

# MINUTES

June 25, 2019

Milford Township Building  
560 Route 6 & 209, Milford PA  
7:00 p.m.

1. Call to Order and Pledge of Allegiance: At 1900hrs the meeting was called to order by Chairman Mr. James SeChrist, followed by the Pledge of Allegiance. The following

Member/Title	Present
Kevin Nearing/Vice Chairman	Yes
Robert DiLorenzo/Member	Yes
Larry Kotar/Member	Yes
Patrick McCarthy/Member	Yes
Anthony Magnotta/Solicitor	Yes
Shawn Bolles, Zoning Officer	Yes
Shahana Shamim, Secretary	Yes

2. **Review of Meeting Minutes:** Mr. SeChrist made a motion to approve the meeting minutes from the 28 May 19 Board Meeting; Mr. DiLorenzo asked to make a correction about his answer to Rachel Hendricks' Question about the percentage of the lot coverage for 20-acre lands, and the setback for the stormwater improvements. Mr. SeChrist asked the Secretary to make the correction, and place it again in the next Planning Board meeting.

3. **Milford Township (MT) Mixed Usage Amendment Wording:**

Mr. SeChrist inquired if any Members intended to add anything to this wording. Mr. DiLorenzo suggested adding the requirement of developers' applications to be reviewed by ambulance or school to this ordinance. Shawn said the "live-work units" in the definition of Mixed Usage was not needed. Mr. SeChrist crossed out these words, and he passed the wording to other Members.

**Comments:**

Erika Burnett:

She read portions of past meeting minutes, which showed the past discussions about Legend Properties' proposals of land use. She said that the Supervisors were concerned about the density increase in the past, and she inquired why this density increase is still being considered for approval. She expressed her concern over the statement of the Chairman, Gary Clark, of appointing the new Member, Patrick McCarthy, for breaking the tied vote.

Peggy Emanuel:

She expressed her concern, as the Planning Board never made any compromising moves for making less number of apartments in 20-acre lands.

Fred Weber:

He asked Mr. McCarthy if he was comfortable with voting for this proposed Amendment to the Zoning Ordinance, as he was appointed 2-3 weeks ago. Mr. McCarthy said that he was still digesting a lot of information and had enough to be able to vote.

A resident of Milford Borough:

He asked for an explanation of the effect of the density increase from this change of Zoning Ordinance. Mr. SeChrist replied that he had analyzed the population of Pike County, Milford Township, and Milford Borough. He found out from the analysis that the population had decreased since the census of 2010, and hence the addition of some more people actually won't increase the density by a lot. He pointed out that although the population decreased, the tax actually increased during this span of time. The result of this analysis was that the increase in population does not cause tax increase. Mr. SeChrist also explained the result of his analysis about the traffic. He found out that the traffic on Route 6 half to 84 and Broad Street down the 3 Lane had decreased from the year 2000 to 2016. He also found out that the traffic in Matamoras Borough was highest. His other supporting point was that the Township will not maintain roads for private roads, which is the biggest expense for the Township. Dollar General on Route 6 & 209 was an example, as the tax revenue from this store was \$17,167.20, and it needed limited support from the Township and County.

This resident of Milford Borough inquired about the next steps for making the proposed Amendment to Zoning Ordinance a reality. The Solicitor replied that if this Amendment gets passed by this Commission, it will be sent to Township Supervisors and Pike County Planning. The Supervisors will review the comments of Pike County Planning and conduct a public hearing to take an action on this Amendment.

John Kuzmierczak from 140 Roberts Lane inquired how much the 100 apartments' rents would be. Mr. SeChrist said that they did not get any information about that, but the total lot coverage would be 65%, and if 40 or 50 percent of the property is used to build the commercial part, then the remaining of that 65% could be used for residential developments. There will be limitations on the building heights (45 feet) also, and that would limit the number of apartments. The maximum permissible number of apartments would be 100. The County and Supervisors would be able to put conditions when they receive applications from the developers. John further inquired if these apartments might become Section 8 apartments. Mr. SeChrist replied that it was too early to answer this question.

Rachel Hendricks:

She asked the Solicitor if he had any documents to relieve the Township from being forced to implement the Sewage Extension when this proposed Amendment is passed. She added that according to DEP, Sewage Extension could be very expensive, as protecting the environment is important. The Solicitor replied that the Intergovernmental Ordinance allows Milford Township and Borough to make a decision about implementing the Sewage Extension based on the feasibility study. Rachel asked Mr. McCarthy if it would be prudent to give him more time to review all the Township documents before he could vote for that important change in the Zoning Ordinance. Mr. McCarthy replied that enough data was being gathered, and it was evident that this change should not be a threat for the community. He added that the Board was being proactive by updating the wordings of mixed-use, and that would prohibit somebody from using this land at their own will.

Evelyn DiLorenzo:

She asked the Members to think about the necessity of high-paying jobs in the area before making a decision. She also asked to add into the Ordinance the responsibility of cleaning the litters when the mixed-use properties are built. She also inquired if any playgrounds would be there for those new apartments. Mr. SeChrist replied that playgrounds would be considered during the application phase.

Bill Pittman:

He commented that it was too early to change this Ordinance, as it was contingent upon the Extension of the Sewage.

Amy Eisenburg:

She supported the resident from Stroyan Lane, and added that this community did not have enough emergency services either. She inquired if this area had enough roads to handle this kind of service, and if PennDOT should be consulted. Larry replied that it was a common courtesy to get off roads for helping ambulances to pass, and a plan has to be ready before consulting PennDOT. Amy also said that putting apartments in Santos' property would eliminate the option of bringing jobs into the area.

Mike Sukovich (Milford Township):

He inquired what the win-win situation was from this Amendment to the Zoning Ordinance. Mr. SeChrist replied that this Zoning Ordinance was for the Development District, where businesses are supposed to develop. He added that they were trying make it good for both businesses and residents.

Mr. SeChrist made a motion to make the change advised by the Zoning Officer and forward recommendations to the county and the Board of Supervisors for consideration; This motion passed with four 'yay's and a 'nay'.

4. **Snyder Property Discussion and Status:** Attorney Anthony Waldron said that Mr. Schneider, who was the Trustee of the Estate, was also present. Mr. Waldron said that two small acres of this Estate needed to be joined with the bigger one, which was 47 acres. He also said that there is a conservation easement, which would ensure that no improvements would be built in these lots. He said that they got the initial comments of Pike County Planning in May, and addressed some of those comments onto the revised plan. He added that they also had made an application for waiving the rest of the comments, as the special situation in this case was that no developments were going to be built in these lots. Mr. Waldron said that Pike County Planning sent another list of comments, and one of those comments was to revise the date for the revised plan. Mr. Larry Kotar made a motion to allow the waivers of this Estate to be forwarded to the Supervisors. He added that the date of the revised plan would have to be corrected. Kevin Nearing seconded to this motion, and it was passed unanimously.

**5. Kennel Amendment:** Mr. SeChrist said that they had received comments from County about the Amendments to the Kennels Ordinance, and there were no significant comments. He made a motion to forward this Amendment to the Supervisors for adoption, Larry seconded, and it was passed unanimously.

**6. Twin Lakes Water Supply Improvement Project:** The Members decided to place this item on table in the next Planning Board meeting.

**7. Annual Report and Comprehensive Plan:** Mr. SeChrist said that the MPC required the Planning Board to make a written report about the activities of Planning Board to the Board of Supervisors every year. He added that he had created a tracker with tracking numbers. He also pointed out that the Comprehensive Plan was overdue for an update. He added that in the next workshop meeting, each Member would decide which part of Comprehensive Plan they would like to update, and he and Shahana would do the typing.

**8. Adjournment:** Mr. Kotar made a motion for adjournment at 8:30 P.M., Mr. Nearing seconded, and was passed unanimously.

Respectfully,

Shahana Shamim

Secretary