

Meeting with Eric Passaro: Michael Williams and Bob Dilerenzo met with Eric Passaro the townships Newly appointed EMA director and handed off what they had accomplished so far towards an emergency management plan. Eric also had a draft emergency management plan that he was working on and shared that with the group. The group will continue to work together on the EMA plan.

Eric had said he would like to get a sand pile at the township, that would be readily accessible in the case of a spill to speed up recovery efforts as the current spill containment supplies is kept on the other side of the county. He said there was funding for this. We would just have to work out the details with our Roadmaster Gary Williams, as where we could store this and keep it dry.

A Couple of years ago, the entire area experienced a gas outage due to a malfunction (freezing of the pipe) from UGI because someone forgot to shut off the valve. The gas emergency was posted in the Township Facebook group. There is also a Pike County Power group, and the information was posted there as well.

UGI provided their evacuation plan, and Columbia also provided theirs when they built their compressor station. The goal of the Hazard Mitigation Plan is to raise public awareness by sharing FEMA and PEMA resources. Sharing on social media is easy, but the township does not have an official social media presence.

MINUTES

March 14, 2024

**Joint Hybrid Meeting of Milford Township Planning Commission, Board of Supervisors,
and Milford Water Authority
560 Route 6 & 209, Milford, PA 18337
7:00 p.m.**

A joint meeting of the Milford Township Planning Board, Board of Supervisors, and Milford Water Authority (MWA) was called to order at 7:00 P.M. by Chairman Kevin Stroyan via 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 (Member and Supervisor), Michael Williams, and Roman Buonanno, Solicitor Thomas Farley, Supervisor Rachel Hendricks, Chairman of the Board of Supervisors Gary M. Williams, and Secretary Shahana Shamim. On behalf of MWA, Attorney John Klemeyer, Chairman Scott Sheldon, and Member Frank Turquinio were present.

Joint Meeting with the Board of Supervisors and MWA: A warehouse and truck terminal need to be defined, and standards need to be added. After the last joint meeting, the supervisors voted to have John Fuller, the Township Engineer, attend their next meeting. Mr. Fuller had provided information from the ITE manual regarding the different types of warehouses, and that has been provided to the Township Planner. A model ordinance for warehousing from the Special Counsel has been provided to the Planner as well. Specific requirements need to be added in the applications that are submitted. The loophole to Section #407 needs to be closed, but we don't want to accidentally burden applicants unnecessarily with things that don't actually apply to them. Someone who's not changing the footprint and not really doing anything that could possibly cause land-based issues shouldn't have to do a hydrogeo study

just because it has been in the language. These studies are expensive and unnecessary for those simple applications, and it needs to be worked out without the mechanism of a waiver, so that they automatically don't have to do those studies, which will have to be in place for everybody else. Too many regulations will place unnecessary burdens on some conditional use applicants. If they're not adding anything to the property and what they're doing inside the facility doesn't create any issues, then they shouldn't have to go through those extra steps. There are homes that are non-conforming uses, and those also have to go through a conditional use, which falls under Section #407.

The representatives of MWA stated that a property situated atop the water supply and an aquifer, which is close to the surface, creates a unique situation, and that is a concern. This property needs to be addressed while the warehouse language is being developed for the zoning ordinance. They proposed referencing Zone Two, as defined in the Source Water Protection Plan (SWPP), on the Zoning Map. Zone Three is not a significant concern. Zone One comprises the springs, which are MWA's property. Regulations concerning prohibited contaminants on that property need to be implemented, especially for warehouses. The list for Zone Two protection needs to be expanded. It wouldn't constitute spot zoning because Zone Two is derived from the SWPP, which has engineering support.

Mr. DiBiasi commented that taxpayers' money was used to find the aquifer, and those guidelines are in place. There are many ordinances from across this state that demonstrate acceptance of this delineation. Mr. Farley said that during the hearings for the warehouse application, some had commented that every other township is approving these warehouses, and this township is the only one questioning the conditional use. Mr. Stroyan added that this Board has historically gone out of its way to protect that specific piece of property, and there have been many applications on that property. Obviously, this board is trying to work with MWA to address the specifics, and an ordinance needs to be drafted. Mr. DiBiasi said that he has been actively soliciting funds for three years and has given a proposal to the Governor to buy that land.

The board declared that the next workshop with MWA will be held at the May workshop, which is scheduled for the second Thursday of that month.

Emergency Management Plan: Mr. Di Lorenzo explained that Mr. Eric Passaro arrived at 6:30 P.M. and provided significant input. He will write up a wish list. Eric had said he would like to get a sand pile at the township, that would be readily accessible in the case of a spill to speed up recovery efforts as the current spill containment supplies is kept on the other side of the county. He said there was funding for this. We would just have to work out the details with our Roadmaster Gary Williams, as where we could store this and keep it dry.

Comprehensive Plan Update: Another public meeting is needed to recommend it to the Board of Supervisors. That way, the public will get another chance to see it, and it will be posted on the website. It cannot be recommended today because it's a workshop. The new version of the draft came last Friday, and it will be sent to the County Planning. The Scenic Rural Character Preservation (SRCP) Board had provided monetary support, and this acknowledgement will be

added to the plan. Then it will be presented at their next meeting, which is scheduled for next Wednesday.