

MINUTES
February 9, 2023
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 in this workshop were Supervisor Rachel Hendricks, Solicitor Thomas Farley, Members Ray Willis, Patrick McCarthy, and Michael Williams.

Comprehensive Plan Update: Jayson Wood from Woodland Design Associates said that he was a Certified Planner. He continued that goals and objective would be developed in the phase one, and he would like to get an idea about the hopes and vision for the outcome. He had learned the demographics and he had reviewed the comprehensive plan, which Mr. Shepstone had made. All the information about the Borough will be pulled out, as it was a joint Comprehensive Plan with the Borough.

Members said that the official zoning map will be ready probably within a week, and the minutes are still being reviewed. Mr. Mrozinski had found the 1991 map in the County, and it was probably officially adopted. The Park Service and the last property in the Bennett Avenue will have to be changed to commercial, as those two are not residential, and there will have to be about 12 changes in the final official map. Originally 1,000 feet to both sides of Route 6 were commercial except some properties that were built with residential standards. The green dots in the watershed map depict the community wells, and there will be 1,000 feet setbacks from those community wells. Circles would have to be put for the verification purpose, and that would have to be incorporated onto the ordinance, but the Zoning map and the overlay map will need to be ready first. There are three wells in Moon Valley and there are some wells in Buist Road. The old Comprehensive Plan states there are two public wells, one of them is really big, but Milford Water Authority doesn't have wells, they have ponds, and they produce more than a million gallons of water every year.

Workshops will be reserved for working on this project, and Woodland Design Associates will keep making drafts based on the discussions. A couple of public meetings will be needed, public participation and a hearing will be needed also, and it would have to be advertised. About 50 people had responded to the survey monkey that Mr. Shepstone had put up, that would have to be looked at, and that survey is still up on the website. Focus groups could be done, and a meet and greet once a year with coffee and donuts could be done. It was done in Shohola, everybody was invited, and they got involved.

DCED wants to look at nine different categories for the grant money. This Township doesn't do any fireworks and it doesn't have any parks. There won't be any open recreational spaces, but there are acres and acres of state forests in this Township, there is Water Gap, and Jayson Wood made a map with all the natural features. There are signs on Schocopee Road, a dirt road goes to the right, and that leads to the 1,200 acres of Pinchot property. A part of Bridge's property is in this Township also. The population and family size is falling, but the change is minute, and according to the projected calculation, there will be 33 less people in 2027. It is less than the national rate, but the County is growing. The other pressing issue is the sewage.

There's no central sewage in this Township, but there will be a pass-through pipeline, property owners won't be mandated to connect to this pipeline, and they will be able to pay themselves to connect to it. It will come from Westfall, pass through this Township, and then it will go to the Borough. Ten years ago, the DEP and the DRBC didn't allow to have a central sewage, as this Township never got any ground failures, it got only system failures, which are correctable. Having a bigger treatment plant is a part of the discussion.

There is influx during the summer for rentals, but the population doesn't double. Dingman Township and Shohola Township really get the influx of people, and this Township gets the traffic. The zoning issue of short-term rentals is currently being discussed, some sample ordinances are being considered, and the dispensary and the alternative energy are also being discussed. There is a definition for mixed use in the zoning ordinance, but it had been the biggest controversy, and it needs to be defined more clearly. Mr. Dave Chant had mentioned at the previous meeting that Mr. DePetris of Legend Properties will be back to discuss the conditions for a phase one commercial.

The original Comprehensive Plan will be taken, and it will be made simple and concise. The Comprehensive Plan will have to state what we are looking at, but it won't have to state how to get those, and that will be covered in the ordinances. The demographics of this Municipality are significantly different than other Municipalities. The warehouse, which is currently a controversy, will have to be a part of the Comprehensive Plan too, but it cannot be touched until it's resolved, and it should be allowed with certain standards. Commercial growth should create jobs in the area, but the characteristic of the area will have to be maintained. Incorporating characters into the Zoning Ordinance was never done before, and it should be discussed.

This Township absolutely doesn't have enough ambulance and safety services, Borough's fire and ambulance is currently being utilized, and the whole County is working on the ambulance. The ambulance service is half paid, a portion of the day is covered with paid service, and ambulance tax is instituted for this purpose.

The workshop was adjourned at 7:55 P.M.

Respectfully,

Shahana Shamim

Secretary