

**MINUTES**  
**January 11, 2024**  
**Milford Township Planning Commission Workshop (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, Michael Williams, Solicitor Thomas Farley, Secretary Shahana Shamim, Assistant Secretary Barbara Schiavone. Rachel Hendricks attended via Zoom.

**Reorganizatation:** Thomas Farley acted as Chairman while the voting took place. Bob Di Lorenzo made a motion to re-elect Kevin Stroyan as Chairman, Michael Williams seconded the motion and it passed unanimously. Bob Di Lorenzo made a motion to re-elect Ray Willis as Vice-Chairman, Michael Williams seconded the motion and it passed unanimously. Patrick McCarthy's term was up and he chose not to be reappointed. Bob Di Lorenzo introduced Roman Buonanno as a candidate to take Mr. McCarthy's place. Mr. Buonanno said he was born and raised here his whole life. Roman explained that he is a contractor for J.M. Contracting. He would like to get more involved in the back half of the work. Wants to get involved in zoning and feels this is a good stepping stone or milestone for him.

**Minutes:** Mr. Stroyan said Minutes from November 28, 2023 meeting have not been voted on and need to be reviewed at the next meeting so they can be finalized.

**Comprehensive Plan Update:** Rachel and Mr. Farley discussed Jayson Wood and the revisions he is currently undertaking. Mr. Farley would like to see Jayson's revisions before the February meeting, suggested Rachel call him and ask for the revisions. Rachel expressed her particular concerns regarding the goal sheet. There are goals, actions steps and outcomes that don't match up with the discussions they had. She wanted to get some significant and important edits in to Jayson and hopefully have something we could look at seriously in February. Tom Farley thought Jayson would have gone back and made changes based on the last meeting. It seems that some items on the plan are older and have not been edited as yet. Major concerns included the following items.

**Introduction and Overview:** Bob had an issue with the 6<sup>th</sup> bullet. Rachel suggested changing the words "large warehouse and manufacturing facilities" to industrial, while still protecting the community. During this discussion, Kevin asked Rachel about her discussions with Lee Stinnett and recommendations from him about handling conditional uses. Kevin asked Rachel if that is something she will give to the Planning Commission to add to the zoning ordinance. Rachel explained that the Supervisors haven't had a chance to discuss it yet which is why she didn't ask for it to be on their agenda and she hasn't sent it to Tom yet. She will gather the information from the solicitor and planner and the Supervisors will discuss it at their next

meeting. She believes after the Supervisors discuss it a bit, they can circulate it better at that point.

**Page #7:** Bob said the it mentions the Zoning Ordinance was first adopted in 1988, in fact it was 1986.

**Page # 11:** Rachel does not like the fact that Projected Population is written above the years 2010, 2020 & 2030. She feels it should be moved above 2030 only.

**Goal #3.1:** Rachel does not like the first sentence. Makes it sound as if we don't have a zoning map, which we do. After much discussion, it was decided to just leave the second sentence as is and to remove the first sentence entirely.

**Goal #4:** Replace the words "power generation" in parenthesis of first sentence with sustainable power.

**Goal #5:** Replace Multi-family housing with all types of housing.

**Goal #6 .1 Actions:** Rachel suggests using the term "workforce" instead of affordable. Tom Farley said the sentence should read: "additional strategies which allow for the construction of workforce family home options."

**Goal #6.1 Outcomes:** Rachel would like the sentence with "Several New multi-family housing types" to be removed.

**Goal #7:** Mr. Stroyan felt that the word police should be removed from this goal as we have NO requirement to provide police. Rachel felt this was left over from the previous plan. Mr. Farley said there is nothing in the ordinances about police and that word needs to be removed.

**Goal #7.1Action:** Take out police from first sentence.

**Goal #7 Outcomes:** Remove police from first sentence.

**Goal #8:** Kevin said to take out assessment from the goal. Rachel asked to keep it in as there is an upcoming assessment appeal hearing and she feels the language being there could help ensure that the Townships rights are being protected. Rachel suggested saying something like tax revenue sources instead of assessment. Mr. Farley agreed.

**Goal # 8: Outcomes:** It is written that the real taxes remain at 10 mills, which it is now 12. Rachel feels that is should not be listed as a goal and they stated that many times and she doesn't understand how it showed up as a goal.

**Goal 9 Outcomes:** Rachel believes the last sentence is leftover from the Borough Plan and needs to come out. Mr. Stroyan said to take it out.

**Goal 10 Outcomes:** Second sentence has the word affluent instead of effluent. Rachel feels that from the second or third sentence to the end needs to come out.

Shahana mentioned that the table numbers and figure numbers are too light to read. Rachel said she can ask Jayson to make them darker.

Tom F. asked Rachel to send it to Planning for their comments and Rachel explained how Jessica Yoder send an email that it has to be presented before the Preservation board. Tom requested it be sent to Planning first. After Planning and the Supervisors are content, then it can go for a final review. Kevin said the Preservation Board asks the Township or Consultant to make a brief presentation to the board on your final draft before it is adopted. Tom wants it to go to Pike County Planning before that hearing. Rachel wants a document we can be proud of.

Rachel stated plan to meet with Jayson on this at the beginning of February and we will hopefully have a draft in front of us at that time and we're checking off the things that were changed and we feel good about.

Rachel also asked to briefly touch on the subject of the emergency operations plan. At the last Supervisor's meeting, they appointed a new Emergency Management Coordinator, Eric Passaro. He volunteered to do that from the Fire Dept., he is finishing off his degree in emergency management. Rachel wondered if a separate independent committee should be formed because it doesn't work well on the Planning Commission's agenda because there is so much for them to do. Kevin stated that having one or two meetings with him would make the most sense. Then decide if and when and what type of committee you want to appoint to that. We could help him with the history and what's available in the Township. We can show him what we have so far and what we did put together and he can take it from there. Rachel will let him know when the next workshop in March is. Kevin said at their next meeting AutoZone will be in attendance. Rachel mentioned that the Water Authority will be in attendance at that same meeting. Kevin said they responded to our invitation that they will come and limit what our discussions are going to be and he said we will deal with that at the time. It will only be about the Wellhead Protection and that will be a joint meeting with the Supervisors.

Kevin stated he will be coming into the office to discuss how the meeting minutes are written, wants them more streamlined.

**Public Participation:** Rachel asked if Kevin wanted to share about the sewer meeting. Kevin stated that DEP has not finished their review. They will send it in and we can make comments. HRG gave the impression that there would probably be more money involved in the development of this. Both Mr. Di Lorenzo and Mr. Stroyan asked what are going to be the additional and auxiliary costs. That conversation was basically overlooked. But Kevin feels there has to be auxiliary costs with putting this plan back together or getting it on track. It was his understanding we were going to be a pass through but not make it difficult for anyone that wanted to come online. Some acted as if that was new information. Bob added that the DEP said all costs should be included in the paperwork. Rachel asked who was surprised at what has consistently been the Township's position for the entirety of the year. Was it political leaders,

local representatives, DEP? Kevin responded all but DEP. Kevin did say he was astonished at the lack of civility.

**Conclusion:** Mr. Farley suggested Jayson strike the police language throughout the document. He wants a letter to go to Jayson stating all changes requested so we don't have them come back after the fact and say there is extra cost to make changes we already discussed.

At 8:34 P.M., Mr. Stroyan made a motion to adjourn. Mr. Di Lorenzo seconded the motion, and it passed unanimously.

Thanks,

Barbara Schiavone  
Assistant Secretary/Treasurer