

MINUTES
April 7, 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 Solicitor Thomas Farley, Members Kevin Stroyan (Vice-Chairman), Peggy Emanuel, and Secretary Shahana Shamim.

Mr. Stroyan commented that the minutes of March 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.

Water Shed Protection Ordinance: Mr. Shepstone said that he had modified the definitions of the convenience store, drive through facility, truck stop, and mixed-use development. He continued that he had increased the gross floor area of convenience stores from 2,000 square feet to 3,000, as newer convenience stores are little bit bigger. The updated definition of the drive through facility would be applicable to some other establishments along with restaurants. He added the definition of the live/work unit, which is very popular in some areas. He also had added definitions of microbrewery, cidery, limited winery/distillery, and pub.

Mr. Shepstone said that in 2006 this Township was approached by Milford Water Authority to review the Water Shed Protection Ordinance, which was quite complex. He added that he had looked at the Strouds Township Wellhead Protection Plan, and it was quite simple. Mr. Stroyan said that the aquifer of Milford Borough is a gravel spring, and there are two zones. He continued that he had discussed the source water protection plan at the Water Authority meeting, and he figured that they wanted to hire geologists and Engineers to make a more concise plan. He continued that it needs to be acknowledged that the area of the aquifer is much bigger than 1,000 feet, and professionals would be required to verify that it is not discharging any detriments. He asked Mr. Shepstone to communicate with Tim Gartner, the Director, about this matter. Mr. Stroyan added that at the last Supervisors' meeting, the Supervisors had approved updating the SALDO, and Mr. Shepstone and the Solicitor needed to collaborate for this update.

L.C. Station Properties, LLC – Application Review for Completeness/Deficiencies: Mr. Tom Station said that they were aiming at a long-term thing, and their own trucks, welders, extra materials equipment and trucks would be stored in the building. He continued that eventually some small steel structural jobs would be fabricated. Mr. Stroyan commented that banging on steel can be detrimental to the community. He added that this board would recommend reasonable conditions, which would include hours of operation, number of employees, how many equipments would be stored, and if they have adequate area for those instruments, if there would be an expansion area, how many shifts there would be, if a secretary would be there and the hours for that, if any hazardous materials would be stored and how they would be stored, if chemicals would be stored and how they would be stored, to the Board of Supervisors. He added that the applicant would have to make a wish list of how he would be operating now and in future, and that way the applicant won't need to come back in case he

needs to make a change to his business in future. The Zoning Officer would need to look at this list to confirm the zoning compliance. The Solicitor added that the Planning Board helps applicants make reasonable conditions.

Mr. DiLorenzo said that parking is important as people might come for inspections. In reply to Ms. Emanuel's inquiry, Mr. Station said that eventually there would be a welding project, but that will take some time. He continued that equipment would be stored from the beginning to the end, and that won't change. It won't be a full-term operation right away, there won't be a lot of guys in the building, and then operations would slowly expand. Nobody would remain in the building in the first year, guys would come to load the trucks potentially at five in the morning, and they may not even show up for the next two days. Storage containers, which would be moved to the sites for big jobs, would be regulated by the schedule and job sizes. Mr. DiLorenzo suggested stating the number of those containers, and specifying where those would be placed. He added that if painting materials are used then how those marks would be cleaned should be specified also.

In reply to Ms. Emanuel's inquiry, Mr. Kelly said that the proposed tree line would be there as the buffer, and the tree would only be visible from Route 6. Mr. Stroyan added that the existing vegetation would be used as the buffer. Mr. DiLorenzo added that the building would be 80'-90' away from Route 6. He further added that keeping the lot coverage percentage low would allow for a future growth, as he might need more parking spaces in future. Mr. Stroyan suggested writing a short narrative about what would be done in the property, and that would help with the conditional use hearing. The Solicitor asked the applicant to think about what he would add in the future so that he doesn't have to come back when he decides to expand in future, and he asked him to be ready with this list for the next meeting. Mr. Stroyan added that Mr. Station knows how he runs his business, and the Planning Board would help him out to make reasonable conditions.

SALDO Amendment: The Solicitor said that he had sent a proposed SALDO amendment, which was related to a current land development application, to the Board of Supervisors. The Secretary informed the Members that Supervisors had authorized her to advertise for that amendment, which Mr. Farley had suggested to the Board of Supervisors, for the May 3rd meeting. The Solicitor said that comments from the Planning Board's and the County would be needed to adopt this amendment, and he asked the Secretary to send the proposed amendment to the County Planning the next morning. He also asked this item to be included on the agenda of the next Planning Board meeting so that Members could send their comments for the Supervisors before the hearing of May 3rd. Mr. Shepstone added that the whole SALDO would be readopted in future anyway, as it was about time to review and update this whole ordinance.

Zoning Map – Making it Official: Mr. Stroyan commented that the Township does not have an official Zoning Map. He continued that the map that the County had provided did not match with the Zoning Map that Viola had worked with for years. Milford Water Authority had secured property to protect their watershed, and hence they might want their property to be included into the Low Growth area, instead of residential or commercial. Mr. DiLorenzo added that Mr. Peter Pinchot had indicated that they wanted their property to be in the Low Growth Zone, and he would confirm about that. Mr. Stroyan added that Mr. Quick's property was changed to Commercial zone, and this change does not show on the Zoning Map, which was

acquired from the County. The Solicitor added that the Members needed to meet in person to discuss the Zoning Map. Mr. Stroyan added that the Emergency Proclamation was still in place, and it would continue until the end of May. Mr. DiLorenzo suggested making an in person meeting with the Members only and running the meeting with the attendees through Zoom. Mr. Stroyan suggested that he could meet with Mr. Shepstone personally, show him the changes, and then the map thus updated could be shared through Zoom during the workshop. He added that a conservation tax exempt zone, which could be added into the Low Growth Zone, had existed, and Supervisors were not happy with it.

County Planning: Mr. Stroyan suggested taking this position for himself, as the other two Members reported that they could not find anybody else suitable for this position. Mr. Farley said that the County Planning works with Mr. Mike Mrozinski, and Mr. Stroyan added that plans from all Municipalities go there for reviews, and they make comments. The Solicitor asked this item to be included in the next Planning Board meeting so that Members could vote to recommend Mr. Stroyan for this position to the Board of Supervisors.

Emergency Management plan: Mr. DiLorenzo said that this Township would be an assist for emergencies. Ms. Emanuel said that she had worked with Mr. Gary Williams, she had the list of the inventory ready, and she would send it to the Members. Mr. DiLorenzo added that he would work with Ms. Emanuel to move further. He continued that this Township won't be able to handle a lot, as it does not have a shower, but a portable shower might work. Columbia Gas had the Emergency Evacuation Plan as a law, and it might exist in the Township.

Sewer Project: Mr. Stroyan said that this project was in the hands of the Supervisors. He continued that the language of the "no action alternative" was changed after discussing it in the March 29th hearing. The existing language, which included "likely degradation of the water supply", was not correct and this language was derogatory to the Township. He thanked Rachel Hendricks for discussing and updating this language with Mr. Spatz during the hearing. He continued that this project would not come to fruition for the next 5-7-10 years, most of the system is not engineered, and making a cost estimate is foolhardy. The cost of everything is going up because of the pandemic. Mr. DiLorenzo added that there is a shortage of pipes and metals. Mr. Stroyan added that he had attended the Water Authority meeting a month ago, this authority was asked about the intermunicipal agreement, and they did not want to do this agreement at that point in time.

CDM Smith: Mr. DiLorenzo said that this company would be replacing water mains. Mr. Stroyan added that it's a standard procedure to notify Municipalities whenever DEP is included in such projects. He added that Milford Water Authority would build another equal size tank on their property, and they would have to put pipes on some properties that they don't own.

Public Participation:

None

There was no other business or executive session needed, so at 8:20 P.M., Mr. Stroyan made a motion to adjourn the meeting, Ms. Emanuel seconded, and it passed unanimously.

Respectfully,

Shahana Shamim
Secretary