MINUTES
Planning Board Meeting
February 25, 2019
Milford Township Building
560 Route 6 & 209, Milford PA
7:00 p.m.

Call to Order and Pledge of Allegiance: The meeting was called to order by Chairman Mr. Robert DiLorenzo, followed by the Pledge of Allegiance. The following

Member/Title	Present
Kevin Stroyan/Vice Chairman	Yes
Patrick McCarthy/Member	Yes
Ray Willis/Member	No
Peggy Emanuel/Member	Yes
Thomas Farley/Solicitor	Yes
Shawn Bolles, Zoning Officer	No
Shahana Shamim, Secretary	Yes

Peggy Emanuel and Kevin Stroyan suggested some corrections to the minutes of the previous meeting. Mr. Stroyan made a motion to accept these minutes with suggested corrections, Mr. McCarthy seconded, and it was passed unanimously.

Mr. DiLorenzo and Mr. Stroyan declared that Planning Board workshops would be held on an as needed basis, instead of first Wednesdays of every month. Mr. Farley informed his monthly schedule as first and third Tuesdays for Delaware Township Planning, second and fourth Wednesdays for Delaware Township, First Wednesdays for Lackawaxen Township Planning, and third Mondays for Lackawaxen Township meeting.

Conditional Use for UGI:

Mr. Mike Preston, the Civil Engineer of OTT Consulting, informed that UGI had an existing trailer office and a storage on 534 Rt. 6 & 209, and they were proposing a 1,600 square foot one story office and a garage in the same lot. He informed that UGI had already got the HOP. He added that they were doing this Conditional Use Hearing, as the permissible lot coverage for DD Zone was 25%, and the coverage for this proposed construction was 48%.

Mr. DiLorenzo inquired what type of materials would be stored in the storage. Tom Happel replied that job specific materials, such as, pipes, stones, and top soil would be stored for a short period of time, and no contamination would happen from these materials. The run-off would be maintained by the storm water management plan. Two people were working in the existing trailer office, and they were not

going to increase the staff for the proposed building. Peggy Emanuel inquired about what kind of landscaping they were going to do. Mr. Preston replied that privacy slats on the entire fence would be done. Mr. Stroyan commented that the address of the property was wrong in the Architectural design, and the plan had the signature lines for the Chairman and the Secretary only, whereas majority of Members of the Planning Board and Supervisors were supposed to sign the plan. Erika Burnett inquired what kind of landscaping would be done by this new construction. Mr. DiLorenzo replied that according to the ordinance, a fence or vegetation would have to be done for buffer. He added that a slat fence would be done for this construction.

The Solicitor said that Members could approve the Conditional Use with conditions, but they would not be able to sign, as the plan did not include enough signature lines. He added that Members could sign later, and the minutes of this meeting would have to be given to Supervisors, so that they could approve this application based on the conditions. Mr. Stroyan made a motion to approve and recommend this application to the Board of Supervisors with the following conditions:

1. The two other entities, Energy Services and Tennessee Gas, in the property under discussion would be contacted to clarify what would be done in the property. A notification about contacting those two other entities would be a requirement,
2. There will be no spill over lighting off of the premises,
3. The storage area will be for building materials only, and those materials will not remain there for more than 60 days,
4. There will be privacy slats on all the fences,
5. The spoil area will be cleaned on a monthly basis and whenever projects are done,
6. The material area will be cleaned every other month,
7. Any other State and Federal regulations may apply,
8. The approval of sign application, which would be a different application

Peggy Emanuel seconded to this motion and it was passed unanimously.

Sewage Project:

Mr. DiLorenzo showed five years of sewage report, which showed all the failures, modifications to new systems from cesspools, and repairs in Milford Township. He added that the cookie factory and UGI needed to upgrade their sewages, and these two entities lied along the corridor. Shahana informed that the Sewage meeting, which was scheduled to happen on March 4th, 2020, was being rescheduled, as Milford Township Supervisors had needed more time to comment on the alternatives of Act 537. She said that she would call Pike County Planning the next morning to confirm this new schedule.

Water Shed Protection Plan:

Mr. Stroyan informed that he had attended the Water Authority meeting after the Supervisors' last meeting. He continued that development control was needed, and the greatest concern was chemicals, not biological elements, which they were prepared to treat. This ordinance would address some common things, such as, cleaning chemicals and warehouse facilities. The Ordinance from Dingmans was an example, and he urged Members to look at it. The Solicitor suggested that he could look for other sample Ordinances from internet, and provide suggestions in the next Planning Board meeting. He continued that he would do the legal part by collecting information about what Members wanted to have and what not to have in the Ordinance. He suggested posting the draft ordinance in the website for public comments. Another option could be to allow residents to come to the Township and check on the draft Ordinance.

Comprehensive Plan:

Mr. DiLorenzo informed that him and Mr. Stroyan had attended the Dingmans Township meeting and they found that Dingmans Township was interested in joining with this Township to make a joint Comprehensive Plan. Mr. Stroyan added that the Westfall Township had stated in their motion that it was also interested in joining Milford Township for making a joint Comprehensive Plan. He continued that while Townships had their own needs, making a joint Comprehensive plan would allow to make shared developments and joint Zonings, and funding would be available for a joint Comprehensive Plan. He added that Milford Borough could be approached too, and suggested bringing these Municipalities together for a conversation.

Mr. DiLorenzo informed that a training session would be held on April 1st, 2020 at 7 P.M. here with the Planner, Mr. Ted Ritsick. He added that letters should go out to Dingmans Township, Westfall Township, Milford Borough, and Matamoras Borough, so that these Townships could attend this training session with Ted Ritsick. The Solicitor said that his schedule would allow him to attend this training session. Rachel Hendricks, who is a Supervisor, was also present at the meeting, and she asked the Secretary to add this matter into the agenda of the next Supervisors' meeting.

Act 537 Plan:

Mr. Stroyan said that the version he had of Act 537 plan was revised by Edson Myer in 1978, and he had written the original version in 1970. He added that he believed that this plan was revised once again later. He further added that this plan is a part of the Intermunicipal Sewage Agreement. Mr. DiLorenzo said that he had gotten this version from Mr. Michael Mrozinski of Pike County Planning. He added that he would look more into it.

Amendment to the Zoning Ordinance for Mixed-Use:

Mr. Stroyan asked the Solicitor to make esthetics a separate component of this Ordinance. Mr. DiLorenzo added that the survey needed to be done before making this Ordinance. He asked Shahana to post the survey in the Township's website. Mr. Stroyan said that this survey would be the starting point for updating the Comprehensive Plan. He asked to put this survey in the next Planning Board Meeting. The Solicitor pointed out that a Census was going to happen soon, and he asked Members if they wanted to wait for the result of the Census. Mr. Stroyan replied that the Comprehensive Plan and the Act 537 Plan needed to be updated, as discussion of the Extension of public Central Sewage had begun.

Peggy Emanuel inquired if the Township should get guidelines from FEMA and PEMA for the Emergency Management Plan. Mr. DiLorenzo said that the contact numbers of these Organizations would be needed, and he would find them online. Mr. Stroyan said that the Township lacked resources for emergencies.

Public Participation:

Ed Gragert inquired if there was an update about how the other piece of Santos' property on the other side of Rt. 6 & 209 would be developed. Mr. Stroyan replied that the Township was on the same page as him. He continued that Legend Properties did not contact the Township after they had done their informal presentation in the last meeting. A deceleration lane would need to be added on the other side of the street if this other parcel is built in future. This implies that the water main would be affected. The options of the control light would need to be discussed also, as the Old Milford Road could not be used as

the ingress and egress. The Township's entrance might be used for entering the new development in Santos' property. Mr. DiLorenzo added that the Sewage System would be different if this other property is developed.

Mr. Stroyan informed that Mr. Ray Willis had intended to attend the meeting, but could not make it, as he had an unusual situation. He also informed that he had the Sewage report of Milford Borough available for public review.

There were no other businesses or executive sessions needed, so Mr. McCarthy made a motion to adjourn, Mr. DiLorenzo seconded, and it was passed unanimously. Adjournment was at 8:28 P.M.

Respectfully,

Shahana Shamim

Secretary