – Making it Official: Members said that they had received a copy of the unofficial map, but the map did not state where this map was found. Mr. Willis commented that the Zoning Officer had stated in the previous meeting that he would make these copies from the County. Members said that two zoning maps had existed in the Township building. The Secretary said that she did not see any official zoning maps in the building. The Solicitor said that the Township does not have a zoning map, and it has to be created. Mr. Stroyan commented that this Board had worked on this map, and probably it was not sent to the County. He continued that 1,000' on either side of Route 6 & 209 was made commercial, and some residents in that area decided to remain in the residential zone. That map would need to be updated. Mr. DiLorenzo added that he might have some electronic copies of the map, and he would look for it. He added that Mr. Quick's property, which was changed to commercial a few years ago, was still

depicted as residential. The Solicitor asked the secretary to take this unofficial map off the website.

County Planning: Mr. Stroyan said that a Member for the County Planning is required, and it would be discussed in the next workshop.

Sewage Project – Act 537 Plan Draft: Mr. Stroyan said that the Supervisors had approved the public comment period for adopting the draft Act 537 Plan. He continued that a specific language was submitted to the Township for advertising, and that language includes the study area to be Milford Borough, Matamoras Borough, and portions of Westfall Township and Milford Township. This ad is asking for comments about the entire project, it is limiting the comments to this Township only, whereas it is a joint Act 537 plan. The Solicitor replied that they are subdividing it, and questions can be asked about this Township only. Mr. Stroyan said that he himself had sent Planning Board’s comments to Milford Borough as a citizen, but he did not receive any response. He continued that Matamoras was currently in their comment period. Westfall Township had decided not to do any public comments, and to adopt the draft through a resolution.

Annual Report: Ms. Emanuel said that a calendar for yearly due dates needed to be kept, the annual budget for example. The Solicitor replied that the annual budget has to be adopted by December 31st, and it has to be advertised for a month ahead of time. He added that Mike Peifer’s office would be able to provide all legal deadlines for Municipalities. Mr. Stroyan added that PSATS might have this information also. The Solicitor asked all Members to submit the financial interest form to the Township.

Public Participation/Discussions

None

There was no other business or executive session needed, so at 8:55 P.M., Ms. Emanuel made a motion to adjourn the meeting, Mr. Willis seconded, and it passed unanimously.

Respectfully,

Shahana Shamim

Secretary