

March 26, 2019

A scheduled meeting of the Milford Township Planning Board was called to order at 7 P.M. by Vice-Chairman Ray Willis, followed by the Pledge of Allegiance. Also present were the other Members James SeChrist, Robert DiLorenzo, Viola K. Canouse (Secretary/Member), Solicitor Anthony Magnotta, Zoning Officer Shawn Bolles, and Assistant Secretary Shahana Shamim. Mr. Willis welcomed James SeChrist and Robert DiLorenzo, the newly appointed Members, to the Planning Board.

A motion was made by Ray Willis, seconded by James SeChrist, and passed unanimously to add some more specific information to the minutes of the previous meeting.

The Solicitor discussed the latest proposals of Amendment to the Sections 409 of the Zoning Ordinance. He pointed out that the proposed amendments to this Ordinance were italicized. The Solicitor read out the amendments to the Zoning Ordinance Section 409 that were added after the January 22nd Planning Board meeting. He explained that he had just received the buildout analysis, which was conducted based on the proposed amendments. The amendments were sent to the Pike County Community Planning, and they asked for more time for a thorough review last Friday, and it was granted by the Supervisors of the Township. The Solicitor inquired to Shahana if she had received any comments back from them, and she said, "No." The Solicitor explained that the buildout analysis included the densities that would result from the area requirements of 30,000, 3,000, and 3,700 square footage per dwelling unit. Mr. SeChrist asked if there were any other properties that would be affected by this amendment. The Zoning Officer replied that the build out analysis stated all the properties that would benefit from this amendment. Ms. Rachel Hendricks inquired if nursing facilities would be prohibited in the parcels that qualify to benefit from this amendment. The Zoning Officer explained that only retail offices would be allowed in the commercial area of such parcels. She further inquired if it would be possible to make the build out analysis available to the public. The Solicitor replied that a Right-to-Know request had to be placed to the Open Records Officer to get a copy of it.

Attorney Ohliger, the Representative of the Legend Properties, wanted to confirm with respect to the buildout analysis that the proposed amendment was not a spot zoning only for this property. Mr. Magnotta replied that this buildout analysis showed that eleven properties qualified to benefit from this amendment. The Zoning Officer informed that this buildout analysis was based on GIS information, which is public. Ms. Peggy Emanuel commented that the change of density from 30,000 square foot to 3,000 square foot was a significant one. She inquired as this amendment was contingent upon some processes, such as a feasibility study, and sewage extension, why this change was being discussed at that point. Mr. Willis replied that they were discussing it, as the proposal was placed on the table. Ms. Rachel Hendricks inquired if more parcels not currently in DD Zone would qualify to benefit from this amendment if these parcels are added to the DD Zone in future. The Solicitor answered 'yes', and added that if that is the case then the Zoning map would have to be changed.

Mr. Schneider inquired why there were already two newly appointed members on the Planning Board, as the Supervisors had asked 30 days for deciding the removal of two members (Mr. Stroyan and Mr. Willis) from the Planning Board. He asked if those new appointments were interim. The Solicitor replied that the previous fulltime Members, Mr. Steven Davis and Ms. Penney Luhrs, had resigned earlier. The two newly appointed members, James SeChrist and Robert DiLorenzo, were appointed by the Supervisors in the last meeting to replace these fulltime Members that had resigned. The Alternate Member Mr. Steven Owens had also resigned earlier, and Mr. Harry Forbes was appointed to take Mr. Owens' position. Mr. Schneider inquired if the construction is not done within a certain period of time, then the sewage reserve may expire. The Solicitor replied that this question needed to be asked to Attorney Anthony Waldron, the Solicitor of Westfall Township.

Rachel Hendricks inquired if the slopes were considered when the buildout analysis was done. The Solicitor replied 'yes'. Mr. DiLorenzo asked Mr. Magnotta if encroachments would be considered for the plan. The Solicitor replied that encroachments were not part of the plan. Ms. Rachel Hendricks inquired if the proposed Amendment to the Zoning Ordinance (Section# 409) would be adopted on April 1, 2019. The Solicitor replied that that would not be possible, as the Township did not receive any comments from Pike County Planning, and also neither the Planning Board nor the Board of Supervisors had reviewed the buildout analysis.

Change of the Zoning Ordinance# 413.3

The Zoning Officer explained that Supervisors had reviewed this Ordinance, and they understand that the acreage requirement of kennels should be five instead of three. He also informed that the Supervisors wanted to add the DD Zone along with LG Zone. He pointed out that CD district, which does not exist anymore, was mentioned in the next section of 413.4 (B). He said that the CD district in page 44 needed to be changed to LG district, as CD district was changed to LG district in 2008. The Solicitor said that this correction had to be written and sent to Pike County Planning, as this is a change to the Zoning Ordinance. Mr. DiLorenzo pointed out that a flat six feet fence, which is mentioned in 413.3 (D) is not capable of providing a noise barrier. He suggested putting "sound deadening barrier" and the "year-round dense vegetative planting" in this section for barring sound, as leaves fall from other types of vegetative plants. Mr. Willis made to motion to allow the Zoning Officer to add these amendments to 413.3 (D), and 413.4 (B), Mr. DiLorenzo seconded, and it was passed unanimously.

Build out analysis: Mr. Willis said that the build out analysis had just come, and the Members needed more time to review it. He made a motion to table the build out analysis in the next Planning Board meeting, Mr. SeChrist seconded, and it was passed unanimously.

Public Comments: Ms. Peggy Emanuel commented that changing the density requirement from 30,000 square feet to 3,000 square feet was a monumental change, and she asked the Members to take time to deeply think about it before making a decision. The Zoning

Officer replied that there is a place in Milford Borough, where there are five dwelling units in a 9,600 square feet area. He added that some residential apartments would be a better choice than an Amazon warehouse. Ms. Rachel Hendricks said that healthcare facilities would be a better choice. Mr. Bolles replied that that property had been on sale for many years, and no buyers had approached for that purpose. One of the residents inquired what the motivation was to change the current density in the Zoning Ordinance. Mr. Bolles replied that it was basically a curative amendment that would change the density on the fact that there could be a better use of land when public central sewages are available. One of the residents commented that they felt that there was a push to get things done. The one lane in and one lane out on that land would make for crazy traffic. Rachel Hendricks inquired what the density requirement was when the Wheatfield Lane and Towngreen Lane buildings were approved. Mr. Willis replied that the area requirement for density was lower back then, and that requirement had increased. Erika from Westfall Township expressed her concern about the density increase in the future. Rachel Hendricks said that according to the Matamoras Engineer, the feasibility study might lead to the DEP mandating us to build the public central sewage. One of the residents inquired how many condos instead of apartments would be allowed in that parcel with the current Zoning Ordinance. The Solicitor replied 12. The resident proposed it to be a better idea than building 100 expensive apartments.

The Solicitor said that if federal money is used for the central sewage, and once the central sewage passes through the town, the nearby dwelling units will have to hook up to it. The Solicitor continued that the sewage project would go through three planning agencies - Westfall Township, Milford Township, and Milford Borough. Each of these three agencies will have to submit their planning modules to DEP. The Solicitor informed that so far only Westfall Township had signed off on the feasibility study.

There being no further businesses to come before the Members, a motion was made by Mr. Willis, seconded by Mr. SeChrist, and passed unanimously to adjourn. The adjournment was at 8:39 P.M.