

MINUTES
November 22, 2022
Milford Township Planning Commission Hybrid Meeting
560 Rt. 6 & 209
7:00 p.m.

A meeting of Milford Township Planning Board was called to order at 7:00 P.M. by Chairman Robert Di Lorenzo through a Hybrid call, the contact information for which had been advertised in advance in the Pike County Dispatch. Also present at this meeting were Members Kevin Stroyan (Vice-Chairman) and Michael Williams, Solicitor Thomas Farley, and Secretary Shahana Shamim.

Review of October 25, 2022 Meeting Minutes: Some corrections were suggested, and Mr. Stroyan made a motion to approve these minutes with the corrections. Mr. Di Lorenzo seconded the motion, and it passed unanimously.

Plate Lot Combination: Mr. DiLorenzo said that he had tried to contact this applicant. The Solicitor said that this application could be denied as the 60 day period was over, and then applicant could be allowed to come back. He suggested granting more time for the applicant and to instruct the Secretary to contact both the applicant and their attorney Dodsworth directly. Mr. Stroyan made a motion for the Secretary to contact both the Applicant and his attorney within the following week, instructing that if the applicant doesn't make a satisfactory contact to the Township prior to the December 27th meeting, then the application will be denied as incomplete. Mr. DiLorenzo seconded the motion, and it passed unanimously.

Comprehensive Plan Update: Mr. DiLorenzo said that Mr. Magnotta had sent a letter stating that the agreement with Shepstone Management Company is good, and the Board of Supervisors had adopted this contract contingent upon Mr. Magnotta's review of this document. Shahana said that the other contingency for the Supervisors to adopt this document was that the commencement date of the contract needed to be changed from June 2, 2022, as the SRCP Grant was approved after that date. Mr. Stroyan said that the steering committee for this project would include not only the Planning Commission and the Supervisors, but also members from the general public. He asked Mr. Williams if he knew any people that would be interested to join this steering committee. Mr. DiLorenzo added that the workshops would be utilized for this project.

SALDO Redraft – Recommend to the Board of Supervisors: Members asked the Secretary to provide copies of this draft to the Members who didn't receive this draft. Mr. Stroyan made a motion to table this item at the December meeting, Mr. DiLorenzo seconded, and it passed unanimously.

Zoning Map: Mr. Stroyan said that he would work on it with Mr. Snyder directly. He added that the Hickory Hills Estates, which is a residential subdivision, is listed as a commercial property on the map for some reason, it would be difficult to post all those properties to change into residential, but it needs to be done anyway. Mr. DiLorenzo said that the map was amended about 20 years ago, it was never sent to the County for comments, and it's somewhere in the minutes. The Solicitor added that that amendment is not valid if it was not sent to the County for

comments. Mr. DiLorenzo added that the question is whether those owners were notified when those properties were changed to residential properties. He continued that the subdivision that is right next to the Dollar General was owned by the Emory brothers, and it was behind those commercial properties. Mr. Williams' property is on Route 6 and adjacent to those commercial properties. Mr. Williams said that he would like his property to stay zoned commercial and would hope it was grandfathered to stay that way. As that is what zoning told him as he built his land out. He based layout off the commercial setbacks incase down the road he decided to use it for more than a residential purpose.

Mr. DiLorenzo said that a couple of properties on Bennett Avenue were commercial, and Mr. Stroyan said that those properties on Bennett Avenue were owned by Edson Myer, who ran a professional office and a painting business from those properties. Mr. DiLorenzo added that Mr. Quick's property on top of the hill is commercial, but it's residential on the old map. Mr. Stroyan said that that change was done through a resolution by the Supervisors. The Solicitor said that the map has to be brought to a standard, which should be current, otherwise nobody would now if it was ever corrected.

Emergency Management Plan: Mr. DiLorenzo made a motion to table this item at the next meeting, Mr. Stroyan seconded, and it passed unanimously.

Sewage Project – Draft of Act 537 Plan: Mr. DiLorenzo said that the public meeting was held at the school, and some changes were made on the matters that he had commented on. He added that they think that SEOs are allowed to enter anybody's property at any time to do an inspection, they are trying to make an ordinance accordingly, and that's not correct. He further added that a letter has to be written to the property owner if there is a problem in the property, and the property owner's permission is required to enter the property. The Solicitor added that nobody can enter anybody's property unless a letter is sent, and Delaware Township got sued over this matter. Mr. Stroyan added that the public comment period ends on December 11, and then they intend to send it forward. He continued that that Hearing was very unlike other Hearings, an overview was provided in 20 minutes to cover the 1,600-page long document, and the Engineers responded to the public questionnaire, whereas public comment is supposed to be public comment only. Mr. Ohliger, the Attorney, was present to represent several Municipalities, and he didn't make any comments. The docket from DRBC clearly states that the facility is one foot under the flood stage, and that situation has to be dealt at the Planning Stage. Mr. Stroyan added that the public comment period has to be recorded by a stenographer.

Mr. DiLorenzo said that they say that it's the most cost-effective way to implement, and that's because all the responsibilities for the maintenance are being placed on the property owners. The pumpstations won't be maintained, and a lot of houses have the 50-Amp fuses. These people would have to upgrade their services to 200-Amps, because the pump is going to draw 25 Amps on the startup, the constant draw would be 16 Amps, and more Amps would be needed to run the rest of the house. The 50-gallon tank won't last for even a day for a single family, and the pumps, which would cost about \$5,000 - \$7,000, will be pumping seven miles through the six-inch pipe. Mr. DiLorenzo added that he is not against a Sewer, he is against this Sewer.

The Solicitor said that a funding of \$16-17 Million might be possible from the Federal Government for this project. Mr. Stroyan said that when the Government builds something, the end result for the user instead of the cost to do the project should be considered. He continued that the way it's designed is the cheapest way for them to build it, the money is tied to that, and building central pumping stations would cost about \$25 million. Each property owner will have to have their own

grinder pump, they will be responsible for pumping from their property all the way to Westfall, and thus the maintenance is on the individual property owners. Mr. DiLorenzo added that it was said at one of the meetings that seven to nine pumpstations would be required to do this, and that would be too expensive. He added that a major pump station, which would pump to the Westfall, at the bottom of East Harford Street, and may be another one for Water Street would be enough for a gravity fed system. Mr. Stroyan added that there's an urgency, there's no regard for the user, and hence it's wrong. Mr. Dilorenzo added that besides the maintenance, the power might go out, a big generator would be required for each house, which would have to run on it along with the grinder pump.

Public Participation/Discussions:

Mr. Stroyan made a motion to adjourn the meeting, Mr. McCarthy seconded, and it passed unanimously. Adjournment was at 7:40 P.M.

Respectfully,

Shahana Shamim
Secretary