

MINUTES
October 14, 2021
Milford Township Planning Commission Hybrid Workshop
560 Route 6 & 209, Milford, PA 18337
7:00 p.m.

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

Review of September 28, 2021 Meeting Minutes: Members said that they had reviewed these minutes, and those would be voted at the next meeting.

Econo-Pak update: Mr. John Fuller, the Engineer of this project, said that Mr. Shepstone had suggested performing a traffic impact study for this project. He handed out the scope of work that his traffic consultant had proposed, and it included the peak hour along Route 6 & 209. He continued that this study would include how many additional trucks would be there from this proposed addition. The major change in employees happens between the time 2pm through 5pm, as one of the shifts changes at 3:30pm. Mr. Weibolt added that the schedules of three shifts were 3:45pm – 12pm, 12:15pm – 6:30am, and 7am - to 3:30pm, and there were only 85-90 people in the overnight shift. Mr. Stroyan pointed out that the correlation between school entry and dismissal times and these shift changes needed to be studied also, and that the shifts might need to be changed by half an hour.

Mr. Fuller continued that Mr. Shepstone had mentioned addressing 608.4, which addresses the use criteria, 407, and 417, which are design related items. His handouts this time were more thorough and specific, and those were based on Mr. Shepstone's comments. The entire map was reconsidered including impervious surfaces and the gravel parking areas, no significant changes were made to the map, and the lot coverage came out to 65%. He would send it to Kiley Associates so that they could confirm the calculation. The firefighting capability around the building would be open, and there would be sprinklers to fight the fire from inside the building. Plans would be submitted to the fire department for their review, and a landscaper would be hired to address sections # 407 and 417. The firefighting capability around the building is wide open, as there is a 50' wide catch basin, which collects the roof water and connects to the pond. Mr. Weibel added that a portion of the existing warehouse is not equipped with water sprinklers, and \$800,000 would be spent to equip the entire building with water sprinklers.

Mr. Fuller said that he would send these responses to Mr. Shepstone. Mr. Weibel said that the bill of lading was updated with the instruction that the exiting trucks must turn left to take exit 53 instead of going through Milford Borough. He added that this update was in the system, and an example bill of lading, which was shipped that day, was included in the handout. Mr. Fuller added that he had brought the existing Emergency Evacuation Plan. Mr. Weibel added that this plan and emergency contacts are posted throughout the facility, and employees are trained about how to get out of the building in case of emergencies. Mr. Stroyan said that the gas emergency needed to be addressed, and the Emergency Plan should mention the gas pipeline that passed through the property. He added that the gas company would have to sign off whatever

proposal is to be done over that pipeline. Mr. DiLorenzo added that that gas pipeline was laid out in 1955. Mr. Fuller said that he had sent emails to the gas company, but he didn't get any replies. Mr. Stroyan added that it would be difficult to figure out which gas company that pipeline belonged to, but that would be a part of the conditional use anyway. He handed a three year report of incidents that had occurred at Econo-Pak and across the street, he said that these incidents may have occurred due to a disproportionate use of emergency services, and he just wanted to inform him.

One of the representatives said that a new rear gate with a locking mechanism would replace the existing rear gate, which is currently in a bad condition. He added that some lights would be placed also, as a theft had happened in the past through that gate, and it was dark over there. Mr. Pederson said that the sprinkler system was being monitored by somebody, as both the existing and the proposed building would be equipped with water sprinklers. The Solicitor inquired if there was an executed agreement for the sale of the property. He added that all approvals are usually contingent upon the sales of properties. Mr. Weibel replied that they had agreed to buy the property, but it was not signed off as of then. The Solicitor said that a lot of time, money, and effort were being spent, the Township wants to approve what the applicant can actually do, and the landowner might decline to sell the property after the project is approved. He asked Mr. Fuller to send another letter of a 90-day extension. He added that this project would have to be denied if this letter is not received, as after 90 days a deemed approval, which is not desirable, would happen. He also asked Mr. Fuller to send the updated plan to the County also, as their last comment included an issue with the lot coverage.

Conditional Use Application at 510 Rt. 6 & 209 – Natasha Ferousis: Ms. Ferousis explained that an afterschool program for teens was needed in the community, and she wanted to help. It is an extension of her "Light Up the Spectrum" program, but the proposed one would be non-profit, and it was in the process of filing for 501C (3) status. This program would include outdoor activities, such as movie nights, fundraising events, and resource fairs, where agencies would be able to come together and have an information booth to inform the community about what kind of services they provide. Children that are virtually schooled would be able to come to this facility to do their schoolwork, and there would be summer camps during the summer. Mr. DiLorenzo said that the temporary or seasonal retail sales might apply for fundraising events, but there would be a separate fee for each of those events. Members added that vendor fairs require temporary permits, and Mr. Stroyan suggested making a specific list of events, which could be made a part of the conditional use. The Solicitor added that a detailed description with elements, such as, the traffic control, the buffer zone, the seating arrangement, a schedule of the Trunk of Treat each year, maximum number of vehicles, the hours of movie nights, whether there would be ball pits or sunken booths, or therapy rooms would need to be specified also, so that the Zoning Officer could enforce it.

Mr. Stroyan said that this item would be placed at the next meeting's agenda, and the Board would send a letter of recommendation to the Board of Supervisors. He further added that the Planning Board won't do a hearing, the Supervisors will, and that way the applicant won't have to pay for two hearings. Ms. Ferousis inquired if she would be able to do a Trunk or Treat at her property. Members said that a temporary permit, a certificate of insurance, and an application for this event would be required for that, and they asked the Secretary to add this item to the agenda of the Supervisors' meeting, which was scheduled for the 18th.

Mr. Willis told Ms. Ferousis that categorizing would enable the Board to state what the permissions and limitations of this conditional use would be. In reply to the Members' inquiries, Ms. Ferousis said that the light room in the diagram she had provided was a calming room, and she was thinking about putting a grabbing machine in that room for therapeutic reasons. It would improve thinking and eye hand coordination, and there would be an exercise room also. Professionals will utilize the facility, and they come with their support care to work on kitchen safety, socialization, etc. Mr. DiLorenzo commented that it was more like therapeutic, and not recreational, and Mr. Willis added that the learning would be made interesting. The Solicitor agreed that this proposal could not be categorized as a private recreational facility, and it could rather be categorized as a health facility. Mr. Willis added that all she was going to do in this facility was mental health.

Mr. Stroyan said that the Zoning Officer had provided three options in his comments. He continued that the applicant had paid about \$1,100 for the conditional use, and the Solicitor needed to clarify with the Zoning Officer before the next meeting. This application should be sent to the Supervisors with a good recommendation from this Board, and the Supervisors would advertise for a Hearing. Members said that her description sounded more like the facility would handle mental health for educational purpose or rehabilitation, and they asked her to provide a list of all the events that she wanted to do and how she wanted to do before the next meeting. Members also asked her to provide a letter from the landlord stating that this facility, all the activities, and time schedules are acceptable.

November 11 Workshop – Holiday – Reschedule discussion: Mr. Stroyan said that this workshop could be skipped, as it is a holiday.

Making the Zoning map official: Members discussed that there were some changes to the Zones. The yellow zone in the map under discussion depicted the commercial zone, the color green low growth, the color red residential, but eventually these colors would be changed to national colors. The Milford Municipal Authority (MMA) and the Pinchot property were in the commercial zone, and they want it to be changed to Low Growth, as the Pinchots eventually want to turn theirs over to MMA. The Pinchot Grey Towers is already in the Low Growth zone, and the Park Service and the last house on Bennett Avenue were commercial. Mr. Don Quick had made some of his properties commercial. Mr. DiLorenzo said that the PennDOT property and Tom Murante's Sawkill Business Center were not shown in the map. The Solicitor added that the salt area needed to be shown in the map too.

Sewage Project – Draft of Act 537 Plan: Mr. Stroyan said that he had attended the Matamoras Borough meeting, where he had learned that a letter from DEP was sent out to the Townships and interested parties in reference to the Act 537 Plan, and DEP was going to have an extended review until 2023. Mr. DiLorenzo added that he had attended a DEP meeting, where he had also learned that DEP's review of the 1,600-page Act 537 would take way longer than DEP had anticipated. Mr. Stroyan asked the Secretary to forward that correspondence to the Board of Supervisors.

Public Participation/Discussions:

None

There was no other business or executive session needed. Mr. DiLorenzo made a motion to adjourn the meeting, Ms. Emanuel seconded, and it passed unanimously. The adjournment was at 9:05 P.M.

Respectfully,

Shahana Shamim

Secretary