

**MINUTES**  
**September 14, 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 Kevin Stroyan 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 Ray Willis (Vice-Chairman), Robert Di Lorenzo, and Michael Williams, Solicitor Thomas Farley, Jayson Wood from Woodland Design Associates, LLC., and Secretary Shahana Shamim.

A draft Comprehensive Plan was sent to the Planning Board a week ago. It is a living document, and there is time for revisions. A brief review of the draft Comprehensive Plan took place, specifically focusing on the Vision Statement and Implementation Matrix, including Actions and Goals. Some items were reviewed, and feedback was received. An executive summary or letter from the Planning Board and Supervisors summarizing the process for updating the Comprehensive Plan for the front of the plan will need to be prepared.

Several DCNR properties, including Lilly Pond, the Pinchot Experimental Forest, and the Cornelia and Florence Bridge Nature Preserve, need to be added to Appendix E, Conceptual Recreation, Parks, and Natural Resources Plan. Additionally, Pike County Santos Riverfront Park should be referenced. The 1992 Zoning Map is the most current adopted map and should be included as Appendix C in the Comprehensive Plan. The Conceptual Transportation Plan needs adjustment in Appendix D to show bike route connections and sidewalks along SR 209/6, rather than Old Milford Rd. Currently, the property tax rate is 10 mils, with 14 as the maximum. Impact fees were discussed.

A meeting with the public will take place. Goals are being identified; some goals will be immediate, while others may take some time. One of the goals is to adopt the well-head and public source water protection plan to ensure clean drinking water for future generations. This process has made significant progress, with the draft already forwarded to the Board of Supervisors, who have scheduled the second hearing for October 2nd. The new version of the draft was introduced in August and will be included in the appendix.

The possibility of adding a fourth district was once discussed. However, this will require a comprehensive approach to ensure comfortable buffers and proximities in all locations. The preference is for smaller, single-family, and more affordable homes over multifamily homes or duplexes. Higher density can be removed from the existing Comprehensive Plan. In the survey, quite a few people expressed interest in developing parks and open spaces. This could serve as the foundation for a long-term goal and qualify for a grant. Nowadays, some young people prefer owning homes without yards because they seek financial security and wish to avoid the associated maintenance work. Adopting a small zoning district, which can be controlled and where the primary use will be high density like townhomes and duplexes, can be considered for that. To maintain the rural character, it could be in some places where it wouldn't be as visible to

the people who live here. The Econo-Pak expansion was on the other side of the road, but neighbors came and questioned this expansion. A neighborhood with a couple of stores can be different from the development district, and it can be spelled out in an ordinance. A zoning mechanism that is strictly for the preservation of spaces such as the Water Authority's property, Pinchot's property, and the County's property is also needed. A maintenance ordinance is not needed because properties are more spread out than the Borough. The township has a building code called "demolition by neglect" for blighted properties, and a demolition permit is needed for that.

According to the survey, people overwhelmingly support emergency services. The supervisors are already doing their utmost to support this cause. Another goal is to assist in the implementation of these new services to ensure they adequately meet the public's needs and protect the health, safety, and welfare of the community. The impact fee is a one-time fee imposed during development and is essential to cover the cost of services down the line, which may exceed tax revenue. These impact fees are calculated through ordinances. Another objective is to organize transportation to facilitate connections between the township and adjacent municipalities in the region. This includes enhancing public spaces like the Delaware River recreational sites, as well as bike and trail paths. The transportation plan has been presented to the Board. Pennsylvania has a comprehensive statewide plan for recreation, and substantial investments are being made in it. This opens up significant potential for grant applications and funding opportunities.

Another goal is to collaborate with adjacent authorities and municipalities to ensure sufficient sewer coverage for businesses and residents who wish to connect to a central sewer or water system along Route 6 and 209. This is currently in the tentative proposal stage. The costs for this initiative will be borne by those who choose to connect, and the Township will not impede those connections. While this may not come to fruition within the next ten years, it is anticipated that business owners will eventually demand larger sewage capacity. Another emerging trend is the increasing number of individuals from New York purchasing multiple homes here for short-term rentals and Airbnb use. This influx of buyers is intensifying competition in the housing market. A draft ordinance is currently under development to address this issue. However, the challenge lies in creating an enforceable ordinance. Until such an ordinance is in place, only housekeeping cottages are permitted according to the existing regulations.

One of the goals is to identify and adopt a contemporary zoning map that reflects all recent amendments and changes. An official map, dating back to 1992, currently exists in the County. However, there has been a discussion about altering the zones, which would necessitate the creation of a completely new map. The County has also relocated its offices. The Solicitor is scheduled to meet with them next month, during which he will inquire about this matter. Another goal is to review the locations, densities, buffers, and proximity of adjacent uses and amenities in the township and make revisions to the zoning ordinance accordingly. The response to the inquiry about what the Scenic Rural Character Preservation Program requires regarding funding for the comprehensive plan is that they simply want confirmation that this plan is in progress.

Six meetings have been held so far, and a lot has been covered. The plan document is quite decent, but there will be revisions. A focus group needs to be formed with six, eight, or twelve people. The list needs to be ready by the next meeting, and then they will have to be invited to this room. There will be categories such as business, environmental, agricultural, and recreational, and they will comment on those specific issues.

The Comprehensive Plan budget has reached its conclusion, and a hearing needs to be scheduled. A lot of time and effort have been invested, and hopefully the results will lead to a nice resolution. This will extend into November, allowing us to avoid scheduling it during the Christmas season. Focus group members should prepare by reading the relevant sections, and someone will need to draft the executive summary in the meantime. A review by the County Planning Department is one of the requirements.

The workshop was adjourned at 9:10 P.M.

Respectfully,

Shahana Shamim

Secretary