

**MINUTES**  
**January 17, 2023**  
**Hybrid Workshop of the Board of Supervisors (Zoom meeting ID was advertised in  
advance in the Pike County Dispatch)**  
**560 Route 6 & 209**  
**7:00 p.m.**

Rachel Hendricks stated that one of Chris Wood's comments in the Act 537 Plan was that a cesspool often has to be replaced whenever it's opened for maintenance as they frequently collapse then.

Rachel said that the Zoning Officer had issued comments for National Land Developers' revised plan of the parking lot that very day. The Solicitor said that Mr. Gable seemed excited about filing an appeal, but Mr. Marley, the construction principal, is interested in doing what they are asked to do for the parking.

Rachel said that Matt Roberts had asked her if the resolution that he had sent would be adopted that night, and her reply was that it was on the agenda, but she wouldn't hear from Gary or the Solicitor until the meeting. The Solicitor said that he was okay with pushing it forward. Rachel added that this Township keeps getting bills while it doesn't have the same vested interest in pursuing the project as the other Municipalities asking for this Township to pay an equal share of the costs. The Solicitor said that the Agreement, which was signed back in 2019, states that a cost feasibility study to evaluate the costs of implementing the extension project will be done and a plan for how those costs would be allocated in an equitable manner satisfactory to all parties, would be developed. He added that on the other hand, the Intermunicipal Agreement (IMA) that is attached asks this Township to pay, and that's not satisfactory to this Township. He added that Matamoros was added to this Agreement on May 6, 2019. Rachel said that this Township was being billed for a quarter of all expenditures while this Township was not going to benefit equally from this project. She added that other three Municipalities and two Authorities were notified that it was not satisfactory to this Township. She added that there might be more bills if DEP notifies that more work needs to be done on the new submission from HRG, and the Solicitor said that there may not be a lot of work to be done.

The Solicitor said that in his memorandum, he had written that everything was not corrected that they were supposed to correct in the Act 537 Plan. He added that it requires the Township to adopt the OLDS ordinance, and this Township might not need it. Rachel added that a minimum level of the OLDS could be pamphlets about how people can maintain their system, and it could be picked up from the office. She asked if these issues needed to be corrected before adopting the resolution, the Solicitor replied that his only concern was the resolution, and Rachel had already added two paragraphs regarding the IMA and the OLDS. Rachel said that HRG had added the word "structural" to it, those are not the structural alternatives, but administrative aspects of moving the project forward.

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**7:00 p.m.**

A scheduled meeting of the Milford Township Board of Supervisors was called to order at 7:00 P.M. by Chairperson Rachel Hendricks. Also present were Vice Chairman Gary M. Williams, Solicitor Anthony Magnotta, and Secretary/Treasurer Shahana Shamim.

Gary made a motion to approve the minutes of the previous meeting, Rachel seconded, and it passed.

**Treasurer's Report:**

Shahana reported that since the last meeting she had received \$2,713.91 from the Tax Collector, \$1,289.29 from 4<sup>th</sup> quarter of 2022 delinquent taxes, \$5,070.59 from R.E Transfer Tax, and \$15,000 of County match from Pike County Commissioners. She also reported the financial account balances as \$183,626.80, \$208,986.95, \$21,685.62, \$16,134.98, and \$67,915.85 in the accounts of Wayne Bank (Investment), Wayne bank (General), Wayne Bank (Payroll), NBT Bank, PLGIT (General), and PLGIT (Liquid Fuels) respectively.

**Roadmaster:**

Mr. Williams, the Roadmaster, said that it had been pretty quiet in the past couple of weeks. He continued that the 750 Truck was towed to Campbells, as an electrical wire had shorted out, and it was causing a lot of problems. Its plow needed to be cut, Ray's provided the piece for it to latch it again, and it's running fine now. The plow light of the 5500 truck needed to be replaced, as those had cracked from the cold weather and vibrations, but it was also ready to go. One employee of the road crew was out on the roads for two nights, as there was some ice forecast. There was some icy condition this morning, but it was only Chippy Cole Road that needed some pretreatment. The price of fuel is \$4.75/gallon with the card, and it's more costly that it was. This winter is not too bad so far, and if it stays like that, then it would be good for the budget.

Gary also said that the Carbon Monoxide (CO) detector in the building had gone off because of the furnace, the problem was that the vent was stuck shut in the furnace room, and he had found CO under the sink only. The detectors are about 7-10 years old, those would be replaced the next day, and Rich's Plumbing would come to service the furnace. He added that it was serviced quite a while ago, but the filter is changed often.

**Zoning:**

Rachel said that the Zoning Officer had sent his comments for the warehouse's amended plan, which relocated the parking spaces from the front of the building to the side of the building. According to his comments, this revised plan for the parking area is consistent with the Section 417.5 of the Zoning Ordinance. As a result of his comments, LVL Engineering/NLD might

withdraw their initial application and move forward with the new, revised one. She added that the applicant had sent another request for time extension, and it's on the agenda.

**Public Participation #1:**

None

**Secretary's Report:**

Shahana presented various correspondences received, including from the Solicitor, Rachel Hendricks, Department of Environmental Protection, Zoning Officer, Pike County Planning, Pike County Scenic Rural Character Preservation Program, HRG, Liability Insurance, Tax Collector, and Pike County Tax Administration.

**Old Business:**

**a. Econo-Pak Developers Agreement:** The Solicitor said that he hadn't received any correspondences from them since the last meeting. Rachel made a motion to table this item at the next meeting, Gary seconded, and it passed. Mr. Stroyan asked if the Agreement had included their traffic control. He added that they were supposed to provide a narrative about how they were going to handle that. The Solicitor replied that it will be done through their bills of lading. He added that he had not received the full agreement yet.

**b. Act 537 Plan – Adoption Resolution:** Rachel said that the updated plan was received from HRG, and they had sent their suggested resolution to adopt that plan. She added that she had suggested some edits to it, and Gary and the Solicitor said that they agreed with Rachel's edits. Mr. Stroyan asked if the resolution stated which option they are going to choose, and the Solicitor replied that the alternatives of 2B, 3B, and 6F were stated in this resolution. Mr. Stroyan said that those decisions were made by each of the four Municipalities without any formal engineering, signing this resolution would bind this Township to those options, and there would be no room for change when the engineering and the actual cost estimate is done. He added that this binding is inappropriate at this time, and the resolution is written so that it is acceptable to the legislators, who will approve the funding. Rachel added that it's a valid concern. She further added that the requirement for the DEP is that each option would have to be explored. The Solicitor added that the requirement is that all potential alternatives have to be looked at, and it has to be in the document. Mr. Stroyan added that why the other alternatives are rejected have to be shown. Rachel said that the plan is being reviewed and it's evolving. She added that according to the Solicitor, the document still states that the no action alternative is selected by this Township, that's not the adequate terminology that this Township had selected, and it was rejected by DEP. She further added that this terminology still exists in some places in the plan and changes are probably not carried through the entire document, as the plan is so vast.

The Solicitor said that the current plan that was just forwarded is much better than the first one, but it still needs to be cleaned up a little bit more. He added that a language, such as, "Milford Township property owners that are along the pipeline will be given the opportunity to voluntarily connect, they will have to go to the Supervisors for approval, and the cost and expenses will be on that person" could be added in the plan. Mr. Stroyan said that those residents will have to write their own module and plan. He added that this document is one of the few things in this 1,600 page long plan that actually will be read, hopefully the comment section will be read too, but this Township's concerns need to be understood. He suggested taking more time to think about it, and to table it at the next meeting. He added that it took about a year and a half

to write the plan, and asking to sign the resolution in a few days from receiving the final revisions is inappropriate. The Solicitor added that this Township had been consistent from day one, and Rachel added that HRG was not doing what this Township was asking them to do. She added that correspondence should be sent to HRG regarding the consistency of the terminology and the voluntary connections that the Solicitor just mentioned. She further added that a request to make those modifications should be sent to HRG, and Mr. Stroyan suggested writing down the modification in the Township's own resolution. He added that once this resolution is signed, they will say that the OLDS that was provided is adopted by the Township. Rachel made a motion to forward additional comments to HRG about the minor tweaks that need to be made to the language in the Plan, that the Township will be moving forward with its resolution language, and to advise them that it would be tabled at the next meeting so that more attention could be given to it. Gary seconded the motion, and it passed.

**c. Planning Board Recommendation: Amendment to the Zoning Ordinance 407.2:**

The Solicitor said that the Zoning Officer had made some comments for this proposed amendment, and Thomas Shepstone had answered to those comments. He added that he was okay with those comments. Rachel made a motion to send the most recent revised amendment to the County, Gary seconded, and it passed.

**d. National Land Developers Conditional Use Application – Extension Request:**

Rachel said that the Zoning Officer had sent his comments for the revised plan. She continued that two tracks were happening; the original application track is still open because they hadn't withdrawn it yet. At the last meeting the Township had to set the date for their second hearing to January 31. It could be withdrawn, and a new date for the Hearing could be set. The Zoning officer's response is favorable for the applicant, the original application might be withdrawn, which is not done yet, and hence the Board would have to move forward with the Hearing until or unless the original application is withdrawn officially. She made a motion to extend the deadline, to tentatively schedule a Hearing for February 28, which is the Planning Commission meeting night, and to have the Solicitor obtain a confirmation from the applicant as soon as possible so that this Hearing, which may not happen, is not advertised unnecessarily. Gary seconded the motion, and it passed.

The Solicitor said that the Zoning Hearing Board had denied the applicant's variance application, the deadline for placing an appeal would be this Thursday, and he would be on the lookout for that. In reply to Mr. Stroyan's inquiry, Rachel said that the Zoning Officer's comment was that the location of the parking in the revised plan meets the requirement of the Zoning Ordinance. Mr. Stroyan asked if the Zoning Officer had specified if the number of parking spaces was good, and the Solicitor replied that only one sheet was provided with limited information. He added that the comment was that the number of parking spaces would have to be determined by the Planning Commission and the Board of Supervisors, and LVL Engineering will probably submit a full plan. In reply to Mr. Stroyan's inquiry, he said that he had been communicating with the applicant's counsel, who had told him that they would probably withdraw the original application, submit a new one, and start from day one.

**New Business:**

**a. February 21 Meeting – reschedule or cancel:** Rachel said that the staff would be on vacation from February 9 through February 23, and the second meeting of that month is scheduled for February 21, instead of February 20 because of Presidents Day. She added that the

alternatives are that meeting could be moved by a week to the following Monday, or it could be canceled, and it could be decided at the next meeting. She further added that the Planning commission February workshop will have to be done without the staff also. Mr. Stroyan asked the Secretary to contact Woodland Design Associates to let them know that the workshops of this year will be dedicated to updating the Comprehensive Plan. He also asked her to send the form that the County had sent to Woodland Design Associates so they can draft the required SRCP reports. Rachel said that she is a part of that committee, and she would be present also. She added that she would run the Zoom Hybrid meeting on that day, and the recording will be done. She made a motion to table this item at the next meeting, Gary seconded, and it passed.

**Public Participation #2:**

Mr. Stroyan provided an update about the official zoning map. He said that he and Mr. DiLorenzo had gone to the County Planning Office. They got all three staff members together, and the 1986 Zoning map was located. The County would reproduce it with the corrections that the Planning Board Members want to incorporate. Some areas in the map are designated as commercial, but developed as residential, and Mr. DiLorenzo would go through the minutes to identify official records of these changes which were previously approved by the Township. The Solicitor said that Mr. Shepstone used to attach the zoning map with zoning ordinances.

Mr. Stroyan continued that Supervisor Luhrs had asked for the overlay map for the Water Protection Ordinance. He had asked the County to make a separate map, which would have the overlay on top of the Zoning map, and to title it as Water Protection Ordinance map. The perimeters of the wells of Wheatfield Village and Moon Valley Falls are in two separate zones, the overlay map will show those protection areas, and it will show all the zones also. The Solicitor added that some zoning amendments were done and those changes were never added to the map. Mr. Stroyan said that the documentation for the Quick property would have to be handed to the County. He added that the affected parties will have to be notified before the Hearing, and the SALDO needs to have a finished Zoning map and the water protection ordinance, which need to be done first to approve the SALDO.

Rachel said that the County Planning Office had asked for a 30 day extension for reviewing the SALDO, and she made a motion to amend the agenda to add this item, as it was just administrative, and won't cost any money and was left off the agenda in error. Gary seconded the motion, and it passed. Rachel made a motion to approve this extension, Gary seconded, and it passed unanimously.

There was no other business or executive session to discuss. Rachel made a motion to pay the bills and adjourn, Gary seconded, and it passed unanimously. Adjournment was at 8:36 P.M.

Respectfully submitted,

Shahana Shamim

Secretary/Treasurer