

MINUTES

August 1, 2022

Hybrid Workshop of the Board of Supervisors (Zoom ID was advertised in advance in the Pike County Dispatch)

560 Route 6 & 209

7:00 p.m.

The Solicitor said that the 30-page Inter-municipal Agreement on the table was the final one, and Rachel added that she had probably received this same version directly from Scott Sheldon. Gary said that this revised one was better. Rachel asked the Secretary to send the Annual County convention letter, which Diana Blume had sent, to the Planning Board Members, put it in the agenda of their next meeting so that the Members could confirm their attendance to this convention by then.

Rachel said that Penney had said that she had some comments for the Section # 407.2 Amendment, and the Solicitor added that he had questions about the pods that would be allowed by conditional use.

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August 1, 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, Zoning Officer Shawn Bolles, and Secretary/Treasurer Shahana Shamim.

Minutes of July 5, 2022 workshop and meeting reviewed for possible additions or corrections before approval by the Board: Mr. Williams made a motion to approve these minutes, Rachel seconded, and it passed.

Minutes of July 18, 2022 workshop and meeting reviewed for possible additions or corrections before approval by the Board: Mr. Williams made a motion to approve these minutes, Rachel seconded, and it passed.

Treasurer's Report:

Shahana reported that since the last meeting she had received \$250.00 from Zoning, \$400.00 from Sewage, and \$12.50 from Code Inspections. She reported the financial institution account balances as \$292,976.51, \$72,200.45, \$16,356.11, \$41,135.82, \$8,760.81, and \$126,508.40 in Wayne Bank (Investment), Wayne Bank (General), Wayne Bank (Payroll), NBT Bank, PLGIT (General), and PLGIT (Liquid Fuels) accounts respectively.

Roadmaster:

Gary M. Williams, the Roadmaster, reported that there was a major washout on top of Vandermark, two designs were given by the Township Engineer, but the Township doesn't have enough money yet to go for the bid. He continued that there's a second drainage problem in

Vandermark, and hopefully it would be corrected by the next month. A new pipe would have to be put, and it would go into the retention pond, which is about six foot deep. Another pipe would need to be put, and it would go out of this retention pond. The Engineer's estimate for the construction cost would be about \$130,000. Rachel added that the American Rescue Plan (ARP) fund was received last July, and the second part should come this July.

Zoning:

The Zoning Officer said that he had issued two permits in the month of July, one was for a detached garage, and then it became an attached garage. He continued that he was working with a resident to get a permit for his rental/excavating company. He had received two complaints, one was a neighbor-to-neighbor dispute regarding trees that was leaning over a deck, and he can't do anything about it, as this Township doesn't have property maintenance codes. The other complaint was that someone was living in an RV on someone's property. He added that complaints should not circumvent, and should not go directly to the Supervisors. Some people had gone to the Supervisors instead of filing complaints themselves.

Public Participation #1:

None

Secretary's Report:

Shahana presented various correspondences received, including from the Solicitor, Brian Snyder, Pike County Conservation District, Kiley Associates, Mike Mrozinski, Thomas Shepstone, National Land Developers, LLC., and Vito DiBiasi. Gary said that the Township was not officially notified about the 69-kv transmission line in Mr. Mrozinski's letter, but this line would go through parts of Milford Township. He continued that it would run along the edge of Route 6, some new poles might be placed, and it would end at the PPL substation. This line would also go through Lehman Township, Dingman Township, and Delaware Township. Rachel asked Shahana to let Mr. Mrozinski know that the Board of Supervisors is interested in the presentation, which he had mentioned in his letter, and to ask when the presentation would happen.

Old Business:

a. Act 537 Plan: Rachel said that there was a meeting of the intermunicipal group, and the agreement is under review.

b. Zoning Ordinance 407.2 – County Comments: Rachel said that Ms. Luhrs had intended to make comments for this Amendment, and she was not present at the meeting. She made a motion to table this item to the next meeting's agenda, Gary seconded, and it passed.

c. Zoning Map submitted by the Planning Commission: The Zoning Officer said that there were several changes in this proposed map. He continued that the original Zoning Map had vanished when the room was renovated, he had gone through all the maps in the building, and he wasn't able to trace it. He had utilized the map that Viola had colored, and he had corresponded it with the one that the County had provided. He had also utilized the Permit Manager software, which can tell the Zones of every property, and it took him several weeks to go through every property. The only two changes he thus found were the two properties in Milford Hill, those properties were DD, and were listed as RD. The current map, which was forwarded by the Planning Commission, changed about 100 properties from the original map. The Solicitor added that at the previous meeting, only two properties' zonings were mentioned as

being changed, the Metzger's property, and Pinchot had decided not to change. Mr. Bolles said that Hickory Hills, which had been in the DD Zone, is in the RD Zone in the proposed map. He continued that there's an office in that property, it would then become nonconforming, as that would be included in the RD Zone too. Mr. Bolles added that the County had built their map of Milford Township from the map that Viola had colored.

Rachel said that the concern was that more people would have to be notified, and Mr. Bolles added that the DD and LG Zones have different setback requirements, and hence all these properties would become nonconforming. He continued that the map that Viola colored had Conservation District in it, that was in the year 1991, and it was changed to LG afterwards. There was an amendment in 1991, and that's when the LG Zone, which requires two acres, was added. There were some commercial property buyers, and according to the proposed map, those properties were being changed to residential. Rachel asked Mr. Bolles to provide a list of the tax parcel numbers that are different. She added that they were all coming from the County, and she inquired why those zonings were drastically different. Mr. Bolles replied that Members of the Planning Commission had asked the County to make a lot of changes on the map. Rachel suggested using the existing hand colored map, and Mr. Bolles said that that won't be possible, as there were four Zones in that hand-colored map, whereas the Zoning book states only three Zones. Rachel added that the Water Authority wanted theirs changed. Mr. Bolles said that he was not disputing the changes, but it would require posting on a lot of properties. The Solicitor said that a list of the corrections to the zones of those parcels would be needed, and notifications to those property owners would have to be sent out. Mr. Bolles added that the tracking system would confirm that it was delivered, and it would cost \$3.65 only. He added that he had sent his proposed zoning map to the Planning Commission a couple of years ago, and the only differences in his proposed map were Mr. Quick's two properties. He added that the map that came from the County was recently changed, and Members had asked the County to change to RD so that the Supervisors could adopt it.

Mr. Stroyan said that 1,000' from the Route 6 was supposed to be commercial, and that's how the Hickory Hills had been laid to be commercial. He added that the County is the one that is supposed to hold the official Zoning Map. Rachel added that the County had said that half of Elizabeth Street belonged to this Township, the Township didn't have it, and the Borough had it as all theirs. She further added that that implies that there are some issues that need to be reconciled. The Solicitor suggested sending the map back to the Planning Commission for a further review. Rachel made a motion to cancel the Hearing of August 15th for adopting the Zoning Map, to return the map to the Planning Commission for additional modifications, and for the Zoning Officer to provide the Planning Commission with a list of the issues that the proposed changes would cause. Gary seconded the motion, and it passed.

New Business:

a. Pike County Annual Convention – total count of the attendants: Rachel asked the Secretary to circulate this invitation to the Planning Commission, and to add this item to the agenda of the Planning Commission to get the number of people that would want to attend this convention.

b. Zoning Hearing Board conflicts counsel: Rachel said that Mr. John Klemeyer was representing the Water Authority on a project that the Township has, and hence a conflict counsel was needed. She added that she had searched, and Mr. Andrew Bellwoar, who is a land use counsel, had responded to her. Mr. Magnotta added that Mr. Bellwoar is a land use attorney,

and he had spent many years doing Municipal works in Wayne, Pike, and Monroe County. He added that he had known Mr. Bellwoar for many years, and he is very competent and thorough. Rachel added that his fee would be \$225, and there would be travel time also. She further added that Mr. Bellwoar had offered to participate via Zoom, but she would like him to be present inside the room. She made a motion to appoint Mr. Bellwoar as the conflicts counsel for the Zoning Hearing Board at the rate of \$225/hour, Gary seconded, and it passed.

c. Engineering Reviews: Rachel said that it had come to the Board's attention that the Engineering review letters were being sent to the Township without any licensed Engineer's signatures, and the Engineering firm needed to be contacted about this matter. The Solicitor said that he would call Joe.

Public Participation #2:

Mr. Fred Weber said that Kiley Associates had commented on the LVL Engineering application, and he appreciated that their comments were posted on the website.

Executive Session:

Rachel said that there was an executive session during the workshop time, and it was about personnel matters.

Rachel made a motion to pay the bills and adjourn, Gary seconded, and it passed unanimously. Adjournment was at 7:50 P.M.

Respectfully submitted,

Shahana Shamim

Secretary/Treasurer