

MINUTES
April 4, 2022
Hybrid Workshop of the Board of Supervisors (Zoom ID was advertised in advance in the
Pike County Dispatch)
560 Route 6 & 209
6:30 p.m.

The Solicitor said that the application from Mr. Station stated that he would put two temporary trailers. He added that the Section 407.2 of the Zoning Ordinance states that two licensed trailers maintained in good condition can be kept during the construction of the project, and it cannot exceed two years. Mr. Gary Williams said that Mr. Station does not have trailers but two storage boxes in his property since day one. Mr. DiLorenzo added that Mr. Station got permits from the Zoning Officer for those two job boxes, which Mr. Station won't use until the building is done. Gary said that Mr. Station had also put some steel structures, which he had removed, on his property, but he never removed those job boxes. The Solicitor added that the letter from the Zoning Officer was received on April 4th, and Rachel Hendricks added that the Zoning Officer needed to know that items must be on the agenda at least 24 hours before the meeting, and those items need to reach the Secretary by the Thursday. The Solicitor added that the agenda could be amended, but the application did not provide enough information. Mr. DiLorenzo added that a narrative along with this application would be needed. Rachel added that this application has to be returned to Shawn for more information. She further added that this section of the Ordinance has been a recurring topic, and the Planning Commission wants to address it. The Solicitor added that temporary trailers are becoming permanent fixtures in such properties.

The Solicitor said that he did have a meeting with Matamoras, Westfall Authority, Milford Borough, and Milford Authority. He continued that the discussion included that there could be five separate agreements for five entities, and there could be a sixth (comprehensive) agreement for incorporating everything. At the meeting, he was asked whether Milford Township would participate in mandatory connection, and he had said that Milford Township won't do that. He was told that the capacity can't be reserved unless whether people would want to hook up or not is known. They suggested contacting residents of this Township and sending letters to the commercial owners asking if they would be interested in hooking up in case the Central Sewage runs through. Rachel added that that should have been the initial round of communications prior to the development of the plan. The Solicitor added that he said at that meeting that this Township was not interested in making a mandatory hook up ordinance, and the hook up would be strictly voluntary. He was then asked if the Supervisors would at least consider making an ordinance for the hook up in case there is a malfunction. Rachel said that property owners might get a malfunction while no capacities are reserved and in that case those property owners would have to install a temporary tank. Mr. DiLorenzo added that we have system failures, not ground failures.

MINUTES

April 4, 2022

**Hybrid Meeting of the Board of Supervisors (Zoom ID was advertised in advance in the Pike County Dispatch)
560 Route 6 & 209
7:00 p.m.**

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

Minutes of previous workshop and meeting reviewed for possible additions or corrections before approval by the Board of Supervisors: Ms. Hendricks said that she had made some corrections to the minutes that the Secretary had sent, those corrections needed to be incorporated, and the updated minutes would have to be tabled for approval at the following meeting as Mr. Williams and the Solicitor had not been able to review them yet. She motioned to table the minutes until the next meeting, Mr. Williams seconded and the motion passed to table the minutes.

Treasurer's Report:

Shahana reported that since the last meeting she had received \$66,654.34 from the Tax Collector, \$7,209.95 from R.E. Transfer tax, \$450 from sewage, a \$15,000 match for ambulance from Pike County Commissioners, \$200 from Magisterial District Court, and \$250 from Zoning. She reported the financial institution account balances as \$167,592.56, \$76,064.20, \$14,925.27, \$27,418.79, \$8,387.43, and \$127,987.26 in Wayne Bank (Investment), Wayne Bank (General), Wayne Bank (Payroll), NBT Bank, PLGIT (General), and PLGIT (Liquid Fuels) accounts respectively. In reply to Ms. Hendricks' inquiry she said that she had mailed the \$15,000 match from the County to Milford Ambulance already.

Roadmaster:

Gary M. Williams, the Roadmaster, reported that it had been pretty quiet for about a month, and there had been only a couple of storms. He continued that a couple of trucks were sent for inspection, and the tires of truck 750 had to be replaced. A tree, which had been falling down, was removed from Schocopee Road the previous week, and one of the poles of Pike County Light & Power (PCLP) had fallen on the backhoe. Fortunately, nobody was injured, but the backhoe got a small scratch from it. He submitted a document to PCLP for replacing this pole, and there would be no charges to this Township for this replacement, as the pole was leaning. The roadcrew had started the patching and brush cutting again. There was a heavy storm, there were two ditches that had to be fixed.

Zoning:

Rachel said that they had received the correspondence regarding a temporary trailer request from the Zoning Officer, it needs to be returned to him for clarification and more information, and it would be on the agenda of the next meeting.

Public Participation #1:

Mr. Mike James said that he wanted to introduce himself to the Township. He continued that he was considering a piece of land in this Township for development. That parcel is 44 acres in size, and it's along Route 6. It's just south of the intersection of Route 6 and 84, and across the street from Milford Professional Plaza. The proposal is to build a warehouse, that area was properly zoned for that type of use, but a conditional use process would be required. He would coordinate with the Zoning Officer for approval, and a sketch plan would be made for PennDOT. A balance would be made between the construction cost and the building size for the cost effectiveness. Rachel said that the construction might affect the aquifer, and she inquired if they had looked at the Source Water Protection Plan. She also encouraged him to contact Milford Water Authority.

Mr. James said that he had worked with Mr. Duke Schneider, and he had done a lot of projects of this kind in Bucks County. The Solicitor inquired what the size of the warehouse would be. Mr. Stroyan said that the number of people is crucial for the sewage part, and the height of the building and communication with the fire department would be addressed. Mr. James said that it might be 700,000 square-feet, but the construction cost would be astronomical if it is that big. He continued that building 450,000 square feet might be more cost effective, and there might be 110 people. The building would be fully sprinkled, and the lot coverage would be 25%. He introduced his partners, a representative from National Land Development and Al Johns of Have A Hoot and Bobcat/CRC. He indicated that he had done several projects in Westfall recently and had been working on what would be the most advantageous type of project for this parcel since 2013. He said this would be a spec building and they anticipated knowing the tenant by the time construction is actually beginning. He stated that they would situate the building on the property to reduce the impact and they anticipated PENNDOT would require extensive renovations of the Rt. 6 & I84 intersection as part of the project. He stated that there would be no hazardous materials stored here, in their anticipation, but rather the site would store and distribute consumer goods.

Correspondence:

Shahana presented various correspondences received, including from Hickory Hills Property Owners Association, Mike Mrozinski, HRG, Rachel Hendricks, Zoning Officer, Pike County Workforce Development Agency, Direct Energy, PSATS, Borton Lawson, Pike County Conservation District, Brian Snyder, Greenwood Hills Property Owners Association, US Census Bureau, UGI, certificate of insurance, Pike County Commissioners, Solicitor, Vito DiBiasi, Simone Collins Landscape Architecture, National Park Service, Wayne Bank, and PIRMA. Mr. Stroyan said that Route 209 was closed completely, and Mr. Williams added that the closure spanned from Raymondskill to 739.. She also said that the Road Task Force minutes had indicated that the Sawkill Bridge replacement project had been pushed back to 2024.

Mr. Stroyan encouraged the Supervisors to make a decision about writing a letter to the superintendent, regarding the potential change of DEWA to a National park, as there are many concerns, such as Route 209 being closed with a two hour notice. Rachel said that there was an emergency situation, and it was the failure of a storm water culvert, which had eroded the road. She added that she had heard a lot of people complaining about being unable to hunt and fish if the park becomes a National Park, and she would be open to people from both sides to come to the Township and talk about it. Mr. Bill Pitman added that Route 209 was being closed because the culvert issue, and using the Route 01 was insane from the safety aspect. Mr. Williams added that there had been more traffic on Route 01, and some accidents had happened. He added that

National Park Service was attending the Borough's meeting that night, but they were not taking any questions. Rachel added that this Township needed representatives to answer questions, and those representatives needed to be identified. In reply to Mr. Pitman's inquiry, she said that the road repair is apparently not an easy fix, that area would be fully resurfaced, and the storm water issues would be restructured in 2023. She added that banning hunting and fishing at this property would be bad for the community, she would be open to listening to the residents, and she suggested compiling a list of concerns for the legislators. Gary added that that there would be a charge on everything down there, there would be charges for visiting Dingmans falls and Raymondskill Falls, and he himself was 100% against those charges. Mr. DiLorenzo added that there's a charge to walk into the beach, and that's pity. He added that he agreed with Bill Pitman, who said that Route 01 would be a disaster if Route 209 is closed. Ms. Hendricks indicated she would pursue getting speakers to inform the Supervisors and residents on this matter for future meetings.

Old Business:

a. RFP for the Comprehensive Plan: Rachel made a motion to table this item, as the County had notified the Township that they had received a second proposal, which would be delivered to the office soon, and there would be two to compare. She continued that some paperwork needed to be submitted for Scenic Rural Character Preservation (SRCP) grant, she would work on that, and a committee would have to be formed to spearhead this. It could be discussed at the Planning Board's workshop, and she would ask Mike Mrozinski who he would like to be on that committee from his office. According to SRCP, the committee has to include somebody from the County, someone from this Board, and one or more people from the Planning Board. The committee could discuss the comprehensive plan at Planning Board workshops, and the other people would have to plug in those workshops. Mr. Stroyan inquired if anybody from the general public needed to be included, and Rachel said that she would review the list that the County had provided. Gary seconded her motion, and it passed.

b. Act 537 Plan: Discussed at the Workshop

New Business:

a. Request to use the Meeting Room – Greenwood Hills Property Owners Association:

Mr. Williams made a motion to approve this request to use the meeting room on May 21 from 9: 00 A.M. till noon as long as they provided the liability certificate, Ms. Hendricks seconded, and it passed.

b. Milford Highlands NPDES Permit Discussion: Ms. Sarah Wilson said that they had bought Lot 1, which is about four acres, in Milford Highlands in February right before the pandemic, and they had been renting in Milford Borough. She added that they had come to the Township for permits, the construction of their 32' X 50', 2,506 square feet modular home was almost done, and then they received a stop work order from DEP. She further added that it would be a huge burden on the family, and it would cost thousands of dollars. The Solicitor said that he had spoken with the Sewage and the Zoning Officer, and he found out that the Township did get a letter back in September, but the permits were

issued before the letter was received by the Township. He added that both the Sewage Enforcement Officer and the Zoning Officer were unaware of that letter when they had issued those permits.

The Solicitor continued that the original developer of Milford Highlands had an NPDES permit, and it was issued in September of 2016. That developer was not able to tell if Lot 1 was covered by that permit or not, and that would have to be discussed at the Hearing. Clean Stream Law is enforced by DEP, which issues all the NPDES permits, and the Pike County Conservation District (PCCD) had notified all property owners. An individual permit was required for this lot, when the original NPDES permit had expired, the former owner never applied for it, and he sold the lot to Ms. Wilson. The former owner knew that he was required to get the permit, and he should have told that to the buyer. He had spoken with Michelle Long from PCCD, she said that a meeting was scheduled with Ms. Wilson past August, and Ms. Wilson was not able to attend that meeting. Michelle was not able to go over with Sarah about how to get an NPDES permit yet. The letter from PCCD did state that issuing permits for that property would be a violation of the Clean Streams Law, and Ms. Wilson would have to acquire an NPDES permit before she could continue with the construction. It won't be a quick process, and they would explain how to get one on the 14th.

Attorney Douglas Jacobs said that Mr. and Mrs. Wilson had done the right thing, the Township had issued all permits to them, and she had started the construction. He added that she was almost done with the construction, and now the Township is the one that is telling them to stop the work. Mr. Jacobs further added that Mr. and Mrs. Wilson would have to keep paying the \$2,000 rent on a 600 square foot house, they would also be paying the construction loan, and it's going to be a long process. Ms. Wilson said that the septic permit was issued on April 1st of 2021, the Zoning Permit was issued on August 30th of 2021, and the building permit was issued on September 3rd of 2021. Rachel said that the PCCD letter had stated that the NPDES permit was "going" to expire, and it was stamped in the office as received on September 1st of 2021. Mr. DiLorenzo said that all permits were issued before the expiration of that NPDES permit. He added that the stop work order was issued because the original owner of that property did not transfer papers of the original NPDES. He further added that the previous owner had received a letter back in 2019 advising him that his NPDES permit was going to expire in 2021.

c. Consultant for reporting the expenditures of ARPA funding: Rachel made a motion to contact the County Planning Office for the price for hiring their consultant, Mr. Williams seconded, and it passed.

Public Participation #2:

Ms. Hendricks said that she would like to thank the Fire Department, who had responded to her house last week, for their rapid response. She added that she appreciated their efforts and

dedication. She asked the Secretary to add a thank you letter to Mr. Mrozinski on the agenda of the following meeting. She also asked to get a progress report from Pike County light & power on the LED switch of the streetlights.

The Solicitor said that he had received the updated deed for Mr. Metzger's lot combination, he had reviewed it, and it was fine. He also said that the Secretary had handed the transcript of Econo-Pak's hearing, and he would review it to confirm the 40 conditions for their conditions use application.

Bill Pitman said that Pike County Light & Power changes the rate four times a year. He added that in January they had increased the electric supply charge by 50%, and the increase in August was 24¹/₂%. Rachel said that shopping for another supplier is heavily restricted.

Executive Session:

Rachel Hendricks made a motion to recess the meeting and have an executive session to discuss personnel matters, Mr. Williams seconded, and it passed. After the executive session Rachel made a motion to open the regular meeting, Gary seconded, and it passed. Rachel made a motion for making an internal policy. She continued that all permits issued by all the officers would have to be provided to the office, to the Supervisors, and to the attorney on a monthly basis. All correspondences received regarding project management, particularly from the Conservation District or the County Planning Office will have to be immediately disseminated to the appropriate officers, and these officers would have to acknowledge receiving these correspondences in writing or via email. Administrative and project-oriented correspondences and newsletters for the Supervisors would have to be batched, that way it would be easier to search specific correspondences, and the Township might be able to avoid problems that the Township was currently facing. Gary seconded the motion, and it passed.

There was no other business or executive session needed. Rachel made a motion to pay the bills and adjourn, Gary seconded, and it passed unanimously. Adjournment was at 9:00 P.M.

Respectfully submitted,

Shahana Shamim

Secretary/Treasurer