MINUTES
February 28, 2024
Milford Township Zoning Hearing Board Hybrid Meeting
560 Route 6 & 209
6:00 P.M.

A meeting of Milford Township Zoning Hearing Board was called to order at 6:00P.M. by Chairman Bill Pitman through 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 Phyllis Simpson and Ed Ryman, Solicitor Anthony Magnotta, Secretary Shahana Shamim and Assistant Secretary Barbara Schiavone.

Reorganization: Solicitor Andrew Bellwoar via Zoom asked to have a vote for Chairperson, Mr. Ryman nominated Mr. Pitman and Ms. Simpson seconded, it was unanimously passed. The meeting was then handed over to Mr. Pitman and he made a motion to vote on Vice-Chairman. Mr. Pitman nominated Mr. Ryman and Ms. Simpson seconded. A vote for Secretary was not required. Mr. Pitman then made a motion to appoint Mr. Andrew Bellwoar as Solicitor for the Hearing Board, Mr. Ryman nominated Mr. Bellwoar and Mr. Pitman seconded it. It passed unanimously.

Minutes: Mr. Pitman made a motion to have the minutes from December 19th, 2022 accepted and Mr. Ryman seconded the motion and it was passed unanimously.

Variance Application for Bryan Barker 100 Chippy Cole Road: Solicitor Bellwoar took over and verified we had a court reporter there. The reporter's contact information is: Leah White, Court Reporter, Phone #424-312-8757, leeleesteno@gmail.com. Mr. Bellwoar went through the board exhibits that will be marked and made part of the record. He asked the court reporter to retain those documents. He also had the reporter swear in Mr. Barker. Mr. Barker explained how it came to be that his garage was built too close to the neighbor's home. The interpretation of the deed was the problem. Solicitor Magnotta from the Township spoke up and asked to have Shawn Bolles, the Township Zoning Officer sworn in. He was sworn in and stated how he became involved when the neighbor lodged a complaint. That was eventually rescinded but at an earlier magistrate hearing, they were told to file for a variance with the Township. Mr. Barker had a notarized letter with him from his neighbor stating they have no objection to the garage being 7 ½ feet from their property. Solicitor Bellwoar stated that it would be in the Barker's best interest to have this recorded with the Recorder of Deeds office for the County. This would make the agreement currently between Mr. Barker and his neighbor, Zohreh Shayesteh, a binding agreement for any successive owner who may purchase Ms. Shayestehs' property. This document would be filed under Ms. Shayestehs' tax parcel number so that it is easily found.

Mr. Bellwoar stated he would entertain a motion to approve the application of Bryan Barker for a variance as set forth in his application subject to the condition that Mr. Barker obtains an agreement in recordable form signed by his neighbor, Ms. Shayesteh and have that recorded within 60 days of the mailing out of the decision by the zoning hearing. The applicant waived the requirement for the Zoning Hearing Board to mail a written decision within 1 day after voting on the application. Mr. Pitman made the motion and Mr. Ryman seconded, it was approved unanimously.

Public Participation: There was no Public Participation.

Executive Session: There was no need for an Executive Session.

Mr. Pitman made a motion to adjourn at 6:31pm and Mr. Ryman seconded it. It passed unanimously.

Respectfully submitted,

Barbara Schiavone