

MINUTES
February 10, 2022
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, Ray Willis, Solicitor Thomas Farley, and Secretary Shahana Shamim.

Review of January 13, 2022 Reorganization Meeting Minutes: Mr. DiLorenzo said that in the minutes it was stated that he had called the meeting through a hybrid call, and that looked like he was not present in person. The Solicitor said that hybrid call meant that some were present in person, and some were attending the meeting through Zoom. Mr. Stroyan said that these minutes would be approved at the next meeting.

Review of January 25, 2022 Reorganization Meeting Minutes: Mr. DiLorenzo said that these minutes would be approved at the next meeting.

Zoning Ordinance 407.2 – Review: Mr. DiLorenzo said that Mr. Shepstone didn't send his comments for this section. Mr. Stroyan asked the Secretary to contact Mr. Shepstone telling him to send his comments or to discuss it with Mr. DiLorenzo. Mr. DiLorenzo said that this ordinance states that there cannot be any outside storages, containers, equipment, and trucks with storages in them. He added that trucks are not stored, and those are used. Mr. Stroyan said that according to the Zoning Officer, nothing can be stored outside the building, all machinery, and all supplies have to be stored inside a building, and no trailers or containers can be outside at all. He inquired if it is legal to tell somebody that a vehicle with a valid tag and an insurance cannot be stored outside. The Solicitor said that if two unregistered, unlicensed, and inoperable vehicles are stored, then it's considered a junkyard. Mr. DiLorenzo added that uninspected, unregistered, and uninsured vehicles still can have some values. Mr. Stroyan added that storing registered, insured, and operable vehicles is the slippery slope in this case. Mr. DiLorenzo added this ordinance is about a contractor's yard, and a contractor's yard is supposed to have containers, supplies, and materials to conduct the business. Mr. Willis said that every business needs to store something outside. He continued that he has no limits for his storage area, which was the critiquing point for his own conditional use hearing, and his was a labeled storage. There is a flea market in Matamoras, they have about 20 outside storage containers, and that's what they do in the weekends and in the summer. He further added that those wares are never moved. Mr. DiLorenzo added that Mr. Tom Station had to get a temporary use permit to keep his containers in his yard, and he would have to do that every year.

SALDO Redraft: The Solicitor said that it was a total rewrite. Mr. DiLorenzo added that the Supervisors could review it, and then direct it to the Planning Board. Mr. Stroyan added that he had some basic housekeeping questions that Tom could answer. He continued that when he did the Lucille Stroyan Fenner subdivision, he was told that no parts of the subdivision were allowed to be smaller than one acre, there were no avenues to do a waiver, and the redraft

includes a paragraph about waivers. The road of that subdivision was 33' wide, the road was less than an acre, and hence it didn't conform to the ordinance. It was a road, but he was asked to increase the end of the road into a lot to make that road's area an acre to make it conform to the ordinance. He added that his question was that if the rewrite was broad enough to handle such situations. Mr. DiLorenzo added that Mr. Stroyan's situation should have been handled as "grandfathered".

The Solicitor said that some of the old rules could be added to this redraft, or it could be started fresh. Mr. Stroyan added that the Supervisors had asked for an upgrade of this ordinance. He added that the next meeting is a joint meeting with the Board of Supervisors, he would ask if the old rules would be kept, and he would talk to Mr. Shepstone in the meantime. The Solicitor suggested adding a phrase, such as, "there won't be a public hearing in front of the Planning Board unless instructed by the Supervisors", as Supervisors had wanted the Planning Board to hold a Hearing for Econo-Pak. Mr. DiLorenzo added that two Hearings might be needed for Santos' property also. The Solicitor added that the Planning Board is supposed to make the sausage before sending it to the Supervisors, and that implies that Supervisors are supposed to receive a product that is almost done. Mr. Stroyan agreed that the Planning Board is in charge of doing the heavy work, and the Board of Supervisors gets to make the final choice. The Solicitor added that the numbers of the existing ordinance and this redraft were not even matching. Mr. DiLorenzo added that Mr. Shepstone could be asked to highlight the areas that he had changed.

Making the Zoning map official: Mr. DiLorenzo said that the map is almost done, but the new map is not 100% correct yet. He continued that one of those two maps shows the watershed and it's shaded. Mr. Metzger's property is missing in one of those maps, and Mr. Metzger wants the pond to be included to his residential property. There are some wetlands on his property, and he won't be able to build on those wetlands. Mr. DiLorenzo added that in some Municipalities, wetlands are not included for the calculation of the lot coverage. Mr. Stroyan added that it was a preexisting nonconforming use, and Mr. DiLorenzo added that now that property is being shortened. Mr. Stroyan said that a lot of time had been spent on this map, and this map would be official. He added that Supervisors were waiting for a map for the wellhead protection ordinance. Mr. DiLorenzo added that the secondary map, which delineates the watershed could be attached to that ordinance. The Solicitor added that this proposed map shouldn't be sent to the County until this Board figures out what Mr. Metzger is going to do with his property. Mr. Stroyan added that he would confirm with Mr. Quick that he is satisfied for his own properties in the map. His properties included his parents' properties, the school, and the house. Mr. DiLorenzo added that Mr. Quick had six commercial properties and one of those was sold as residential.

Sewage Project – Draft of Act 537 Plan: Mr. DiLorenzo said that HRG had a stakeholders' meeting on the Friday morning at 9:00 O' Clock when the gas was out. He continued that DEP was telling him at that meeting that the Act 537 Plan was adopted, and he himself had told them that the plan was not adopted. HRG was also telling everybody at the meeting that this Township had adopted this Plan. At the last Supervisors' meeting, he himself had asked the Supervisors if this Plan was adopted, and their reply was that the plan would be adopted if DEP approves it. Mr. DiLorenzo added that DEP did not accept this Plan, and hence technically this Plan shouldn't be adopted. He added that it's not this Township's ordinance, as it was not approved by DEP. He further added that it was also discussed at that meeting that

Westfall Township and Milford Township would have to split the expense of well testing depending on the number of wells. Mr. Stroyan said that at the last Supervisors' meeting, Supervisors had voted that this Township's intention would be not to spend any more on this project for the time being. Mr. DiLorenzo added that this message was conveyed at that meeting. He added that the total expense for this testing would be \$10,000, and they are saying that this township has 10 wells, and the amount would have to be split by the number of wells. The Solicitor added that the cost split might be about 25% and 75%.

Public Participation/Discussions:

None

There was no other business or executive session needed. Mr. Willis made a motion to adjourn the meeting, Mr. DiLorenzo seconded, and it passed unanimously. The adjournment was at 8:04 P.M.

Respectfully,

Shahana Shamim

Secretary