

**MINUTES**  
**February 3, 2021**  
**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), Patrick McCarthy, Peggy Emanuel, and Secretary Shahana Shamim.

Members reviewed the suggested minutes of the January 26, 2021 meeting, and they suggested some minor corrections.

**Addition to Ray's Auto - Application review for Completeness/Deficiencies:** The applicant was absent.

**County Planning:** Mr. DiLorenzo commented that a retired person from this Township needed to be picked for this position in the County Planning. Peggy asked Shahana to post this vacancy on the Township website.

**Memorandum from Mr. Shepstone – Comprehensive Plan Update Needs:** Members discussed that the survey would direct the type of appropriate developments for this Township. Mr. DiLorenzo said that light industries could bring jobs to this County. He continued that vegetation could be used to hide these bare buildings, and some area could be preapproved for such facilities. This Township does not have a park, and areas right beside Schocopee Court have some spaces for that. Mr. Stroyan added that some spots on Rt. 6 & 209 could be available for light industries, and this decision could be put into the zoning map, which this Board had already started working on. Mr. Stroyan commented that although grant monies could be available for building parks and recreational areas, maintaining these facilities can be very expensive. Mr. DiLorenzo added that this Township does not have a senior care center. Mr. Stroyan added that some recreation centers for youth groups needed to be thought about also. Mr. McCarthy added that there's a park right by the Key Food and there are basketball courts in the downtown area, but kids are often told that they cannot be there. Ms. Emanuel added that this Township does not have a park of its own, residents go to other municipalities' parks, and a very few go to the Lily Pond. Mr. McCarthy added that this process could start with finding a place with a few acreages with a small facility, such as a barbecue griddle. Mr. Stroyan added that Lily pond is owned by the state, County was ready to do some work on it, but they faced the problem of the Promethean Building, which had to be demolished. Mr. DiLorenzo added that adding a facility in there might require the tax to be raised for maintenance.

Members suggested having get-togethers in the Township building, as they do not know a lot of people in this Municipality. Mr. DiLorenzo added that liabilities needed to be thought about before doing such gatherings. Members discussed that the survey would guide about where this Township should head towards, but it would guide to a certain point, as residents do not know what is associated with what they want. The Comprehensive Plan would be a wish list, the Planner would have practical knowledge about it, and the Solicitor would need to approve for the legality. Mr. DiLorenzo suggested having preapproved lands for specific uses, and if applicants

wish to do something else in these properties, then they could follow all steps. He continued that this Township had lost a few hundred jobs in the past, as the process of starting a business in this Township was too long. Stated use could be another term for it. Mr. Stroyan added that the Comprehensive Plan is the wish list for the Township, which has to be looked at when applicants and this Board disagree about what can or can't be done in this Township. He added that this township was going ahead of itself by working on the Act 537 Plan while the Comprehensive Plan was due to be updated. He further added that many other construction matters were shoved on this Board while the Comprehensive Plan needed to be discussed first. Patrick added that if everything is added to the Comprehensive Plan, then it could be by the side for all types of applications. He further added that this Board needed to put more time into updating the Comprehensive Plan. Mr. DiLorenzo added that this Board had been trying to work more on this Plan, but a lot of applications and the Act 537 Plan, which needed immediate attention, were thrown to this Board.

Members also suggested having an alternate Zoning Officer. Mr. DiLorenzo added that he got an alternate Sewage Officer, as conflicts of interests could happen.

**Section 409.6:**

Mr. DiLorenzo commented that currently the Zoning Ordinance requires 30,000 square feet for a single dwelling unit, and that number is too high. He suggested this requirement could be set to 10,000 square feet, and he asked Members to give thought to this number. He continued that this requirement in Milford Borough and Matamoras Borough are 9,600 and 5,500 square feet respectively. Square footages of Towngreen and Wheatfield properties' are 7,000 and 11,000 respectively, but those limits were set before the enactment of the Zoning Ordinance. Mr. Stroyan added that all normal deductions for slopes, roads, and wetlands should be made. He continued that the portions that cannot be used for building should be taken out of the equation, whereas one of the applications had unfairly asked to include these unusable portions into the formula. Mr. DiLorenzo added that the Cluster Development requires the unusable portions to be taken out of the equation. Mr. Stroyan added that in Moon Valley, some space was reserved for placing a shop and a way to the falls, but residents of that community could not enjoy that space. Mr. DiLorenzo added that this discussion needed to be continued at the next workshop.

**Emergency Management Plan:**

Mr. Stroyan said that Mr. DiLorenzo was the only one with the credentials, and somebody as a backup was needed. He suggested that Ms. Emanuel could take online lessons, and she could become certified. He added that these online lessons, which are given by Pennsylvania Emergency Management (PEMA), show table-top exercises, command centers, and the funding for incidences. He further added that he would contact Tim Knapp to get information about these courses.

**Act 537 Plan Draft:**

Mr. DiLorenzo commented that it is legal to have cesspools, which is not a failing system, in Pennsylvania. He continued that cesspools can be maintained until it fails. Placing a pre-treat tank, which could cost some money, can maintain cesspools, but it saves a lot in the end, as it costs a lot more money to put a whole new system. Mr. Stroyan said that Members should be thankful to Ms. Hendricks and other Supervisors for taking the time to make answers

to Mr. Spatz' counter comments. New developments may choose to hook in, some developments might even be required to hook in, and HRG doesn't want to talk to this Township about the pricing. He continued that he himself had submitted this Board's comments to Supervisors of Milford Borough as a business owner of that Borough with his signature in it, and he had received no written response from them.

Mr. DiLorenzo said that he was previously concerned about the calculation of the EDU as 200 gallons/day, as his research in the past for residential flow came out as 230-250 gallons/day, and he feared that residential units would be charged two EDUs when their flows surpassed 200 gallons/day. He continued that now it is clear that no matter what, residential units would be charged only one EDU. A lot of small businesses do not even use 100 gallons/day. The approval from Delaware River Basin Commission (DRBC) was based on their Comprehensive Plan, which allowed 300,000 gallons/day, it was moved up to 822 gallons/day from a lawsuit, and another court order brought this number down to 374,000 in 2011 probably because 1,500 dwelling units were being included, and thus the new calculation of an EDU gave 300 gallons/day. This number changed probably because of the update of the Comprehensive Plan, which included Matamoras Borough, Westfall Township, and Milford Township. M & S Sanitation, which handles 200 vendors, is capable of handling 100,000 – 125,000 gallons/day, and it would be included also. It would have to be taken to a different place for removing solids, and different places have different prices.

Members commented that HRG did not reply to this Board's question of why all documents were included into this draft of Act 537 Plan. Mr. DiLorenzo added that most questions were not answered by HRG. He continued that this draft was a very large document, and more reviews needed to be done, and according to the newspaper, a lot of people in Matamoras were against the sewer. Ms. Emanuel added that Matamoras had set a date for their public hearing, and Mr. Spatz would appear in their February meetings to answer to questions. She added that she was against Zoom public hearings, as there are no participants in these Zoom meetings and workshops. Mr. Stroyan added that he did not agree with Mr. Spatz saying that this Board could not comment or ask questions about other parts of this draft. He continued that this is a joint Act 537 Plan, which is owned by all four Municipalities, and these Municipalities need to work together. Mr. DiLorenzo added that this Township needs to know what constitutes this whole joint plan. Patrick added that this Township is in the middle of this, and this Board should be involved. Mr. Stroyan added that according to the MPC, Comprehensive Plans have to be sent to the adjoining Municipalities so that they get a chance to comment, and it is quite foolish that this Township cannot comment about this whole joint Act 537 Plan, which encompasses other municipalities. He continued that adjoining Municipalities are like siblings, and siblings should speak with each other. Ms. Emanuel commented that one of the councilmen of Milford Borough had asked her why Milford Township was trying to get involved into their business. She added that she had replied that Supervisors had asked the Planning Board to review this draft, this Board is doing a good job, and all four Municipalities should know what is in this draft. Mr. DiLorenzo commented that if Milford Borough takes this Board's comments as an insult, then they are mistaken. He continued that this Board was trying to protect themselves along with the Borough. People misunderstand this Board when they say, "they are anti-sewer". This Board is protecting people by suggesting a proper type of sewer.

Mr. Stroyan commented that people are pushing each other to answer questions of the survey. He continued that things would change during the implementation phase, which would span 5-7 years, and still it is included in the draft. Mr. DiLorenzo added that sewage is

environmental, and the environment changes. He continued that the testing of Milford Highlands was done 12 years ago, those tests do not match today's tests, and they had to change their system. A number of houses did not have water and they had to drill down 1000' to get water. A number of houses, which are adjacent to Milford Highlands, of Greenwood Hills ha the same problem.

**Planning Board's Annual Report:**

Mr. DiLorenzo said that he had received 2019 report of this Board. He added that he would add reviewing plans from DEPG and having their informal presentations for developing a mixed use in Santos' property. Mr. Stroyan added that DEPG had decided to withdraw from this discussion, and this Board hadn't heard anything from them since then.

Ms. Emanuel said that some other deadlines for this Board's yearly duties might exist. Mr. Stroyan asked Mr. DiLorenzo to ask the Solicitors to provide a schedule for the Planning Board's duties.

**Public Participation:**

None

The workshop ended at 8:42 P.M.

Respectfully,

Shahana Shamim

Secretary