

**MINUTES**  
**October 26, 2021**  
**Milford Township Planning Commission Hybrid Meeting**  
**560 Rt. 6 & 209**  
**7:00 p.m.**

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

**Review of September 28, 2021 Meeting Minutes:** Ms. Emanuel made a motion to accept these minutes, Mr. DiLorenzo seconded, and it passed unanimously. Mr. Willis said that he was not present at this meeting, and he abstained from voting.

**Review of October 14, 2021 Workshop Minutes:** Mr. Stroyan suggested some minor corrections to these minutes. He made a motion to accept the minutes with those corrections, Ms. Emanuel seconded, and it passed unanimously.

**Econo-Pak Update:** Mr. Fuller, the Engineer for Econo-Pak said that he had forwarded the extension letter for this project. The Solicitor confirmed that this extension request was voted to be granted at the past Supervisors' meeting, and this extension would expire on January 18, 2022. Mr. Fuller continued that Mr. Weibel was working on executing the contract of the sale of the land, and it would be forwarded to the Solicitor as soon as it was ready. The schedule of work shifts and the school release time was being studied, and the study should be available in two weeks. A quote was asked from a landscaper to review the landscaping, and the emergency evacuation plan relative to the gas consideration was being worked on. The lot coverage was still under 65%, and the plan was sent to Kiley Associates for confirmation. The Solicitor asked him to send the plan to the County Planning, as they had commented about the lot coverage also.

Mr. Shepstone said that he had reviewed the response letter from Mr. Fuller, all of his comments were addressed, and actions were being taken to address all his comments. He added that the details of the landscape plan and the traffic data would have to be looked at, and the comments from the County Planning are very important too. Mr. Don Quick, the former Chairman of Milford Township, was present at the meeting, and in reply to his inquiries, Mr. Fuller said that the proposed building would be behind the existing warehouse, and it won't be higher than the existing one. He continued that the NPDES permit that DEP Engineers issue requires any post construction runoff to be less than any preconstruction runoff. There's an existing drainage pipe that runs through the property, that runoff is from the offsite mountain, and a large infiltration basin was being built to control the onsite runoff. The warehouse would be a wide-open building, but a comprehensive sprinkler system will be designed by a specialized company. The sprinkler system will be tied to the water supply of the building, the water system would be upgraded, and thus an adequate supply of water to all parts of the building will be ensured. Mr. Quick said that lights would be put on all sides of the warehouse, and the glare

would be visible from Old Milford Road and Wheatfield Village. Mr. DiLorenzo added that the ordinance requires lights to be shielded. Mr. Fuller replied that he would send the proposed lighting to create a light diagram, and that would determine how much lighting would be permissible.

Mr. Quick said that the submitted plan stated the DOT traffic permit as the traffic amount of 80 cars and two tractor trailers a day. He inquired how 236 parking spaces for passenger cars would jive with this permit requirement, as there would be 350 employees in each shift. Mr. Stroyan added that there would be three shifts. Mr. Fuller replied that the traffic study would provide a professional estimate of the traffic count for before and after construction, and it was forthcoming. He added that the feedback from PennDOT was forthcoming too. Mr. Quick said that there were three driveway points, two of those would be consolidated into one, and one more would be added. He inquired if the rear gate would be changed from emergency exit to a regular driveway. Mr. Fuller said that that would benefit the project. Rachel said that Old Milford Road is not capable of handling that kind of traffic volume, and she inquired if the traffic in Old Milford Road was a part of the traffic study. Mr. Shepstone replied that the counts of straight throughs, right turns, left turns, and percentage of increase in truck traffic are all critical factors for every traffic study. Mr. Stroyan added that none of the Boards would approve using Old Milford Road as a regular driveway. Mr. Fuller agreed that the rear entrance would be locked, it would be used for emergencies only, and all the passenger vehicles would go around the building. The Solicitor added that the rear gate was always meant to be for the emergency purpose only.

Fred Weber inquired how many additional trucks would be entering and leaving this facility daily after this two-million-dollar expansion is done. He demanded that the developer is supposed to know what the return of this huge investment is. Mr. Shepstone replied that the business plan was not being evaluated, and the traffic study would provide a professional estimate of the increase/decrease of the traffic. The Solicitor added that a lot of products were being stored inside tractor trailers, this expansion would enable storing inside the warehouse, and hence, there may not be a lot of increase in the truck traffic. Mr. Stroyan added that Mr. Weber was inquiring about what the developer's perception was about the increase in the truck traffic. Mr. DiLorenzo added that the increased storage area would provide more efficient storage, and hence, even less trucks might be entering/leaving the facility. Mr. Stroyan said that the parking was being increased from 80 to 180 spaces, and hence, a change in traffic was obvious. Mr. Fuller replied that the advantage of 65% lot coverage was being taken, and parking spaces were being added. He continued that there would be more than enough parking spaces, but that didn't mean that all those spaces were for trucks. They were not asking for all those parking spaces, but they just wanted to demonstrate that they had more than enough number of spaces with the permitted lot coverage of 65%. This extra parking spaces would help for any future expansions. Parking spaces could be reduced by adding some grassed area, and that would eliminate some gravel areas. They could come back to the Township for more parking spaces if they want to make expansions in future. One of the reasons for this project was that the products that were being stored inside trailers could be brought inside the proposed warehouse.

Rachel asked Mr. Fuller why they were proposing to put grass instead of building. Mr. Fuller replied that a lot of spoils would be generated from building the proposed three-acre warehouse, and the upper plateau, which would be used for additional parking, would be regraded instead of shipping those spoils. Rachel commented that according to SALDO, it could be overconstruction, she inquired if any other construction company was interested in using

those spoils, and Mr. Fuller replied that they were not committed to that. Rachel said that Route 6 & 209 is a very busy road of the County, and this few million-dollar project should look good. Mr. Fuller said that they were committed to making it look good. He continued that two additional lots that are overgrown would be bought and consolidated, and at least \$100,000 would be spent on landscaping to make the area look good. If the proposed number of parking spaces is too high, then the number of those spaces could be reduced, and that area could be left vegetated. He added that he had provided renderings for Route 6 & 209 for this project, and he asked to pick a point on the Route 6 & 209 so that he would provide another rendering for that point.

Mr. Quick said that a 24" gas pipeline goes through the property, and a bridge is over that pipeline. He continued that Altec had built the existing 80,000 square foot warehouse about 20 years ago, and rules probably had changed after that. API recommends 50' clearances from hazardous liquid lines, whereas the existing warehouse is only 25' away from the gas pipeline, and hence, the existing warehouse needed to be shifted away from the pipeline. Mr. DiLorenzo said that the gas company's input would be required for this case. Mr. Stroyan added that Mr. Fuller had been trying to contact the gas company for a while, and the gas company would have to sign off whatever is proposed. He continued that everybody is concerned about the look from Route 6 & 209, and whatever is done to enhance that look would be appreciated. Color changes of the lights, the landscaping, and other aesthetics would enhance the look from Route 6 & 209. The Solicitor added that the lot coverage would certainly be within 65% if some grass area is added by eliminating some parking spaces.

Rachel said that the conditions should be reasonable, and a cost of a million dollars is not reasonable. Mr. DiLorenzo added that the other side of that would be that they can use the material from the property, and they can still be at 65% coverage. He continued that the Board was asking for the new construction to be not too visible from the road, and the plan needed to be looked at before asking the applicant to eliminate the parking spaces. Mr. Stroyan added that they may not need that many parking spaces. Mr. Fuller said that increasing the number of parking spaces from 80 to 180 was not to bring more trucks. He added that those extra parking spaces would allow to keep materials on site, it would keep the cost down, and it would provide the flexibility of some extra parking spaces. He further added that the entire slope would be landscaped, all the parking would thus be screened, and he would provide a comprehensive rendering at the next meeting.

**Conditional Use Application at 510 Rt. 6 & 209 – Natasha Ferousis:** Mr. Stroyan said that it is a small startup business, and hence the Board decided not to conduct a formal conditional use hearing for this application. He added that this applicant had already paid for this conditional use, the Solicitor and the Planner would recommend to the Board of Supervisors, who would hire a stenographer to hold a formal hearing, and that way the applicant won't have to pay twice for the hearing. The Solicitor explained that according to the Zoning Officer, it's a recreational activity, and temporary permits might be required each time they have an outside activity. On the other hand, this Board determines that it's more of a health facility, which would do therapeutic activities both inside and outside the building for mentally challenged children, and the outside activity would be community organization. At the previous meeting, the Board had discussed that controlling the traffic and opinions of other tenants of the building would be needed. The applicant had thus provided a parking traffic block plan, her father is the owner of the building, and Dr. Bernstein, one of the tenants of that building, had informed that he won't

have any objections to the weekend outdoor activities. Mr. Stroyan added that it was always a health facility. He further added that outdoor activities could be allowed on national holidays also. The Solicitor added that some professional offices remain open on some national holidays, such as President's days, and that would need to be abided by. He further added that the noise ordinance must also be abided by. Mr. Shepstone said that it is a typical conditional use, the time period is delineated, and the issues of traffic and noise are already addressed.

In reply to the Solicitor's inquiry, Ms. Ferousis said that she would be open from 12pm till 7pm. The Solicitor suggested being open from 9am till 7pm, so that she doesn't have to come back to this Board for any future expansions. Mr. Stroyan suggested making the hours 9am – 9pm, in case the applicant decides to do any night sessions depending on the need of the community. He made a motion for the Solicitor to write a recommendation to the Board of Supervisors with a list of appropriate conditions for this application, Ms. Emanuel seconded, and it passed unanimously.

**Making the Zoning map official:** Mr. DiLorenzo said that he had dropped off the proposed map at the County Planning, and they will make the amendments. He added that the County Planning would put legends and colors, and then it would be sent back to the Township. He further added that Mr. Quick's property would be put back into commercial, the Victory Drive property, which is deeded to the other side of the road, is not shown on the map, and they are working on it also. Mr. Quick added that his lot # 5 was residential, and lots 6, 7, 8, 9, and 10 are all commercial. Mr. Stroyan said that he would take the map to Mr. Quick after it comes back from the County Planning.

**Emergency Management Plan:** Ms. Hendricks asked the Secretary to send Fire Department's new emergency response plan for Malibu Trail and Kern Lane to Mr. DiLorenzo and Ms. Emanuel. She continued that Kern Lane was washed out from IDA, and that road cannot handle any firetrucks or ambulances. The question of liability was discussed at the Supervisors' meeting, and the answer was that the owner of the bridge should be advised that it's difficult to get into that area. The response plan for those houses is complicated and the response time would be longer, as they cannot reach those houses with their equipment. They will have to use UTVs, go up Malibu Trail with smaller pieces of equipment, and then carry the hose across the street. Mr. Magnotta had sent a letter and the Fire Department's plan to Richard Chen, who owns the bridge. Mr. Stroyan added that all those roads are only 15' wide. Mr. DiLorenzo added that Mr. Chen didn't know that he owned those roads, but those roads don't qualify to be owned by the Township. He added that according to Mr. Tim Knapp, the State is only willing to pay for cheap stuff.

**Sewage Project – Draft of Act 537 Plan:** Mr. DiLorenzo said that there was a meeting at Milford Borough on Tuesday night, and Council Members had voted to send HRG's letter of deemed approval to DEP, which had taken longer than 120 days to respond. He continued that according to DEP, there were deficiencies in the submission, there was no approval, and that letter was sent out to the Municipalities the previous week. DEP's letter showed that HRG was representing Milford Township, but HRG never contacted Milford Township for a permission to do so, while this Township had opted out as the transmission line only.

Mr. DiLorenzo said that he had attended the Borough meeting, at which Council Members had decided to send a letter to Milford Township based on the Water Authority wanting the Source Water Protection Plan (SWPP) to be added to Milford Township's ordinance. He continued that Mr. Doug Manion was present at that meeting, and he (Mr. Manion) had told

him (Mr. DiLorenzo) that Milford Municipal Authority (MMA) didn't change anything. MMA was happy with what Milford Township had done, and the SWPP could be handed out with the applications. Mr. DiLorenzo added that Milford Borough still wanted to send the letter to this Township. Rachel said that the map is a primary concern now, and which properties lie in the overlay zone need to be determined. She continued that the Members of the Borough Council do admit that it's not right to get involved in other Municipalities' businesses. Mr. DiBiasi is concerned about the whole 44-acre land, and this whole area cannot be zoned. Putting a pile of restriction on all this area would be spot zoning. Mr. DiLorenzo said that zoning for the watershed is not spot zoning, and the County had asked if this Township wanted an overlay on the map.

**Public Participation/Discussions:**

Faith Zerbe inquired if there were any limitations on 60,000 square feet stores. Mr. DiLorenzo said that there was a limitation at some point, but it was changed later.

There was no other business or executive session needed, so at 8:47 P.M., Ms. Emanuel made a motion to adjourn the meeting, Mr. Stroyan seconded, and it passed unanimously.

Respectfully,

Shahana Shamim  
Secretary