

MINUTES
June 25, 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 Vice Chairman Ray Willis 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, and Michael Williams, Supervisor Rachel Hendricks, Solicitor Thomas Farley, and Secretary Shahana Shamim.

Review of Previous Minutes from May 28, 2024: Only two members who had attended this meeting were present, so the members voted to table these minutes until the next meeting.

Joint Meeting with the Board of Supervisors and the Milford Water Authority: The Secretary canceled this part of the meeting because the Planner's comments for Section #407 came late.

Amendments to Sections 407 and 602.2 of the Zoning Ordinance: Some businesses can be really small, and the requirement for a hydro-geologic study can be overbearing. However, the applicant shouldn't be able to decide whether the hydro-geologic study is applicable or not, as they will all probably say 'no'. The applicants know what they want to do with their business, but they don't know about environmental impacts and other elements of proper design. The Wellhead/Watershed Ordinance will be applicable to some of these applications. For new constructions, NPDES permits are required when the land disturbance exceeds an acre, and professionals such as engineers and lawyers get involved.

The Planner will send his comments. Members asked to table this item at the next meeting.

Zoning Ordinance Update- Motor Vehicle Sales Definition: The Planner will send his comments on the proposed definition. Members asked to table this item until the next meeting.

Milford Township Comprehensive Plan: The Steering Committee discussed the comments from Pike County Planning and Milford Borough. Jayson Wood said that he would incorporate all the suggested changes into the plan and then send the updated plan to the office. The Solicitor added that the updated plan would have to be sent to the County Planning again because substantial changes were being made.

Milford Equipment Rentals 139 Route 6 – Land Development Plan submission – Scott Keener: The land development plan and application were submitted, as that was one of the conditions for this Conditional Use Application. Mr. Keener and Mr. John Fuller, the Engineer, were present. The Solicitor said that the transcript would be needed, and the Secretary said that the stenographer would send it by the end of this week. Comments from the County Planning

and follow-up comments from the Engineer have not yet arrived. Mr. Di Lorenzo made a motion to recommend this application to the Board of Supervisors with the conditions that all the conditions outlined in the transcript be stated in the plan and that the comments from the County, the Conservation District, and the Engineer be addressed. Mr. Williams seconded the motion, and it passed unanimously.

County Comprehensive Plan: The office had sent comments to the County, but there were no replies.

Sewer Project: Members asked the Secretary to add it to the next meeting's agenda.

Public Participation

Mr. DiBiasi said that he was looking for Appendix A of the proposed comprehensive plan. Rachel replied that the Wellhead/Watershed Ordinance is Appendix A, which is posted on the township website under the Zoning Ordinance section.

At 9:03 P.M., Members voted to adjourn the meeting, and it passed unanimously.

Shahana Shamim

Secretary