

**MINUTES**  
**September 26, 2023**  
**Milford Township Planning Commission Hybrid Meeting**  
**560 Route 6 & 209, Milford, PA 18337**  
**7:00 p.m.**

A meeting 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, and Secretary Shahana Shamim.

**August 22, 2023 Meeting Minutes:** Mr. Di Lorenzo made a motion to approve these minutes. Mr. Williams seconded the motion, and it passed unanimously.

**September 14, 2023 Workshop Minutes:** Some corrections were made on the suggested minutes, and Mr. Di Lorenzo made a motion to approve the minutes with the corrections. Mr. Willis seconded the motion, and it passed unanimously.

**Short Term Rental Ordinance – Revision from Supervisors/ Dispensary Ordinance and Regulation/ Alternative Energy:** Delaware Township doesn't have any issues because they have four employees working every day for enforcement. In contrast, this Township has only one employee who works on Mondays from 9:00 A.M. until 1:00 P.M. So, who will be responsible for monitoring it? These rentals generate revenue through tourism, and people spend money at local restaurants. However, the safety of the residents and their neighbors is also important. Disruptive individuals should not be allowed to disturb the peace.

Smoke detectors and fire suppression systems are required, and these should be outlined in the building code. Rental properties have their own specific rules and regulations, including the provision of fire extinguishers and sprinkler systems, which must be in place before advertising. One option is to add some language to the Ordinance for the Housekeeping Cottage and to seek guidance about it from the Board of Supervisors.

The dispensary could be discussed later, as there might be changes in state regulations and a need for further guidance."

There might be significant cutbacks in solar farms. For individual installations, they sometimes require a roof replacement. They require a roof less than five years old, provide a 25-year warranty, and these solar units can actually extend the lifespan of the roof.

**Comprehensive Plan Focus Group:** Members reviewed the list of people who have shown interest in joining, and all of them will be invited. The group will consist of eight to 12 individuals who can represent the needs of the community. Tom Miller is a teacher, and Eric Passaro is likely the Assistant Chief of the Fire Department. Peter Pinchot and/or Nancy Pinchot can cover the Conservation District. Jeanne Passaro can represent the developmental disability category, and John Fuller could be included for his comments regarding Econo-Pak. Mr. Di

Lorenzo is a licensed realtor, so he is also a good fit. Some other individuals who qualify for an invitation include Bob Stewart, who has experience with the Water Authority and ran his own business. Ted Metzger could be invited since he conducts his business in this Township. Jack Donsen can be invited as a young entrepreneur starting his own Real Estate business. Austin Peter of Sawkill Power Equipment, Roman Bianco as a young parent who purchased a home in the past couple of years, and Cody Greening are also individuals who can be invited to join this group.

The draft of the Comprehensive Plan is not posted on the website as it is still being worked on. One option is to scan and email it to those who have provided their emails. The solicitor will construct a general invitation letter for those who have provided their email addresses, and they can RSVP if they are interested and then pick up a copy of the draft. The November workshop, scheduled for the second Thursday, will be dedicated to this purpose.

**Public Participation:**

Two zoning classes will be held via Zoom on the 10th and 17th of October, and they are free.

The Secretary was asked to contact the Pike County Planning Office so that it could provide the zoning map that was considered official, allowing this Board to start working on some changes to it.

The spongy moth egg masses are the worst this year, and there is no program for it.

The Workshop adjourned at 8:15 P.M.

Respectfully,

Shahana Shamim

Secretary