

**MINUTES**  
**March 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, Peggy Emanuel, Solicitor Thomas Farley, and Secretary Shahana Shamim.

**Review of February 22, 2022 Joint Meeting Minutes:** Mr. Stroyan said that these minutes can't be approved, as it was a workshop. Mr. DiLorenzo said that these minutes would be tabled at the following meeting.

**Zoning Ordinance 407.2 – Review:** Mr. Stroyan said that the goal was to allow the contractor's yard to have the ability to operate, and that would depend on the type of operations. He added that Billy Shi, who owns a concrete business, is an example. He has digging equipment, and trucks, and he shouldn't be asked to store everything inside. The Solicitor suggested adding the language as "inside a building or putting the equipment and materials that are related to the business behind a six-foot fence or sufficient screening". Mr. DiLorenzo added that Junkyards cannot be created inside fences, as there's a junkyard ordinance, and the Solicitor added that it would be for the licensed trailers and trucks. Mr. Stroyan said that he has raw materials, such as sand and stones in his property. Mr. DiLorenzo added that Billy has a lot of machinery in his yard, and almost every business would have to come for a conditional use. Mr. Stroyan added that some contractors bring materials to the yard that are not related to the business, that becomes problematic, and how far it needed to be limited needed to be thought about. Mr. DiLorenzo added that masonry yards bring a lot of materials in their yard, some of those get sold, and some of those don't. The Solicitor added that some materials might need to be stored for the next project. Mr. DiLorenzo added that he stores a lot of pipes, and he keeps those pipes outside. Patrick inquired if there is a definition of the word "inside" for this ordinance. Mr. Stroyan replied that this ordinance states that everything has to be stored inside the four walls of the building, nothing can be stored outside, and the Board doesn't think it's reasonable.

Patrick said that something could be written for every type of business, but that would be a nightmare. Mr. DiLorenzo added that any business with an outside storage would become a conditional use, and this Board would get to hear what they need. He further added that a 50-foot buffer could be used for these contractors' yards with outside storages. Mr. Stroyan said that that would involve taking of lands, some lots are quite small and close to each other, and hence screening would work better. In reply to his inquiry, Mr. DiLorenzo said that Mr. Shi's condition allows to store everything outside. He added that Mr. Tom Station uses his containers in his yard, he got in trouble, but he was able to get a temporary permit for those outside containers. Mr. Stroyan said that Mr. Station had his conditional use. Mr. DiLorenzo added that it would be hard to set numbers, as everybody's case would be different.

**SALDO Redraft:** Mr. Stroyan said that he didn't like some of the sequences, which would be too burdensome to the applicant, of this redraft, and he asked the Solicitor to talk to Mr. Shepstone about it.

**Making the Zoning map official:** Mr. DiLorenzo said that Mr. Steve Metzger was in the process of doing the subdivision of his property, that would make the last change to the map, and this change would be added to the map as soon as it becomes official. Mr. Stroyan said that Ms. Rachel Hendricks was also present at the meeting, and he told her that this Board preferred doing the overlay map for the wellhead protection ordinance to overlays on the official Zoning map, and there should be a separate map to go with the Wellhead Protection Ordinance. Ms. Hendricks said that a Zoning map needs to be adopted first, as it hadn't been done yet. Mr. DiLorenzo added that there were two maps, one was with the overlay and other one was without it. Mr. Stroyan added that the aquifer cannot be shown on the Zoning map. Rachel added that the Board of Supervisors won't do a Hearing without the overlay map, as people need to know if it applies to their properties or not.

**Sewage Project – Draft of Act 537 Plan:** Rachel inquired if HRG has any legal authority to ask to not share the information with general public. She added that another set of minutes of the sewage meeting was sent that day, and it didn't include that language. She also inquired what kind of legal authority HRG has if this information is shared. She further added that although the majority of the board was not present at that meeting, the Open Records Officer still should have access to this information. Mr. DiLorenzo clarified to the rest of the Members that the representative of HRG had sent a letter that included the minutes of their meeting, and they had included a language in that letter that it was not to be shared with anyone other than who had attended the meeting.

Mr. Stroyan said that the next HRG meeting would be on the 31<sup>st</sup>, the intermunicipal agreements were discussed, and they will continue working on the draft agreement. Rachel added that they were asking for \$19,000, and that would include the well testing, attorney's fees, and the public hearing. She continued that DEP had said that the hearing would be for all four Municipalities, and hence the renting might be quite high. Dave Clark had already spoken to attorney Jason Ohliger about coordinating a meeting with the Solicitors of all of these Municipalities and Municipal Authorities, and there might be a master agreement or there might be five separate agreements. Supervisors on the other hand want to see the funding commitments, which should be in writing. Mr. Stroyan added that he had attended the Matamoras Borough council meeting, where the Act 537 Plan was discussed, and it was stated that everybody was in accordance, except Milford Township and Milford Borough.

**Emergency Management Plan:** Mr. DiLorenzo said that this item would be placed in the next meeting's agenda. Rachel added that 11 action items were submitted for the hazard mitigation plan to the County. She continued that they had submitted the highest rated hazards, and action items were also submitted for each hazard. Some action items, such as the Comprehensive Plan itself, could cover multiple hazard items. Some specific projects were identified including the drainage for Vandermark Drive, which is this Township's biggest hazard mitigation project, and the Conservation District wants to take charge of it. A new ambulance needed to replace the existing ambulance, and a UTV, which the Fire Department would need, was also submitted. It's a five-year plan, the Comprehensive Plan would allow to look at the

flood control, and a flood plain administrator needs to be included in the ordinance. According to the County's consultant, there would be funds for the tree maintenance program, and the County's tree maintenance program would cover all the state roads. Mr. DiLorenzo added that trees are a big concern, as they take down the power lines.

**Public Participation/Discussions:**

Mr. Stroyan said that the Secretary would be out of town for the next regularly scheduled meeting. He added that at the past Supervisors' meeting, he had taken the liberty to tell the Supervisors that the next Planning Board meeting, which was scheduled for the 22<sup>nd</sup>, could be skipped. He asked the Secretary to confirm with Mr. Shepstone that this Board needed to discuss the 407.2 and draft SALDO at the next workshop.

Mr. Stroyan said that a clarification of the easement was requested for Mr. Metzger's plan. Rachel said that Mr. Metzger had attended the Supervisors' meeting with his revised maps, and the purpose of the easement was added on the new map in the "pond access" note.

Ms. Hendricks thanked the Members personally and on behalf of the Board of Supervisors for working so hard on the reviews and discussions on the Econo-Pak project for months and months. She added that that project had become very suitable when it came to the Board of Supervisors for the final approval. Mr. Stroyan added that it would be important for the Zoning Officer to maintain the traffic conditions. Rachel added that the NPDES permit would be required before starting the project. Mr. Stroyan added that Mr. Weibel was taking too long to purchase the property, and applications cannot be made on the properties that are not owned.

There was no other business or executive session needed. Mr. Stroyan made a motion to adjourn the meeting, Ms. Emanuel seconded, and it passed unanimously. The adjournment was at 8:00 P.M.

Respectfully,

Shahana Shamim

Secretary