

MINUTES
March 26, 2024
Milford Township Planning Commission Hybrid Meeting
560 Route 6 & 209, Milford, PA 18337
7:00 p.m.

A meeting of the Milford Township Planning Board 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 Robert Di Lorenzo, Michael Williams, and Roman Buonanno, Solicitor Thomas Farley, and Secretary Shahana Shamim.

Conditional Use Application – Equipment Rental at 139 US Route 6: Mr. Scott Keener, the applicant, was present at the meeting. There is only one lot. The lower portion of the lot will be used for the storage of the machines, and the house will serve as the office. The traffic will probably consist of 5 to 10 customers a day, with entry from Milford Hills. The existing road on the upper lot to Route 6 will be blocked, and that will be a condition. There is no Highway Occupancy Permit (HOP) because it's coming off of Milford Hills Road, which is a private road, not a Township Road. Mr. Keener just bought the property; he owns the lower part of the road, and no agreement exists for maintaining that road. The trucks will be parked in the lower part, and the upper part will serve as the office. He will put gravel and other materials as needed, and he has already acquired the erosion plan from the Conservation District. Only smaller and mid-sized equipment will be present. There will be only one truck, a RAM 5500, on-site; it will be parked near the office with a trailer hooked up to it. None of the equipment and excavators will weigh over 13,000 pounds.

There will be no dump trucks, only pickup trucks. Currently, he has five mini excavators, and he might acquire up to ten more in the future. Homeowners' deliveries will be completed without passing any houses or traversing through neighborhoods. Gravel will be spread on the lot for machine placement. He owns plenty of property, and the lot coverage will only be .4 acres out of four acres. The house and parking area will contribute to the lot coverage calculation, yet it will still be well below the permissible 65%. In his defense, he wants people to see the equipment, and there's no requirement to screen it. Adjacent to the property is one residential lot, with the closest houses likely positioned at least three hundred feet away, and a mountain borders the other side. There will be no Machines over eight tons, and that will be one of the conditions. The equipment inventory will include small excavators, rollers, wood chippers, and manlifts, totaling 35 or fewer machines. Small items like chainsaws will be stored inside the office.

The business might flourish; more machines can fit comfortably and still have room. The maximum number of employees besides himself will be two. The person running the yard will have time to do the office work. Hours of operation will be eight to five Monday to Friday and nine to one on Saturday. There will be only one seasonal rental trailer, and that will be in these 35 counts. Small stuff, such as chainsaws, might be rented in the future under the cover on the

upper portion of the lot, and those won't be left outside. Small tools being in the garage will be another condition. Eventually, he might put up a pole barn, and he'll have to come back for that. He won't add another trailer, which takes up too much space. He'll clean up the property, cut the stump down, and plant flowers.

This board doesn't feel the need to have a formal conditional use hearing on this. Members voted not to have a formal hearing for this application and to recommend this to the supervisors with the following conditions:

1. No excavators or mini-excavators over eight tons in size.
2. The yard would include mini-excavators, excavators, tractors, rollers, wood chippers, man-lifts, and only smaller to medium-sized equipment, not to exceed 35 in number, which would include three in-house trailers.
3. A total of three employees.
4. Operating hours as per the applicant's request. It's from 8am to 5pm Monday to Friday and from 9am to 1pm on Saturday.
5. Small tools and the like for rental would all be inside a building.
6. And the applicant agrees to close off the old driveway that comes onto Route 6.

It passed unanimously.

The Secretary will place this application on the Supervisors' meeting agenda for April 1, so that the Supervisors can schedule a hearing.

Comprehensive Plan Update: Members reviewed the updated draft, and it meets all requirements/expectations. The discussion of this draft at this meeting has been announced. Members voted to recommend this draft to the Board of Supervisors, and the recommendation passed unanimously.

Sewer Project: The deficiencies in the Act 537 Plan will be discussed at 1:00 p.m. on April 8th.

Public Participation

Shahana said that she received the revised application for AutoZone, and she handed it out to the members. Mr. DiDiano had asked to put it on the agenda for the April 11th workshop. Members asked her to find the approvals, variances, and everything that's associated with Dollar General before the next workshop.

At 7:56 P.M., Members voted to adjourn the meeting, and it passed unanimously.

Sincerely,

Shahana Shamim

Secretary