

MINUTES
March 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 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 Solicitor Thomas Farley, Members Robert DiLorenzo (Chairman), Ray Willis, Peggy Emanuel, and Secretary Shahana Shamim.

Mr. Stroyan commented that the minutes of February 23, 2021 were submitted to the Members. He added that action on these minutes would be taken at the next Planning Board meeting, as they were just in a workshop at which no actions could be taken.

Mr. Petersheim's Application: Mr. Stroyan commented that the plan of this application had a notation problem, which was updated in the second plan. He added that the Solicitor would review the deeds of both properties that Mr. Petersheim had sent. The Solicitor commented that what Mr. Petersheim had sent was a description of what he intended to do instead of sending a complete deed. He asked the Secretary to ensure a communication between the applicant and the Solicitor.

County Planning: Members said that none of them were able to find anybody for the County Planning Board.

Zoning Map – Making it Official: Mr. DiLorenzo said that he had found the zoning map that Viola Canouse had colored, and he had sent it to everybody. Mr. Stroyan commented that a zoning map from the County was also distributed among Members. He continued that he had found a few discrepancies in the County zoning map. The Zoning amendment of 2002 included the top of Milford Heights subdivision to the residential zone and Hickory Hills Properties is a residential subdivision which should not be in the Commercial zone. The Grey Towers Property and the Water Authority property were colored in green, which is low growth. The Water authority owns the property right next to it, and they probably want those to be included in the low growth. He informed Members that he would attend the Water Authority meeting, which was scheduled for the coming Monday, and he would ask them what they had done with their property. He asked the Secretary to print out the map that Mr. DiLorenzo had sent to the office email so that he could compare it with the county zoning map. Mr. DiLorenzo added that some changes, such as the Quick's property changing to commercial, had happened to zones after Ms. Canouse had colored that zoning map. Mr. Stroyan added that that map, which Viola Canouse had colored, could be more reliable, and Members needed to gather physically to discuss these two maps. Mr. DiLorenzo added that Supervisors' permission would be needed for making this in-person workshop. Mr. Stroyan continued that he could consult with Water Authority and Mr. Quick, and then compare these two zoning maps. The land that is owned by the Authority does not fall under either residential or commercial zone, it has a different purpose, and a new zone could be made for these lands. The Solicitor added that that land could fall under low growth zone and creating a new zone would require updating the zoning ordinance. He

further added that language from other township's zoning ordinances could be used for this update if those are relevant to this Township.

Water Shed Protection Ordinance: Mr. Stroyan said that Members had read this ordinance. He commented that Dingman Township was too overreaching, it is difficult to understand, and he would express this feeling at the Water Authority meeting, which was scheduled for the following Monday.

Addition to EconoPak - Application review for Completeness/Deficiencies: Mr. Fuller said that he had sent some updates for this proposed addition. He continued that he intended to be added to the agenda of the next meeting, which was scheduled for March 23, 2021. They had made some changes to the parking, and they had increased the parking capacity. One of the entrances would be removed, and some parking spaces for employees would be included in that area. Some more parking spaces were added to the rear side of the property, and a walkway was added for employees to walk into the building from that parking lot. About 20 years ago that area was used for parking when Sparkomatic (or Altec) had owned this property. Some more parking spaces would be added by eliminating some loading docks, which are not necessary. Trucks would use the Westfall entrance and exit of the interstate 84 to approach and leave the property, and the personnel would direct them to park in a staging area. Signs and road pavings would be used to have trucks take a left turn when they leave the property so that the Westfall exit could be used for exiting the town. The plan shows a total of 444 parking spaces; 188 of these spaces would be for trailers, 20 for buses/vans, which would transport employees, 236 for workers, and about 350 employees would work in a specific shift. Adding the 125,000 square-foot warehouse would allow trailers to leave the property sooner.

Members commented that the staging area was not too big, it was visible from Route 6 & 209, and hence how many trucks would be placed in that area needed to be specified. Mr. Pederson replied that Mr. Weibolt wants to organize the trailers that are left in front area of the property, and that staging area would help. Mr. Stroyan inquired how parking spaces would be delineated if the rear parking is left gravel. He also commented that weeds usually grow in gravel roads. Mr. Fuller replied that it is being termed as gravel, but actually a modified hard material that hardens over time would be used to suppress the weed growth. Mr. Stroyan inquired why the emergency ingress was ignored. Mr. Fuller replied that the growth that closed that ingress would be cleared, and it would be wider this time so that overgrowths don't happen anymore. The Solicitor added that that ingress was important, as fire could happen anytime. He asked Mr. Fuller to inform the property owner about the importance of fixing that ingress. Mr. Pederson informed that the entire proposed warehouse would be equipped with sprinklers for fire protection.

Mr. Fuller explained that staggered red cedar trees, which are evergreen, 8'-10' tall, and have a caliper of 3' - 4', would be planted to berm the rear of the property from Old Milford Road, and thus only the roof top of the facility would be visible from that road. The initial height of these plants would be 3' - 4', as taller plants, which attain a certain height, are hard to establish. Trees would be planted at the front of the property (along Route 6 & 209), and the existing vegetation in front of the existing warehouse would be kept. Some flower plants still existed between the infiltration basin and the upper plateau, and those plants would be kept. Details of the vegetation for beautifying these slopes in front of these two areas would be presented in the next meeting. There would be a three to one slope from the staging area to the

upper plateau, the height difference would be about 20', and that implies that plateau would be at the same level of the roof. Mr. Pederson added that the river rocks and flower plants in the slopes would block the view of parked trailers from Route 6 & 209. Mr. Fuller added that trailers would park in the rear-most portion of the parking lot, which is rather closer to Old Milford Road.

Mr. Stroyan commented that painting buildings, upgrading the parking area, and closing the bay doors that won't be used anymore could add to the look of the whole property, but the Planning Board won't dictate anything. Mr. Fuller replied that the property owner never thought about painting buildings, but he could talk to them about closing bay doors, which won't be used anymore, and then some more parking spaces could be added in that area. Mr. Pederson added that a two-inch foam panel with a stucco finish would be added to buildings. He further added that he would talk to the property owner about closing the dock seals that won't be used anymore. Mr. Stroyan commented that this approach might add more value to the beauty of the property and the landscaping. He added that previous owners of this property did not adhere to their commitments. Mr. Fuller added that the vegetation plan that the zoning officer had sent to him did not show a lot of details, but he could certainly rehash whatever was tried to enforce 20 years ago. Mr. Stroyan added that a maintenance plan for the vegetation, such as how to plant and water the proposed vegetation, could be a precursor for the CO.

Fred Weber from 315 West Ann Street inquired how much increase of truck traffic the proposed addition would cause. Mr. Fuller replied that making trucks take the Westfall exit so that they don't pass through the Borough is a part of the proposed plan. Mr. Pederson said that this 125,000 square feet addition would cause some increase in the truck traffic, but it would also increase the efficiency, as goods would be loaded into the proposed warehouse instead of remaining in trailers. He added that he would talk to the owner about this matter. Mr. Weber inquired how trucks would be instructed to not go through the Borough. Mr. Fuller replied that there would be signs and paved roads for having trucks take left turns on Route 6 & 209, and truck drivers would be communicated through the processes of the bill of lading. He added that the personnel would also work on making these trucks make left turns. The Solicitor added that this question had been addressed by Mr. Fuller in the past two meetings. Mr. Stroyan added that Mr. Fuller had sent a narrative about this question that day, and he would share it with Mr. Weber. He continued that this issue was included in the initial conditional use. Econo-Pak has a webpage, where this left-turn instruction could be posted. Mr. DiLorenzo added that Route 6 & 209 is a state highway, where the way of the traffic cannot be controlled. He added that delivery trucks that come from Rt. 206 or Milford Road won't be able to make left turns. Ms. Emanuel suggested paving their driveway so that trucks could only make left turns. Mr. Fuller replied that a lot depends on the PennDOT, but they would definitely give a thought to it. He said that he was hopeful that he would be able to provide a more complete plan at the next Planning Board meeting. Mr. Stroyan reminded the representatives that the next meeting would be on March 23, 2021. Mr. Fuller said that he wanted this project to move ahead fast, and he would submit the updated map seven days before the next meeting.

Public Participation:

None

There was no other business or executive session needed, so at 9:02 P.M., Ms. Emanuel made a motion to adjourn the meeting, Mr. DiLorenzo seconded, and it passed unanimously.

Respectfully,

Shahana Shamim
Secretary