

**MINUTES**  
**December 9, 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 at this Hybrid workshop were, Members Kevin Stroyan (Vice-Chairman), Patrick McCarthy, Peggy Emanuel, Ray Willis, Solicitor Thomas Farley, and Secretary Shahana Shamim.

**Review of November 23, 2021 Meeting Minutes:** Mr. Stroyan suggested some minor corrections to these minutes. He made a motion to accept the minutes with those corrections, Mr. McCarthy seconded, and it passed unanimously. The Secretary was urged to add context to all statements of the minutes, and Mr. Stroyan suggested not destroying the audio recordings of meetings.

**Econo-Pak update:** Mr. Fuller said that the current extension was set to expire in January, and he had sent another 60-day extension request letter. He continued that the Conditional Use Hearing is on the 13<sup>th</sup>, a lot of documents had been sent for a long time, and a comprehensive submittal of all those documents would be done before the Hearing. The County's comments stemmed around the consolidation of the lots and lot improvement, and he would provide maps in response to Kiley Associates' and County's comments. Members asked him to check with the Zoning Officer to confirm if all fees were paid, and to ask how many copies of the plan to submit. Mr. Stroyan asked him to provide paper documents for all Members, and he added that Shahana will post all these documents on the website long before the Hearing. He continued that there would be two advertisements for this application, as both the land development and a lot combination would be done, and the stenographer would have to be present.

Mr. Stroyan said that a written plan or procedures for handling the truck traffic explaining who is going to be the responsible party, what trucking companies there would be, the letter that would be sent to the carriers as a proof of the communication, an acknowledgement letter from the trucking company that was being asked, and who the Zoning Officer would see for the enforcement should be provided. He added that this condition already exists, and the applicant is willing to follow it. Mr. DiLorenzo added that who the trucking companies are might not be the Township's business, as their trucking companies might not listen to them. The Solicitor suggested adding the conditions of strongly encouraging all trucks to make a left when exiting the property, to take 84 through the Matamoras exit, and not to enter Milford Borough. He also suggested adding the reviewing of all the letters that instruct to exit the town through Matamoras exit. Mr. DiLorenzo added that Econo-Pak could try to work in a neighborly fashion with Milford because of the size of its business. Mr. Stroyan added that this Township would be reasonable enough to understand that trucks that would have to take Route 206 should not be asked to take the Matamoras exit. He further added that a written procedure from them would be a condition, it's an existing conditional use, and some more conditions would be added.

Mr. Stroyan said that the hours for construction needed to be restricted. Mr. DiLorenzo added that construction hours are usually from seven to eight during the week, the hours are shorter on Saturdays, and they cannot work on Sundays. The Solicitor added that a Knox box or a coded rear gate could be a condition, and the code could be provided to Fire and Ambulance. Mr. DiLorenzo asked if they were planning to use the backroad as an entrance, as the construction equipment would be brought in and brought out, and that way it won't interfere with the traffic on Route 6 & 209. Mr. Stroyan added that that backroad would have to be bonded in that case. The Solicitor added that not allowing that backroad for construction purposes could be a condition, and Members added that if the backroad were to be used, then it would have to be photographed by both Engineers before and after so that there were no arguments later about the prior condition of that road. Mr. Fuller added that the construction would happen while the existing building is open, and it would be challenging. Mr. Stroyan added that a sequence may make sense, Mr. DiLorenzo added that that sequence would keep the traffic low on Route 6 & 209, and the Solicitor added that controlling the traffic during the construction could be a condition.

Mr. DiLorenzo added that if the inhouse traffic is disturbed then the traffic on Route 6 & 209 would be disturbed too. Mr. Fuller added that it's not inappropriate to ask how the traffic would be handled in these kinds of situations, where the construction and regular operations happen at the same time. He further added that the construction company would have to coordinate their people, as a dozen trailers would have to be jockeyed every day. Mr. DiLorenzo added that the delivery of machines would happen at the beginning, and that would be easy, but eventually the construction materials would have to be delivered too, and those should not be a mile away from the construction spot. Mr. Fuller added that a staging area to store those materials would have to be created. Mr. DiLorenzo said that the Board was just asking for the traffic control.

Mr. Fuller said that a complete set of updated maps would be submitted by the following week. The Solicitor suggested adding the old conditions in the maps, and Mr. Stroyan supported this idea by saying that the old conditions would have to be repeated. Mr. Fuller said that he had received a two-page document of the existing conditions, and Mr. DiLorenzo said that conditions also exist in the minutes. Mr. DiLorenzo pointed out that "no outside storage except licensed vehicles, trailers, and containers" was one of the existing conditions, and containers are never licensed. The Solicitor suggested changing the phrase "and containers" to "or containers". Mr. DiLorenzo added that "no activities should produce external emissions or noises" was another condition, and trucks would be running in that property. The Solicitor said that the word "excessive" could be added for the noise. Mr. Stroyan added that people won't even be able to run their lawnmowers in their yards if the actual decibel number of the noise ordinance is followed.

**Lara Anne Dodsworth – Holger and Nadine Plate's Minor Subdivision & Lot Improvement Application – Acceptance:** Ms. Dodsworth said that Holger and Nadine Plate would receive from Rebecca Repecki, who was formerly Rebecca Shae and owns lots # 1 and # 3, and these two lots abut each other. A portion of lot #3 is a triangular piece, those two little pieces would be carved out, and would be added to Holger and Nadine Plate's existing lot #2. This Lot # 2 will be changed by removing two existing lot lines also. A woodshed lies on these lot lines, and that's why they want to eliminate those lot lines. Three lots, which are at the

bottom of the map and owned by Holger and Nadine Plate, won't be touched, and their residence is on lot #13.006.

Mr. Stroyan pointed out that a nonconforming lot was being created, and it had been a preexisting nonconforming use. The Solicitor added that two deeds would be needed, and one of those would be from Repecki to Plate giving two small parcels of .92 acres. He further added that the second deed would be about Nadine and Holger to themselves combining lot # 2 for informational purposes, and hence the Plates would be the grantors and the grantees at the same time. Ms. Dodsworth added that according to the ordinance, the lot would end up being a conforming lot from this combination. The Solicitor added that the acreage after the lot improvement would be 1.03, but it's not just the acreage that makes the lot conforming. He further added that the width has to be at least 150' to make a lot conforming, as the rule is to keep septic 150' apart. Mr. Stroyan added that according to the ordinance, the area requirement of a lot is an acre, and lots have to be buildable. The Solicitor asked Ms. Dodsworth to ask for a sewage waiver, as nothing would be built on this new proposed lot. Mr. DiLorenzo added that it's a preexisting nonconforming lot, which is for agricultural use, and it would remain that way. The Solicitor asked Ms. Dodsworth to add these two points in writing for the waiver, and he asked her to attend the next meeting, which was scheduled for the 28<sup>th</sup>. He added that he himself won't be present at the next meeting, he could view all her documents before the meeting, and the Members would forward the application to the Board of Supervisors.

**Making the Zoning map official:** Mr. DiLorenzo said that he hadn't received the map from the County yet, and Mr. Mrozinski had told him that DEP had asked them to make the map with setbacks for the Watershed and the water wells. He added that he had told Mr. Mrozinski that only the watershed overlay, not the setbacks, is required for the map. He further added that the County had started working on the map again. Mr. Stroyan added that the map that was included in the proposed wellhead protection ordinance did not show which properties lay in the aquifer area, which properties didn't, and that's why Supervisors could not adopt the proposed ordinance. He continued that the map for the wellhead protection would have to be superimposed on the Zoning map so that the property lines could be defined. Supervisors had discussed that restricting developments could be a "taking", and the landowner might have to be compensated.

**Emergency Management Plan:** Mr. DiLorenzo explained that he was working on the plans for the damage of hurricane Ida, and the plan included how much and where the work would be done. He continued that years ago, the State was willing to do the bank of Sawkill Power Equipment, and it would be upon the Supervisors if they want to sign off the funding. The procedure will be the same again, and there might be maintenance on top of that. He was hoping that the scope might include Moon Valley Falls, where the ditch line comes down a steep embankment to Kern Road. That ditch cuts into the mountain very deep, and the repair cost would be about \$300,000. The cost to repair Sawkill Power Equipment, which lost a lot of its property, was about \$550,000. He added that there is a lot of runoff water on Sunset Trail because of the Moon Valley Falls problem.

**Sewage Project – Draft of Act 537 Plan:** Mr. Stroyan said that the update about this plan was that there would be a meeting with the stakeholders, it was scheduled for the coming Monday at 10:00 A.M., and none of the Supervisors would be able to attend this meeting. They would not talk about the litigation between the townships to get it paid. This Township needs to see what HRG's reaction would be before anybody gets involved. The Townships might be

asked to pay for the difference, and if that is the case then this Township would be shorthanded. Mr. DiLorenzo said that he would attend that meeting, and he added that it was stated at the Borough meeting that HRG had called for this meeting to push forward with a deemed approval of their plan. Mr. Stroyan added that HRG had spent the money, they did not make a complete plan, and now they want more money. He further added that this Township might even get into a litigation with DEP, and deemed approvals should be applicable for individuals and not for a Township. The Solicitor added that the deemed approval should not be sought if it does not benefit the applicant.

Mr. Stroyan said that the Economic Development Authority had written a letter to Mr. Cartwright requesting \$14.5 million for this Sewer Project. The Solicitor added that receiving funds is not a problem, but the funds need to be spent appropriately. Mr. DiLorenzo added that HRG had already stated that it was not the final plan, but just a draft. Mr. Stroyan added that the proposed plan cannot be final, as there would be 300 new apartments in Westfall Township, and they were proposing another 200, which are not accounted for the capacity. Mr. Willis added that the builder had already started building the golf course. Mr. DiLorenzo said that ten years ago, Matamoras Borough and Milford Borough were not allowed to dump into the river, as there were no ground failures, and there were system failures only. He added that no degradation letters were even submitted in the beginning.

**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 8:35 P.M.

Respectfully,

Shahana Shamim

Secretary