

MINUTES
July 11, 2024
Milford Township Planning Commission Workshop 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, Roman Buonanno, and Michael Williams, Supervisor Rachel Hendricks, Solicitor Thomas Farley, Secretary Shahana Shamim and Assistant Secretary Michele Long. Guest: Phil Pecord.

Review of Previous Minutes from May 28, 2024 and June 25th: Members had no changes to the minutes which will be forwarded to the July 23rd meeting for approval. The June 13th Workshop meeting had been cancelled.

Pike County Comprehensive Plan – Updated 5/21/2024: Pike County sent out an email notifying the Township that the Plan is available for public review and comment until August 23, 2024. Mr. Stroyan asked if we had received a response to the comments submitted from the Township and we had not. Members asked the Secretary to make Supervisors aware there has been no response and requested direction on how to proceed.

Milford Township Comprehensive Plan: Jayson Wood from Woodland Design is currently working on incorporating final comments such as large parcel definitions and typos. The Plan will be resubmitted to the Pike County Office of Community Planning and neighboring Townships when it is updated then will be made available for public comment. The current draft is available on the Township website.

537 Sewage Plan – Updates: The members discussed the new proposal submitted by HRG in relation to the development of an Act 537 Plan and accompanying emails forwarded to the Township. The new proposal from HRG includes a higher rate than previously discussed for services and requests of the Township to proceed with the plan development. There were concerns raised by Members regarding the lack of communication to the Township directly including decisions that needed to be made regarding fiscal matters, which would need to be addressed by the Township Supervisors. Communications have been sent to the Township Sewage Enforcement Officer not the Township office. The email correspondence also raised questions regarding the voluntary involvement of property owners along Route 6/209 and the Township involvement in the Plan altogether. Members requested that the Secretary ask the Supervisors to request HRG to send all correspondence to the Township office so the Supervisors are aware of progress with the Plan moving forward.

AutoZone Conditional Use Resubmission: Mr. Phillip Pecord from AutoZone Store Development was in attendance via Zoom requesting clarifications on the proposed new stores exterior elevations and handling the mitigation of hazardous materials in the wellhead district. An application has not yet been submitted. After some discussion, members advised Mr. Pecord to have their engineers work with Township Engineer Fuller on questions related to handling the hazardous materials which may need calculations developed and reviewed. Members also provided examples of similar AutoZone stores developed in the region that may be suitable for the site based on similar buildings in the Township such as a Warwick New York AutoZone site. Discussions also included timeline for submission and potential issues in relation to sewage capacity of the property in question if the project did not move forward in a

timely manner. Members asked the Secretary to forward all materials submitted so far for the project to the Township Engineer so he can review and discuss with the applicant. They also requested the Secretary forward the 426 ordinance to Mr. Pecord.

FEMA & PEMA Draft Flood Hazard Information: The draft flood hazard information for Pike County is available for community review. Mr. Stroyan and Mr. Di Lorenzo discussed how the new mapping may impact landowners who have not been in the flood zone previously and the cost of flood insurance, questioning which properties were included. Mr. Williams noted that in looking at the online tool those properties can be identified and members discussed different portions of the Township that are included in the mapping. In the materials provided it states landowners would be notified of being added to the mapping, the timeframe of implementation and comment period, and how the determinations were developed. Mr. Stroyan encouraged Members and the Supervisors to review the draft and to discuss how the Township can assist in the notification and review of the draft information.

Amendment to Section 407 of Zoning Ordinance: Members reviewed the draft document with most of the discussions focusing on portion 407.11 in relation to handling hazardous materials in relation to monitoring wells, 35 gallon liquid storage, need for the development of a hydro geologic study, and substantiating “no potential to alter the surface or groundwater supplies. Mr. Williams and Mr. DiLorenzo provided a number of examples of small businesses and scenarios of landowners where housing 35 gallons of liquids is common practice. Mr. DiLorenzo made suggestions for substantiating stormwater and the need for a hydro geologic study with an NPDES 1 acre threshold. Ms. Hendricks suggested utilizing warehousing standards that have been used in Monroe County to help clarify as well. Members asked Solicitor Farley to review comments, previous ordinances, and the drafts and come back to the Planning Commission with an updated draft. With the ordinance still in a draft format to be updated, Mr. Stroyan asked the Secretary to notify the Milford Water Authority that we will not be meeting with them on July 23rd and will send them a draft when the Planning Commission has completed their review of the new draft.

Amendment for Section 602.2: All members were in agreement the draft presented can move forward for the next meetings approval.

Zoning Ordinance Update- Vehicle & Equipment Sales Operation Definitions: All members were in agreement the draft presented can move forward for the next meetings approval.

Public Participation: There were no public comments.

At 8:57P.M., Robert Di Lorenzo made a motion to adjourn the meeting, Michael Williams seconded; Motion was carried.

Michele Long
Asst. Secretary