

MINUTES
October 7, 2020
Milford Township Planning Commission Zoom Workshop
7:00 p.m.

A workshop of Milford Township Planning Board was called to order at 7:00 P.M. by Chairman Robert DiLorenzo through a Zoom call, the contact information for which had been advertised in advance in the Pocono Record. Also present in this Zoom workshop were Members Kevin Stroyan (Vice-Chairman), Peggy Emanuel, Ray Willis, and Secretary Shahana Shamim.

Act 537 Plan Draft:

Mr. Stroyan commented that the extension of the central sewage would take about 5-10 years, and they were telling what the cost/EDU would be in advance. Mr. DiLorenzo commented that if they hit a rock then it would add to the cost, but it would not affect this Township if it opts out. He continued that all we have now is permitting. The on-lot disposal systems (OLDS) ordinance will make residents to allow the Sewage Officer to enter their property any time for inspection and make reports. Mr. Willis commented that a full time Sewage Enforcement Officer (SEO) would be needed for inspecting about 1,300 homes of this township, and a lot more files will be created. Mr. Stroyan added that residents would have to allow the SEO into their properties anytime, while they have already been issued a permit.

Mr. Stroyan commented that this beginning chapter states that Milford Borough will perform a study for five years from the SEO's reports, and that raises the question of why Westfall Township, Milford Township, and Matamoras Borough SHALL have to implement the OLDS ordinance. Mr. Willis commented that this chapter indicated that there are a low number of failures. Mr. DiLorenzo added that there were 20 repairs in the past five years and septic often fail, as a lot of soaps and shampoos are antibacterial these days. Ms. Emanuel commented that the joint comprehensive plan of Milford Township and Borough indicates that it planned about a Central Sewage, but no changes to the sewage disposal system had been done since 1978.

Mr. Stroyan commented that the Sewage Management Program in Chapter five stated that "if a five year analysis indicates a growing need for more municipal management, the borough will add to its current zoning ordinances", whereas the sentence, "the ordinance will be completed and finalized by year 4", is stated in the paragraph before that. These two sentences imply that Milford Borough would get nine years to implement this ordinance. This also implies that Matamoras Borough, Milford Township, and Westfall Township must implement the ordinance, whereas Milford Borough will get five more years to decide. If that is actually the case then, the word "MAY" instead of "SHALL" would be more appropriate. Mr. Willis said that only one of the Municipalities is not mandated to implement, whereas other Municipalities are, and that would be a viable question to ask.

Mr. Stroyan commented that tables on page 3 of Executive Summary showed that Milford Borough was being given special exceptions. He asked what would constitute the inter-municipal agreement, which is mentioned under the table "selected alternatives phase II". Mr.

DiLorenzo said that this agreement would probably be about the sewage extension. He continued that making a board of representatives from each municipality might need to be included in this agreement. In the footnote it is mentioned that this agreement would help in acquiring a favorable funding. If the OLDS ordinance is implemented then it will allow the Sewage Enforcement Officer to enter residents' properties, report back to the Township, and that would violate residents' civil rights. DEP had been trying to implement this ordinance for the past 15 years, but in vain. Sometimes residents flush cigarettes and paints, septic fails, and that's when a Sewage Officer goes back to that property. Mr. Stroyan suggested educating residents about how to take care of the septic. He said that the two questions for the executive summary would be what the responsibilities of the authorities (Westfall Township and Milford Township) would be when the charge for each EDU is \$72, and what the wholesale price will be for Westfall Township.

Peggy Emanuel said that she had a question from the first page of chapter 1-1. She inquired if Route 6 & 209 was a dividing line, as the first paragraph of this chapter talks about Milford Township East and Milford Township West. Mr. DiLorenzo said that they meant East Ann Street and West Ann Street. Mr. Stroyan commented that this paragraph looked like the Act 537 Plan would apply to the study areas only, and not to the rest of the township. Mr. DiLorenzo replied that certain types of sewages for certain areas could be included in the Act 537 Plan, and this Plan would be applicable to all parts of the Township. He continued that a mandatory hookup for properties within 100-150' of this central sewage line would be included in this Plan. After these properties hookup to this line, their neighbors would come in the range of central sewage line, and eventually the whole borough would end up in hooking up to this line.

Mr. Stroyan said that the Task Activity Report (TAR) was supposed to be submitted by the past December, but it was recently submitted. He continued that DEP had questioned why DRBC was not brought in at the beginning, and this question was never answered. Mr. DiLorenzo commented that the service area might need to be expanded with documents and meetings. In Sewage Meetings, State Representatives had told that hookups would be mandated for Milford Borough, Milford Township, and Matamoras Borough, but not for Westfall Township. Westfall Township did not have the mandatory hookup, as they started the Central Sewage with their own money. Now the Sewage Extension is happening with the grant money. He wondered why the hookup would not be mandatory for this Municipality.

Mr. DiLorenzo commented that it is stated in chapter 1.2 that after first administering Act 537 Plan in 1970, no significant changes were made in 1985. He added that a lot of changes were made to this plan in 1978. Mr. Stroyan said that section 1.2.3 on page five mentioned Subdivision, Sewage Planning, and Planning exemptions, and he inquired what those exemptions were. Mr. DiLorenzo replied that that list showed the list of planning modules that were filed with DEP within the last 21 years, and they won't have to redo it. He continued that seasonal high-water level changes over time. According to the State, the ground testing can be utilized for six-ten years, and testing has to be done again after this time span.

Mr. Stroyan pointed out that the alternatives 2B, 3B, 6B, 6D, and 6F were chosen to act on. He inquired if every house would have grinder pumps, and where those would be located. Mr. DiLorenzo replied that according to the state law, those would have to be at least 10' away

from the house. He added that what to do with the house traps would be a good question to ask. Mr. Stroyan said that check valves might be needed. Mr. DiLorenzo said that check valves were not legal in Pennsylvania. Mr. Willis inquired if that is the case then how pumping from one's septic to their neighbor's septic could be prevented. Mr. DiLorenzo replied that the Ordinance of Pennsylvania is written in such a way that the leftover goes back to the tank when the pump shuts off, so that it does not freeze. He continued that if there is a back flow preventor, then it has to be where the house sewage connects to the main line. He hadn't seen the design as of then. If the tank is under three feet then the sewage won't freeze, but if it is higher than that then it might freeze.

Mr. Willis inquired how the volume calculation would work, as the four-inch lines would connect to the six-inch main line. Mr. DiLorenzo replied that there would be a lot of frictional losses in lines. Mr. Stroyan commented that the section, "Low Pressure Systems", in chapter five explained some answers to this question by stating "pressure sewers have disadvantages of such that the sewage may be septic and odor problems may arise depending on the length of the system. The homeowner will be responsible for the maintenance of their grinder pump." He continued that this section also stated that "the pumps are either centrifugal or semipositive displacement units with 1-2 HP motors" and "the homeowner would be responsible for extending the power out to the control panel and if a new electrical service would be required, it would be the homeowner's responsibility". A lot of homes in the area are very old. Mr. Willis commented that a two HP motor would draw about seven and a half Amps under full load. Mr. Stroyan inquired how the grinder pump can become the homeowner's property if this same section states that "the purchase and installation of grinder pumps is in the project cost". He further added that these statements imply that Milford Municipal Authority would not have a lot of responsibility. Mr. Willis added that this section also stated that production of fumes would be the homeowner's problem.

Members discussed that some people flush diapers and feminine products. Mr. Willis commented that the given dimension of the pipe is the minimum requirement, and a bigger pipe would handle the job better. Mr. DiLorenzo said that it would be hard to push sewage all the way to Westfall with a bigger pipe. Mr. Stroyan inquired why pumping stations were not being proposed. Mr. DiLorenzo replied that this question was brought up in sewage meetings. He continued that each pumping machine would cost \$200,000 - \$500,000. A bigger main line would cost higher, but if this six-inch line becomes insufficient for handling the flow, then it would necessitate putting another main line. Pump stations do not keep working for days when the power goes out for a few days. Mr. Stroyan added that chapter five talks about fiber glass basin with a capacity of 50 gallons only. Mr. DiLorenzo added that an average family produces 200-250 gallons a day, and the capacity is cut to 50 gallons in this case for cutting the cost. Mr. Stroyan pointed out that although 50 gallons is the minimum here, the government is buying it. Mr. Willis added that these small tanks will work hard, those will fail, the property owner will be asked to upgrade to 250-gallon tanks, and he will be asked to bear the cost. Mr. Stroyan added that the loss of permit will happen too. He continued that there won't be any mandatory hookups for this Township, but if any property owners decide to hook up then they won't be discouraged. These property owners will deserve a good design for their hookups, and that is a valid question to ask. Mr. DiLorenzo said that there should be a check valve somewhere to shut off the tank when it needs to be replaced. The plan should have included a design, as this is engineering.

Mr. Stroyan urged Members to start reading from chapter 2 as much as they could for the next workshop. Peggy Emanuel inquired if the SEO would need to give permits to any new businesses that would want to hook up to the central sewage. Mr. DiLorenzo replied that the only thing he would have to do is to hook the business to the central sewage. Mr. Stroyan replied that the Sewer Authority will give the approval for this hookup. Ms. Emanuel said that big businesses might want to put bigger pumps. She inquired if pipes, check valves, and the size of the tank be same for residents and businesses. Mr. DiLorenzo replied that Engineers will work on these dimensions. Mr. Stroyan said that the section 5.3 provided some assumptions to answer Peggy's question, such as, "wastewater flows generated for all structural alternatives are based on 200 gallons per day (gpd) per equivalent dwelling unit (EDU)", "Delaware Valley High School connection is based on an annual average flow of 15,000 gpd from existing flow records", and "each residential building was assumed to be one EDU". Mr. DiLorenzo said that each apartment is an EDU for an apartment building. He continued that each store is an EDU if there are multiple stores, and the minimum flow for each EDU is 200 gallons. Dunkin Donut can be considered 4 or 5 EDUs, as they use more water. A building with eight apartments would be paying \$800/month if it is \$100/month, and the question would be who would be paying this extra money, the landlord or the renter. A lot of people cannot afford 100/month. On top of that, the system might cost a \$30,000, which will have to be paid in three years. It will be a big issue for people who own multiple businesses and apartments. There will be costs for hookups and maintenances. The grinder pump itself would cost somewhere like \$5,000, and the landowner might end up raising the rent.

There was no other business or executive session needed, so at 9:00 P.M., Kevin Stroyan made a motion to adjourn the meeting, Peggy Emanuel seconded, and it passed unanimously.

Respectfully,

Shahana Shamim

Secretary