

MINUTES
May 24, 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), Ray Willis, Patrick McCarthy, and Peggy Emanuel, Solicitor Thomas Farley, and Secretary Shahana Shamim.

Review of April 26, 2022 Meeting and May 12, 2022 Workshop Minutes: Mr. Stroyan made a motion to table these minutes at the next workshop, Ms. Emanuel seconded, and it passed. Mr. Willis abstained from voting, as he was not present at that meeting.

Lot Combination Application – Upriver Ventures, LLC: The Secretary said that she had forwarded the deed to the Solicitor and Members. Mr. Stroyan said that the Township Route number was added, but the names of the gravel roads were not done. Mr. Di Lorenzo said that according to the Zoning Officer’s comments, the setback lines needed to be shown from the edge of the highway right-of-way, there were two lots under a single Tax ID number, and the map showed a line through the lot. Mr. Stroyan added that the deed needs to be reviewed by the Solicitor. The Solicitor asked to table this item at the next meeting, and to ask the Secretary to write a letter asking the applicant to attend the next meeting. Mr. Stroyan made a motion to table this item at the next meeting and for the Secretary to write a letter to the applicant asking them to attend the meeting. Mr. McCarthy seconded the motion, and it passed unanimously.

Comprehensive Plan – Committee for Scenic Rural Character Preservation (SRCP) grant: Mr. Stroyan said that the Supervisors had evaluated and scored the applicants for doing the Comprehensive Plan, and they would send the result to this Board.

Zoning Ordinance 407.2 – Review: Mr. Stroyan said that this item would be tabled at the next meeting, as Mr. Shepstone didn’t send any updates this month. Mr. DiLorenzo added that ordinances for the smell and noise already exist, and he inquired if those points could be added in this section also. He further added that materials in transfer companies and paving companies often smell, and the smell ordinance already states that the odor cannot cross the property line. He suggested thinking about it while Mr. Shepstone was rewriting this ordinance. The Solicitor added that the last version was written on February 22nd. Mr. Stroyan added that it made sense and Mr. Shepstone could be asked if this ordinance is the right place to add this point.

SALDO Redraft: Mr. Stroyan said that Mr. Shepstone had sent this redraft on May 12th, and the changes were that the Source Water Protection reference was added to Section 100-26, the land development definition was matched to current, the mylar requirement was deleted from the Section 100-19, “community sewage systems not to be located at the bottom of a hill” was added to the Section 100-27, Planning Commission Hearing option was added back to the Section 100-15, and “let landowner proceed directly to final” was added to the Section 100-15. He added that these edits would be reviewed, and then it would be forwarded to the Board of

Supervisors at the next Planning Commission meeting. He made a motion to table this item at the next meeting's agenda, Patrick seconded, and it passed unanimously.

Making the Zoning map official: Mr. Di Lorenzo said that corrections were made on the Metzger's property, the new map was ready, and he would pick it up. He added that he would confirm with Mr. Pinchot also. Mr. Stroyan made a motion to table this item at the next meeting, Peggy seconded, and it passed unanimously.

Emergency Management Plan: Mr. DiLorenzo made a motion to table this item at the next meeting, Mr. Stroyan seconded, and it passed unanimously.

Sewage Project – Draft of Act 537 Plan: Mr. Stroyan said that the Municipal Authority of the Borough of Milford (MWA) had sent a letter to the Township property owners. He continued that a list of the recipients of this letter was not sent, the letter stated that if the property owners come after the plan is done then more money would be charged to them, and it will be cheaper if they hook up now. They didn't even state why this letter was being sent. The Solicitor added that this Township only wants to be a transmission line. Mr. Stroyan added that the Township didn't want to hinder anyone from hooking up if they desired to. Mr. DiLorenzo said that MWA was looking for a lot of responses so that the Sewer could be placed. Mr. Stroyan continued that there was a draft intermunicipal agreement, and MWA was not a part of the initial agreement, but they were an interested party. He had asked for this draft at the last Supervisors meeting, but according to the Engineer, it's a private proprietary document, and it hasn't been disseminated yet. It was probably not signed, but it was discussed at a public meeting, and he asked if MWA is a party of of this draft intermunicipal agreement.

Mr. Stroyan said that the Supervisors had sent a letter requesting the initial contract and the disbursement of monies of initial \$140,000. He continued that the impression of this Township was that that amount should have been enough to pay for what was done, since then, there has been asks for monies for doing the water studies, and that's why this request of information was made. There's a draft intermunicipal agreement, and according to HRG, it's not a public document yet. It was discussed at least at one of the public meetings, and hence it is a public document. In reply to the Solicitor's inquiry, he said that it was not discussed at the executive session, which is used only when employees are involved, and litigations are feared. The Solicitor said that it's not a public document if the agreement is being negotiated. Mr. Stroyan said that this is a simple sunshine ask, it was discussed at a public meeting, and his question is if Milford Municipal Authority (MWA) is a party in this agreement. MWA will charge the fee, they are an autonomous taxing body, and they can set their own fees. The Solicitor agreed that they should be a part of this agreement.

Mr. Stroyan asked if someone from this Board should attend the MWA meeting for the 450,000 square feet warehouse application that is in front of the Board. He added that he thought that that applicant would attend that meeting. The Secretary said that she had handed the application to the Zoning Officer, who didn't forward it to the Planning Board, as the Zoning fee was not paid. Mr. Stroyan said that he had attended the past Supervisors' meeting, he had informed the Supervisors about this application, and the Supervisors felt that a date for its Hearing needed to be set to avoid the confusion of a deemed approval. He added that the MPC requires a hearing to be set within 60 days after the conditional use application is handed. He

added that Solicitors of both Boards needed to discuss this matter, as the applicant had mentioned that 90-day extensions would be given only if they felt it was necessary.

Public Participation/Discussions:

Mr. Stroyan said that there was another application to Westfall Township, but it hadn't come to this Township yet. Mr. DiLorenzo said that DEP had called him and asked him about his position about developing these 196 lots in Milford Township. He continued that they are getting permits in Westfall Township, they were testing for the sewage, and this Township was never notified about it. It's part in Westfall Township and part in Milford Township, and he would be talking to DEP again. Mr. Stroyan added that it's the same Engineering Firm that's doing the warehouse. The Solicitor suggested calling Westfall Township to learn about what they know about this project, and in reply to his inquiry, Ms. Emanuel said that the name of that development is King Arthur Estates. Mr. DiLorenzo added that the entrance is on Foster Hill by the pipeline, DEP had sent him a map, and there would be 300-400 extra cars on Foster Hill Road because of this development. Mr. Stroyan added that there would be a pass-through road from Foster Hill to Cummins Hill, and crimes happen in pass-through roads. He further added that a lot of roads in this township are dead end roads, and there are no easy egresses for those roads.

Mr. Stroyan said that Ms. Emanuel was leaving this Board, and her resignation letter was in the hands of the Supervisors. He continued that she had done everything that she was asked to do, and it would be hard to fill up that spot. She had been super conscientious about what she needed to learn and he and the rest of the Members appreciated it. He and other Members asked the Secretary to ask the Supervisors to write an appropriate letter of thanks to her. The Solicitor agreed with Members and he added that Ms. Emanuel had done a great job.

There was no other business or executive session needed, so at 7:57 P.M., Ms. Emanuel made a motion to adjourn the meeting, Mr. Willis seconded, and it passed unanimously.

Respectfully,

Shahana Shamim
Secretary