

**MINUTES**  
**April 27, 2021**  
**Milford Township Planning Commission Zoom Meeting**  
**7:00 p.m.**

A meeting 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 Pike County Dispatch. Also present in this Zoom meeting were Members Kevin Stroyan (Vice Chairman), Peggy Emanuel, Ray Willis, Patrick McCarthy, Zoning Officer Shawn Bolles, Solicitor Thomas Farley, and Secretary Shahana Shamim.

**Review of March 23, 2021 Meeting Minutes:** Ms. Emanuel made a motion to accept these minutes, Mr. McCarthy seconded, and it passed unanimously.

**Review of April 7, 2021 Workshop Minutes:** Ms. Emanuel made a motion to accept these minutes, Mr. McCarthy seconded, and it passed. Mr. Willis had to abstain from voting, as he was unable to attend this workshop.

**Water Shed Protection Plan (prioritized by the Board of Supervisors) - Possible Joint Meeting with Milford Water Authority on May 10, 2021- Member attendance and advertising:** Mr. Stroyan said that he had attended the last Water Authority meeting to discuss the Zoning Map and the water shed protection ordinance. He continued that Milford Water Authority had given their permission to use their engineering study for justifying this ordinance. If the Members are agreeable, then the Water Authority would hold a joint workshop on May 10, 2021 at 6:00 P.M. at their garage by maintaining proper distancing. The wellhead protection ordinance needs to be modified, and Mr. Shepstone would be able to participate in this meeting. Ms. Emanuel suggested adding this item into the agenda of the May workshop, and Mr. Stroyan agreed. He added that he had attended the Supervisors' meeting, and the Supervisors had voted to allow the Planning Board to advertise for this meeting. Mr. Stroyan made a motion for the Planning Board to attend and advertise this joint meeting, Ms. Emanuel seconded, and it passed unanimously.

**Don Quick – Map Discussion:** Mr. Quick explained that he wanted to extend lots 9 and 10 from the adjacent lots that his father had owned. He added that his house was on the lower left corner of lot #9, and this subdivision was from 1977. The Solicitor commented that this subdivision of 1977 is being amended, and the type of this application would be lot improvement. Mr. DiLorenzo added that this type of lot improvement was separated from the subdivision a few years ago. He added that this application would be a combination of the lot improvement and lot consolidation. Members asked Mr. Quick to submit an application, and Mr. Bolles added that the application outlines the correct number of plans that would have to be submitted to the Secretary.

**L.C. Station Properties, LLC - Application review for Completeness/Deficiencies:** A representative of L.C. Station said that some minor changes were added to the previous plan. He continued that some parking spaces, and hours of operation, which would be from 5:00 A.M. till 7:00 P.M. were also added. Mr. Farley inquired if the light fabrication projects would be inside the building, as noise might be a problem. Mr. Stroyan clarified that the light fabrication projects should happen during normal business hours. He added that storage containers and job boxes needed to be clarified in the narrative, and these terms can mean a lot of things. Mr. Station said that he meant knock boxes by job boxes. Mr. Stroyan said that the business plan stated that the shop crew size would be 2-4 employees, but it does not state the total number of employees. Mr. Station replied that the maximum number of shop crew size would be four. The Solicitor suggested making the shop crew size to be 2-7, as there were enough parking spaces. Mr. Stroyan said that the materials to be stored in the building would be steel, which is not specified in the business plan. Mr. Station said that 100% of their work would be with steel materials. Mr. Farley added that storing only steel materials should be added into the list of conditions.

Mr. Bolles asked if any outside storage would be done, as according to Ordinance # 407.2, the Township might ask for a larger setback if outside storages are done. He added that this applicant might come to add to the building in the future, and this additional setback would help. The Solicitor added that Mr. Station may not need to have a larger setback, as he is already quite far away from adjoining properties. Mr. Station said that future expansions are not included in the map, and they would come back if they ever plan on making any expansions in the future. Mr. Stroyan added that any future expansion would be another conditional use. He made a motion to recommend to the Board of Supervisors with the conditions set forth in his business plan. He added including the total number of employees, the hours when light fabrication projects would be done on the property, clarification of job boxes and storage containers, the type of material that would be stored to be steel only, showing the gate on the map, and any State and Federal disclaimers to his motion. Mr. DiLorenzo added that they already have the Highway Occupancy Permit (HOP). Ray seconded to this motion, and it passed unanimously. Mr. Stroyan said that there were some changes in the fee schedule, and Members should be informed about fees associated with such projects.

**UGI Utilities, Inc. – Plan Changes - Application review for Completeness/Deficiencies:** Mr. Jason Buchta, a representative of UGI Utilities, Inc. said that Tom Happel and Chuck Smith were also present. He continued that this property was located at 534 Rt. 6 & 209, and they had updated their plans. The conditions for this project were approved on March 2, 2020, but the cost of the construction came out too high, and that's why they needed to cut some items. He read out the eight updates that UGI was proposing. The Solicitor said that this list was provided to the office, and action would have to be taken in 90 days. In reply to the Members' inquiries, Mr. Buchta said that the septic was not moving at all, and it was the underground infiltration bed that was shifting slightly away from the building. The building was being proposed to be expanded, as expanding the building becomes cheaper when standard components are used. Members said that a plan was approved earlier, only one plan could be approved, and if this updated plan is approved then the older one would be null and void.

Mr. Stroyan commented that that property was not cleaned up, and that would encourage leaving spoils in the property for a long time. Mr. Smith said that the spoils would be removed in a timely fashion, and everything would be inside the fence. Mr. Happel added that the concrete bins are used to store materials for projects. He continued that cleaning up the property was a

condition for their proposed renovation. The concrete bins and the mechanical operating gate could not be done as of then, as the cost estimate came out too high, and these items would be added in the future. It is a four-month long project, which cannot start before December 1<sup>st</sup> of the current year as materials are tremendously backed up because of COVID. Mr. Stroyan asked them to add the conditions that were approved previously, and to present it at the next workshop, which was scheduled for May 5, 2021. The Solicitor inquired if there were any changes in the conditions from their proposed updates. Mr. Buchta replied that he would let the Board know about it.

Peggy Emanuel asked the representatives to communicate to the appropriate personnel about sending the Emergency Evacuation Plan, as the Township was working on it.

**ECONO-PAK:** Mr. DiLorenzo said that Mr. Fuller, the Engineer for this project, had sent a letter of extension. The Solicitor added that the comments from the County had included some concerns about the lot coverage and/or setbacks, it had to be 100' on all four sides, and that implies that they should apply for a variance. Mr. Stroyan added that the Zoning Hearing Board grants such variances. He continued that Wheatfield village borders that property, and the developers of this property had used the commercial property for the residential use. This Board needed to hear the applicant's reply. The overall appearance with the proposed addition is concerning too, as they are proposing to take all existing vegetation out, landscape with 5' tall bushes, and hence the photo simulation of the finished project needed to be viewed.

**County Planning:** Mr. Stroyan said that he had attended the Supervisors' meeting, he had expressed his willingness to serve in this Board, and Supervisors had voted to send his name for this position to the County Planning. The Secretary said that she had sent Mr. Stroyan's name for this position to the County already.

**Amendment to the Definition of Land Development in SALDO (article II, Section 204):** Mr. Stroyan made a motion to send a recommendation to the Board of Supervisors that Members supported this amendment, Peggy Emanuel seconded, and it passed unanimously. Mr. Stroyan said that at the last Supervisors' meeting, Supervisors had **discussed updating** the entire ordinance, and they were ready to take action for it.

**Memorandum from Mr. Shepstone – Comprehensive Plan Update Needs:** Mr. Stroyan said that this Board would start working on this item and the SALDO update as soon as the Water Shed Protection Ordinance is done.

**Zoning Map – Making it Official:** The Solicitor said that this is actually changing the zoning ordinance. All changes to this map will have to be incorporated, it would have to be sent to the County for their comments, and then it would have to be sent to the Board of Supervisors for adopting the updated Map through a hearing. Mr. Shepstone's help would be required, and hence it could be put together with updating the SALDO and the Comprehensive Plan. Mr. DiLorenzo added that the County Zoning map and the unofficial zoning map that Ms. Viola Canouse had colored to show the zones existed in the Township building. He continued that the County map showed Hickory Hills Estates to be in the commercial zone, and it needed to be corrected, as this property was actually residential. The property along the river that the County owns is shown as Commercial on the zoning map, and it needed to be updated too. Don Quick had changed the

zoning of his property, this change had occurred after Viola had colored the zones, and Peter Pinchot might decide to change the zoning of some properties to Low Growth. The Solicitor added that a third Zoning map needed to be constructed by incorporating these changes. Mr. Stroyan added that the Water Shed needs to be protected for Milford Township, and Members would be able to confirm with Milford Municipal Authority at the May 10<sup>th</sup> joint meeting if they want to keep the Water Shed Protection Area to Low Growth instead of allowing it to be commercial. He continued that he had attended the Water Authority's previous meetings, he had asked them to do an engineering study, and he had asked them to provide the study to this Board. The study from the Water Authority has overlay zones of the Water Shed, and the study that Mr. Shepstone had sent showed that the wellhead had overlays also, and hence the same language would work.

Ms. Emanuel suggested discussing the recent zoning change of Dingman Township at the following workshop. Mr. Willis added that it was Dingman Township's zoning, and hence this Township probably won't be able to do anything about it. Mr. Stroyan added that applicants would need to get approval from the Water Authority to build in Zone 2. Mr. McCarthy added that a discussion would help the Township to have its eyes open.

**Emergency Management Plan:** Ms. Emanuel said that she would provide the list of township equipment before the next workshop. Mr. DiLorenzo added that he would communicate with Chuck of Columbia Gas Company.

**Sewage Project – Draft of Act 537 Plan:** Mr. Stroyan said that this draft is in DEP's hands. He added that the Pike County Planning Commission had asked for a letter of support for 100% funding to be sent to Mr. Cartwright's office, that had happened a couple of Fridays ago, and it needed to be done on the same day. Mr. DiLorenzo added that this project was not designed by any Engineering Company, and hence no funding should be available yet. Members commented that prices of everything, such as metals, are skyrocketing.

#### **Public Participation/Discussions**

None

There was no other business or executive session needed, so at 8:38 P.M., Ms. Emanuel made a motion to adjourn the meeting, Mr. Willis seconded, and it passed unanimously.

Respectfully,

Shahana Shamim

Secretary