

MINUTES
November 28, 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, Patrick McCarthy, and Michael Williams, Solicitor Thomas Farley, Secretary Shahana Shamim, Assistant Secretary Barbara Schiavone.

Minutes: Members suggested some corrections for the minutes of the October 24th Meeting and November 9th Workshop. Mr. Di Lorenzo made a motion to approve the November 9th Workshop minutes with those corrections. Mr. McCarthy seconded the motion, and it passed unanimously. Mr. Williams made a motion to approve the minutes of the October 24th meeting with the corrections, and Mr. McCarthy seconded. Other Members also voted 'aye', but Mr. Willis abstained from voting because he was not present at the October 24th meeting.

Lot Combination Application – Jason and Sarah Dignardi: There is a comment letter from the County Planning for this application, and that letter states that a new ordinance, #101, has to be shown for this application. This ordinance was passed when Mr. Clark was still the Supervisor, and it states that, instead of a map, only an affidavit needs to be submitted for such applications. This type of language is in the proposed SALDO, but it hasn't been adopted yet. Dale and Patricia Greeves had owned these two separate properties, and now Mr. and Mrs. Dignardi own both of those properties. Mrs. Sarah Dignardi said that they wanted to combine these two into a single piece of property because they want to install a wood boiler, which is placed only a couple of feet away from the lot line and hence cannot be approved. There's also an appraisal issue because the house is on the 1.27-acre lot, and the adjacent 18-acre lot was not considered for the appraisal. They also want to enroll it in clean and green.

Members stated that the procedure is not an issue, but the property owner has to understand that the subdivision is being taken away. The Solicitor mentioned that his secretary would send a lot combination deed, recently approved for Lackawaxen Township, to the Dignardis. The phrase "cannot be further subdivided without the Township's approval" is included in that deed, and it needs to be incorporated into the Dignardis' proposed deed, subject to the approval of the Board of Supervisors' Solicitor. A signature page has to be prepared so that the Supervisors can sign it after it's approved. Mr. McCarthy made a motion to approve this lot combination with the condition stated by the Solicitor. Mr. Willis seconded the motion, and it passed unanimously.

Members informed Mrs. Dignardi that properties don't need to be joined to enroll in Clean and Green, and such properties can even be on the other sides of a street. If the applicant decides to subdivide after adding it to Clean and Green, then only two acres a year can be taken out at a time without penalty, and she will have to come back to the Township for a Subdivision. Seven years of back taxes will have to be paid if she wants to get out of Clean and Green.

Research - Earth Disturbance and Filling Permit: We had a discussion about the pending NPDES permit and had made some recommendations to the Supervisors.

Act 537 Plan: Mr. Di Lorenzo and Mr. Stroyan attended the Act 537 Plan meeting, and there's another meeting scheduled for next week on the 5th. HRG is not charging for all this work. HRG was hired to do this design, and they have already been paid for all the studies and other related tasks they supposedly completed.

Comprehensive Plan Update: The last workshop for the Comprehensive Plan went well with Jayson Wood. Some members of the focus group kept bringing up unrelated topics. One of them even said, "No warehouses." Mrs. Di Lorenzo had mentioned parks and a senior center.

Public participation

Mr. Di Lorenzo mentioned that he received a call from MDM Engineering, stating that they would like to participate in the next workshop for an informal presentation via Zoom to discuss their new plans. Mr. Rosado will also be present because he plans to establish a restaurant in a new building within his portion. The AutoZone project will be prioritized, and there will be a joint driveway. Shahana informed that the next workshop is scheduled for the 14th, and the Board of Supervisors has voted to make it a joint workshop to discuss the SALDO. Mr. Stroyan added that another option is to have their informal presentation during the regular meeting on December 26, but that falls during the holiday season. The workshop in January is reserved for the Comprehensive Plan, and the duration required for the AutoZone presentation is currently unknown. Mr. Di Lorenzo noted that they do not appear to be in a rush, but it's also not possible to postpone indefinitely.

At 8:05 P.M., Mr. Di Lorenzo made a motion to adjourn. Mr. Willis seconded the motion, and it passed unanimously.

Thanks,
Shahana Shamim
Secretary