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Board of Supervisor (BOS) (Hybrid) Minutes
June 16, 2025 6:30 pm
(Zoom meeting ID was advertised in advance in the Pike County Dispatch)
560 Route 6 & 209

Workshop:

The Supervisors reviewed a septic waiver request for a property on Deep Brook Road, as an emergency repair was needed. The situation for subsequent buyers of this property was also discussed.

There is still time to advertise the June 30 joint meeting of the Board of Supervisors and the Planning Commission to discuss the proposed Warehouse Ordinance, and the meeting time can be adjusted.

The second quarter ambulance check, totaling \$15,000, has been mailed, and the quarterly report has already been filed.

Mr. John Fuller, the Engineer, submitted his comments regarding the proposed amendment to Section 407 of the Zoning Ordinance. He emphasized the importance of involving a qualified professional—such as an engineer, hydrologist, geologist, or a wetlands specialist—for risk assessment of proposed projects. These professionals can determine whether a hydrology study is necessary.

Applicants may be required to submit such a report, which would include the hydrology study. The size of the development and the requirement for NPDES permitting could be used as thresholds for exemptions.

AutoZone stores chemicals, which could pose a risk to the watershed in the event of a catastrophe. There is a conditional use approval request from AutoZone for the property at 550 Route 6 & 209. They are prepared to submit a plan to protect the watershed from contamination.

Some applicants are reluctant to invest in a hydrogeologic study during the conditional use approval phase and propose instead to submit it during the land development phase. However, the study is essential at the conditional use approval stage, as the risk assessment must be reviewed beforehand.

Pledge of Allegiance at 7:00 pm

Review of June 2 Meeting Minutes – The Board of Supervisors voted to table approval of the minutes from the June 2 meeting.

Treasurer's Report – Since the last meeting, State Police fines and penalties in the amount of \$321.72 were directly deposited. The Township also received \$12,689.63 from real estate transfer taxes and \$100 from zoning permits.

Roadmaster's Report – Gary M. Williams, Roadmaster, reported that over the past couple of weeks, the road crew had been working on the trucks. A new sign on Route 6 was installed, as the previous one had been stolen for the third time this year. The Board of Supervisors voted unanimously to advertise bids for superpaving Foster Hill Road in both the newspaper and on PennBid.

Zoning – Shahana reported that Carmen Didiano, the applicant for AutoZone at 550 Route 6 & 209, attended the Planning Commission workshop. He plans to submit a formal application before the regular Planning Commission meeting next week and will likely be recommended for a hearing in July. The Planning Commission requires approximately 10 business days to review applications, and the Zoning Ordinance should be updated accordingly.

She also reported that the proposed amendment to the Zoning Ordinance submitted by DEPG was also discussed, and further updates will be made to that proposal.

The Secretary was asked to contact the Blooming Grove Township Secretary to inquire about third-party zoning services, as the Township does not currently have a Zoning Officer.

Public Participation – Mr. Williams replied to the Pike County Dispatch reporter's question on posting the Foster Hill superpaving bid.

Secretary's Report

- There is a request for a well-to-septic distance waiver for a property in the township. It is an emergency repair.
- A real estate assessment appeal hearing for a property on Foster Hill Road has been scheduled for June 25, 2025.
- The Pike County Area Agency on Aging sent information regarding a fare increase for Pike County Transportation, effective July 1, 2025.
- The County's Tax Revenue Summary as of June 2, 2025, has been received.
- The Pike County Conservation District sent an inspection report for a property on Route 6 & 209. No violations were found.
- The Greenwood Hills Homeowners Association has requested approval to use the township building on June 17 at 7:30 p.m. Their certificate of insurance is on file.
- Mary Cooney has also requested use of the meeting room on June 28 for the Greenwood Hills Homeowners Association.
- UGI plans to evaluate any customer-owned piping that may create elevated-temperature environments underground in proximity to natural gas lines.
- The Pennsylvania Department of Transportation invites the public to an online plan display regarding the Route 6 bridge replacement project.

7. Old Business:



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Public Hearing to Adopt the Zoning Map

The Board of Supervisors (BOS) voted unanimously to pause the regular meeting to conduct the public hearing regarding the adoption of the proposed Zoning Map. The hearing was held, and upon conclusion, the BOS voted unanimously to reopen the regular meeting. Subsequently, the BOS voted unanimously to adopt the proposed Zoning Map.

For a full transcript of the public hearing, contact P.A.B. Reporting at 123 New Street, Hughestown, PA 18640. Phone: (570) 655-2729.

Section 407 of the Zoning Ordinance Update

Section 407 of the Zoning Ordinance was discussed during the workshop.

8. New Business:

Possible Recommendation from the Planning Commission for AutoZone – Authorization to Advertise

No recommendation has been made by the Planning Commission at this time. Commission members will reconvene next week to consider and potentially issue a recommendation. There is currently no action to be taken regarding AutoZone.

Gifts for Volunteers – PSATS Coolers and Caps – Authorization

At the PSATS Conference, free hats and coolers were provided for volunteers, including Planning Commission members, Zoning Hearing Board members, and the Vacancy Board Chair. The Board of Supervisors unanimously voted to allow each volunteer to select one free item.

5K Run/Walk – October 5, 2025 – Hosted by Pike Autism Support Services

The Board of Supervisors unanimously approved the request, contingent upon the submission of a valid certificate of insurance.

Conference Room Use Request – Greenwood Hills HOA

The Board of Supervisors unanimously approved the Greenwood Hills Homeowners Association's request to use the conference room on June 17 at 7:30 p.m. and on June 28 at 11:00 a.m. The Secretary confirmed that their certificate of insurance is on file.

Sewage Approval for Joseph Ropke

The Board of Supervisors (BOS) voted unanimously to approve a waiver for a 75-foot distance between the well and septic system for Mr. Joseph Ropke's property located at 129 Deep Brook Road. The approval is contingent upon the following conditions:

1. The waiver must be recorded and notarized as part of the property deed.
2. The waiver must be signed by the adjoining neighbor, and that agreement must also be recorded and notarized.
3. The waiver shall apply to all successors and heirs of the property.

June 30 Meeting – Advertisement for Warehouse Ordinance Discussion

The Board of Supervisors (BOS) voted unanimously to advertise the June 30 meeting for discussion of the Warehouse Ordinance, with the meeting time set for 6:30 P.M.

Other Public Participation

The Board of Supervisors (BOS) responded to questions from a reporter from the *Pike County Dispatch* regarding the hiring for the Zoning Department and the upcoming June 30 meeting to discuss the proposed Warehouse Ordinance.

At 8:06 p.m., the BOS unanimously voted to approve the payment of bills and to adjourn the meeting.