

MINUTES
September 8, 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 Ray Willis and Patrick McCarthy, Solicitor Thomas Farley, and Secretary Shahana Shamim.

Mr. Farley said that the Zoning Officer had made some comments regarding the proposed changes to the Section 407.2 of the Zoning Ordinance, and Mr. Shepstone needed to be present to discuss those comments.

Mr. DiLorenzo made a motion to move the review of the minutes to after #10, which is the Econo-Pak, Mr. Willis seconded, and it passed unanimously.

Plate Lot Combination: No one appeared for this application, and the Board granted a 60-day extension,

Schneider and Shea Lot Improvement Application: The attorney appeared for this application, which was incomplete, and she was asked to get the County's comments.

Econo-Pak Lot Consolidation: Mr. John Fuller, the Engineer of Econo-Pak, said that the two adjoining lots were officially purchased, that's necessary for the land development, and the lot consolidation needed to be finalized. He added that this lot improvement needs to be recorded, they had received the County's comments, and those are mostly about notations in the plan. The Solicitor said that he had provided the language that has to be added in the deed by their lawyer, that language would be placed in the new SALDO, and John already has it in the map. He added that at the next meeting, it would be recommended to the Board of Supervisors. Mr. Fuller said that he would submit the updated maps before the next meeting, and the updated deed would be mailed to the Solicitor. He continued that they were communicating with the gas company for the gas encroachment permit, and they were hoping to break the ground in the following Spring. The NPDES permit was being reviewed, and it might be received by November. The developer's agreement was sent to Mr. Magnotta, and appraisers were doing the final official financing. Weekly meetings are held every Wednesday, and the status of the conditional use is reviewed. Their architect is always included in those meetings, and the Geotechnical Engineer would work on the soil for the foundation. Mr. DiLorenzo added that he was getting ready for the testing of the septic.

Mr. Fuller said that there are 40 points in the Conditional Use Approval, and half of those are already checked off. He continued that the Planning Board had done about 30 points and the Board of Supervisors had added another six/seven points to that list. 22 of those 40 comments are already officially checked off, the remaining ones are the big ones, and those are the legal

documentations, such as the developer's agreement and stormwater management agreement. NPDES permit, PennDOT, and the septic are the other big ones, and they had been working with the Fire Department.

Review of August 23, 2022 Minutes: Mr. DiLorenzo said that in the third page, minutes stated that Mr. Gable had said that he was working on bringing the regulatory authority from DEP and PennDOT. He continued that he himself had told Mr. Gable that he had heard from DEP that day that Mr. Gable had started the conversation with DEP, but he never continued it, and he didn't do a follow up. He asked the Secretary to add that in the minutes. He also asked the Secretary to add "Mr. Gable said that he had done the testing for the septic, Mr. DiLorenzo said that he was the Sewage Enforcement Officer (SEO), and that testing was done without his presence. Mr. Gable's reply to that was that the SEO's presence was not required, as he had the soil scientist with him for the preliminary testing. Mr. DiLorenzo said that the testing can't be preliminary if he is asking for an approval" at the bottom of the same page.

The Official Zoning Map: Mr. DiLorenzo said that Mr. Stroyan was working on this map, it can't be done without him, and he was unable to be present.

The Solicitor said that Mr. Shepstone needed to be present for the rest of the items of the agenda.

Public Participation/Discussions:

None

At 7:28 P.M., Mr. DiLorenzo made a motion of table the rest of the items at the next meeting, Mr. Willis seconded, and it passed unanimously. Mr. Willis made a motion to adjourn the meeting, Mr. DiLorenzo seconded, and it passed unanimously.

Respectfully,

Shahana Shamim

Secretary