

**MINUTES**  
**May 22, 2023 Hybrid Meeting of the Board of Supervisors (Zoom meeting ID was**  
**advertised in advance in the Pike County Dispatch)**  
**Delaware Valley High School Auditorium**  
**256 US-6, Milford, PA 18337**  
**6:00 p.m.**

A scheduled Conditional Use Hearing of Milford Township Board of Supervisors regarding the application of National Land Developers for a warehouse use at Rt. 6 and adjacent to Interstate 84 was called to order at 6:00 P.M. by Rachel Hendricks, Chairperson of the Board of Supervisors. Also present were Supervisors Gary M. Williams (Vice Chairman) and Robert Di Lorenzo, Solicitor Anthony Magnotta, Special Counsel Lee Stinnett, and Secretary/Treasurer Shahana Shamim. Attorney John VanLuvanee, representing the applicant, Attorney John Klemeyer, the representative of Milford Water Authority (MWA), Peter Pinchot, and Vito DiBiasi were also present as parties for the Hearing. No representatives of the other parties identified themselves as being present.

Procedural issues were addressed. Mr. Stinnett addressed Milford Borough's request to be considered as an interested party. Mr. Matthew Galasso, the Counsel for the Borough, said that the traffic impact would affect the Borough, and every single resident of Milford Borough drinks the water that is underneath the proposed site. The Attorney for the applicant, Mr. John VanLuvanee, objected to this request by stating that the Borough is three miles away and, therefore, not uniquely affected by the proposal. The Board of Supervisors voted unanimously to decline the Borough's request, given that the roads impacted by the traffic would not be those owned by the Borough and the Water Authority and Fire Department are already parties as to the issues of water protection and emergency services and will be directly engaged with those issues and Rachel stated that Supervisors were previously advised that establishing parties that should have been deemed to lack standing could be a reason for the Board's decision to be overturned in court.

Mr. Magnotta stated that the notice for this hearing was advertised on April 27 and May 4 in the Pike County Dispatch. Mr. VanLuvanee stated that he had prepared testimonies for four witnesses. Two witnesses, Donald King, the urban planner and director of planning and zoning for the city of Scranton, and David Horner, a traffic engineer, presented testimonies and responded to questions. The available time being fully utilized, the cross examination of Mr. King will take place at the start of the next Hearing date.

The transcript of the hearing can be obtained from Panko Reporting at 537 Sarah Street, Second Floor, Stroudsburg, Pennsylvania 18360. For contact, please call (570) 421-3620.

At 8:50 P.M., Rachel made a motion to continue this hearing until June 22nd from 6:00 P.M. to 9:00 P.M., with the location tentatively being Delaware Valley if they approve using this facility at that time. Gary seconded the motion, and it passed unanimously.

Respectfully,

Shahana Shamim  
Secretary