

**MINUTES**  
**November 4, 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 Vice-Chairman Kevin Stroyan 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 Peggy Emanuel, Ray Willis, and Secretary Shahana Shamim.

Mr. Stroyan said that he had attended the Supervisors' meeting. He continued that according to the Supervisors, the Section 409.6, which needs a review, of the zoning ordinance deals with the mixed use. The first sentence of this section says that mixed use is not allowed, whereas the next sentence explains how to do the mixed use. Definitions for convenient stores, truck stops, brew pubs, environmental impact fees, drive-through facilities, and condominiums need to be included into the zoning ordinance. Mr. Bolles wanted the Planning Board to clarify the zoning map. Mr. Stroyan said that would contact Mr. Shepstone for working on these items.

Members discussed that there can be all kinds of mixed uses, such as any business with the owner living on top of his/her business, and six residences on top of six businesses. Businesses can be more viable and feasible if the owner leaves on top of his/her business. Limited businesses could be allowed in residential areas.

**Act 537 Plan Draft:**

Peggy Emanuel commented that the chapter two of this draft added a lot of information about the soil. Mr. Stroyan said that the second recommendation of the Executive Summary stated that On-Lot Sewage Disposal system (OLDS) ordinance "SHALL" be adopted by this Township. He continued that according to this ordinance, the Sewage Enforcement Officer would be allowed to enter properties, and property owners would have to report to the Township every two years. The section 5.8 states that Milford Borough would be allowed to do a five year analysis to determine whether there is a growing need for more municipal management, and that implies that they are doing a study instead of implementing it. The word "SHALL" does not apply for this case, and this second recommendation needs to be changed with the word "MAY". This would be a comment from the Planning Board for the Board of Supervisors. The Task Activity Report (TAR) was submitted not too long ago, and no comments from DRBC was received. The draft states that it applies to the study area, but Act 537 is supposed to be applicable to an entire township, and hence a clarification is needed. There will be two Municipal Authorities involved, and each Authority's responsibilities need to be defined. A new inter-municipal agreement will be created, and what this agreement will contain needs to be clarified. He inquired if there would be a board to oversee this project when these two Authorities are married. Milford Township, Milford Borough, and Matamoras Borough should have its own seats at this table, and the draft should explain how this table could be constructed.

Mr. Willis commented that the draft showed that the main pipe diameter and the size of the tank in properties were set to minimums, and that might guarantee failures, which might necessitate constructing a second pipe. He added that all calculations are based on these minimum sizes. He added that Mr. DiLorenzo had commented on these parameters. Mr. Stroyan said that the section 5.11.4 of the draft stated that the proposed systems outlined in the alternatives address current needs and provide for only minimal growth in the planning area. Mr. Stroyan continued that the section 3.1 of the draft stated that the system is permitted for an

average daily flow of 374,000 GPD. The section 3.1.5 stated that there is conservatively approximately 250,000 GPD in excess capacity so a significant number of EDUs could be added without upgrades necessary. The section 2.6 stated that the probable gallons for Matamoras Borough is 122,000 GPD and Milford is 132,000 GPD, and these two add up to 254,000 GPD. These gallonages show that they are maxed out already. Mr. Willis said that the Cookie Factory has a septic that handles 350 people/day, and it will expand soon. Each property will have a two HP grinder pump, a 50-gallon tank, and the two-inch pipe would connect to the main pipe, which is 6 inches only. Mr. Stroyan said that this general design needed to be another comment. Peggy Emanuel added that it should be a big comment, as restrictions on laundry would be imposed if proposed size of pipes and tanks are used. She added that Bob had said that the grinder pumps would turn on and off and on and off, and that would add a lot to residents' electric bills. Mr. Stroyan added that a lot of houses in Milford Borough still have 60 Amp services, and 100 Amp service would be required to run these grinder pumps. Mr. Patrick McCarthy said that \$3,500 for each home would be required for this upgrade, and some older homes are not grounded properly for such upgrades. That would lead to reevaluating each home, and an Engineer would have to investigate the electricity draw in these houses. Mr. Willis added that a lot of those houses have hot tubs, electric heat, and air conditionings.

Mr. Stroyan said that lines have to be put too deep when gravity is used, and that necessitates putting several pumping stations. He continued that one pumping station could be placed near the nursing home, and one huge generator would be needed for that station, and pumping stations would need to be vented. Mr. Willis added that every single house would need to be vented, and that would cause an odor problem. Mr. Stroyan said that Section 5.10 of the draft stated that the impact of no action alternative, which is the continued use of residential on-lot systems, are probable degradation of public water supplies, loss of recreational use of waterways, and environmental hazards. He added that a comment regarding this statement would be how they substantiate this statement. Peggy commented that that section also stated that the no action alternative was rejected, and inquired by whom it was rejected. Mr. Stroyan replied that a number of small businesses, which had been pumping for years, had told HRG that it would not be financially feasible for them to stay in the area without a central sewage.

Mr. Stroyan said that according to the draft, the cost estimate was based on the fact that every residential dwelling had one simplex grinder pump and every non-residential dwelling had one duplex grinder pump. All grinder pumps are outside of 100-year flood plain, and will not require risers. The estimated tapping fee is \$1,600, and a wholesale rate of \$25/EDU have been used for the financial alternative comparisons. The Westfall Township Municipal Authority currently charges residential users \$60/month/EDU, and that adds up to \$85 instead of \$72. Mr. Willis added that the sewage extension will take about 10 years to happen, and the value of this money would change.

Peggy Emanuel said that chapter two explained a lot about soil, and hence that chapter needed to be discussed in Mr. DiLorenzo's presence. She added that chapter three was about the evaluation of existing wastewater facilities. Mr. Stroyan added that this chapter stated that the existing wastewater treatment plant is permitted for an average daily flow of 374,000 GPD, and the Municipal Authority of Westfall Township's (MATW) sewage collection and conveyance systems convey wastewater from approximately 993 EDUs of Westfall Township to its Wastewater Treatment Plant. He added that 200 gallons for all these EDUs calculate to 198,600 GPD. Mr. Willis said that using the national average of 265 gallons/EDU would make a different number which would be much closer to the stated amount of GPD. Mr. Stroyan said that the

comment about this portion would be to ask for a clear explanation of how this gallonage was calculated. He continued that the table of 3-1.1 needed to be explained also. According to section 3.1.2, when the river is under high stage conditions, the flow has to be pumped into the river. Questions regarding this statement would be that how long it takes to go to the river after it reaches the treatment facility, what is removed from the effluent, (such as chemicals, heavy metals, or medication), how much contamination is taken out of it before it is discharged into the second facility, how it is measured, and how much contamination in water is allowed when it is discharged into the river.

Mr. Stroyan said that another question would be how much solid is discharged into the river. He continued that this solid, which contains a lot of nitrogen, is not just a clean dirt. The senior care would create 15,000 gallons/day, Delaware Valley School District would produce 18,000 gallons/day, and these would go into the system. Members wondered how the gallonage for the school district was calculated, as schools are open for only nine months in the year, and often the schools are open for extra-curricular activities. Peggy added that the school has a big auditorium and sometimes tricky trays take place in the school. Mr. Willis added that whether Delaware Valley Elementary School in Matamoras has an on-lot sewage system or not is not mentioned in the draft, and that can be a question.

Mr. Stroyan said that section 3.1.3 of the draft stated that the original collection system was constructed back in the 1960's and consists of approximately five miles of gravity sewer and force mains ranging in sizes from four inches through eight inches in diameter. He added that the draft proposes the main line to be only six inches. Mr. Willis said that for gravity of the pipe 50% air is required. Mr. Stroyan continued that pipes cannot be too steep when gravity is used. He continued that the section 3.1.5 stated that there is conservatively approximately 250,000 GPD in excess capacity, so a significant number of EDUs could be added without upgrades necessary. Only two boroughs would create 250,000 GPD, and this amount does not include the elementary school, cookie factory, nursing home, trailer facility, and they would be interested in hooking up to the main line. Patrick McCarthy said that the total calculation including these facilities needed to be explained to this Board. Mr. Stroyan said that he preferred Mr. DiLorenzo's idea of putting one grinder pump with the gravity feed. Mr. McCarthy added that an extra pump for handling failures could be suggested along with mandating this gravity fed grinder pump. Mr. Willis said that these pumps might come with backups. Mr. Stroyan said that section 3.3.1 stated that 20 repair permits were issued in Milford Township in the past five years, and this number does not specify the planning area.

Mr. Stroyan said that all comments, which would be forwarded to the Supervisors, would be finalized in the next meeting, and then Supervisors would decide what to do with these comments. Members decided to read chapters four, six, seven, and eight for the next workshop.

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

Respectfully,

Shahana Shamim

Secretary