

MINUTES

April 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.

The Board went into an executive session to discuss personnel.

The Board discussed that the Plate and Shea lot combination was recommended by the Planning Board in January. The Planning Commission had discussed the proposed Amendment to Section # 407. 2 of the Zoning Ordinance at their last workshop briefly, and they realized that specifying the limited use for “job boxes” in this Section would address everybody’s concerns. The Planning Board had worked on another survey for the Comprehensive Plan, and the questions will be about what should be prioritized and encouraged. The best opportunity to get public input would be on the primary election day, as the most traffic happens on this day. There was a good collaborative discussion at the Planning Board workshop. They are focusing on honing down the survey, which will be simple and fast for the public to fill out. There is a QR code also so that the public can scan and fill it out from home. Rachel said that she would man a table for the vast majority of election day in the hallway, and Jayson Wood would be able to man the table for a while also. She added that this survey will be finalized at the May workshop, and there’s a press release also.

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560 Route 6 & 209

7:00 p.m.

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

Rachel made a motion to amend the agenda to include two additional items, bidding for salt and potential to apply for the County’s Summer youth employment and training program. She added that these items came up from discussion, and those were not known on Friday. Gary seconded the motion, and it passed unanimously.

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

Treasurer’s Report:

Shahana reported that since the last meeting she had received \$65,576.57 from the Tax Collector, \$300 from Zoning, \$2,328.39 from first quarter delinquent tax, and \$10,036.77 of R.E. Transfer Tax. She added that the interests deposited in Wayne Investment, NBT Bank, PLGIT general, and PLGIT liquid fuels accounts were \$13.09, \$0.25, \$59.03, and \$487.16 respectively. She reported the financial account balances as \$199,794.95, \$9,196.89, \$15,616.80, \$ 5,066.62, \$15,542.42, and

\$128,276.14 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 he would like permission from the other two supervisors to put out the bid for 250 tons of salt. It will be 150 Tons less than the bid that is normally put out every year, as there's some leftover salt from the past winter. He made a motion to open the bid at the June 5 meeting at 7:15 P.M., Rachel seconded, and it passed unanimously. He added that some curbs were hit by the plow, and those will be fixed. The new Mack was received two weeks ago. It has some hydraulic issues, which the outfitter will come to look at. He also said that there were about 200 cars parked by Lily Pond for the fishing contest.

Public participation #1:

None

Secretary's Report:

Shahana presented various correspondences received, including from Wayne Bank, Planning Board, Pike County Conservation District, Woodland Design Associates, LLC., Pike County Commissioners, Kiley Associates, Milford Water Authority, Matthew Galasso, Esq., John Klemeyer, Esq., Pike County Tax Administrator, Brian Snyder, and Pike County Assessment Office.

Old Business:

Hearing - Plate and Shea Minor Subdivision Lot Improvement: Rachel made a motion to recess the meeting and to open this Hearing, Penney seconded, and it passed unanimously. The Solicitor said that this Hearing was advertised for this schedule on March 30 and April 6 in the Pike County Dispatch. He continued that a portion of land of Repecki Living Trust was being transferred to the land that the Plates own, and thus these lots are becoming more conforming. The Plates had received the certificate of nonconformance from the Zoning Office for the remaining sheds on the property. The Planning Commission had reviewed it, they had recommended it for approval, and they signed the map. He had reviewed the deeds, he approved those, and the proposed easement from Foster Hill Road will service Lot # 2. He asked the Plates if currently there was any access for that lot, and Mr. Plate replied that the gravel road serviced that lot. The Solicitor confirmed with them that there are no improvements on the third lot. There being no input from the public, Rachel made a motion to close the Hearing, and to re-open the meeting. Penney seconded the motion, and it passed unanimously. Gary made a motion to approve this application with the map of drawing # 6166-H-PA, Penney seconded, and it passed unanimously.

Amendment to the Zoning Ordinance 407.2 – Recommendation from the Planning Board: Rachel said that it was discussed at the workshop, and she made a motion to table this proposed Amendment. She added that Mr. Shepstone is working on it, and more changes will come. Gary seconded the motion, and it passed unanimously.

Watershed & Wellhead ordinance – Recommendation from the Planning Board:

Rachel said that a correspondence from the Water Authority was received, then there was a follow up correspondence from Mr. Shepstone, and he had indicated that he had no problem with the first number of the Milford Water Authority's list, which is about referencing the Water Authority's Source Water Protection Plan. She added that the Planning Board had recommended incorporating that language also. Mr. Klemeyer added that he had sent that language by email to Mr. Shepstone, and the Solicitor added that the language that Mr. Klemeyer had sent was discussed at the previous meeting. He continued that the Sawkill Creek Stormwater Management Plan and the Milford Springs Source Water Protection Plan (SWPP) are two different documents. The first one was adopted by Dingman Township, the other one was adopted by the Water Authority, and Mr. Klemeyer's request was about the Milford Springs SWPP. In the proposed ordinance, Mr. Shepstone designates an area called Zone C, and he defines it as other areas of Milford Township delineated, based upon the Sawkill Creek Stormwater Management Plan and which are intended to encompass the watersheds of Sawkill Creek and Vantine Brook upgradient of Milford Springs. Mr. Klemeyer's correspondence had stated to add the language "for purposes of review, comment and recommendation the Milford Water Authority may utilize, in addition to state law and regulations and Milford Township ordinances, the *Source Water Protection Plan for the Milford Springs*, The Municipal Authority of the Borough of Milford and T. Giddings, 2004 which is incorporated herein by reference" to this ordinance.

Rachel said that she agreed with Mr. Shepstone about the other items of the letter from the Water Authority. There is no list of prohibited uses in the SWPP. Water Authority's Zone 2 and 3 is the Zone C of the proposed ordinance, and it covers the vast majority of the Township. The Water Authority had asked in their letter to prohibit manufacturing in the ordinance, but it's not mentioned in the SWPP. Space is needed for uses, which may or may not have a sensitive nature, in the Township. Mr. Klemeyer said that manufacturing is okay if it doesn't bring in prohibited materials. He added that mega warehouse is a word, and it's typically considered a warehouse that has a square footage of more than 400,000 square feet. He further added that the court might say that the Township has to permit a warehouse that is by Interstate 84, but the aquifer is there. Rachel said that this Township's Zoning Ordinance doesn't have anything that differentiates between a warehouse and a mega warehouse, and that the Supervisors are not going to discuss the warehouse proposal at this meeting as it would be inappropriate. Penney asked if mega warehouses could be prohibited, and Rachel said that then it could become "a use not provided for". Mr. Klemeyer added that in Dingman Township, where such warehouses are prohibited in proximity to this aquifer, mega warehouses could be put by 739 and Route 84.

Jesse Braun from Shohola said that he was an Environmental Engineer, he lived closer to the interchange at 84, and the proximity was his concern, as he has his family here. He asked if a clear definition of the clean light manufacturing will be added in this ordinance. He added that Some processes are cleaner than others, but they still create traffic, noise, air pollution, and firefighting foams, and there can be million ways for the contamination to enter the ground water and the air. The tire rubbers can create contaminants that can enter the waterways. Rachel replied that what applicants intend to do is the initial focus instead of keeping up with a million different ways. Jesse continued that he is also concerned about putting the investigation responsibility on

the developer, who will always find the cheapest possible way, as their goal is just to build. They try to use the public information; they have to do the digging to find out the hydraulic features, and they are often reluctant to do that. Only one Township Engineer may not be enough manpower to check if the developer had done their due diligence.

Mr. Klemeyer said that paragraph four of the letter was not discussed. Rachel indicated that the Township's Planner and attorney had weighed in on all aspects of the Authority's letter.

Rachel made a motion to incorporate the language that Mr. Klemeyer had requested the previous month, as to utilization of the Source Water Protection plan by the Authority when making its comments, and then to send this proposed amendment to County Planning with the map for their comment. Gary seconded the motion, and it passed unanimously.

National Land Developers Conditional Use Application – Hearing Schedule: Rachel said that according to the last meeting's discussion, May 15 won't work, as May 16 is election day, and the election equipment will be in this room. The attorneys had communicated with each other, and May 22nd will work for both of them. The Secretary had contacted Delaware Valley High School regarding using their auditorium, and it will be available along with the Zoom option on 22nd of May at 6 P.M., and it will have to end by 9:00 P.M. The last stage of the Hearing is the public comment, and the applicant probably won't be able to finish his presentation by this time, but this Board wants the public to hear the presentation as well. Gary made a motion to schedule this Hearing at this venue from 6:00 P.M. till 9:00 P.M., Penney seconded, and it passed unanimously.

New Business:

Comprehensive Plan Update - Five question Survey for Election Day: Rachel said that the planning board has a steering committee for updating the Comprehensive Plan. This short survey is being prepared to get public input, and the building gets the highest traffic on election days. It will be inside the building, not in this room, and that way, it will be easy to capture the voters' attention to fill out this very short form. This survey will be finalized at the May 11 workshop.

PSATS Conference: Rachel said that this conference would start that Sunday, it will continue till Wednesday the following week, and she would like to attend. Penney made a motion to send Rachel as a voting member to this conference, Gary seconded, and it passed.

Application for County Summer youth Employment and Training (Amended at the meeting because it came up during discussion before the meeting): Rachel made a motion to apply for this program so that the office and the roadcrew could get some additional help. She added that it's for people who are 21 years old or younger. There will be one in the office, and one in the road department, if approved. Penney seconded the motion, and it passed unanimously.

Other public participation:

Chief Bello said that it was a light winter, and there were no traffic accidents on the roads of this Township that required the Fire Department to be called. Rachel said that the last quarter's report was received, and it showed that a large number of calls from Westfall Township were responded to by

Milford ambulance. Chief Bello replied that the concern about asking Westfall Township for funding is that it might trigger bills from Dingman Township, which covers 12 hours for this area. Rachel said that there was an upfront discussion with Westfall Township about having full-time paid coverage, and Westfall was getting money from the Township and the County for coverage. She asked why Milford had to cover so many calls for Westfall Township, and what happened to the money if they are not in service anymore. Gary added that he doesn't see Westfall ambulance on the road anymore. Rachel added that shifting some of Westfall's resources to Milford could provide an 18-hour paid service. She further added that if the county resources are not being used, and coverage is not provided, then it needs to be circled back to the County.

Chief Bello said that they are trying to do 18-hour paid coverage for the summer, which is the busiest season. Rachel added that Dingman Township got their own ambulance instead of providing money, they have been providing coverage, but they don't provide their reports about how much they are covering for this Township. Chief Bello said that they were working with Belle Reve to increase the revenue. Gary added that Port Jervis had also responded to a lot of calls from Westfall Township. Rachel added that Port Jervis has a contract with Matamoras, they probably got paid by Matamoras, and Gary added that that contract is probably \$30,000 for the year. In reply to Rachel's inquiry, Chief Bello said that the new ambulance will come after a year because of manufacturing. He added that they were also looking to replace the 1995 model fire engine, the quote is about \$900,000 now, and if no actions are taken now, then the price might become \$1,005,000. He added that the model of the second engine is 2009, and prices of the apparatus are skyrocketing.

There was no other business to discuss. At 8:30 P.M., Rachel made a motion to pay the bills and adjourn, Penney seconded, and it passed unanimously.

Respectfully submitted,

Shahana Shamim

Secretary/Treasurer