

MINUTES
April 11, 2024
Milford Township Planning Commission Hybrid Workshop
560 Route 6 & 209, Milford, PA 18337
7:00 p.m.

A workshop of the Milford Township Planning Board was called to order at 7:00 P.M. by Chairman Kevin Stroyan via a hybrid call. The Zoom contact information for this call had been advertised in advance in the Pocono Record. Also present at this hybrid workshop were Members Ray Willis (Vice-Chairman), Robert Di Lorenzo, Michael Williams, and Roman Buonnano, Solicitor Thomas Farley, and Secretary Shahana Shamim.

Review of the previous minutes: The minutes of the March 26 meeting were on the table. Members reviewed them and decided to vote on them at the next regular meeting.

AutoZone – Conditional Use Application Revision: Mr. Carmen DiDiano, the Civil Engineer from MDM Engineers, and Mr. William Rosado, the owner of the property, were in attendance to present this application. Mr. DiDiano stated that he had reviewed the Zoning Ordinance for setbacks, parking requirements, lot coverage, and permits. This is a single parcel that will remain a single piece of property, and the intention is to develop two projects within this parcel. The AutoZone piece will be a leased parcel, and the restaurant building will be situated at the rear. Both will require conditional use permits. Construction of the AutoZone building and its parking spaces will be phase I. Access to this development will be through the existing Dollar General driveway. The AutoZone building will essentially remain the same as previously shown. The restaurant building will be approximately 4,000 square feet, with an outdoor patio featuring seating arrangements at the rear of the property. The on-lot septic system and on-lot retention pond will be located at the furthest rear of the property to service the entire development. There will be a total of 130 parking spaces, with 50 designated for the AutoZone and the remainder for the restaurant. Infiltration testing will be conducted for stormwater management prior to commencing the construction design.

Members confirmed with the applicant that tonight is just for discussion. It is understood that it's a commercial property, but Milford Towngreen, which is a residential property, is right behind it, and it has to be shielded. Section #410 addresses this matter, and the requirement is to have a 25-foot setback. None of the improvements, such as the parking and dumpster areas, meet that requirement, and a further buffer is up to the planning board. The applicant said that this could be a parking issue, and the operation hours will be different for the two buildings. Some dual use could be done to reduce the number of parking spaces. Fifty spaces for an AutoZone and eighty for the restaurant are excessive. More landscape buffer could be achieved by reducing the number of spaces. Section #410 specifies the materials and tree caliper size for the buffer. Some type of permanent fencing as a screen or a combination with vegetation can also be considered. Mr. Di Lorenzo, the Sewage Enforcement Officer, said that an alternate septic site needs to be specified, and testing will have to be done to figure everything out.

According to the wellhead/watershed ordinance, the property is within the protection zone of the Wheatfield Village Public Well. AutoZones keep oils and chemicals, and this

property falls under Zone B. Section 426.7 addresses additional requirements for the storage of hazardous substances in Zone B. These need to be addressed. Mr. DiDiano said that AutoZone has specific protocols and procedures for containment; they don't offer repairs, and they don't sell tires.

Mr. DiDiano said that the Board had asked about holding special events. They might have a grand opening, where customers and local shop owners are invited to see the store, inventory, and operations. It will be an indoor event, not like car shows or food trucks. AutoZone is constructing more parking than it needs to address one of the earlier questions about truck delivery. These extra parking spaces will give the trucks the ability to maneuver more easily to get in and out of the loading area. The on-lot septic system and the retention pond for handling stormwater will be built along with phase I, which is shown in a red box on the map, but the infiltration testing with Mr. Di Lorenzo will need to be done. He (Mr. DiDiano) will have a conversation with the engineer about whether the retention pond needs to be built for the whole development or just phase I. Mr. Di Lorenzo said that in order to size the septic system, he will need to know how many seats there will be in the restaurant, approximately how many employees there will be, and whether breakfast, lunch, and dinner will be served or just lunch and dinner.

A six-foot fence with a reduced buffer from the residential area might be good enough, but that will be up to the Board's discretion, and it could be one of the conditions for approval. An engineer will design the landscaping, but a landscape architect can also be used. Mr. Shepstone and Mr. Farley will need to have a conversation and clarify matters regarding the Wellhead/Watershed Protection Ordinance. It's a sensitive area in this county. The products and their volumes that will be in the store need to be known, and secondary containment might be needed. Mr. DiDiano will have to hold another workshop to address these issues before proceeding with an actual application.

The building elevations, which were prepared by the architect unable to attend the meeting, were displayed. There is a vast amount of glass on the front exterior elevation, the entry doors face the Dollar General, and the orange color is softened. Members asked for something that matches the area and goes beyond the typical corporate signature, but the Board won't impose specific design standards. It's a nice first try. It might lead to a variance due to the amount of materials. Mr. DiDiano will send a letter to the office stating that it was just an informal presentation, and no formal submittal has been made yet. Members thanked Mr. DiDiano for his approach.

Sewer Project: Last Monday, there was a public meeting with the sewer group. Mr. Di Lorenzo and Mr. Stroyan attended it and suggested that another engineer or a third party should examine the plan. The possibility of creating our own 537 plan needs to be explored. If it needs to be re-engineered, then we must have some reasonable idea of what that will cost the township, which was never discussed. The plan, which has already been paid for, is being revised. The engineering and implementation must be completed, marking the beginning of spending money. The question raised at that meeting was whether we're in or out. The township will allow for a pass-through but will not interfere with local businesspeople or anyone wishing to tap into it.

This position of the Township has never changed. Studies involving local businesses are being requested, and that's our current standing.

The workshop was adjourned at 8:15 p.m.

Respectfully,

Shahana Shamim
Secretary