

MINUTES
March 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 February 23, 2021 Meeting Minutes: Mr. McCarthy made a motion to accept these minutes, Ms. Emanuel seconded, and it passed unanimously.

Review of March 3, 2021 Workshop Minutes: Mr. McCarthy made a motion to accept these minutes with the correction as recommended by Mr. Stroyan, Ms. Emanuel seconded, and it passed unanimously.

Water Shed Protection Plan (prioritized by the Board of Supervisors): Mr. Stroyan said that the Board needed to proceed with the applications, as a lot of applicants were present.

Charles Petersheim's Application - Application review for Completeness/Deficiencies: The Solicitor confirmed that all deeds were put together for the applicant, he himself had reviewed them, and hence the application was complete. Mr. Stroyan made a motion to recommend this application to the Board of Supervisors, Mr. McCarthy seconded, and it passed unanimously. The Solicitor said that at least 5-7 copies of the plan needed to be signed. Members asked the Secretary to confirm with the applicant if she has enough copies of this plan so that Members could sign.

Addition to Econopak - Application review for Completeness/Deficiencies: Mr. Fuller said that he had revised the plans that they had presented in the last workshop. He continued that he had ordered photo simulations to show how the finished development would look like. This simulation would show the slopes, the higher parking surface, and the corner of the proposed building. The employee parking area would be paved, and the storm water measures would go through the review process with Pike County Conservation District and with DEP. Only a small portion of the 125,000 square feet proposed building would be visible from Rt. 6 & 209, as most of this proposed building would be behind the existing 80,000 square feet building. Landscaping would be added in the slope to block the view of parked trailers in the staging area. River rock materials, which require a low maintenance on the landscaping, and trees would be used in the sloped area, which would block the view of the upper parking spaces from Rt. 6 & 209. Some shrubberies, flowering dogwoods, and red maples would be planted on the other front side of the property, while the state-owned portion would remain grassy. Mr. Ed Horn, the Chief Operating Officer of Econo-Pak, added that the vegetation would have to be three feet away from buildings. Mr. Fuller continued that the first shift would unload in the front of the building, then park at the back, and the second shift would unload at the back. Buses would be parked at the back, and employee parking spaces would be at the corner site.

In reply to Mr. Stroyan's inquiry, Mr. Fuller said that the lot coverage is somewhere around 50%, but he would confirm later. Mr. Stroyan added that this percentage should be added to the plan. In reply to Ms. Emanuel's inquiries, Mr. Fuller said that the wing wall is a short retaining wall, and its purpose is to allow the truck to back up and unload. Mr. Horn said that the existing bay doors won't be eliminated, but those bay doors were not used for about a year, and that area would be used for the van parking. He continued that the loading truck would unload in the bay door of the proposed building, and then move out to the rear parking. It takes 40 -50 minutes to unload a trailer, which has to be loaded in a certain amount of time for food safety. They have had about 20 trailers sitting at the property, but they are hoping that it would be reduced to 3-4 only. Mr. Willis inquired why they were adding a lot of parking spaces for trailers while they were anticipating that trailers would move out of the property quickly after emptying goods. He also inquired if yard jockeys would be used to direct these trailers. Ed replied that yard jockeys are there for 24 hours to direct these trailers, and there won't be any overnight parking in the property. Mr. Willis added that this information implies that they won't be nearly at capacity most of the time. Ed replied that these extra parking spaces would make the operation nicer, cleaner, and easier. He added that these parking spaces won't be visible from the three-lane, and this extra space would allow the trailers to turn around easily. Mr. Fuller added that these extra parking spaces would provide for extra employee parking and extra vans, which would bring employees.

Mr. DiLorenzo commented that the rear entrance for ambulance was never taken care of. Members added that Municipalities ensure the health and safety of residents and people who work there, they don't tell applicants what to do, and the back entrance was supposed to be maintained for the safety of the employees. The Solicitor added that there was supposed to be a Knox box at that rear entrance, and Mr. Willis added that a pile of dirt was blocking that emergency entrance. Ed replied that they had blocked that entrance, as some looters had used that entrance to rob their trailers. The Solicitor added that employers are responsible for protecting the building and employees by providing access to the fire department, and they have to figure out a way to do that. Mr. Stroyan added that the Board had been working on this project with them for the past five months, and this issue was never remedied. Mr. DiLorenzo asked to inform the Township in case any conditional uses didn't work.

Mr. Stroyan said that the number of trailers that could be parked at the staging area needed to be specified. Mr. Horn replied that sometimes trailers arrive earlier than the scheduled time, then they wait, and the highest number of parked trailers at any one time could be ten. Mr. Fuller added that this number would allow enough space for trailers to turn around. The Solicitor added that an equation of how many trucks could be accommodated in that staging area with the provision of turning around needed to be figured out, and Mr. Fuller said that he would include this equation in the subsequent submittal. The Solicitor added that this calculation would help the enforcement and the business. Mr. DiLorenzo added that this calculation would help with safety also.

Mr. Stroyan commented that this application is relatively complete. He added that the ordinance requires an alternate site for septic to be specified, and it would have to be noted in the plan. The infiltration pond is always full, and it would have to be remedied. Mr. DiLorenzo added that three different systems existed in that property. Mr. Fuller added that an alternate septic system would be added under the parking lot. Mr. Stroyan added that taller vegetations would need to be planted, as about 13' tall trailers would be parked in the property, and the narrative of the control of the tractor trailers needed to be more complete. Mr. Horn added that

all emails and bill of ladings would include the instruction for trailers to use the 84 exit #53. The Solicitor added that the clock would start ticking if this application is accepted, and the applicant would have to provide in writing that they would extend the time if more discussions were needed. Mr. Stroyan made a motion to accept the application with the provision that the Planning Board would be granted an extra 90 days for approval, Mr. McCarthy seconded, and it passed unanimously.

Addition to Ray's Auto - Application review for Completeness/Deficiencies: Mr. Ray Willis recused himself from the Board. Mr. Stroyan said that it was an official review of this application. He added that there were no stenographers, as in the last Supervisors' meeting it was decided that conditional use applicants should not pay twice for the stenographer. Mr. Willis said that he had done some housekeeping, such as adding numbers to the existing conditional uses, so that those could be referenced. He added that this list was distributed to the Board. The Solicitor declared that the exhibit #1 for this hearing is the notice, which was published in Dispatch on March 11, 2021, of the Planning Board for officially accepting Mr. Ray Willis' application of this new addendum. He added that the second exhibit would be these 24 points of conditional uses that Mr. Willis had updated. He further added that some applications were previously provided by John Fuller, the Engineer.

Mr. Willis explained that he wanted to expand the workspace on one side and another addition to the other side of the building to increase efficiency. These additions would be about 1,000 square feet and 600 square feet respectively. Hours of operations didn't change since the original conditional use was granted. Originally there were 34 parking spaces, and a couple of sidewalks were added over the years. The current proposed number of parking spaces is 47. The conditional use #22 asks for the continuation of Ray's Auto and Architectural Iron, which has been in business since 1987 and was purchased from Mr. Quick about five years ago. Mr. Stroyan explained that Mr. and Mrs. Willis had bought this property from Mr. Quick, and the original conditional use referred to Ray's Auto only, as Mr. Quick had continued to own Architectural Iron for some time. Mr. and Mrs. Willis had bought Architecture Iron afterwards, and both businesses had been operating in this property since then. The number of employees needed to go up as both businesses would be operating in this property. Mr. Stroyan added that Mr. Willis needs to get rid of old cars. Mr. Willis added that he wanted to be able to sell cars, and a used car license from the Municipality would be needed to sell more than five cars a year. He added that he did not want to be a used car lot, and there is still a legal way to sell cars. Mr. DiLorenzo added that a minimum of five parking spaces would be required to sell five cars a year, and Mr. Willis added that he did have those parking spaces. The Solicitor said that a change, which is not selling more than five cars at any one time, needed to be added to the conditional use #11 (a). Mr. Stroyan made a motion to move this application to the Board of Supervisors with this change to the list of proposed conditional uses, Patrick McCarthy seconded, and it passed unanimously.

L.C. Station Properties, LLC - Application review for Completeness/Deficiencies: The Solicitor said that this application was not only a conditional use, but also a land development. Mr. Kelly from Kiley Associates presented this application. He said that the goal was just to store the contractor's equipment, there were no plans of doing any businesses, and hence no signs would be needed. He added that the loading area was on the other side of the building from the driveway. Mr. Stroyan commented that some more information, such as the

type of materials that would be stored, the number of employees, hazardous materials, if anybody would be working physically on the site, and operation hours needed to be presented. He added that a truck and two storage containers were sitting in that property, and an alternate septic location was not specified in the map either.

In reply to Ms. Emanuel's inquiry about vegetation, Mr. Kelly said that the vegetation at the front of the building won't be cleared, and only the rear side would be cleared to make room for the proposed building. The Solicitor inquired how the applicant had calculated the number of parking spaces. Mr. Kelly replied that two parking spaces would be there, one for the Secretary, and the other one would be for the employee, who would pick up the equipment and travel. Mr. Stroyan said that the Zoning Officer did not send his comments for this application. The board suggested bringing Mr. Station in the next workshop, which was scheduled for April 7, 2021. Mr. Kelly said that he would communicate with Mr. Station so that he could gather everything by the April workshop. He added that he would communicate with the Secretary to get comments from the Zoning Officer. The Board asked him to inform the Secretary if he would be able to be present at the next workshop, which was scheduled for April 7, 2021.

SALDO: The Solicitor pointed out that this ordinance does not include the language for a single non-residential building, which is included in the Municipal Planning Code, and it needed to be amended as soon as possible. He added that this point is relevant for the project that was just presented. Mr. Stroyan asked him to write a letter to the Supervisors.

Zoning Map – Making it Official: Mr. DiLorenzo said that the zoning map that Viola Canouse had colored and the zoning map that was provided from the County were compared, and a few differences were noted. He added that there are some properties, which are listed in the Developmental Zone, but a lot of people want those properties to be included into the Low Growth Zone. The Solicitor commented that it was important to be careful about spot zoning. Mr. Stroyan said that when Viola Canouse had colored the zoning map, there were four districts, and the Conservation District and Conservation Tax Exempt were one of them. He continued that the Zoning Map that was given to the Planning Board had listed Hickory Hills Property as commercial, but it was once under conservation district, and later it was changed to residential. The planning board was not proposing to change the zoning of any properties that were in use. Milford has a big amount of the State property, and the Pinchot property was decided never to be developed. Conservation District and Conservation tax exempt areas should be included in the Low Growth Zone, and not into the Developmental District. Mr. DiLorenzo added that he had spoken to Peter Pinchot, who said that they did not want any commercial developments in their properties. Members suggested having a hybrid workshop with limited number of Members with masks and social distancing. Mr. Stroyan suggested continuing this meeting to the Supervisors' meeting for this single purpose. The Solicitor said that this continuation would need to be advertised.

Public Participation/Discussions

None

There was no other business or executive session needed, so at 9:20 P.M., Mr. Stroyan made a motion to adjourn the meeting, Ms. Emanuel and Mr. McCarthy seconded, and it passed unanimously.

Respectfully,

Shahana Shamim

Secretary