

## Milford Township

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**From:** Christina Markgraf [christina@magnottalaw.com]  
**Sent:** Friday, December 17, 2021 10:41 AM  
**To:** Milford Township  
**Cc:** 'Lara Anne Dodsworth, Esq.'; Contact  
**Subject:** Holger and Nadine Plate - Lot Improvement Subdivision - Milford Township

Dear Shahana:

Upon further review, it appears as though the deed needs to be amended so that the parcels that are being conveyed to Holger and Nadine Plate from Rebecca Repecki are deeded in a separate deed and that a deed of combination is done by the Grantees with their original property.

Thank you for your cooperation and assistance.

Sincerely,

*Anthony J. Magnotta, Esquire*

Christina Markgraf  
Legal Assistant

ANTHONY J. MAGNOTTA, ESQUIRE  
Attorney at Law  
1307 Purdytown Turnpike, Suite A  
Lakeville, PA 18438  
Phone: 570-226-5700  
Fax: 570-226-5654  
E-Mail: [contact@magnottalaw.com](mailto:contact@magnottalaw.com)

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## Milford Township

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**From:** ePermitting Help [penndotpermittinghelp@pa.gov]  
**Sent:** Thursday, December 16, 2021 3:14 PM  
**To:** milfrdtp@ptd.net  
**Cc:** RA-PDESPROD@pa.gov  
**Subject:** ePermitting - Highway Occupancy Permit within your jurisdiction has been Issued - Application : 260,081 - Cycle : 1 (Sent on: 12/16/2021 03:14:02 PM)

Application: 260081	Cycle: 1	Permit Issued
Applicant Name: tomozee llc District: 04	Permit Group: HOP	
Business Partner ID: B08701 County: Pike	Permit Type: Driveway	
Paper Application No:	Municipality: MILFORD Permit Sub type: Temporary Access	

We have completed our review and a highway occupancy permit within your jurisdiction has been issued. Details of our response are available online.

**[Click here to access the Application Response Letter](#)**

Or, after logging on, enter the application number listed above. You will be routed to the Application Information window. On that window, please click on the Response Letter link to view the details of our response.

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PENNDOT EPERMIT - PLEASE DO NOT REPLY TO THIS EMAIL

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## Milford Township

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**From:** Vito DiBiasi [vdibiasi54@gmail.com]  
**Sent:** Friday, December 17, 2021 6:23 AM  
**To:** cookkathy113@gmail.com; deli121@ptd.net; egragert@gmail.com; sarah.corcoran@sierraclub.org; Michelle Long; mmrozinski@pikepa.org; cduquette1215@gmail.com; eenslin@pikepa.org; mudpiedave@gmail.com; liz@lizforrest.com; daviddrichard@gmail.com; nancepin@aol.com; peterpin@aol.com; delawarevalleyaction@gmail.com; greytowers@fs.fed.us; mazmitp@gmail.com; milfordboro.treecommission@gmail.com; pocojoe@gmail.com; sara@delawarehighlands.org; tjhaar@gmail.com; audubonworks@gmail.com; MilfordEnhancementCommittee@gmail.com; pikemuse@ptd.net; milfordgarden@gmail.com; dougjmanion@gmail.com; Scott Sheldon; sandy@seedsgroup.net; sean.strub@gmail.com; mliuart@yahoo.com; Maria Farrell; fkwmalliss@gmail.com; Fred Buchholz; jandjspina@yahoo.com; djpc@verizon.net; giffordpinchotas@gmail.com; najarian@remgrp.com; info@pikechamber.com; pocomts@poconos.org; ravfhendricks@gmail.com; ryan@ryanbalton.com; waterofc@ptd.net; wateropr@gmail.com; waterplt@gmail.com; secretary@milfordpa.org; faith@delawareriverkeeper.org; keeper@delawareriverkeeper.org; milfrdtp@ptd.net; info@catskillmountainkeeper.org; binky23@ptd.net; kgromalski@pikepa.org; copyeditor@riverreporter.com; editor@pikedispatch.com; dpluh@yaho.com; williamsgarym@outlook.com; contact@magnottalaw.com; lhuffman@kfbawoffice.com; milfordzoningofficer@gmail.com; klemeyerjohn@gmail.com; Russell Boronow; craig@myermotel.com; michaelaphpi@gmail.com; paoffice@strausnews.com; njoffice@strausnews.com; nyoffice@strausnews.com; milfordmethodists@gmail.com; office@goodshepherdmilford.org; webmaster@saintpatricksmilford.com; firstpc@ptd.net; info@kadampanewyork.org  
**Subject:** A Christmas Wish From Friends of the Milford Aquifer.



Dear Friends of the Milford Aquifer and Community Leaders,

### **A Christmas Wish From Friends of the Milford Aquifer.**

- 1) **Fix** the Shepstone Drinking Water Protection **Ordinance** of Milford Twp.
- 2) **Why?** Because the Wellhead Ordinance was so poorly written that it needs an **INTERVENTION!**

FMA wants to acknowledge the **progress** Milford Township has made on this Ordinance, but unfortunately the Sept. 29th posted version - still remains **unacceptable**.

- 3) **How?** EMAIL Milford Township - **[milfrdtp@ptd.net](mailto:milfrdtp@ptd.net)**. Tell them the Milford Aquifer/Springs delineated Zone needs to be a strict development protection Zone.

To date the following entities have **Emailed Milford Twp.** to help improve the Shepstone Ordinance: **1) The Milford Water Authority, 2) Milford Borough, 3) The Delaware Riverkeeper Network, 4) The Pike County Conservation District and 5) Friends of the Milford Aquifer.**

Even when the Milford Twp. Supervisors seem open to the changes needed, Mr. Shepstone remains defiant saying - *"do not listen to OUTSIDE Voices."* Maybe our EMAIL campaign will prove once and for all - **whose voices** Milford Twp. should listen to.

**4) The Rationale:** In the current version of this Ordinance, the Milford Aquifer/Springs are placed in **the highest development zone possible - Zone C**, by the uncertified planner, Tom Shepstone. Here is the link to read for yourself -

**<https://www.milfordtownshippike.com/wp-content/uploads/2021/09/WellheadAmendment-9-28-2021.pdf>**

Mr. Shepstone **renounced** his **American and National Planner Association certifications** once he became the spokesperson for the Oil and Gas Industry in 2007. He has a history of writing pro-industry Ordinances. He believes **Climate Change is a HOAX** and **DDT is just fine** for today's problems. Go to his Natural Gas Now website and Read for yourself -

**<https://naturalgasnow.org/?s=junk+science&submit=Search>**

**5) When?** Please send this **EMAIL** to **[milfrdtp@ptd.net](mailto:milfrdtp@ptd.net)** in time for the **Monday Dec. 20th 2021, 7pm**, Milford Township Supervisors meeting.

Thank you and **Happy Holidays from Friends of the Milford Aquifer.** Vito

Below: Source water stream to Sawkill Creek in Zone 2 of the Milford Springs near Buist

## Milford Township

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**From:** A+ Onsite Computer Repair [info@aplusonsite.org]  
**Sent:** Monday, December 20, 2021 9:45 AM  
**To:** milfrdtp@ptd.net  
**Subject:** Happy Holiday to you and yours

May your holiday be blessed with the love  
and warmth of family and friends.

### **A+ Computer Holiday Special**

**December 20th-23rd 2021 in the spirit  
of the Holiday**

**A+ Computer is offering  
Free PC Checkup via TeamViewer  
Session**

### **Contacts us**

**A+ Computers Business hours next week**

**12/20/2021 ~12/24/2021**

**Monday- 9am-5pm**

**Tuesday- 9am-5pm**

**Wednesday- 9am-5pm**

**Thursday- 9am-2pm Closing early for the Holiday**

**Friday- Closed**

A+ Onsite Computer Repair | 201 Water Street, Suite #2, Milford, PA 18337

[Unsubscribe milfrdtp@ptd.net](#)

[Update Profile](#) | [About Constant Contact](#)

Sent by info@aplusonsite.org in collaboration with

## Milford Township

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**From:** Vito DiBiasi [vdibiasi54@gmail.com]  
**Sent:** Sunday, December 19, 2021 4:39 PM  
**To:** ookkathy113@gmail.com; deli121@ptd.net; egragert@gmail.com; sarah.corcoran@sierraclub.org; Michelle Long; mmrozinski@pikepa.org; cduquette1215@gmail.com; eenslin@pikepa.org; mudpiedave@gmail.com; liz@lizforrest.com; daviddrichard@gmail.com; nancepin@aol.com; peterpin@aol.com; delawarevalleyaction@gmail.com; greytowers@fs.fed.us; mazmitp@gmail.com; milfordboro.treecommission@gmail.com; pocojoe@gmail.com; sara@delawarehighlands.org; tjhaar@gmail.com; audubonworks@gmail.com; MilfordEnhancementCommittee@gmail.com; pikemuse@ptd.net; milfordgarden@gmail.com; dougjmanion@gmail.com; sandy@seedsgroup.net; sean.strub@gmail.com; miliuart@yahoo.com; Maria Farrell; fkwmalliss@gmail.com; Fred Buchholz; jandjspina@yahoo.com; djpc@verizon.net; giffordpinchotas@gmail.com; najarian@remgrp.com; info@pikechamber.com; pocomts@poconos.org; ryan@ryanbalton.com; waterofc@ptd.net; wateropr@gmail.com; waterplt@gmail.com; secretary@milfordpa.org; faith@delawareriverkeeper.org; keeper@delawareriverkeeper.org; milfrdtp@ptd.net; info@catskillmountainkeeper.org; binky23@ptd.net; kgromalski@pikepa.org; copyeditor@riverreporter.com; editor@pikedispatch.com; dpluhrs@yahoo.com; williamsgarym@outlook.com; contact@magnottalaw.com; lhuffman@kfbloffice.com; milfordzoningofficer@gmail.com; klemeyerjohn@gmail.com; Russell Boronow; craig@myermotel.com; michaelaphpi@gmail.com; paoffice@strausnews.com; njoffice@strausnews.com; nyoffice@strausnews.com; milfordmethodists@gmail.com; office@goodshepherdmilford.org; webmaster@saintpatricksmilford.com; firstpc@ptd.net; info@kadampanewyork.org; ssheldon@milfordpawater.com  
**Subject:** Bizarre Arguments/Inverted Logic



Dear Friends of the Milford Aquifer and Community Leaders,

If I did not hear these below arguments with my own ears at the Nov. 15th and Dec. 6th Milford Twp. Supervisors meeting - then this Friends of the Milford Aquifer Advocating Email Campaign would not be necessary. But sadly, Mr. Shepstone and Mr. Stroyan put forward this absurd logic that needed to be rebuffed thoroughly before it gained any political traction.

When Shepstone implored the Milford Twp. Supervisors "NOT TO LISTEN TO OUTSIDE VOICES," I knew then and there we needed a mechanism by which the Voting public could make their wishes known directly to the Supervisors. We needed to demonstrate that Shepstone was the Outside Voice, and that he and Mr. Stroyan did not speak for the majority of people of the Greater Milford Area and people who believed Pure Water is not only a PA Constitutional Right but a HUMAN RIGHT.

Friends of the Milford Aquifer wish you and your family a Happy and Spirit filled Holidays.

Vito DiBiasi

Friends of the Milford Aquifer

[vdibiasi54@gmail.com](mailto:vdibiasi54@gmail.com)

570-618-3114

Posted by Vito DiBiasi:

Just in case you need **ONE LAST REASON** to **send that EMAIL** to Milford Township - [milfrdtp@ptd.net](mailto:milfrdtp@ptd.net) - to have the Shepstone Drinking Water Protection Ordinance **FIXED** - ponder this **Backwards Logic**:

Both planner Mr. Shepstone and Planning Commissioner Kevin Stroyan recently offered up this **BIZARRE reasoning** for writing this Ordinance the way they did:

1) Mr. Shepstone said he wanted to **shift** protecting the Milford Aquifer/Springs away from the **Ordinance to the Supervisor's "conditional use" process**.

This means all development uses are **permitted!**. The Supervisors are given maximum flexibility to apply whatever **conditions** they want to protect the Aquifer from now **permitted uses**, instead of **encoding it into Ordinance law and restricting inappropriate** development uses on an Aquifer - **outright at the front end**. This is a much more **permissive and industry friendly process** that Shepstone is noted for.

2) Mr. Stroyan said he **did not** want to **"SPELL OUT"** the protections for the Milford Aquifer/Springs. He wanted the **protection burden shifted from the Township to the Developer!?!?**

As an example, he wants the **developer to pay for their own Aquifer delineation study**, instead of using the **taxpayer funded study** that delineated the Aquifer for the **Milford Water Authority with their Source Water Protection Plan SWPP of 2006**. He referred to this study as a Teaching study **ONLY**.

Before **Monday's Dec. 20th 7 pm**. Supervisor's meeting - Please **EMAIL** Milford Township at - [milfrdtp@ptd.net](mailto:milfrdtp@ptd.net) - to **REJECT this inverted logic!**

Please tell the Supervisors that you **want** them to **SPELL OUT the technical conditions** to protect the Milford Aquifer/Springs in the Shepstone **ORDINANCE**. Why? Because then it is **ENCODED into Law and therefore ENFORCEABLE**.

As personable as they are, please do not leave it up to the **whims** of the supervisors in the conditional use process only.

**Friends of the Milford Aquifer** thank you for participating in this **Aquifer advocating Email campaign**. We hope all your Christmas and Holiday wishes come true this **Joyful Season**. Vito

Below: Duck on Lily Pond - one of the Source Water ponds of the Sawkill Creek.

## Milford Township

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**From:** Rachel Hendricks [ravfhendricks@gmail.com]  
**Sent:** Friday, December 17, 2021 2:17 PM  
**To:** Milford Township  
**Subject:** Fwd: Minutes from HRG Meeting  
**Attachments:** 2021.12.13 DEP Letter Response Stakeholder Meeting Minutes.pdf;  
2021.12.14 - Wells in Milford Township and Westfall Township.xlsx

----- Forwarded message -----

**From:** **Frank Tarquinio** <[frank.tarquinio@milfordpa.org](mailto:frank.tarquinio@milfordpa.org)>  
**Date:** Fri, Dec 17, 2021, 2:00 PM  
**Subject:** Minutes from HRG Meeting  
**To:** Gary Williams ([williamsgarym@outlook.com](mailto:williamsgarym@outlook.com)) <[williamsgarym@outlook.com](mailto:williamsgarym@outlook.com)>, Rachel Hendricks <[ravfhendricks@gmail.com](mailto:ravfhendricks@gmail.com)>

Here are minutes from meeting this week and list of wells-one tab is for Milford township wells





P.O. Box 504  
Clarks Summit, PA 18411  
570.851.2804  
[www.hrg-inc.com](http://www.hrg-inc.com)

## MEETING MINUTES

### DEP Letter Response

Location: Milford Borough Hall Meeting  
DECEMBER 13, 2021

#### Attendees:

Name	Company	Email
Cory Salmon	HRG, Inc.	<a href="mailto:csalmon@hrg-inc.com">csalmon@hrg-inc.com</a>
Matt Roberts	HRG, Inc.	<a href="mailto:mroberts@hrg-inc.com">mroberts@hrg-inc.com</a>
Mark Spatz	HRG, Inc.	<a href="mailto:mspatz@hrg-inc.com">mspatz@hrg-inc.com</a>
Frank Tarquino	Milford Borough	<a href="mailto:franktarq@gmail.com">franktarq@gmail.com</a>
Dave Clark	Matamoras Borough	<a href="mailto:d.clark@matamorasborough.com">d.clark@matamorasborough.com</a>
Joe Dooley	Milford Borough	<a href="mailto:Joseph.dooley@milfordpa.org">Joseph.dooley@milfordpa.org</a>
Paul Fischer	Westfall Township	
Robert DiLorenzo	Milford Township	
Mike Mronzinski	Pike County	<a href="mailto:mmrozinski@pikepa.org">mmrozinski@pikepa.org</a>

### DEP Administrative Incomplete Letter

Mr. Salmon opened the stakeholder meeting by summarizing the DEP's Administratively Incomplete Letter dated October 20, 2021.

Mr. Spatz reviewed the timeline of the Eastern Pike County Act 537 Plan and reviewed the definition of a TAR as well as the specific dates of submission and correspondence regarding the TAR. Mr. Spatz also reviewed the 120-day timeline for the DEP to respond to a submitted plan as well as the guidance of 10-days to determine if an Act 537 is administratively complete. Mr. Spatz informed the group that after sending the 120-day letter to the DEP, Mr. Novatnak had called Mr. Spatz and informed him that the plan would not be considered approved. The group discussed contacting the state legislature to refute DEP. Mr. Salmon pointed out the reasons to not refute or pursue litigation including the low likelihood of success, high costs, delays, and the need to work with the DEP during the permitting stages. The group reached a consensus to move forward by responding to the DEP comments rather than fighting DEP. HRG stated that they could respond to a majority of the comments, but there are several items that need to be discussed before moving forward.

## Key Decisions and Commitments

The group continued conversation regarding the key decisions and commitments that would need to be made. Mr. Clark brought to the group's attention the need for Milford Township to fully commit to an alternative and the concerns of the DEP regarding the Township. Mr. Tarquino and Mr. Dooley stated that the Act 537 Plan states that Milford Township will not have immediate connections and that the sewer line in Milford Township will serve as a transmission line. The point was raised that it was also Milford Township's intention to be able to add connections via Planning Modules.

Mr. Fischer mentioned mandatory connections ordinances and the need for them for federal funding. He also added that although Westfall Township has one, they have not ever enforced it.

The group shifted their attention to the reasons for the need for central sewage. Mr. Spatz mentioned commercial needs, and Mr. Fischer brought to the group's attention the need for the school in Westfall Township to connect to central sewage. He mentioned that Westfall had a grant for that project, so he emphasized the need to continue moving forward.

Mr. Salmon shifted the meeting to some of the higher level issues and commitments that needed to be made. Mr. Salmon first raised the issue that the Municipalities all need to re-adopt the resolution to accept the Plan with stronger commitments to the selected alternatives. There was no opposition raised in the group.

Mr. Salmon next raised the issue of clear institutional alternatives. Mr. Spatz stated that the plan states that Milford Water Authority will build and maintain the sewer lines from Milford Borough to the Westfall Township Line, and Matamoras Municipal Authority shall build and maintain the sewer lines in Matamoras Borough. Mr. Spatz stated in terms of cost, Milford Borough is paying for the transmission line and the projected flow does not include Milford Township.

The next key decision that was discussed was the need for inter-municipal agreements. It was discussed that there would need to be inter-municipal agreements between the Municipal Authority of Westfall (MATW) and Milford Water Authority (MWA), MATW and Matamoras Municipal Authority (MMA), MWA and Milford Township. The Tapping Fee rate would also need to be included in the agreements as well as each Municipality's intended role.

Mr. Clark brought to the group's attention the issue of funding and grants. Mr. Roberts clarified that the Plan currently states that each municipality will apply for funding separately. Mr. Salmon added that the DEP comments were based on the assumption that USDA funding was the only financing that would be explored. Mr. Salmon clarified that the Plan will be updated to mention that other grants and funding will be explored in the Plan such as from the infrastructure bill and CFA grants.

Mr. Fisher asked the group if a rough timeline for re-submission could be determined. The group decided that a March timeline would be the goal, but it would require the inter-municipal agreements and other commitments to be made expeditiously.

Mr. DiLorenzo discussed the issue of tapping fees and where the money would go. It was clarified that the tapping fee of \$1,600/EDU would go to MATW. Mr. Tarquino stated that Milford Water Authority would receive \$10/EDU monthly for O&M. Mr. Spatz stated the wholesale rate that goes to MATW is \$25/EDU per month. The issue was raised about the observation and inspection fee for tapping into the line with Milford Township, and it was decided that the Milford Water Authority would be in charge of inspection. The fees associated with inspection would need to be included in the inter-municipal agreements.

Mr. Salmon brought to attention the issue of wells in Milford Township and Westfall Township. Mr. Roberts stated that he reviewed acquired Water Authority Maps with the Tax Parcel Data and

estimated there are 132 wells in Westfall Township and nine in Milford Township. Based on the needs identification document, 33 wells would need to be tested in Westfall Township and five wells in Milford Township would need to be tested. The group discussed different methods for completing the well study. It was agreed that Mr. Tarquino would ask the MWA to conduct the well sampling for both Milford Township and Westfall Township. The well study results would be a supplement and incorporated into the Plan based on the results.

Mr. Salmon brought to the group's attention the need for an additional public notice period. The group was receptive to the idea, and it was discussed that it would be additional work. The public notice period would be conducted once the plan is completely finalized, and it would occur for all four municipalities at the same time with one public hearing.

### Follow-Up Items


The group discussed follow up items to be completed after the meeting:

1. HRG was to send inter-municipal agreement samples to the Municipalities who will coordinate with their solicitors.
2. The Municipalities were to work on inter-municipal agreements to address the remaining outstanding commitments and rates.
3. HRG was to begin addressing the DEP comments that require no further information from the Municipalities.
4. HRG was to finalize list of responsibilities for the completion of the Plan.
5. HRG was to also send a list of suspected wells and sampling requirements to the Municipalities, and the Municipalities were to determine who would complete the well sampling.

We believe these minutes accurately reflect the items discussed at the subject meeting. If there are any revisions or corrections to these minutes, please contact the undersigned within ten (10) days of receipt of these minutes. If no revisions or corrections are requested, the minutes will stand approved as submitted.

Respectfully Submitted,

HERBERT, ROWLAND & GRUBIC, INC.



Matthew Roberts  
Staff Professional I

MNR/CJS

\\192.168.0.34\Project\2020\003754\_2444\_Admin\Corres\2021\2.13.21\encider Meeting for DEP Response\2021.12.13 DEP Letter Response Stakeholder Meeting Minutes.docx

Enclosures

c: All Attendees



**Herbert, Rowland & Grubic, Inc.**  
**Engineering & Related Services**

**AN EMPLOYEE-OWNED COMPANY**

501 Allendale Road  
Suite 203  
King of Prussia, PA 19406  
(484) 460-7050  
[www.hrg-inc.com](http://www.hrg-inc.com)

**ENGINEER'S ESTIMATE OF PROBABLE WELLS IN MILFORD TOWNSHIP  
FOR  
EASTERN PIKE COUNTY REGIONAL ACT 537 PLAN  
DECEMBER 2021**

WELL NO.	STREET ADDRESS	CITY, STATE	EST. QTY.
1	112 Independence Dr	Milford, PA	1
2	113 Independence Dr	Milford, PA	1
3	104 Bull Run S	Milford, PA	1
4	102 Bull Run S	Milford, PA	1
5	106 Bull Run S	Milford, PA	1
6	108 Zebulon Pl	Milford, PA	1
7	110 Zebulon Pl	Milford, PA	1
8	119 Old Sawmill Ln	Milford, PA	1
9	113 Old Sawmill Ln	Milford, PA	1
10	Wheatfield Plaza	Milford, PA	1
<b>Total Wells</b>			<b>10</b>
<b>% Wells to Sample</b>			<b>50%</b>
<b>Total Wells to Sample</b>			<b>5</b>



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Clarks Summit, PA 18411  
570-851-2804  
[www.hrg-inc.com](http://www.hrg-inc.com)

**ENGINEER'S ESTIMATE OF PROBABLE WELLS IN WESTFALL TOWNSHIP  
FOR  
EASTERN PIKE COUNTY REGIONAL ACT 537 PLAN  
DECEMBER 2021**

WELL NO.	STREET ADDRESS	CITY, STATE	EST. QTY.
1	1065 Blue Ridge Ave	Matamoras, PA	1
2	1071 Blue Ridge Ave	Matamoras, PA	1
3	1075 Blue Ridge Ave	Matamoras, PA	1
4	268 Rt 6/209	Milford, PA	1
5	264 Rt 6/209	Milford, PA	1
6	274 Rt 6/209	Milford, PA	1
7	290 Rt 6/209	Milford, PA	1
8	116 Riverview Ter	Milford, PA	1
9	100 Riverview Ter	Milford, PA	1
10	102 Riverview Ter	Milford, PA	1
11	104 Riverview Ter	Milford, PA	1
12	106 Riverview Ter	Milford, PA	1
13	108 Riverview Ter	Milford, PA	1
14	110 Riverview Ter	Milford, PA	1
15	112 Riverview Ter	Milford, PA	1
16	114 Riverview Ter	Milford, PA	1
17	116 Riverview Ter	Milford, PA	1
18	118 Riverview Ter	Milford, PA	1
19	296 Rt 6/209	Milford, PA	1
20	306 Rt 6/209	Milford, PA	1
21	308 Rt 6/209	Milford, PA	1
22	310 Rt 6/ 209	Milford, PA	1
23	312 Rt 6/209	Milford, PA	1
24	320 Rt 6/209	Milford, PA	1
25	378 Rt6/209	Milford, PA	1
26	108 Phillips Ln	Milford, PA	1
27	114 Phillips Ln	Milford, PA	1
28	116 Phillips Ln	Milford, PA	1
29	118 Phillips Ln	Milford, PA	1
30	120 Phillips Ln	Milford, PA	1
31	124 Phillips Ln	Milford, PA	1
32	126 Phillips Ln	Milford, PA	1
33	128 Phillips Ln	Milford, PA	1

34	130 Phillips Ln	Milford, PA	1
35	132 Phillips Ln	Milford, PA	1
36	392 Rt 6/209	Milford, PA	1
37	396 Rt 6/209	Milford, PA	1
38	112 Quail Ct	Milford, PA	1
39	103 Quail Ct	Milford, PA	1
40	140 Roberts Ln	Milford, PA	1
41	418 Rt 6/209	Milford, PA	1
42	106 Roberts Ln	Milford, PA	1
43	102 Roberts Ln	Milford, PA	1
44	103 Grouse Ct	Milford, PA	1
45	122 Roberts Ln	Milford, PA	1
46	121 Roberts Ln	Milford, PA	1
47	123 Roberts Ln	Milford, PA	1
48	129 Roberts Ln	Milford, PA	1
49	148 Roberts Ln	Milford, PA	1
50	152 Roberts Ln	Milford, PA	1
51	154 Roberts Ln	Milford, PA	1
52	104 Stenzlers Ln	Milford, PA	1
53	176 Roberts Ln	Milford, PA	1
54	106 Stenzlers Ln	Milford, PA	1
55	153 Roberts Ln	Milford, PA	1
56	161 Roberts Ln	Milford, PA	1
57	110 Shady Ln	Milford, PA	1
58	105 Macs Ln	Milford, PA	1
59	109 Macs Ln	Milford, PA	1
60	111 Macs Ln	Milford, PA	1
61	176 Roberts Ln	Milford, PA	1
62	196 Roberts Ln	Milford, PA	1
63	153 Georgi Cir	Milford, PA	1
64	150 Georgi Cir	Milford, PA	1
65	105 Georgi Cir	Milford, PA	1
66	109 Georgi Cir	Milford, PA	1
67	101 Ernie Ln	Milford, PA	1
68	122 Georgi Cir	Milford, PA	1
69	126 Georgi Cir	Milford, PA	1
70	131 Georgi Cir	Milford, PA	1
71	136 Georgi Cir	Milford, PA	1
72	118 Raven Ct	Milford, PA	1
73	119 Raven Ct	Milford, PA	1
74	116 Raven Ct	Milford, PA	1
75	115 Raven Ct	Milford, PA	1
76	111 Raven Ct	Milford, PA	1
77	104 Ryan Ln	Milford, PA	1
78	5 Milford Town Green	Milford, PA	1
79	101 Boston Ct	Milford, PA	1
80	114 Ryan Ln	Milford, PA	1

81	111 Ryan Ln	Milford, PA	1
82	100 Betsy Ross Dr	Milford, PA	1
83	102 Betsy Ross Dr	Milford, PA	1
84	104 Betsy Ross Dr	Milford, PA	1
85	106 Betsy Ross Dr	Milford, PA	1
86	102 Ben Franklin Ct	Milford, PA	1
87	112 Bull Run N	Milford, PA	1
88	109 Bull Run N	Milford, PA	1
89	110 Bull Run N	Milford, PA	1
90	107 Bull Run N	Milford, PA	1
91	104 Bull Run N	Milford, PA	1
92	101 Valley Forge Rd	Milford, PA	1
93	114 Independence Dr	Milford, PA	1
94	120 Independence Dr	Milford, PA	1
95	122 Independence Dr	Milford, PA	1
96	124 Independence Dr	Milford, PA	1
97	126 Independence Dr	Milford, PA	1
98	100 Gettysburg Cir	Milford, PA	1
99	101 Gettysburg Cir	Milford, PA	1
100	130 Independence Dr	Milford, PA	1
101	132 Independence Dr	Milford, PA	1
102	131 Independence Dr	Milford, PA	1
103	135 William Penn Dr	Milford, PA	1
104	125 Independence Dr	Milford, PA	1
105	121 Independence Dr	Milford, PA	1
106	100 William Penn Dr	Milford, PA	1
107	115 Independence Dr	Milford, PA	1
108	131 William Penn Dr	Milford, PA	1
109	127 William Penn Dr	Milford, PA	1
110	125 William Penn Dr	Milford, PA	1
111	123 William Penn Dr	Milford, PA	1
112	121 William Penn Dr	Milford, PA	1
113	119 William Penn Dr	Milford, PA	1
114	117 William Penn Dr	Milford, PA	1
115	115 William Penn Dr	Milford, PA	1
116	113 William Penn Dr	Milford, PA	1
117	102 Liberty Bell Ct	Milford, PA	1
118	104 Liberty Bell Ct	Milford, PA	1
119	103 Liberty Bell Ct	Milford, PA	1
120	111 William Penn Dr	Milford, PA	1
121	109 William Penn Dr	Milford, PA	1
122	107 William Penn Dr	Milford, PA	1
123	105 William Penn Dr	Milford, PA	1
124	103 William Penn Dr	Milford, PA	1
125	124 William Penn Dr	Milford, PA	1
126	120 William Penn Dr	Milford, PA	1
127	114 William Penn Dr	Milford, PA	1

128	110 William Penn Dr	Milford, PA	1
129	106 William Penn Dr	Milford, PA	1
130	104 William Penn Dr	Milford, PA	1
131	100 William Penn Dr	Milford, PA	1
<b>Total Wells</b>			<b>131</b>
<b>% Wells to Sample</b>			<b>25%</b>
<b>Total Wells to Sample</b>			<b>33</b>



# FARLEY & WEED, LLC

Attorneys at Law

THOMAS F. FARLEY  
CHRISTIAN E. WEED

JOHN H. KLEMEYER  
OF COUNSEL

ROBERT F. BERNATHY  
OF COUNSEL

2523 Route 6, Suite 1  
Hawley, Pennsylvania 18428  
570.226.5771  
570-296-6453  
Fax: 570.226.5140

Email: [contact@kfblawoffice.com](mailto:contact@kfblawoffice.com)

December 17, 2021

*Sent via email only*

Ms. Shahana Shamim, Secretary/Treasurer  
Milford Township  
P.O. Box 366  
Milford, PA 18337

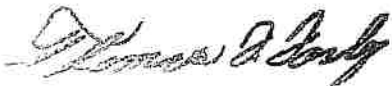
Re: Econo Pak - Planning Members letter

Dear Shahana:

Please find enclosed all the Conditions I have prepared based on the last conversation at the Meeting. It includes Mr. Shepstone's comments as well as all the Planning Commission comments. As agreed, I did not place any Conditions concerning truck traffic. Kevin wants the Applicant to provide those conditions. Please forward these proposed Conditions to all the Planning Members as well as to John Fuller. Please also provide to him this letter so he is aware the Applicant needs to provide the Conditions concerning truck traffic.

As the Members are aware, I will not be available for the Milford Township Meeting on December 28, 2021. However, I will be present for all future Meetings.

Very truly yours,



THOMAS F. FARLEY, ESQUIRE  
TFF/lah

Dear Planning Members,

As you are well aware, I will not be available for the Meeting scheduled for December 28, 2021. Therefore, I thought it would be best to provide a suggested conditions that would be placed on the Econo Pak. Please review the below conditions. It may not be exhaustive, and I am certainly open to suggestions. But I thought this document would be a starting point for discussion.

Please find attached conditions for the Econo Pak Project.

1. The Conditional Use approval is conditioned upon the approval of the Lot Improvement Plan showing the Lot Combination of the Tax Lots.
2. The Applicant shall provide a fully completed and recorded Deed between Milford Property Holdings, LLC, Seller and Dot Red, LLC, Buyer.
3. Conditioned upon a landscape plan that is satisfactory to the Township.
4. Conditioned upon Applicant receiving a Highway Occupancy Permit. The Applicant shall provide copies of the Permit for the existing proposed driveways to Milford Township prior to construction.
5. Conditioned upon Applicant receiving an acceptable erosion and sedimentation control plan by the Pike County Conservation District.
6. Conditioned upon an NPDES Permit from Department of Environmental Protection prior to the start of construction.
7. Conditioned upon the proposed parking area complying with the landscape requirements of Section 408.4 of the Zoning Ordinance.
8. Conditioned upon a performance guarantee in the amount of One Hundred Twenty-Five Percent (125%) of the required landscaping as required under Section 410.7 of the Zoning Ordinance.

9. Conditioned upon an improvement maintenance guarantee in the amount of Fifteen Percent (15%) of the improvement guarantee for an eighteen (18) month duration shall be in place prior to final approval.

10. Conditioned upon a Developers Agreement in accordance with the section shall be in place prior to final approval.

11. Conditioned upon an Improvement Construction Guarantee as required under 503 of the Subdivision Land Development Plan which will consist of One Hundred Ten Percent (110%) of the total cost. The guarantee must be in satisfactory form acceptable to the Township.

12. Conditioned upon the Improvement Maintenance Guarantee, the Developers Agreement, and the Improvement Construction Guarantee being approved by the Township Solicitor prior to execution of the said Agreements.

13. Conditioned upon a Performance Guarantee for One Hundred Twenty-Five percent (125%) of the landscaping costs as provided by the Applicant.

14. Conditioned upon the Applicant keeping the back entrance to Econo Pak locked except for emergency purposes.

15. Conditioned upon the Applicant not allowing the back entrance to be use for any entry or exit into the project other than for emergency purposes.

16. Conditioned upon the Applicant abiding by the parking requirements as recommended by Planning Commission and decided upon by the Supervisors of Milford Township.

17. Conditioned upon the lot coverage not exceeding sixty-five percent (65%).

18. Conditioned upon the plan being sent to the Fire Department for any comments prior to final approval.

19. Conditioned upon a traffic study being completed if it is necessary as determined by the Pennsylvania Department of Transportation.

20. Conditioned upon a Stormwater Maintenance Agreement to be provided to the Township and approved by the Township Solicitor prior to execution by all parties.

21. Conditioned upon the existing septic system being reviewed for adequacy by the Sewage Enforcement Officer.

22. Conditioned upon the shade trees shall have a minimum caliper of three (3) inches.

23. Conditioned upon all waste removed from the site by a licensed waste removal company.

24. Conditioned upon a Stormwater Management Plan and Soil Erosion Control Plan being provided and reviewed and approved by the Township, the Pike County Conservation District, and the Pennsylvania Department of Environmental Protection.

25. Conditioned upon adequate safety devices being provided to prevent possible contamination of surface or groundwater during the construction of the development.

26. Conditioned upon the lighting proposed shall be in compliance with the requirements of the Township.

27. Conditioned upon the Applicant shall not use the Old Milford Road for construction purposes or allow construction vehicles on Old Milford Road at any time during the present project.

28. Conditioned upon Applicant controlling traffic during construction.

29. Conditioned upon a knock box placed in the back of the property or some other type of gate on the Old Milford Road.

30. Construction shall occur from 7:00 a.m. to 8:00 p.m. during the week. Constructions shall occur from 8:00 a.m. to 6:00 p.m. on Saturday and there shall be no work being performed on Sunday.

31. Conditioned upon there shall be no outside storage except license vehicles, license trailers or containers.

32. Conditioned upon there shall be no activities that shall produce excessive external admissions, noise, or odors.

33. Conditioned upon all uses are subject to and compliant with local building codes.

34. Conditioned upon all activities within the buildings shall be in compliance with Pennsylvania L and I regulations and current Pennsylvania Building Codes.

35. Conditioned that all existing vegetation buffers and plantings as well as the new vegetative buffers and plantings are to be maintained by the Applicant.

36. Conditioned upon Deeds being provided by the Applicant to Township Solicitor and said Deeds to be approved by the Township Solicitor.

Very truly yours,

THOMAS F. FARLEY, ESQUIRE  
TFF/lah