

MINUTES
October 24, 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 Robert Di Lorenzo, Patrick McCarthy, and Michael Williams, Solicitor Thomas Farley, and Secretary Shahana Shamim.

Minutes: Members made some corrections to the suggested minutes of the September 26th meeting and the October 12th workshop. Mr. Di Lorenzo made a motion to approve the minutes of the September 26th meeting with the corrections. Mr. McCarthy seconded the motion, and it passed unanimously. Mr. Williams made a motion to approve the minutes of the October 12th workshop with the corrections. Mr. McCarthy seconded the motion, and it passed unanimously.

Comprehensive Plan Update: Shahana said that some of the residents who were interested in joining the focus group had provided their emails. She had sent the invitation letters to them by email and the rest by regular mail. She had received responses from Bill Pitman, Carol Mihail, Bob Stewart, and Robin Prudhoe. These residents had requested electronic copies of the draft plan, and she had sent it to them. Shahana was instructed to call the residents who had provided their phone numbers.

One of the letters from Kiley Associates states that DEP will base all of their decisions on zoning and the comprehensive plan instead of just zoning from now on because they want to know what our stormwater plan is. Pike County Conservation is still reviewing all of that, but they will submit it to the DEP. Up to an acre can still be disturbed with just an erosion and sediment control plan, except for Milford Highlands, because now each property in that subdivision requires an individual NPDES permit.

The 1991 version of the map will serve as the base map, and it will be upgraded to today's standards. The last property on Bennett Avenue is commercial because the owner ran his painting business and an engineering office from his house, so it will need to be marked in red. Mr. Quick's and Mr. Metzger's properties will also need to be changed because they requested this modification. Hickory Hills has always been designated as residential, but this was not reflected on the 1986 map. Only the two front properties in Hickory Hills, located 1,000 feet from the Route 6 corridor, were left as commercial. Viola mistakenly marked the entire subdivision as commercial, but there was supposed to be a cutoff at the thousand-foot mark. The Supervisors will need to issue a proclamation declaring the 1991 map as the official map. A small-sized zoning map is attached to the ordinance, which is in the book and has been signed by all Supervisors, so the ordinance will need to be amended. Every affected party will have to be notified before implementing the zoning changes on this 1991 map, and the Solicitor will consult with Mr. Magnotta regarding this matter. Mr. Di Lorenzo will review the minutes that approved

all these zoning changes after 1991. Members will recommend to the Supervisors to approve this map as the official existing Zoning Map.

An error was identified in the workshop date on the letters that have already been sent. Consequently, the letters will need to be sent out again with the correction highlighted in bold to ensure that recipients pay attention to the correct workshop date. This will constitute the second round of invitations. We may need to allocate a few hundred dollars will have to be allocated to Jayson Wood for his attendance at the workshop, which could potentially last up to three hours. Additionally, including his travel time in the compensation needs to be considered. Shahana was asked to contact Jayson so that he can discuss this matter with Mr. Stroyan.

Sewage Project – Draft of Act 537 Plan: The letter from the DEP states that this plan is not implementable, and it needs to start all over again. The entire plan was designed for commercial use, with a commercial gallonage of 200 gallons a day used for the calculations. On the other hand, residential gallonage is 400. So, the problem is that the residential plan doesn't fit into the commercial plan, but if they had designed the plan for residential use, the commercial aspect would fit right in. In the letter, the DEP stated that they must start from scratch again, even with the resolution by each municipality, because the inter-municipal agreement is not complete. Therefore, it needs to be completed before they can reapply. Another issue is the lack of funding; there isn't any funding available, and they don't even see any personal funding options. Consequently, the plan can't progress any further anyway.

The residential water usage of 400 gallons per day is twice the average of commercial usage. There are numerous homes in the municipality, and they are currently being assessed at 200 Equivalent Dwelling Units (EDUs). Even the national record for central sewage is 265 gallons per day. Mr. Di Lorenzo conducted a study in Milford about 12 years ago, covering as many single-family properties as he could find, and they averaged between 230 and 250 gallons per day. The issue with the plan is that if you exceed 200 gallons per EDU, you will be charged double the price. Based on observations, it seems that every residential property will exceed this threshold and thus incur double the cost. Even if they decide to start the project anew, they will need to renegotiate all our inter-municipal agreements. The Water Authority didn't do its due diligence in reference to the health of the Westfall Sewer Authority's facility.

Public Participation:

None

The meeting was adjourned at 8:00 P.M.

Respectfully,

Shahana Shamim

Secretary