

RT 6/I-84 ZONING TIMELINE

2004 - Discussion and plans to rezone two areas on Route 6 started (I-84 interchange and the Frenchtown Road area). Following comments received, Township agreed to work with the Milford Water Authority to update our Sawkill Creek Stormwater Management Ordinance to add protections to the Milford Springs.

Page 2 – Letter to Milford Water Authority

Page 4 – Letter from Pike County Conservation District Board

2005 to 2011 – Plans for a 39-lot residential subdivision (Estates at Eagle Ridge) under review; Preliminary subdivision approval granted April 2011.

2006 - Public Hearing on proposed zoning district change was held (September)

Page 6 – Minutes of 9/26/06 Public Hearing

Page 7 – 12/19/06 Minutes adopting updated Sawkill Creek SWM Ord. followed by Zoning

Map amendment

Page 10 – First page of Ordinance No. 04-2006

Page 11 – Ordinance No. 05-2006

2016 - Received request from new owner of “Estates at Eagle Ridge” property (82 acre parcel) to rezone it to RC from NC).

Page 12 – Memo to Planning Commission to review/comment on request

2018 - Updated Sawkill Creek SWM Ord. at the request of and in cooperation with the Milford Water Authority following their recent update of the Source Water Protection Plan.

Page 13 – First page of Ordinance No. 03-2018

Additional Pertinent Files:

Buist Road LP (Wit) Lot Improvement Plan

Correspondence to adjoining property owners

Map of Milford Springs Zone 2

Current Zoning Map

Map provided to Milford Water Authority by V. Dibiasi

October 7, 2004

Mr. Thomas W. Hoff, Vice Pres.
Milford Water Authority
P. O. Box 459
Milford, PA 18337

RE: PROPOSED ZONING CHANGE

Dear Tom:

We are in receipt of your letter of September 14, 2004 regarding the above.

The reason for the strip of Route 6 frontage on the Schneider property being included in the properties proposed for the zoning change is to "connect" the properties to the east and west. The Board's decision to include this "strip" is based solely on satisfying the legalities of the Municipalities Planning Code regarding Spot Zoning and is in no way intended to impact the proposed transfer of ownership/development rights of that property.

We are willing to work with the Authority in reaching an agreeable compromise, as evidenced by the substantial reduction in the overall area the Township is proposing to change to the RC zone. The RC zone has been known as Dingman Township's "more intensive" commercial zone. In addition to the physical size of allowable uses, "more intensive" also refers to allowable hours of operation, associated traffic flow, etc. As we previously mentioned, the size of the properties now included in the proposal area will restrict the physical size of businesses; as for traffic flow, the area is most likely to be attractive to businesses interested in drawing from the already existing high traffic volume; hours of operation should not impact the Authority's concerns.

The Hydrogeologic Study will provide us with valuable guidance in this matter. Would it be possible to get an advance copy of the Study itself prior to the completion of the Authority's report so that we may proceed with evaluating the situation? Once we have the study, we would have our consultants review the report and evaluate the probable impact the proposed change would have. Obviously, this will take some time. We intend to postpone the Public Hearings on the proposed change until an evaluation can be made and discussed with the Authority, but do not want to delay indefinitely.

Milford Water Authority
October 7, 2004

Page 2

The Board is willing to have a joint meeting with the Authority if you so wish – the best time may be after we have been able to review the Study. In the meantime, please do not hesitate to call the Board or myself with any questions, concerns or comments.

Sincerely,

DINGMAN TOWNSHIP BOARD
OF SUPERVISORS

Karen Kleist
Secretary / Treasurer

November 4, 2004

Dingman Twp. Board of Supervisors
C/o Karen Kleist, Secretary
118 Fisher Lane
Milford, PA 18337

RE: Proposed Zoning Amendment

Dear Township Supervisors,

Pike County Conservation District Board of Directors recently voted to comment on Dingman Township's proposed amendment to the zoning ordinance and map changing properties located in the NC district situated in the Route 6/ I-84 interchange area to RC (Resort Commercial). The District supports the Supervisors' efforts to plan for additional non-residential land uses in the Township. We are well aware of the costs of services imbalance and associated tax implications of residential versus commercial uses.

As a member of the Milford Water Authority's Sourcewater Protection Committee, the District also has knowledge of the sensitivity of the interchange area in relation to the Milford Borough water supply. The Exceptional Value Sawkill Creek watershed in its entirety is a unique and perhaps undervalued community resource deserving of protection. Although state and federal rules and regulations offer some measure of protection, the real opportunity for watershed conservation lies in local land use regulations.

Provisions of the Township's Comprehensive Plan and Zoning Ordinance wisely provide for guiding the location of future development and establishing development standards in such a way that negative impacts on the natural environment and natural resources are minimized. In order to most effectively accomplish this community goal, the District suggests that Dingman Township work with neighboring municipalities in the watershed to develop performance standards for new land development that would promote project design and layout that minimize impacts to surface and ground water. Some examples of cost effective and environmentally sound performance standards include limits on percent impervious cover, maintenance of existing forested areas and avoidance of sensitive areas such as steep slopes, stream buffer areas and wetlands.

Adopting performance standards for *all* zoning districts that minimize percent impervious cover while conserving forested watershed lands would go a long way towards protecting water quality in the Sawkill and, ultimately, in Milford Water Authority's public water supply. In addition, there would be significant benefits in reducing stormwater runoff, maintaining adequate groundwater/drinking water supplies for our growing population and reducing flood damages within the watershed. A multi-municipal effort such as this could also serve as a model for sustainable development in other High Quality and Exceptional Value watersheds in the County.

The Conservation District would gladly cooperate with Dingman Township, the County Planning Office and other municipal governments or authorities in such an undertaking. Please contact the District if you would like to discuss it further. Thank you for the opportunity to comment on this proposal.

Sincerely,

Robert Engvaldsen
District Chairman

Cc: Pike County Office of Community Planning

ATTENDANCE: Thomas E. Mincer, Chairman; Dennis L. Brink, Vice Chairman; Kerry W. Welsh, Supervisor; Karen Kleist, Secretary/Treasurer; John H. Klemeyer, Solicitor; Michael Weeks, Twp. Engineer; Chris Wood, Sewage/Zoning Enforcement Officer; and members of the Press and Public.

PURPOSE The purpose of this Public Hearing was to receive comments on the two proposed Zoning Ordinance and Map amendments. The first proposes to change certain properties in the NC District at the Route 6/1-84 interchange to RC. The second proposes to change certain properties in the NC District at the Route 6/Frenchtown Road area to RC and parts of two properties to R1.

CALL TO ORDER: Chairman Mincer called the meeting to order at 7:38 pm, opening with the Pledge of Allegiance. He gave a brief overview of the reasons for the proposed change and the two years of discussions at public meetings and workshops that preceded this hearing. He stated that the Township is also currently working on updating its Sawkill Creek Stormwater Management Ordinance, and will not adopt the proposed zoning change in the I-84 area without concurrently adopting the Sawkill amendment. He stated that each speaker will be limited to 5 minutes and should state their name and address before speaking. The Township will accept written comments for one week following this hearing for those who were not able to relay all their comments within the time limit. A Court Stenographer is present to prepare a transcript of the hearing.

PUBLIC COMMENTS: Comments were received from the following people opposed to opening the area to large scale, intense commercial development. Concerns included: impacting the Route 6 Scenic Byway, loss of undeveloped wooded area and wildlife they currently enjoy, fear of unregulated growth, pollution from sewage.

Marian Banzhaf, 125 Frenchtown Road	Diane Becker, 118 Old Mill Drive
Todd Hill, 102 Wynding Way	John Tiedemman, 163 Old Mill Drive
John Goncalves, 842 Route 6	Diane Brush, 205 Frenchtown Road
Carol Tiedemman, 163 Old Mill Drive	

Vito DiBiasi of Buist Road quoted from the Sawkill/Vandermark Conservation Plan, feels the RC Zone is not compatible with the Milford Springs aquifer, and stated that Susan Beecher (Pike Conservation District) informed him that if the Township started today that it would take two years to update the Sawkill Ordinance.

Ron Gregory of the Milford Water Authority stated that the Authority met last night and is pleased with the proposed changes to the Sawkill Watershed ordinance, most of their concerns have been addressed, and the Authority looks forward to working with the Township. As such, the Authority is not opposed to the zoning change (at the I-84 interchange).

David Greenbaum of 114 Seventh Street encouraged the Board to proceed with caution and to assure sustainable development. Are the risks worth taking?

Also, a letter was received from Earl Verbeek, former employee of the Pike County Planning Commission.

ADJOURNMENT There being no further comments, MOTION was made by Kerry Welsh, seconded by Dennis Brink, and unanimously carried to close the Public Hearing except for written comments/questions that may be submitted within one week.

Respectfully submitted,



Karen Kleist, Secretary/Treasurer

ATTENDANCE:

Thomas E. Mincer, Chairman; Dennis L. Brink, Vice Chairman; Kerry W. Welsh, Supervisor; Karen Kleist, Secretary/Treasurer; John H. Klemeyer, Solicitor; Chris Wood, Sewage/Zoning Enforcement Officer; William Mikulak, EMA Coordinator; Susan Beecher, Pike Co. Conservation District; Tom Hoff, Milford Water Authority; and members of the public and press.

ITEM NO. 1: CALL TO ORDER

Chairman Mincer called the meeting to order at 7:32 pm opening with the Pledge of Allegiance. He announced that there would be an Executive Session immediately following the Public Comment Period to discuss potential litigation.

ITEM NO. 2: APPROVAL OF MINUTES

MOTION was made by Kerry Welsh, seconded by Dennis Brink, and unanimously carried to approve the December 5, 2006 Minutes as presented.

ITEM NO. 3: PUBLIC HEARINGS**A) Odenath Conditional Use**

The Board was in receipt of a letter requesting a continuance to the February 2, 2007 meeting. MOTION was made by Dennis Brink, seconded by Kerry Welsh, and unanimously carried to continue the Odenath Conditional Use hearing to the February 6, 2007 meeting at 7:30 pm.

ITEM NO. 3(B):**Transfer Tax Ordinance Amendment**

A duly advertised public hearing on the proposed amendment intended to bring the Township's Transfer Tax Ordinance into line with recently updated state regulations was held. No public comment was received. MOTION was made by Kerry Welsh, seconded by Dennis Brink, and unanimously carried to adopt Ordinance No. 03-2006, amendment to the Transfer Tax Ordinance with the following changes: "Council" replaced with "Supervisors", and add "as" to the beginning of line 3 of item #1.

ITEM NO. 3(C):**Sawkill Creek Watershed Management Ordinance**

A duly advertised public hearing was held on the proposed updated ordinance. The Milford Water Authority requested that "with impervious liner" be added to earthen berm containment in the Zone 2 overlay area; the Township agreed. Tom Hoff also requested that the overlay maps be amended to add the parcel numbers for easier reference.

Susan Beecher complimented the Township on the final draft of the ordinance. Her main concern is that stormwater infiltration is not permitted in the Zone 2 district and NPDES regulations require infiltration be attempted first. She felt with proper pre-treatment most projects should not pose a threat to the Milford water supply. She added that she would like to see some additional language additions to stress and reiterate NPDES requirements. Chairman Mincer noted that the Township is willing to continue working with the District and Water Authority to fine-tune the ordinance after it is adopted.

Public comment was received from Vito DiBiasi who complimented the Board on the content of the ordinance and for the leadership exhibited in working with other agencies. He suggested the Board consider looking into an on-lot septic management ordinance also.

MOTION was made by Kerry Welsh, seconded by Dennis Brink, and unanimously carried to adopt Ordinance No. 04-2006, updated Sawkill Creek Watershed Management Ordinance.

ITEM NO. 4: OLD BUSINESS**A) Rock Hill Estates**

Karen Kleist informed the Board that she received a call late today from Attorney Spall's office withdrawing the request to be on the Agenda.

ITEM NO. 4(B):**2007 Tax Levy (Res. No. 2006-08)**

MOTION was made by Dennis Brink, seconded by Kerry Welsh, and unanimously carried to adopt Resolution No. 2006-08 with the removal of the word "cents" from the third paragraph, establishing the 2007 property tax levy at 5 mills (unchanged from 2006).

ITEM NO. 4(C):**2007 Budget (Res. No. 2006-09)**

The proposed Budget has been available for review since the November 21st meeting. No public comment was received. MOTION was made by Kerry Welsh, seconded by Dennis Brink, and unanimously carried to adopt Resolution No. 2006-09, 2007 Budget.

ITEM NO. 4(D):**Zoning Ordinance/Map Amendment**

A public hearing on the proposed rezoning of part of the NC district at the interchange of Rt 6 & I-84 was held on September 26, 2006. No additional public comment was received following the Hearing. At the hearing the Board pledged not to enact the zoning change without first updating the Sawkill Watershed Management ordinance. The update was adopted earlier this evening. No public comment was received. MOTION was made by Dennis Brink, seconded by Kerry Welsh, and unanimously carried to adopt Ordinance No. 05-2006, amending the zoning ordinance and map by rezoning part of the NC district located at the Route 6/I-84 interchange to RC.

ITEM NO. 4(E):**Salt Shed Addition Final Payment**

The Board was in receipt of the request for final payment from Grimm Construction on the salt shed project, certified by the Township Engineer. MOTION was made by Dennis Brink, seconded by Kerry Welsh, and unanimously carried to approve the salt shed project final payment in the amount of \$3,010.35 to Grimm Construction.

ITEM NO. 4(F):**Other Old Business**

There was no Other Old Business at this time.

ITEM NO. 5: NEW BUSINESS**A) Draft Fire Loss Ordinance Amendment**

The Board reviewed the proposed Fire Loss Ordinance Amendment prepared by Solicitor Klemeyer. The Amendment adds an overview of the Township's policy regarding when the escrow shall be released. A formal detailed Policy is also being developed. The Secretary was authorized to advertise the Amendment for public hearing and adoption.

ITEM NO. 5(B):**Voss Fire Loss Escrow Partial Release**

The Board was in receipt of a request from the Voss' for a release of the fire escrow being held. Karen Kleist informed the Board that the property has been cleaned up and a permit to rebuild has been issued. Consulting with Shawn Bolles, they feel it is appropriate to release \$10,000. MOTION was made by Kerry Welsh, seconded by Dennis Brink, and unanimously carried to authorize the release of \$10,000 from the Voss Fire Loss Escrow.

ITEM NO. 5(C):**January 2007 Meeting Dates**

Karen Kleist informed the Board that their Organizational Meeting must be held on January 2, 2007. Also, the regular January meetings on the 2nd and 16th should be advertised. MOTION was made by Kerry Welsh, seconded by Dennis Brink, and unanimously carried to hold the Organizational Meeting at 9 am on January 2, 2007 and, the regular meetings on January 2 and 16, 2007 at 7:30 pm, and to advertise all the January 2007 meetings.

ITEM NO. 5(D):**PSATS Annual Convention**

The Board received notification that PSATS annual convention will be held on April 22 to 25, 2007 in Hershey. The Secretary was instructed to send in registrations for the Board and herself.

ITEM NO. 5(E):**Sewage Maintenance Agreement - Coral Rock Investments**

The Board reviewed the proposed ABS/Peat System Maintenance Agreement. It was noted that the Agreement signed by the owner is the one developed by the Township. MOTION was made by Kerry Welsh, seconded by Dennis Brink, and unanimously carried to approve and authorize executing the Sewage Maintenance Agreement for PMWL Lot No. 1651 owned by Coral Rock Investments.

ITEM NO. 5(F):**Fee Schedule Update**

Karen Kleist informed the Board that the proposed Fee Schedule update increased the mandated UCC fee from \$2 to \$4 per permit issued and created reinspection fees for the Sewage Dept. to be effective January 1, 2007. A memo from Chris Wood explained the need to institute fees for failed inspections and scheduled testing cancelled at the last minute. He would also like to charge a fee if a sewage permit application has to be returned for obvious errors or misinformation. The Township too often has to play the role of proofreader. Following discussion, it was decided to remove the sewage reinspection/cancellation fee from the revised Fee Schedule until a later time. MOTION was made by Kerry Welsh, seconded by Dennis Brink, and unanimously carried to adopt Resolution No. 2006-10, the revised Fee Schedule, to become effective January 1, 2007.

ITEM NO. 5(G):**Other New Business**

There was no Other New Business at this time.

ITEM NO. 6: CORRESPONDENCE**A) Blooming Grove Township**

The Board was in receipt of a letter from Blooming Grove Township informing that they intend to apply for funds under the County's Scenic Rural Character Bond Grant Program and are requesting the Township to inform them within 30 days if we are interested in a multi-municipal Comprehensive Plan or Open Space/Recreation Plan. The Board determined that Dingman Township is not interested at this time.

ITEM NO. 6(B):**Lackawaxen-Shohola Citizens Advisory Committee**

The same letter received from Blooming Grove Township was also received from the Lackawaxen-Shohola Citizens' Advisory Committee. Again, Dingman Township is not interested at this time.

ITEM NO. 6(C):**Miscellaneous Correspondence**

The Board reviewed various Miscellaneous Correspondence and had no comments.

ITEM NO. 7:**EMERGENCY SERVICES REPORTS**

Dennis Brink requested that the Board again pick up the idea of purchasing a mass casualty trailer and pickup truck for EMA. Bill Mikulak informed the Board that he received a call from County Coordinator Roger Maltby that he has some funds remaining and is considering purchasing a mass casualty trailer to be housed at the Dingman Firehouse. Bill also informed the Board that the ladder truck is being serviced and getting some other work done and will be out of service for approximately 2 weeks.

ITEM NO. 8:**ROADMASTER REPORT**

MOTION was made by Kerry Welsh, seconded by Dennis Brink, and unanimously carried to approve the December 1 to 15, 2006 Roadmaster Report as submitted. Updated quotes for the International dump truck were also reviewed. Karen Kleist noted that the quotes are only good until December 31, 2006 and Jim Snyder would like to order the truck and upfitting. MOTION was made by Kerry Welsh, seconded by Dennis Brink, and unanimously carried to allow the Board to further discuss the options with Jim Snyder and to order the truck by the end of the year if all agree.

ITEM NO. 9:**SEWAGE / ZONING OFFICER REPORT**

Chris Wood pointed out that he has noticed some conflicts in the zoning ordinance (nothing major) that should be addressed at the time of the next amendment.

ITEM NO. 10:**BUILDING / WELL OFFICER REPORT**

Shawn Bolles reported that what he needs to discuss is scheduled for Executive Session.

ITEM NO. 11:**TREASURER'S REPORT**

MOTION was made by Kerry Welsh, seconded by Dennis Brink, and unanimously carried to approve the December 19, 2006 Treasurer's Report, Bill Payment list and General Fund Balance and to sign the checks following the meeting.

ITEM NO. 12: PUBLIC COMMENT

There were no comments from the press or public.

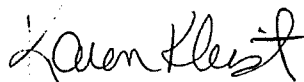
ITEM NO. 13: EXECUTIVE SESSION

The Board recessed to Executive Session at this time.

ITEM NO. 14: ADJOURNMENT

There being no further business upon reconvening the regular meeting, MOTION was made by Kerry Welsh, seconded by Dennis Brink, and unanimously carried to adjourn the December 19th meeting.

Respectfully submitted,



Karen Kleist, Secretary/Treasurer

ORDINANCE NO. 04-2006

AN ORDINANCE AMENDING THE DINGMAN TOWNSHIP SAWKILL WATERSHED MANAGEMENT ORDINANCE, PROVIDING WATERSHED REGULATIONS FOR THAT PORTION OF THE SAWKILL CREEK WATERSHED LYING WITHIN DINGMAN TOWNSHIP.

**ARTICLE I
GENERAL PROVISIONS**

SECTION 101. STATEMENT OF FINDINGS

The Board of Supervisors of the Township of Dingman finds that:

- A. Inadequate management of accelerated runoff of stormwater resulting from development throughout a watershed may increase flow volumes and velocities, contribute to erosion and sedimentation, overtax the carrying capacity of streams and storm sewers, increase the cost of public facilities to carry and control stormwater, undermine floodplain management and flood control efforts in downstream communities, reduce groundwater recharge, deteriorate the water quality of receiving waters, and threaten public health and safety.
- B. A comprehensive program of stormwater management, including reasonable regulation of development and activities causing accelerated runoff is fundamental to the public health, safety, and welfare and the protection of the people of the Township of Dingman and all the people of the Commonwealth, their resources, and the environment.
- C. Areas of the Sawkill Watershed are sensitive to development due to the exceptional value water resources and the nature of the Watershed geology, requiring additional mitigating measures for earth disturbance and site development. Additional safeguards must also be provided for commercial and industrial developments to minimize the potential for hazardous substance spills.
- D. The Milford Water Authority secures its drinking water from the Milford Springs which lie within the Sawkill Watershed. The Authority has identified source water protection zones, entitled Zone 1, Zone 2, and Zone 3 in its Sourcewater Protection Plan, as approved by PADEP in 2006. The geology found within the Zone 1 and Zone 2 areas are sensitive to environmental impacts due to the potential for contamination of the Milford Water Authority Public Drinking Water supply.

ORDINANCE NO. 05-2006

AN ORDINANCE AMENDING THE ZONING MAP OF THE ZONING ORDINANCE OF DINGMAN TOWNSHIP BY CHANGING THE ZONING DESIGNATION OF A CERTAIN PARCELS OF LAND FROM NC to RC

ORDAINED and ENACTED this 19 day of December, 2006 at a regularly scheduled meeting by the Dingman Township Board of Supervisors:

096.00-02-01, 096.00-02-02, 096.00-02-03, 096.00-02-05, 096.00-02-06, 096.00-02-07, 096.00-02-08, 112.00-02-01, 112.00-02-02, 112.00-02-03, 112.00-02-04, 112.00-02-05, 112.00-02-05.001, 112.00-02-06, 112.00-02-07, 112.00-02-08, 112.00-02-09.

IN WITNESS WHEREOF the Supervisors of Dingman Township have set their hands and have caused the Township Seal to be affixed.

Attest:

DINGMAN TOWNSHIP
BOARD OF SUPERVISORS

Dingman Township

Municipal Offices



118 Fisher Lane, Milford, PA 18337

MEMO

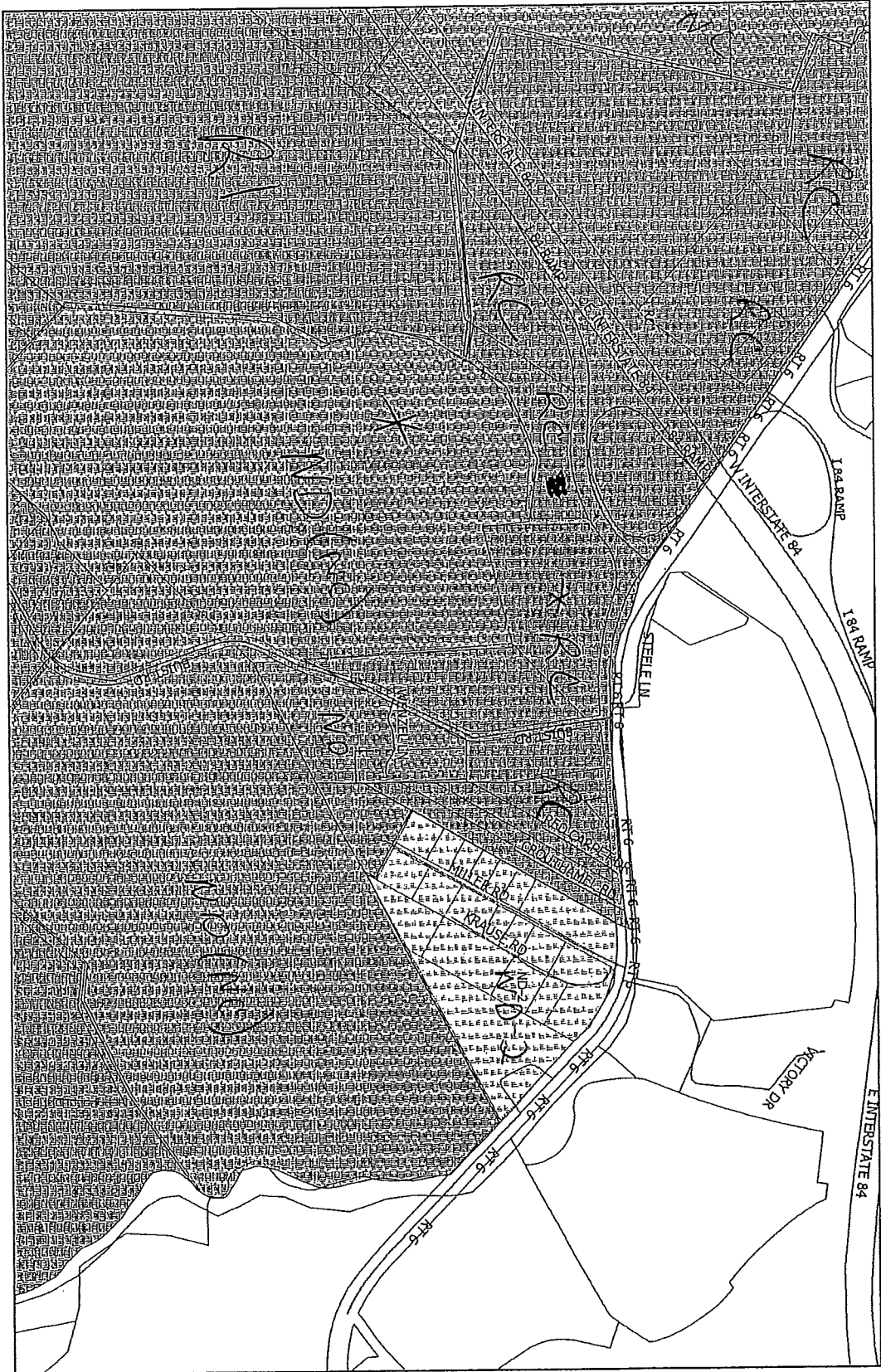
DATE: 10/20/2016
TO: PLANNING COMMISSION
CC:
FROM: KAREN KLEIST
RE: REQUEST FOR ZONING CHANGE

The Board of Supervisors received the attached request to rezone a the former Fink property. They are requesting the Commission evaluate and submit its recommendation(s) on the request.

Back in 2004-2006 the Township rezoned many properties along Route 6 in the area of the I84 interchange from NC to RC. At that time, Mr. Fink requested his property NOT be included in the change as he was working on putting together a submission for a residential subdivision (Estates at Eagle Ridge); that subdivision currently has a valid Preliminary Subdivision approval. The Board of Supervisors feel that if the Township agrees to rezone the property, that the owner must withdraw the subdivision submission.

We look forward to your feedback.

X owned by Requestor



ORDINANCE NO. 03-2018

AN ORDINANCE AMENDING THE DINGMAN TOWNSHIP
SAWKILL WATERSHED MANAGEMENT ORDINANCE, PROVIDING WATERSHED
REGULATIONS FOR THAT PORTION OF THE SAWKILL CREEK WATERSHED
LYING WITHIN DINGMAN TOWNSHIP.

**ARTICLE I
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- B. A comprehensive program of stormwater management, including reasonable regulation of development and activities causing accelerated runoff is fundamental to the public health, safety, and welfare and the protection of the people of the Township of Dingman and all the people of the Commonwealth, their resources, and the environment.
- C. Areas of the Sawkill Watershed are sensitive to development due to the exceptional value water resources and the nature of the Watershed geology, requiring additional mitigating measures for earth disturbance and site development. Additional safeguards must also be provided for commercial and industrial developments to minimize the potential for hazardous substance spills, ***including, but not limited to the implementation of spill preventions plans.***
- D. The Milford Water Authority secures its drinking water from the Milford Springs which lie within the Sawkill Watershed. The Authority has identified source water protection zones, entitled Zone 1, Zone 2, and Zone 3 in its Source Water Protection Plan ***for the Milford Springs***, as approved by PADEP in 2006. The geology found within the Zone 1 and Zone 2 areas are sensitive to environmental impacts due to the potential for contamination of the Milford Water Authority Public Drinking Water supply.