

Board of Supervisor (Hybrid) Minutes
March 3, 2025 6:30 pm
(Zoom meeting ID was advertised in advance in the Pike County Dispatch)
560 Route 6 & 209

6:30 Workshop:

Present were Chairman Gary Williams, Vice Chairperson Rachel Hendricks, Supervisor Bob DiLorenzo, Alternate Solicitor Sean Logsdon, and Secretary/Treasurer Shahana Shamim.

It was reported that we are waiting for a reply from the Water Authority to move forward with the proposed amendments to Section 407 of the Zoning Ordinance.

The County sent comments regarding the zoning map, and Mr. Di Lorenzo will gather all the relevant documents. The Hickory Hills development was originally commercial, but it was later changed to residential and became a development. Therefore, the map needs to be updated as proposed. Other changes that need to be made for the map to match the existing approved zoning involve the properties of Mr. Quick and Blue Ridge Communications. It will not be a completely new map because these changes are not substantial.

A request for a zoning amendment related to density was submitted by DEPG in 2019, and the Planning Commission members had asked for public input by publishing a notice in the newspaper. This applicant disengaged for some time, but now they have returned. A special counsel has been appointed for the Planning Commission to address this applicant's request, which involves multiple commercial uses in several buildings and a curative amendment for multiple uses. That is why the item "Authorization for attorney(s) to assist with development of proposed multi-use zoning amendments" is on the agenda. Attorneys Anthony Magnotta and Andrew Bellwoar may meet with the applicant's attorney to finalize the amendment and then present it to the Planning Board for review.

A scheduled meeting of the Milford Township Supervisors was called to order at 7:00 p.m. by Chairman Gary Williams. Also present were Vice chairperson Rachel Hendricks, Supervisor Bob DiLorenzo, Alternate Solicitor Sean Logsdon, and Secretary/Treasurer Shahana Shamim.

Pledge of Allegiance

- 1. Minutes of the February 3 and 18, 2025 meeting** – Gary motioned to table. All agreed.

2. Treasurer's Report

- \$1716 from zoning
- \$15,000 Pike County Comm. Fiscal year 2024 quarterly payment
- \$500.00 from sewage
- A motion was made and seconded to transfer \$5,000.00 from the Township's PLGIT account to the its payroll account. The motion passed unanimously.
- A motion was made and seconded to transfer \$10,000.00 from the Township's PLGIT account to its NBT checking account. The motion passed unanimously.

3. Roadmaster's Report

- The road crew has been out a few times during bad weather. They have been spreading 50-50 mixture to save on salt. The Township has 100 tons of salt left. Gary made a motion to give Harvey a raise, increasing his salary by 3.5%, retroactive back to January 1st. The motion was seconded. All Approved.

A lot of trees have been down. Trees and brush will be cleaned up. The Roadmaster reported that he does not expect to do any paving's projects this year as the liquid fuels' allocation is not enough funds this year to do paving projects.

4. Zoning

One permit was issued for a single-family home and a well permit was issued for the same.

5. Public Participation: Mr. Fred Weber spoke regarding the trucks parked on Route 6. He asked why they can park there. Sean Logston spoke on the "variance by estoppel". This means if something is going on for a long time without the municipality enforcing rules against it, they do have rights to continue to do it.

6. Secretary's Report:

PennDOT notified the Township that the Liquid Fuels Tax Fund payment and the road turnback annual maintenance payment, in the amounts of \$56,255.73 and \$2,840.00 respectively, will be paid on March 3, 2025. The Pike County Commissioners notified the Township that, at their meeting on February 19, they authorized Milford Township's fiscal year 2024 fourth-quarter payment of \$15,000.00.

Old Business:

- a. Fidelity and Crime Coverage – HA Thompson Proposal- A motion was made and seconded to table this item. Approved.
- b. Zoning map comments – Robert DiLorenzo was asked to get the materials supporting the properties in question with regard to the proposed updated zoning map together for Mr. Magnotta. A motion was made and seconded to table it until the next meeting. All approved.
- c. Milford Water Authority - Mr. John Klemeyer confirmed receiving the proposed amendment to Section 407 of the Zoning Ordinance. Rachel made a motion to send follow-up correspondence to the Water Authority and offer the Planning Commission date as a joint meeting on March 25th, and indicate to them that if they are not

responsive, we are going to send that language to the County. The motion was seconded. All approved.

- d. PCLP – Building use request for PUC meeting to be held on 3/18/2025. Gary made a motion to allow the PUC to use the Township building for the requested date and time. The motion was seconded. All approved.
- e. Consideration of a Proposal from Myer & Myer CPA to handle the Township’s payroll and payroll taxes – Rachel made a motion to enter into an agreement for Myer and Myer to handle the payroll and payroll taxes. The motion was seconded. All Approved.
- f. Eastern Pike Act 537 Plan – Request for execution of a Resolution or letter – A motion was made to table this since Mr. Magnotta was not in attendance. All approved.
- g. Authorization for attorney(s) to assist with development of proposed Multi-Use Zoning Amendments – Rachel made a motion directing e our attorneys not to assist the applicant with drafting this ordinance, unless the t the Planning Commission’s special attorney for this application and Tony both participate in any and all such meetings, which must be scheduled at least 5 days in advance. All agreed.
- h. Tax Documents for Building Permits and CO’s – Joe Cutri indicated that the County Tax Assessment Office has indicated that they are need to get copies of all of both the zoning permits and the CO’s. Rachel expressed concern if there is a gap period where the county has been unable to handle something because they were missing CO’s and staff was directed to follow up with the Assessment Office to see if any Milford Township documentation was outstanding.

Other Public Participation: Mr. Stroyan stated that he would ask the Supervisors to use caution with Mr. DePetrus. He doesn’t want to see an amendment proposed by an applicant that feels that it’s a “slam dunk.” He feels that both attorneys should weigh in and it should be brought before the Planning Board and then the Supervisors before there is any formal decision. Rachel expressed concern that the Supervisors received correspondence from our attorney stating that he in fact already had a meeting with the applicant to work on developing a draft. Mr. Logsdon indicated that would only be the case, normally, if the applicant had agreed to pay the cost of those professional services in advance of expending that time that the Township would be billed for. A motion was made to make the participation of all Township attorneys in any such meetings regarding drafting a curative amendment contingent upon the applicant’s agreement to pay for the Township’s costs. All agreed.

The Supervisors voted to pay the bills, and adjourn, at 8 p.m., and the motion passed.

Paid Bills:

- Anthony Magnotta - \$4,815.00
- BRC - \$187.26
- Industrial Hose and Supply Inc. -\$357.13
- Northeast Parts Group – \$292.87
- One Stop Computers - \$750.00
- Milford Ambulance - \$15,000.00
- SockEm Web Solutions LLC - \$100.00