

MINUTES
March 15, 2021
Zoom Meeting of the Board of Supervisors
7:00 p.m.

A scheduled meeting of Milford Township Supervisors was called to order at 7 P.M. by Penney Luhrs through a Zoom call, the meeting ID for which had been advertised in advance in the Pike County Dispatch. Also present were Vice-Chair Rachel Hendricks, Supervisor Gary M. Williams, Solicitor Anthony Magnotta, Zoning Officer Shawn Bolles, and Secretary/Treasurer Shahana Shamim.

Rachel Hendricks made a motion to approve the minutes of the previous meeting, Gary M. Williams seconded, and it passed unanimously.

Treasurer's Report:

Shahana reported that since the last meeting she had received \$575.00 from Sewage, \$450.00 from Zoning, and \$40,395.67 from Tax Collector. She also reported the financial institution account balances as 94,507.69, 7,803.08, \$27,130.13, \$7,834.92 and \$98,077.62 in Wayne Bank (Investment), Wayne Bank (Payroll), NBT Bank, PLGIT (General), and PLGIT (Liquid Fuels) accounts.

Roadmaster:

Mr. Gary M. Williams reported that the road crew had to work one night, as there was ice, otherwise it had been pretty quiet, and the road crew had been patching potholes in the past two weeks. He continued that \$2,500 was an estimate from Ray's Auto to fix the bottom portion of the Ford 750. A couple of trucks were inspected, and no problems were found. The Township has enough materials to handle the roads for the rest of the winter. Rachel said that some erosion was happening on either side of the road to the parking area of Grey Towers. Mr. Williams said that he would take a look at it.

Public Participation #1:

Mr. Vito Dibiasi, identifying himself as a resident of Dingman Township, stated that he had learned from a right-to-know request that a 60-room hotel, a gas station, and a convenience store were being proposed in the 10 acre area just in front of Milford Professional Plaza and right on top of the aquifer. Milford Springs is also part of Milford Township, and this Township gets water from this spring. An RC zone of 82 acres would be added behind Milford Professional Plaza, and Milford Township should send a message to pause this action. At the back of this 82-acre land, a 40,000 square foot terminal warehouse, which would bring a lot of trucks in Milford, is being proposed. He continued that Scott Sheldon of Water Authority calls it a gray zone or Zone two, which is out of the [Sawkill](#) watershed, but its underground water flows into the watershed. He presented a document from the 2005 source water protection study, which was done for Milford Water Authority, and it is on their website. The watershed protection only talks about protecting the watershed, but this gray zone needs to be protected also. This is new information, and hence Dingman Township should put a pause on this decision. The Pike County Community Planning very recently learned about it. There would be a public hearing the following evening

in Dingman Township, they are asking to make this RC zone, which totals 93-acres, and it would be hard to go back once it is approved.

Correspondence:

Shahana presented correspondences including Blooming Grove Township, PennDOT, Hometown Hero Honors Program, Greenwood Hills Property Owners Association, Department of Environmental Protection, Pike County Conservation District, Certificate of Insurance, Solicitor, Pennsylvania Municipal Retirement System, Pike County Area Agency on Aging, Pike County Office of Community Planning, and PSATS

Old Business:

None

New Business:

- a. **Greenwood Hills Property Owners Association – Request to Use the Meeting Room:** Penney said that the requested date was May 15, 2021, and the Township would still be in the emergency declaration period. The Solicitor added that the emergency declaration was renewed on March 1, 2021 for 90 days, and he suggested that this association could conduct their meeting outside the building. Rachel suggested asking this association how many people they were expecting to attend that meeting. Penney suggested asking them to push their meeting past June 1, 2021, and she added that still no guarantees could be given. The Solicitor added that this association could be allowed an indoor meeting if they are able to maintain social distancing and use masks. Mr. Williams added that Dr. Fauci had talked about reducing the social distancing from 6’ to 3’, which might happen in the near future.
- b. **Comments on Milford Borough Comprehensive Plan Draft:** Ms. Hendricks said that a letter should be sent to the Borough informing them that the Supervisors had acknowledged that the Borough wants to partner with this Township for two projects, which are a trail extension to Grey Towers and a trail extension from Bennett Avenue to the County property. In addition, the Borough Comprehensive plan lists emergency services regionalization as a goal, and their Comprehensive Plan does not include this Township as their partner. She added that it was probably unintentionally omitted, or possibly as the goal was combined with police regionalization, perhaps they intentionally didn’t include this Township in that goal. Clarification is needed. Ms. Hendricks made a motion to send this letter, Mr. Williams seconded, and it passed unanimously.

Mr. Stroyan inquired if this comprehensive plan mentioned medical buildings. Rachel replied that this Comprehensive Plan mentioned the County’s plan to do a mini hospital on Route 739 and their partnering with a medical facility, which is in Goshen, but this plan does not talk about using their vacant buildings or the under-utilized Milford Health and Wellness building for medical facilities. She added that this plan includes a list of partners for police and emergency services, but it does not include this Township, and extending the sidewalk to the Grey Towers is a complicated project on the Township section. Mr. Stroyan added that the Borough has Municipal Authorities for controlling the water, sewer, and police, and these Authorities are independent taxing bodies. The Solicitor replied that Authorities are

independent bodies, they charge their users, but they do not have the authority to tax. He agreed that Municipalities need to work together on some services, such as medical and emergency.

- c. **NAPA – Permit approval for the Storage Trailer:** The Zoning Officer said that this item was discussed at the last meeting. NAPA had already sent their application and they had paid \$300 for this zoning approval. Rachel made a motion to approve this permit, Penney seconded, and Mr. Williams abstained, disclosing that he, as an employee of NAPA, had a conflict of interest on this matter. The motion passed.

The Zoning Officer informed the Supervisors that he had received another conditional use and land development application for a 5,000 square foot warehouse storage area, and it was for the property which is right next to Shohola Dollar General. He continued that he would distribute the application to the Planning Board and other organizations. This applicant's engineer is Kiley Associates, who is this Township's engineer, and hence the alternate township engineer would have to review this application on behalf of this township. Supervisors said that MHE or Mr. Fuller were the alternate engineers, and Mr. Williams said that he preferred to have Mr. Fuller handle this matter over MHE, as the cost would likely be lower.

- d. **Blooming Grove Township – Ambulance Meeting on March 30, 2021 at 7:00**

P.M.: Ms. Hendricks made a motion to allow the Supervisors to attend this meeting and to authorize the Secretary to sign up Supervisors for this meeting, Penney seconded, and it passed unanimously.

Public Participation #2:

Mr. Stroyan said that there is a potential activity for developments of two 250,000 square foot warehouses in the 40-acre Myer Farm, it is inside Milford Township, and close to the 84 interchange. He added that another manufacturer, which would handle 7,000 gallons of effluent flow/day, is planning to come on Route 6 & 209. One of the residents of Milford Township commented that he had learned the conversion of RC zone and major developments of Dingman Township, and he asked the Supervisors what the impact would be on this township, as this proposed development was very close to Milford Township, and especially to its aquifer. Ms. Luhrs replied that this Board had just learned about it. John Spina commented that a warehouse, a 60-room hotel, a retail, and a gas station were being proposed in Dingman Township, and all these developments were being proposed right on top of the watershed of Milford Township. He continued that a serious concern for this matter needed to be raised, as zoning is being changed, properties are being merged, and the size of the proposed warehouse is unknown. These developments might bring some jobs into the area, but those jobs would be minimum wage and would add to traffic and pollution, in his opinion. A major interstate for rerouting this traffic would have to be done with taxpayers' money. They have hundreds of documents, and it is difficult to get information from those documents.

A local resident commented that a conversation about a Central Sewer had started about a year ago. Rachel replied that there would be a public meeting on March 29th for adopting the Act 537 Plan, which includes the extension of the Central Sewer, and public participation is welcome. She continued that Central Sewer would pass beyond Milford Borough, the plan would be reviewed by DEP and DRBC, and this review might take about a year. The Planning Board of this Township has had a Water-Shed Protection Ordinance on the agenda. This ordinance does

not prohibit development, but it lays out best management practices and implementation for controlling water pollution. While DEP and DRBC protect the water, adopting the WaterShed Protection Plan would add another layer of protection, which the Water Authority had proposed to protect the water. She made a motion to direct the Planning Commission to prioritize this item for the Planning Board's subsequent meetings, Mr. Williams seconded, and it passed unanimously.

A local resident commented that it is important to be on top of controlling the water pollution, as 85% of our bodies are water. She added that there would be a meeting the next day in Milford Borough at 6:00 P.M., and she would talk about this topic at that meeting. The Solicitor said that the Supervisors of this Township definitely can raise concerns in the next evening's meeting of Dingman Township, but the reality is that Municipalities often do not like to hear concerns of other Municipalities in their own meetings. He encouraged Dingman Township residents, who raised concerns, to attend Dingman Township's meeting the next evening, as the zoning change is within Dingman Township, who has the authority to change its zoning ordinance. He added that the Water Authority and Dingman Township could be informed about citizens' concerns that were presented in this meeting. Mr. Dibiasi suggested sending a letter to voice this concern. He added that Dingman Township's zoning hearing was not published in Pike County Courier. Supervisors said that it was probably advertised in the Pike County Dispatch, which is a legal newspaper for Dingman Township.

Mr. Stroyan urged the Supervisors to figure out a way to communicate with neighboring Municipalities whenever such large projects are proposed. The Solicitor added that this Township used to get minutes from the County Planning, and they don't send their minutes anymore. He added that residents can communicate with municipalities if they are concerned about any development projects. Residents can also ask the Township Secretary to notify them if there are new developments, conditional use hearings, or zoning amendments. Mr. Dibiasi said that he had requested documents from Dingman Township, and his requests were denied. He added that plans are already made, and once they pass their ordinance in the hearing, which is scheduled the following day, it would be too late to go back. Mr. Stroyan suggested that Supervisors could call Mr. Sullivan of the Economic Development Authority to increase the transparency. The Solicitor added that getting minutes of the County Planning can help, as they review zoning amendments. Rachel added that Milford Township used to receive minutes from the Water Authority, and they don't send their minutes anymore. She suggested sending letters to the Water Authority and Pike County Planning to request minutes on a monthly basis. She also asked Shahana, who is the COG member, to discuss the concept of circulating notices for major projects and zoning amendments among Municipalities.

Mr. Dibiasi asked why Mr. Mrozinski, the Community Planner of Pike County, did not know about the plans of building a hotel, a warehouse, and a gas station in Dingman Township. Rachel replied that Zoning Amendments do not go to Pike County Planning until they are cleared in Municipalities. The Solicitor added that the zoning has to be changed to make the project allowable, Dingman Township is probably in this stage, and there are probably no applications for the County to review yet. Rachel added that applications for these projects that are not currently permissible, without the zoning change, would have to be denied if they came in before any zoning changes happen. Mr. Stroyan commented that probably a clear indication of what would be constructed had been submitted to Dingman Township. Mr. Dibiasi added that he had worked for commercial developments for many years and these plans are usually very well

developed in somebody's mind. He added that a lot of discussion should be done before changing to RC zone, and once it passes it can't be reversed.

Penney suggested sending a letter to Dingman Township explaining that the Township was concerned about this change of their zones. Rachel suggested adding the increase in truck traffic that this zoning change would cause. Mr. Dibiasi inquired if Township was able to control the truck traffic, and Mr. Williams said that it was only PennDOT, not the Townships, that could control the traffic, and he suggested putting just "traffic" instead of "truck traffic" in the letter. Mr. Dibiasi said that PennDOT would do their traffic study, but they would accept comments, and hence letters could be sent to PennDOT, which only knows whatever they have on paper. He added that Supervisors have this option to send their comments, while developers send their letters to PennDOT for their Highway Occupancy Permit, and PennDOT would get a wider view this way. He further added that PennDOT doesn't have money to upgrade any of these roads. Penney made a motion to write a letter to Dingman Township stating Milford Township Board of Supervisors' concerns about their zoning change's impact on the aquifer and the traffic impact, and to think hard before they make any decisions about changing their zoning, Mr. Williams seconded, and it passed unanimously. Penney asked the Secretary to cc this letter to Milford Borough and Water Authority, and to send this letter right away in the morning.

The Solicitor informed the Supervisors that the Senate Bill #252 was finally introduced, and it would allow newspaper advertisements to be posted on the internet website. He continued that public notices could be posted on the website and in the building instead of publishing in the newspaper if this bill passes and gets signed by the Governor. Public notices would have to be posted in the website for not more than 30 days before the hearing and seven days before the hearing for two consecutive weeks. The notice would have to remain posted on the website until the hearing is complete, and the actual copy of this advertisement would have to be maintained in the Township for three years. The Township Secretary would have to certify the timing of this web posting, and there will be a provision of posting the advertisement in the newspaper's website also.

There was no other business or executive session needed. Penney Luhrs made a motion to pay the bills and adjourn, Gary M. Williams seconded, and it passed unanimously. Adjournment was at 8:49 P.M.

Respectfully submitted,

Shahana Shamim
Secretary/Treasurer