

MINUTES
April 26, 2022
Milford Township Planning Commission Hybrid Meeting
560 Rt. 6 & 209
7:00 p.m.

A meeting of Milford Township Planning Board was called to order at 7:00 P.M. by Chairman Robert Di Lorenzo through a Hybrid call, the contact information for which had been advertised in advance in the Pike County Dispatch. Also present at this meeting were Members Kevin Stroyan (Vice-Chairman) and Peggy Emanuel, Solicitor Thomas Farley, Supervisor Rachel Hendricks, and Secretary Shahana Shamim.

Review of February 22, 2022 Meeting Minutes: Mr. DiLorenzo made a motion to accept these minutes, Mr. Stroyan seconded, and it passed unanimously.

Review of March 10, 2022 Workshop Minutes: Mr. DiLorenzo made a motion to approve these minutes, Ms. Emanuel seconded, and it passed unanimously.

Review of April 14, 2022 Workshop Minutes: Mr. Stroyan said that the “underground piping” in the last sentence of the Section “Comprehensive Plan – Committee for Scenic Rural Character Preservation (SRCP) grant” needed to clarify that it is used for storm water management, and they are very similar to infiltrators in a septic system. He added that the words “the bank didn’t tell anybody” in the section “NPDES Permit for Milford Highlands” needed to be changed to “the bank didn’t inform anyone”. He further added that the words “no one was notified” needed to be added to the next sentence. Mr. DiLorenzo said that the sentence “the bank had to do it by law” needed to be changed to “the bank was allowed to do it by law”. He added that the word “they” needed to be replaced by “non-bank owned properties” in the next sentence “Pike County Conservation District (PCCD) had sent out a letter in 2019 about the NPDES expiring, but they were taken off of this permit before that”. Mr. Stroyan made a motion to approve the minutes with these corrections, Mr. DiLorenzo seconded, and it passed unanimously.

Comprehensive Plan – Committee for Scenic Rural Character Preservation (SRCP) grant: Mr. Stroyan said that Members are supposed to look at the proposals and make a recommendation. The Solicitor added that both of the proposals that were received met qualifications. He continued that the first question was price, the difference was only seven dollars, and that was not an issue. Based on experience, Woodland Design Associates has the best local experience. Mr. DiLorenzo added that Mr. Shepstone knows the County very well. Ms. Emanuel added that she has seen a lot of people who come to this area, and they say that they don’t know about this area. She further added that it makes perfect sense to hire somebody who had worked with this Township before, knows the area, and Woodland Design Associates has all the qualifications that this Board is looking for.

The Solicitor said that JMT, the other company, had worked with Shohola Township and Lackawaxen Township, and these two Townships have a joint Comprehensive Plan together. He

added that the Secretary had contacted these two Townships, who had told her that JMT had done a good job, but that was about 13 years ago. Rachel added that the SRCP manual, which is online, spells out that the qualifications have to be evaluated. She suggested voting subject to meeting the standards outlined in the SRCP Manual, and she added that the Board of Supervisors would double check. Mr. DiLorenzo made a motion to recommend Woodland Design Associates as this Board's recommendation to the Board of Supervisors for the Comprehensive Plan conditioned upon meeting the requirements of SRCP.

Rachel said that there has to be a steering committee, which will have representatives from the Supervisors, Members, and the County Planning Office. She asked if all Members would like to participate in that, if they would want to use their workshops for those meetings, or if Members would like to make a subcommittee for that. Mr. Stroyan inquired what the size of that group was supposed to be. Rachel added that residents, taxpayers, and business owners could be added in this committee. The Solicitor added that this committee would make recommendations, and hence he/she who attends meetings should be included to this committee. Mr. Stroyan added that Mike, Brian, or Jessica from the County could be added into this committee, and it would depend on their schedule. Rachel added that the Zoom option would be available.

Mr. Stroyan added that the young guys that are working with Woodland Design Associates are practical and straightforward, but the other one was not bad either. He continued that Mr. Shepstone and a lot of Members of this Board are advancing to the age, and they might back off from heavy workloads. Mr. DiLorenzo added that this question could be forwarded to Mr. Shepstone, and he could be asked if the younger people in his company would take over when he retires. Mr. DiLorenzo added that those young guys, who are working with him, would learn from him. Mr. Stroyan added that he had spent a lot of time with Mr. Helfrich, and his additions of ordinances were three pages long, whereas Mr. Shepstone's amendments always provide some wiggle rooms. The Solicitor added that there are two more people in Woodland Design Associates, and they are not Planners. He added that if JMT is selected then those Planners would have to come from Allentown, and there are no young Planners around this area. Mr. DiLorenzo suggested asking Mr. Shepstone if the younger people in his company would take over when he retires. The Solicitor added that the Comprehensive Plan would be for ten years, and the younger Planners would have to learn from Mr. Shepstone. Mr. Stroyan seconded the motion, and it passed unanimously.

Zoning Ordinance 407.2 – Review: The Solicitor said that Mr. Shepstone would make some changes to this Amendment, and Mr. DiLorenzo made a motion to table this item at the next meeting. Ms. Emanuel seconded the motion, and it passed unanimously.

SALDO Redraft: Mr. Stroyan said that this redraft would be tweaked with the option of the Planning Commission to have a Hearing and a language for the NPDES permit. He added that some other housekeeping items would be added too. Mr. DiLorenzo made a motion to table this item at the next meeting, Mr. Stroyan seconded, and it passed unanimously.

Making the Zoning map official: Mr. DiLorenzo said that he had spoken with the County, and they had said that the update of the Zoning map won't be done until Mr. Metzger's property is recorded. Rachel Hendricks added that Mr. Metzger's property approval was contingent upon some changes on his map, and the updated map was signed by the Supervisors already. The Secretary added that Mr. Metzger had picked up his signed maps from the office. Mr. Stroyan added that the Wellhead/Watershed Protection Ordinance doesn't exist, as the Board of Supervisors (BOS) never acted on the text Amendment of this ordinance. The Solicitor inquired if the text language of the Amendment was sent to the County for their comments. Rachel replied that the BOS did not want to move forward without the map, and she asked the Secretary to add it to the agenda for the next meeting of the BOS. She continued that people won't be able to make comments, and the enforcement officials won't be able to tell which properties it would apply to, as the map that was forwarded to the BOS did not ascertain that. The base map would have to be done before doing the overlay map. Most of those properties are in the DD Zone, those would be conditional uses, and Planning Board would be able to suggest conditions to align with the Source Water Protection Plan (SWPP). The Solicitor agreed that it could be used as a guideline.

Mr. DiLorenzo said that a developer had attended the Supervisors' meeting, and he had proposed building a 450,000 square foot structure. Mr. Stroyan said that the applicant had told them only half of their story, this developer would develop on both pieces of the property, and it would be a conditional use anyway because of the size and the location. He pointed out that parking lots are usually very clean after the snow is scraped off, and they would need to handle the snow. He added that that snow would have to be melted in the middle of the winter, and they would have to have adequate area for the containment of the snow. Rachel added that the SWPP could be used to make proper conditions, and in reply to the Solicitor's inquiry, she said that the Engineer had been trying to figure out a suitable and profitable project for that piece of property. She continued that Mr. DiBiasi had sent some emails after that presentation by the developer, and he had stated in that email that that property was transferred with a dollar from one owner to the other owner with a slightly different name. The land developer is a national company. The Solicitor added that it would be a conditional use, and hence reasonable conditions could be added if their application is received. Mr. Stroyan added that they were able to skip paying the transfer tax, and Mr. Sullivan had stated in his minutes that this company had won the competition. He made a motion to table this item for the next meeting, Mr. DiLorenzo seconded, and it passed unanimously.

Sewage Project – Draft of Act 537 Plan: Rachel said that she had commented on circulating HRG's reports, and after that they had started sending very thin reports. Mr. DiLorenzo said that the exact service area of the map needed to be asked, as the number of wells to be tested had been changing from the very beginning. He added that the closest well is 400 feet away from the east side of Route 6 & 209's right of way, and they would probably run the pipe on the west side. These properties are way further than 150 feet and outside the service area. A whole new proposal would be required if these properties would be serviced in future. Rachel added that HRG was differentiating between the study area and the service area. Mr. DiLorenzo continued that it's only for the business district, and that's why they came up with the usage of 200 gallons/day. Residences use 400 gallons/day, and the national average is 265 gallons/day.

Two EDUs would have to be paid if more than 200 gallons/day is used. He added that when he did his own study, he found that an average family was using 230-250 gallons/day, and hence those families would be paying two EDUs. Businesses on the other hand, would be paying for one EDU only, and that won't be fair.

Rachel said that Supervisors' big concern is that \$3,000 is being asked for this water testing, but that's probably the first ask. Mr. Stroyan added that they were insisting on the Municipal Agreements also, and Rachel said that DEP required it. Mr. Stroyan added that the agreement would be for six Municipal entities, and they would be asking for more money to write all those agreements. Rachel added that the Township's intention is not to spend any taxpayers' money, and not to mandate any hookups. She continued that Commissioner Waldron was present at one of the meetings, he was the Solicitor of Westfall Sewer Authority at that time, and he had assured that under no circumstances Municipalities would be forced for the implementation and construction. This Township never received those bills and contracts, and how that \$140,000 was spent needed to be known. The County had received and paid those bills, which were never disseminated to the Municipalities. Mr. DiLorenzo added that according to the agreement, the Supervisors would move forward with the Act 537 Plan if it is accepted by DEP. He added that he doesn't like the OLDS ordinance, which is a part of the plan, as it would allow possibly only one laundry load per day and possibly none.

Public Participation/Discussions:

None

There was no other business or executive session needed, so at 8:13 P.M., Mr. DiLorenzo made a motion to adjourn the meeting, Ms. Emanuel seconded, and it passed unanimously.

Respectfully,

Shahana Shamim
Secretary