

**MINUTES**  
**January 25, 2022**  
**Milford Township Planning Commission Hybrid Meeting**  
**560 Rt. 6 & 209**  
**7:00 p.m.**

A meeting of Milford Township Planning Board was called to order at 7:00 P.M. by Chairman Robert Di Lorenzo 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 Kevin Stroyan (Vice-Chairman), Ray Willis, Patrick McCarthy, Solicitor Thomas Farley, and Secretary Shahana Shamim.

**Review of December 28, 2021 Meeting Minutes:** Mr. McCarthy made a motion to accept these minutes, Mr. DiLorenzo seconded, and it passed. Mr. Willis had to abstain from voting as he was not present at this meeting.

**Review of January 13, 2022 Meeting Minutes:** Mr. Stroyan said that this meeting was for a formal hearing of a conditional use. He asked to attach Mr. Farley's full list of conditions to these minutes, and then to table it at the next meeting for approval. Mr. DiLorenzo made a motion to attach the full list of conditions of the Hearing to these minutes, and then to table it at the next meeting. Mr. McCarthy seconded the motion, and it passed with 3-1 votes. Mr. Willis had to abstain from voting, as he was not present at this meeting. Mr. Stroyan said that he had informed Mr. Fuller that the Supervisors would be asking about the trailer sweeper, as 180 trailers would be there in Econo-Pak's property. Mr. Willis added that it's a good suggestion, as there is a fine for not clearing the roof of any vehicle, and Econo-Pak has plenty of room to put a trailer sweeper.

**Zoning Ordinance 407.2 – Review:** Mr. DiLorenzo said that a letter regarding this matter was forwarded to Mr. Shepstone, and he hadn't replied as of then. He added that according to this section of the ordinance, Sawkill Power Equipment won't be able to display their equipments. Mr. Stroyan added that this section of the ordinance was added in the last rewrite, which was done about 12 years ago. He continued that Sawkill Power Equipment is a retail establishment, they display their wares, and it doesn't come under contractor's yard. Mr. Tom Station had two job boxes in his yard, conditions were added, and the Zoning Officer didn't like it. This section of the ordinance needed to be updated, as according to the ordinance, excavators and bulldozers are supposed to be kept under roofs, and that is unreasonable. He added that he would attend the Supervisors' meeting to ask how far they would like the Planning Board to go with this. The Solicitor added that Mr. Shepstone's response to the Township's letter needed to be considered first. Mr. Willis made a motion to table this item at the next meeting, Mr. DiLorenzo seconded, and it passed unanimously.

**Making the Zoning map official:** Mr. DiLorenzo said that he had picked up maps from the County that day. The watershed is defined with the facing in blue line and the Solicitor had pointed out that it needed to be more prominent. Mr. Stroyan said that only the aquifer area could be defined from this map. Mr. DiLorenzo added that Jessica from Pike County Planning had told him that only Zone C is defined in that map, and the Solicitor added that the Zones A and B needed to be defined also. Mr. Stroyan added that Zones A and B are specific to the wells. He

further added that the one that was provided could be the official Zoning Map, there should be another map that goes with the watershed ordinance that this Board is working on, and he would talk to Mr. Shepstone about that. Mr. DiLorenzo added that Hickory Hills was changed to residential, the Park Service went back to Low Growth, and some properties in Bennett Avenue had gone back to residential. Mr. Stroyan added that Mr. Willis' and Mr. Quick's properties were there also. He continued that there should be a line through Steve Medzger's property, as he wanted to keep his house out of the commercial zone. The boundary needed to be black, may be bolder black, and the boundary of the watershed needed to be more prominent. Mr. McCarthy added that it was even hard to tell that the map was actually for Milford Township, as nothing was marked on it. Members agreed that New Jersey, Dingman Township, Westfall Township, Shohola Township, and Milford Borough should be marked on the map.

**Emergency Management Plan:** Mr. DiLorenzo said this item would be added in the next meeting's agenda, as Ms. Emanuel was not present.

**Sewage Project – Draft of Act 537 Plan:** Mr. Stroyan said that HRG hadn't corrected their problems of the administrative review, and they were asking for the Intermunicipal Agreement. Mr. Di Lorenzo added that they were asking for more money. Mr. Stroyan added that the Explicit purpose of that agreement was to write this Act 537 Plan, that was not for the purpose of operating the Sewer system, and now they are presenting Intermunicipal Agreements for operating the Sewer System. He further added that they are clearly two different documents. Mr. DiLorenzo added that Mr. Turquinio had provided that list of activities to HRG. He continued that the first intermunicipal agreement stipulates that HRG is the contractor, their scope of work was to get the Township through DEP, and now they are saying that well testing was not in the scope of their work. Microbac would charge \$6,674 to test the wells. They asked the Water Authority to test the wells at the last meeting so that the fee could be saved.

Mr. DiLorenzo said that they want the attorney for the municipality to do the Intermunicipal Agreement, and the Westfall Authority attorney had resigned already. He continued that HRG says that this Township had adopted the Act 537 Plan, he himself had said that the Township didn't, and this Township had done a resolution for sending the review. Supervisors are also saying that the Plan was not adopted, and the resolution was for sending the draft of the plan to DEP. The Solicitor added that HRG had sent the Plan to DEP, and then they didn't correct it. Mr. Stroyan added that the agreements are quite specific about giving all the powers to the Authority, but it doesn't specify which Authority. He added that making a Solicitor review a document, which is specific to this Township, would cost several thousand dollars. The Solicitor added that what HRG finally agrees to would have to be figured out, and this Township doesn't really want to hookup. Mr. Di Lorenzo added that this Township shouldn't have to do the maintenance, as it would just be a transmission line.

Mr. DiLorenzo said that the original contract, which has the scope of work, needed to be looked at. He continued that the well testing and meetings with the public should be in that contract. DEP wants to have meetings with all four Municipalities in the library or somewhere, HRG says it's not in their scope of work, and they would charge to attend those meetings. They would also charge for answering the questions. there were no paper works from DRBC, which doesn't want to allow the extension, as there were no ground failures, and there were only system failures. Mr. Stroyan added that it's hard to attend the meeting, which are scheduled for once a week at 9:00 A.M. in the morning. He asked Mr. DiLorenzo if would be able to attend those

meeting without getting paid, and Mr. DiLorenzo replied that it would be possible if doesn't have any meetings with Billy Shi, whom he works for. He added that HRG was not very eager to let him into their past meeting.

Mr. Stroyan said that Milford Borough was sending two people in HRG's meetings probably because Mr. Turquinio had become a part of Milford Water Authority. He continued that Rachel had attended HRG's last meeting, she had to leave the meeting an hour after the meeting had started, and she had to learn from the synopsis of the meeting that HRG's final decision of that meeting was to have a meeting every week. He added that this Board needed to send questions or recommendations to the Board of Supervisors. Mr. DiLorenzo said that the Supervisors needed to check on whether the Act 537 Plan was adopted or not. HRG had written in one of the letters that they were representing this Township, and the Solicitor said that HRG needed votes to do that. Mr. Stroyan added that the Act 537 Plan has to be rewritten every ten years, and he inquired where the rest of the Township is if this draft is the rewriting. He further added that Act 537 Plan is supposed to affect the entire Township. Mr. DiLorenzo said that the on-lot Septic systems would cover the rest of the Township, but as per the OLDS Ordinance, residents would have to stop doing more than one laundry a day, as there's no room for excessive laundries, and there's no way to enforce it. Mr. Stroyan added that recently 400 apartments were added, and Mr. DiLorenzo added that those apartments are unaccounted for, and HRG didn't even account for the well in Wheatfield Village.

Mr. DiLorenzo said that at the HRG meeting, cost wise they were putting everything on the Municipalities. He continued that if the central sewage goes through, there would be a lot of friction on that six-inch pipe, and that would put a lot of back pressure on the pumps. It would cost the homeowners about \$5,500 to replace these pumps, which are of two Horsepowers, and the startup amps would be about 20-25. Most of the pumps would have to be upgraded, every house would have to have a backup generator, as the power might go out for a day. It's dumping too much responsibility on the property-owners.

**Public Participation/Discussions:**

None

There was no other business or executive session needed, so at 8:07 P.M., Mr. McCarthy made a motion to adjourn the meeting, Mr. DiLorenzo seconded, and it passed unanimously.

Respectfully,

Shahana Shamim  
Secretary