

Public Meeting 3

December 16, 2020



- *Please note this presentation is being recorded.*
- *We ask that you keep your microphone muted during the presentation to limit background noise. There will be time for questions & discussion at presentation's end.*

Project Consultant

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Citizens Advisory Committee

Bonnie Crellin – Milford Planning Commission

Laurie DiGeso – Milford Borough Secretary

Maureen Dooley – Pike County Historic Trust

Janice Halsted – Milford Planning Commission

George Luffy – Milford Planning Commission

Doug Manion – CEO, Kleo Pharmaceuticals

Susanne Smith – Milford Planning Commission

Brian Snyder – Pike County Planning Commission

Sean Strub – Milford Borough Mayor

Megan Strub – Milford Planning Commission

Barbara Tarquinio – Milford Planning Commission

Frank Tarquinio – Milford Borough Council President

Luke Turano – Milford Borough Council

Adriane Wendell – Milford Borough Council



Agenda

1. Introductions
2. Project Scope & Schedule
3. Project Vision & Goals
4. Public Participation
5. Public Opinion Survey Update
6. Draft Recommendations
7. Funding
8. Draft Plan
9. Next Steps



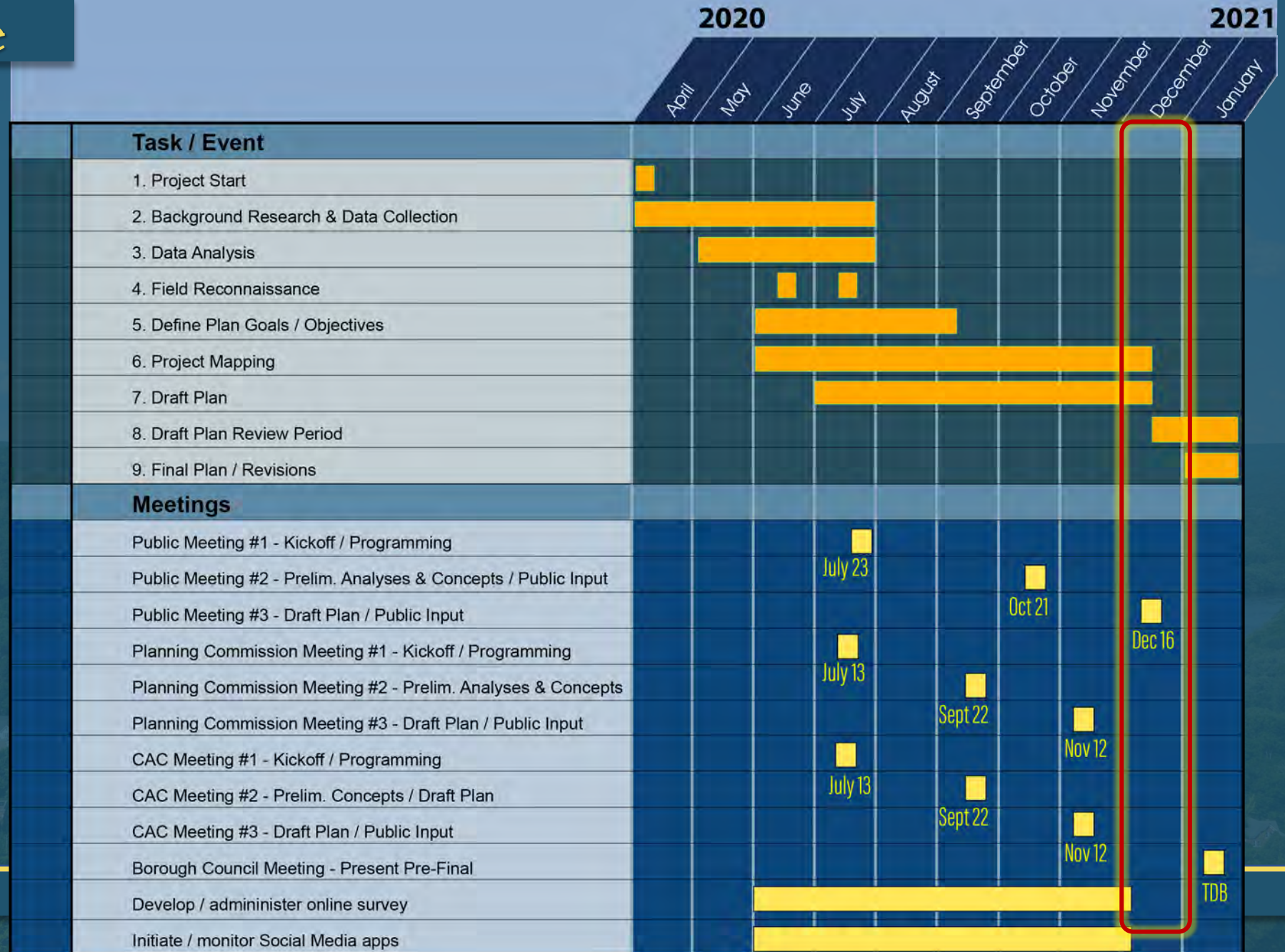
Drone Imagery Courtesy of Pike County

Project Scope

1. Collect and Review Data
2. Conduct Field Reconnaissance
3. Develop / Administer On-Line Survey
4. Initiate / Monitor Social Media Strategy
5. Define Plan Goals / Objectives
6. Design Project Mapping
7. Draft Plan
8. Final Plan
9. Meetings & Stakeholder Involvement
 1. Citizens Advisory Committee (3)
 2. Planning Commission Meetings (3)
 3. Public Meetings (3)
 4. Borough Council Meeting (1)
 5. Online Public Opinion Survey (Open July – December, 2020)
 6. Key Stakeholder Interviews (Up to 6)



Project Schedule



Vision Statement

“This 2020 Comprehensive Plan envisions Milford Borough as a **vibrant and thriving community with a prosperous future** based on its:

- Amenities,
- Services,
- Employment opportunities,
- Respect for its cultural heritage,
- Abundant scenic beauty,
- Ecological resources,
- & Quality of life for all residents.”



Project Goals



LAND USE

- *Responsibly manage redevelopment and growth to benefit the Borough's economy while preserving its cultural character and beauty.*



TRANSPORTATION

- *Plan for the efficient movement of people, goods, and materials. Promote and implement multimodal transportation alternatives.*



OPEN SPACE & RECREATION

- *Establish recreational opportunities to serve residents and Borough visitors of all ages and abilities.*



COMMUNITY FACILITIES

- *Provide community and municipal services which will improve the quality of life for Borough residents.*



RESOURCES

- *Protect and conserve the Borough's historical, cultural, and environmental resources.*



HOUSING

- *Promote a diverse and affordable mix of housing that meets the needs of the Borough.*



ECONOMIC DEVELOPMENT


- *Promote economic development that keeps Milford Borough competitive within the regional marketplace while simultaneously limiting negative effects on the environment and community.*

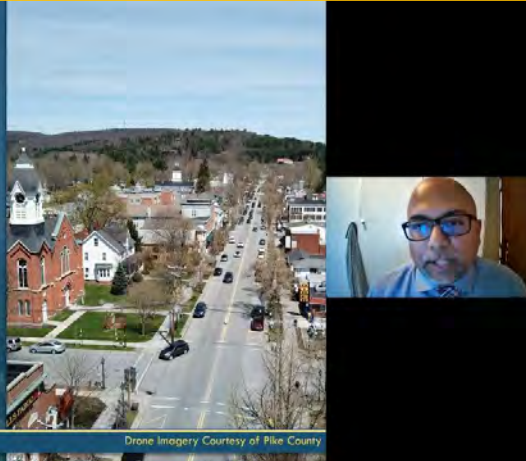
Public Participation

Public Meeting 1, July 23, 2020

Agenda

1. Team Introductions
2. Scope
3. Schedule
4. Components of Comprehensive Plan
5. Site Reconnaissance - June 12, 2020
6. Questions to Consider
7. Public Opinion Survey
8. Interactive Brainstorming
9. Next Steps
10. Discussion

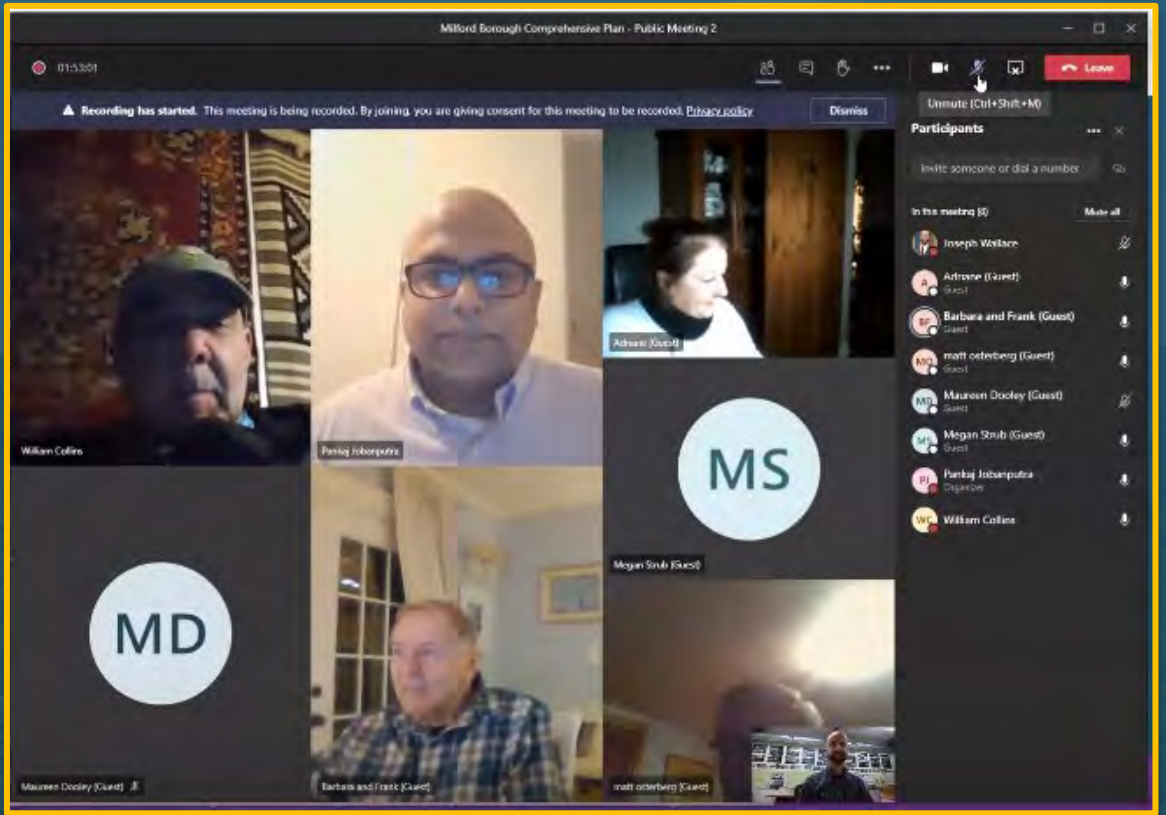




Drone Imagery Courtesy of Pike County

Milford Borough Comprehensive Plan		
Brainstorming Exercise		
GOALS	FACTS	CONCEPTS
Protect Historic Resources	Historic character	Riverfront park & trails
Connect to the River	Cultural festivals & events	Create a 'Town Square'
Improve safety for bicycles	Regional highway access	Revitalize Tom Quick Inn
Improve safety for pedestrians	Tourist economy important factor	Work collectively to engage with NPS
Manage Survey Responses		Revitalize underused properties
Coordinate strategically with NPS		
Cooperate with adj. municipalities		
Additional beds w/o new structures		

Public Meeting 2, October 21, 2020



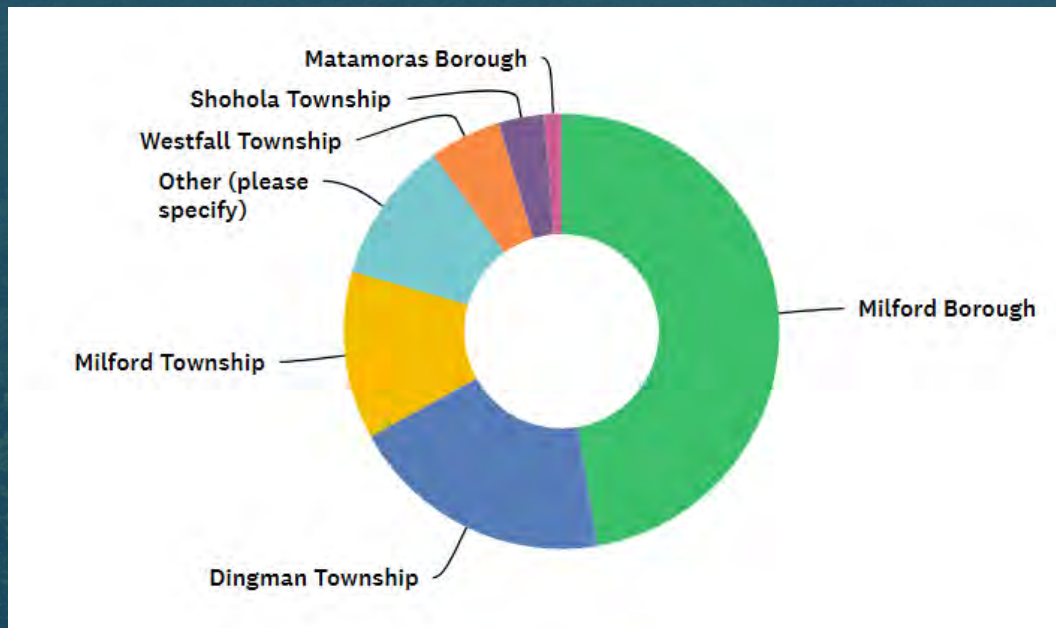
Public Opinion Survey

323 Completed surveys as of December 16, 2020

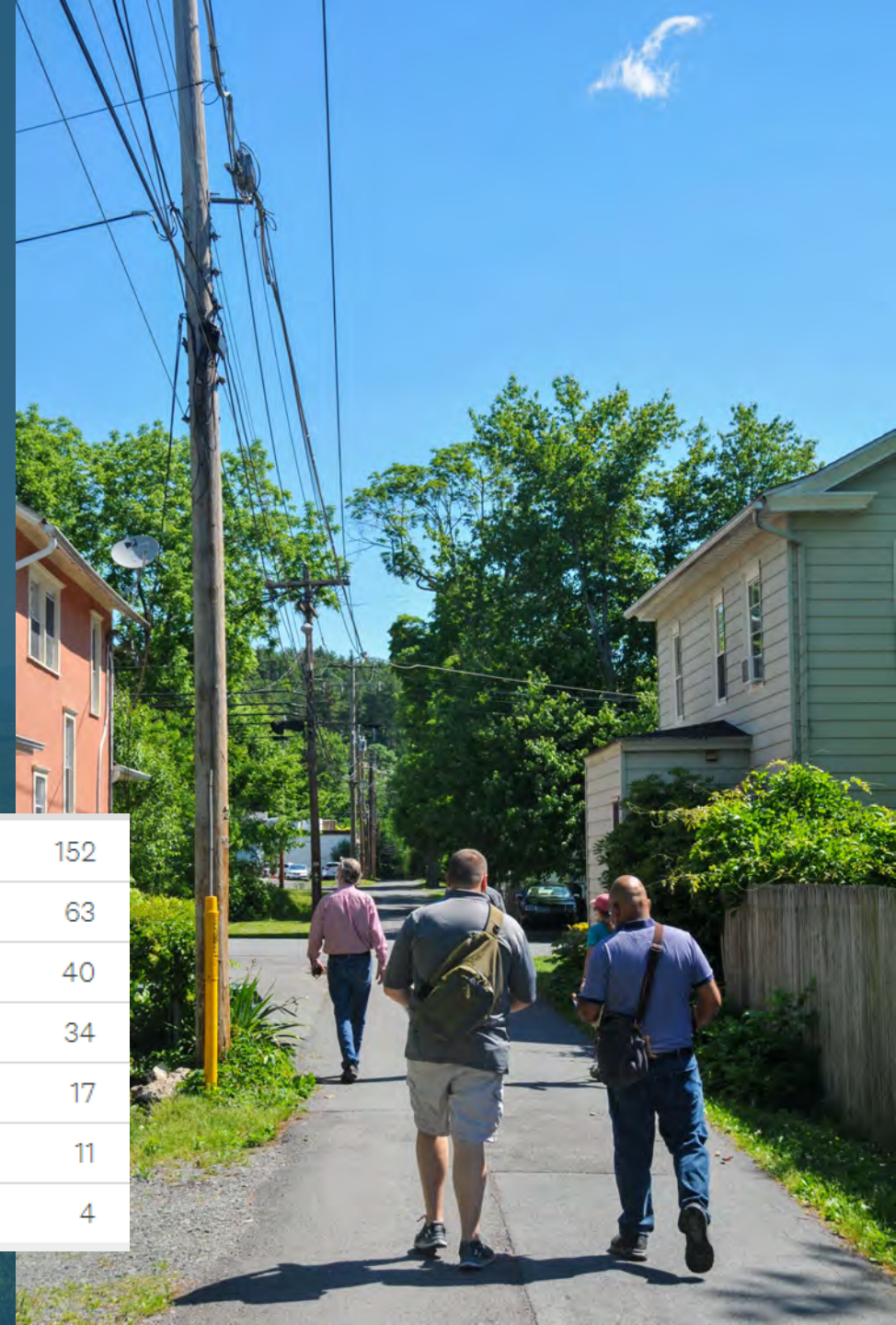
- **152**: Respondents Inside Borough
- **169**: Respondent Outside Borough

* **Survey is closed as of 12.11.2020**

What is your place of residence?

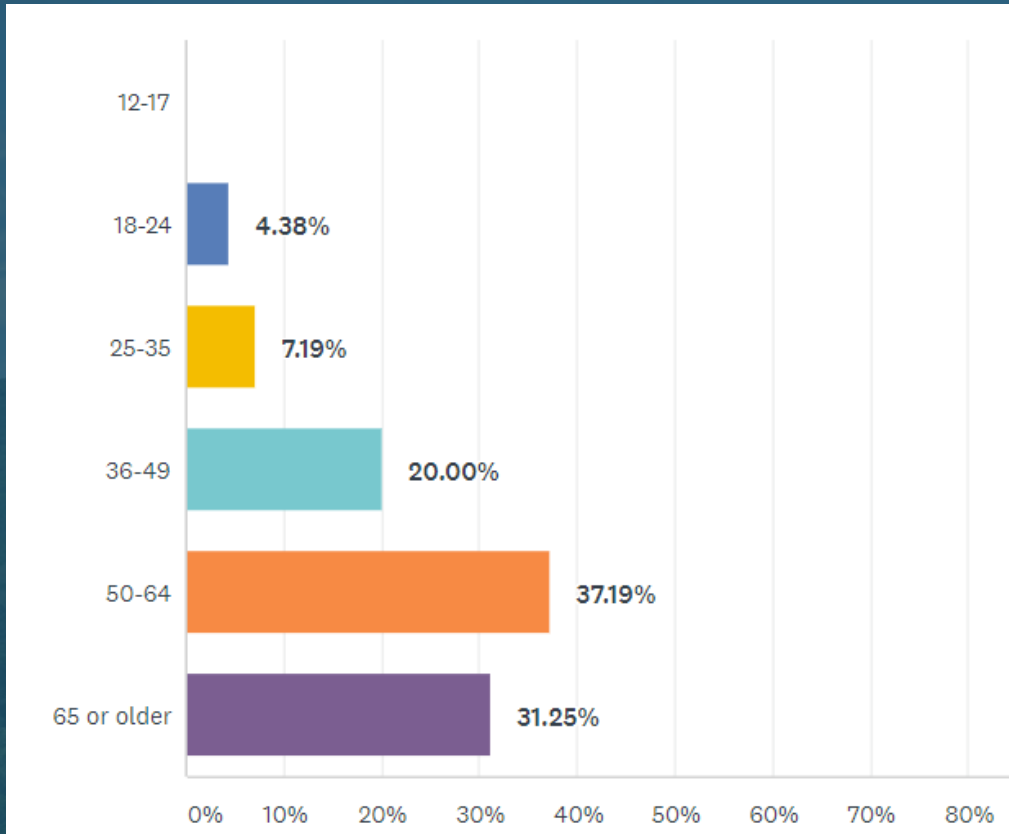


Milford Borough	152
Dingman Township	63
Milford Township	40
Other (please specify)	34
Westfall Township	17
Shohola Township	11
Matamoras Borough	4

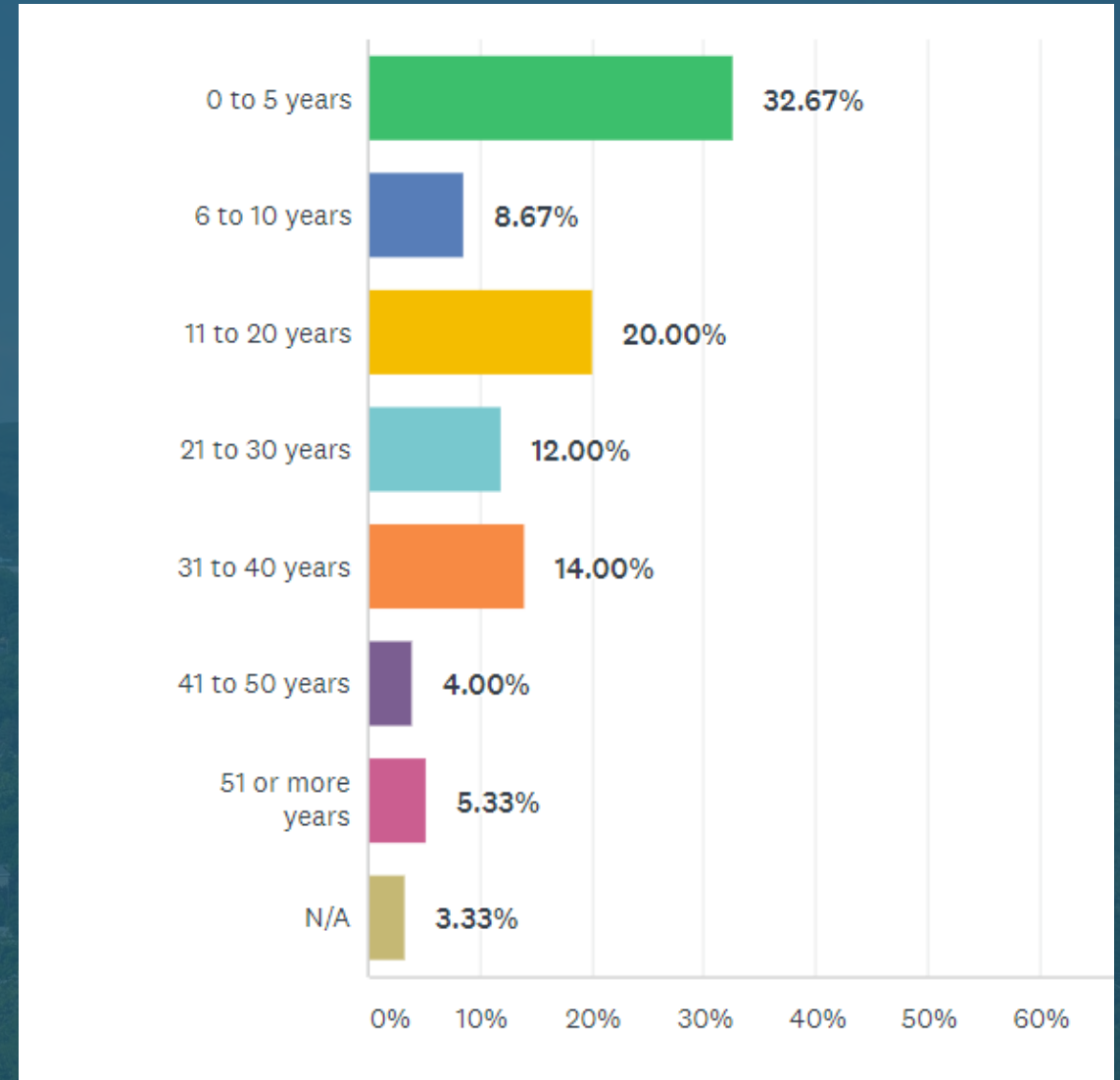


Public Opinion Survey

What is your age? (all respondents)



How long have you lived in Milford? (Milford respondents)

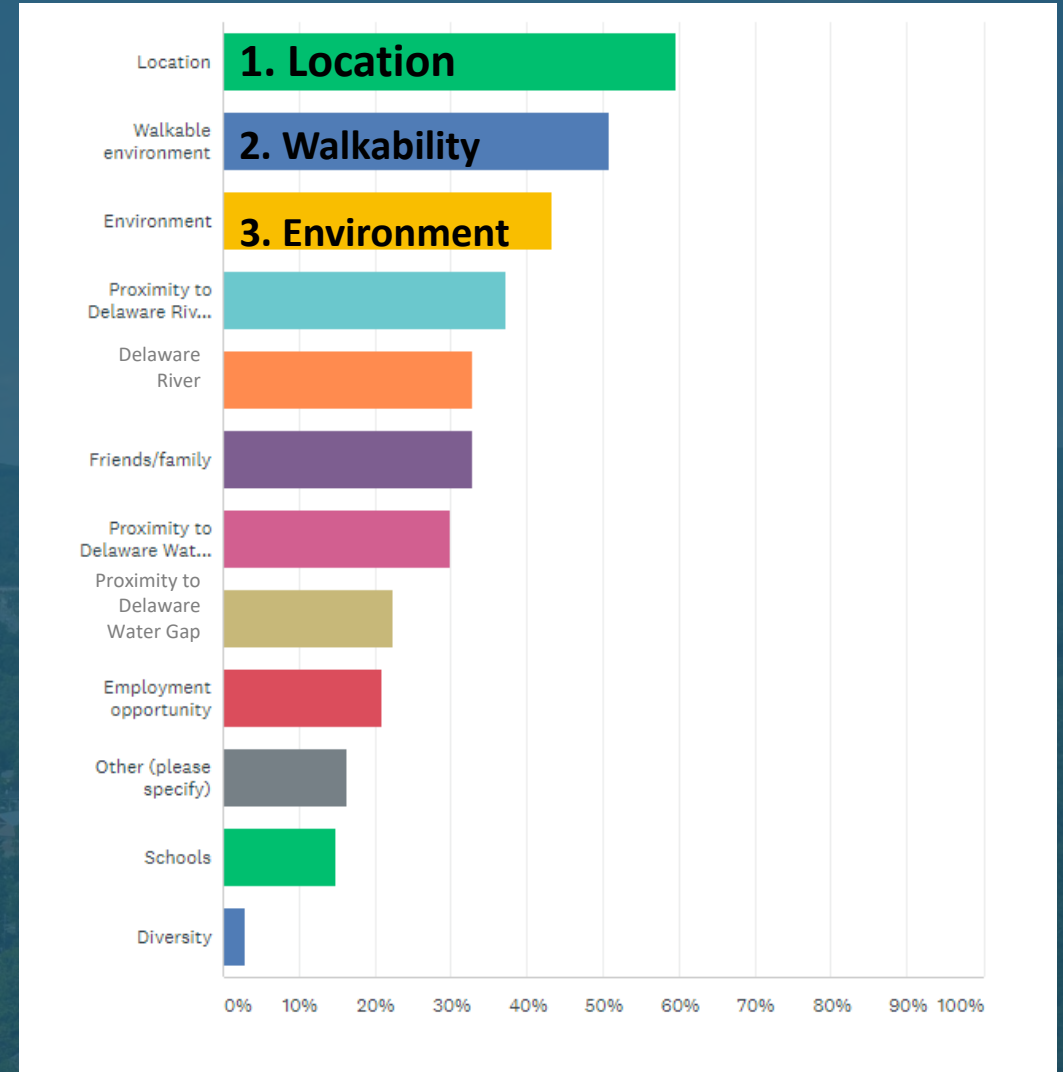


Public Opinion Survey

If you are not a resident of Milford Borough, what are the primary reasons you visit?



If you are a full or part-time resident of Milford Borough, why did you choose to move here?

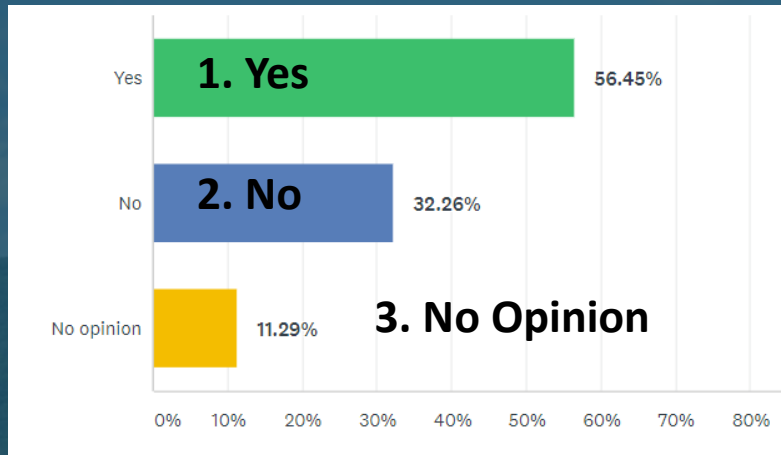


Public Opinion Survey

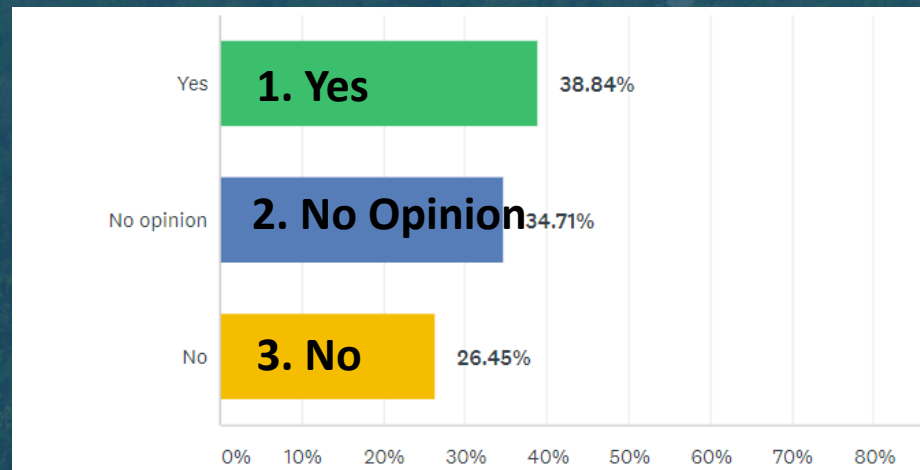
Community Facilities

Do you think it should be a priority for the Borough to provide central sewage collection and treatment in the Commercial District of the Borough?

Borough Residents

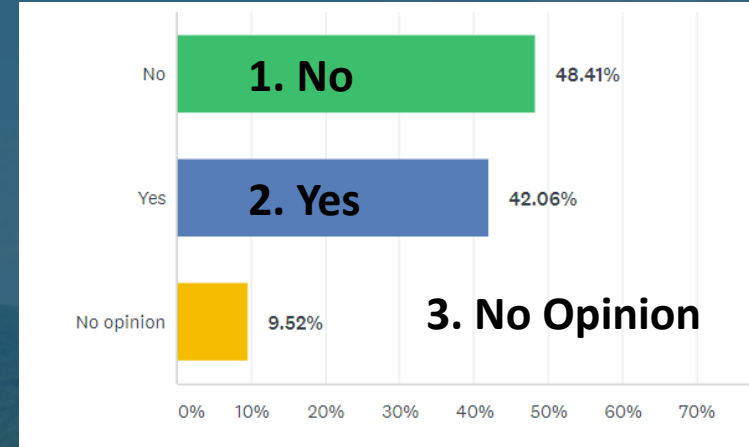


Residents Outside Borough

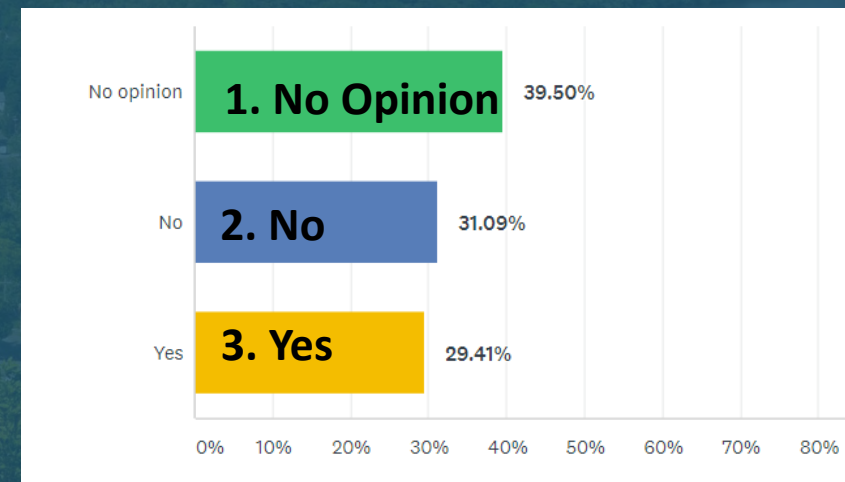


Do you think it should be a priority for the Borough to provide central sewage collection and treatment in the residential area of the Borough?

Borough Residents



Residents Outside Borough



Public Opinion Survey

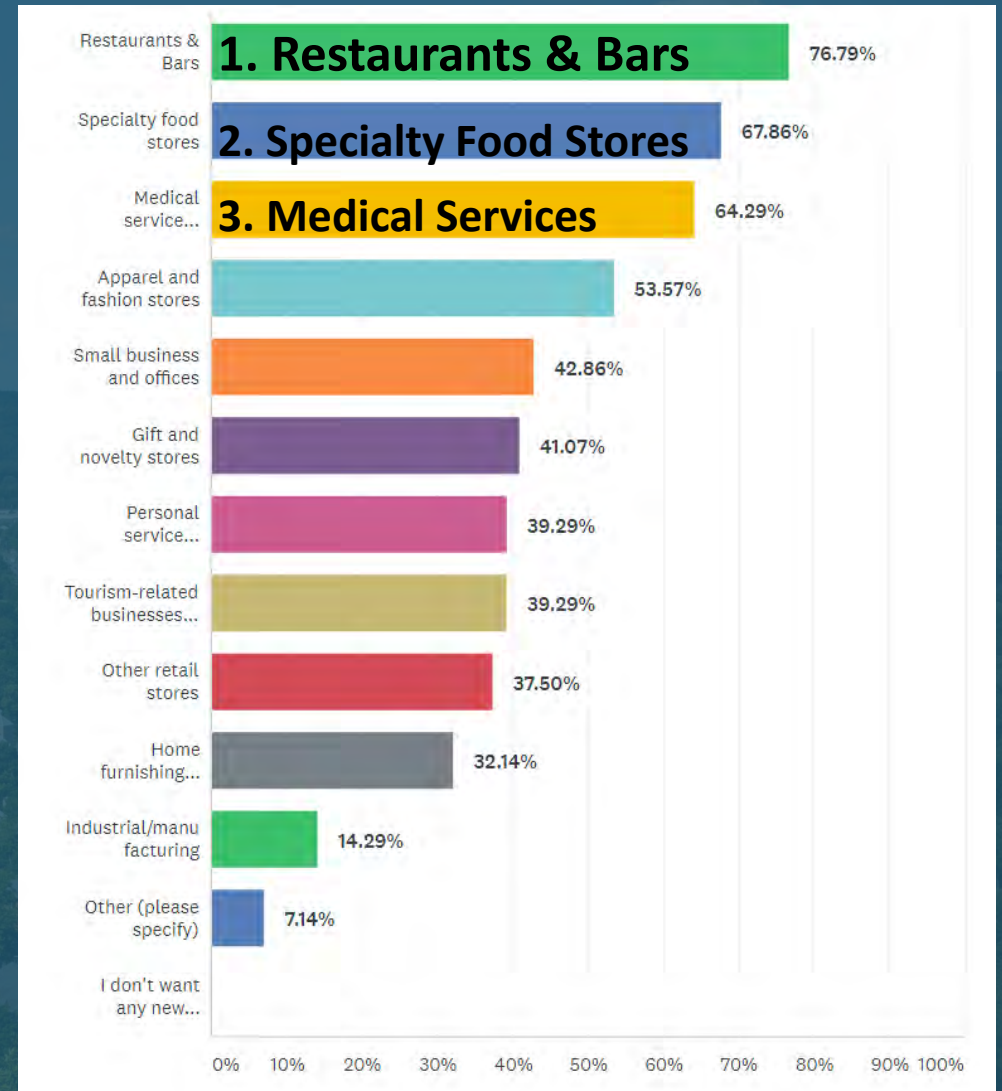
Land Use & Economic Development

What types of new businesses should Milford seek to attract?

Borough Residents



Residents Outside Borough

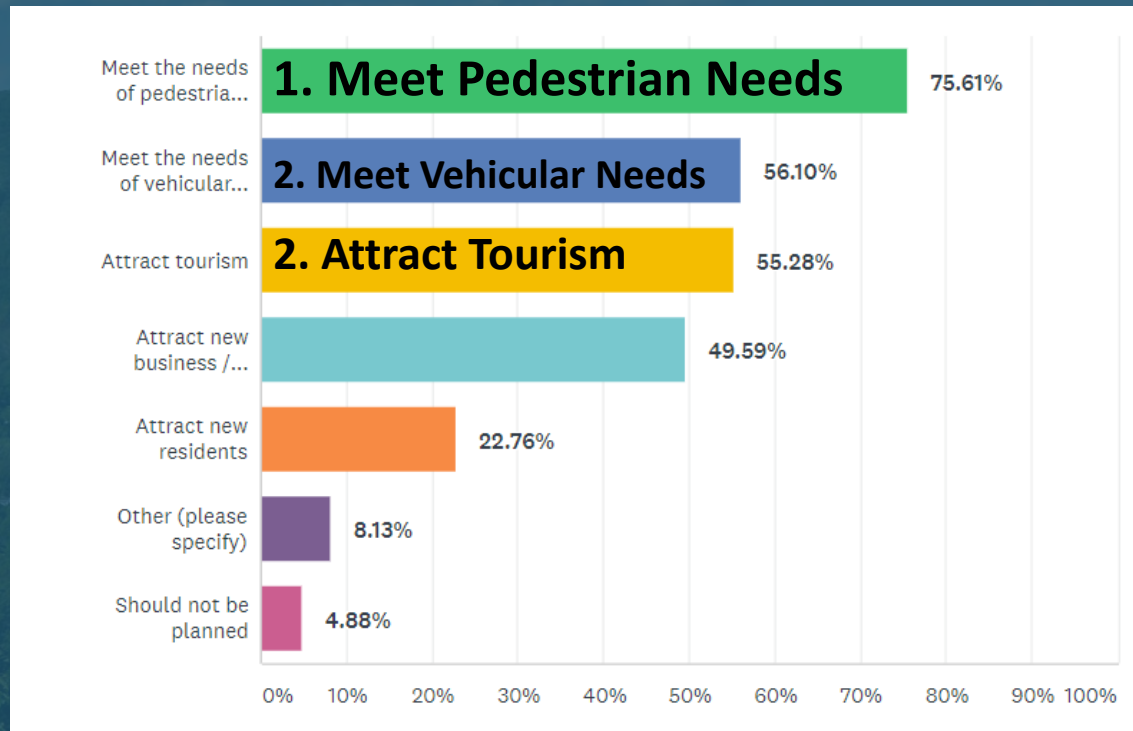


Public Opinion Survey

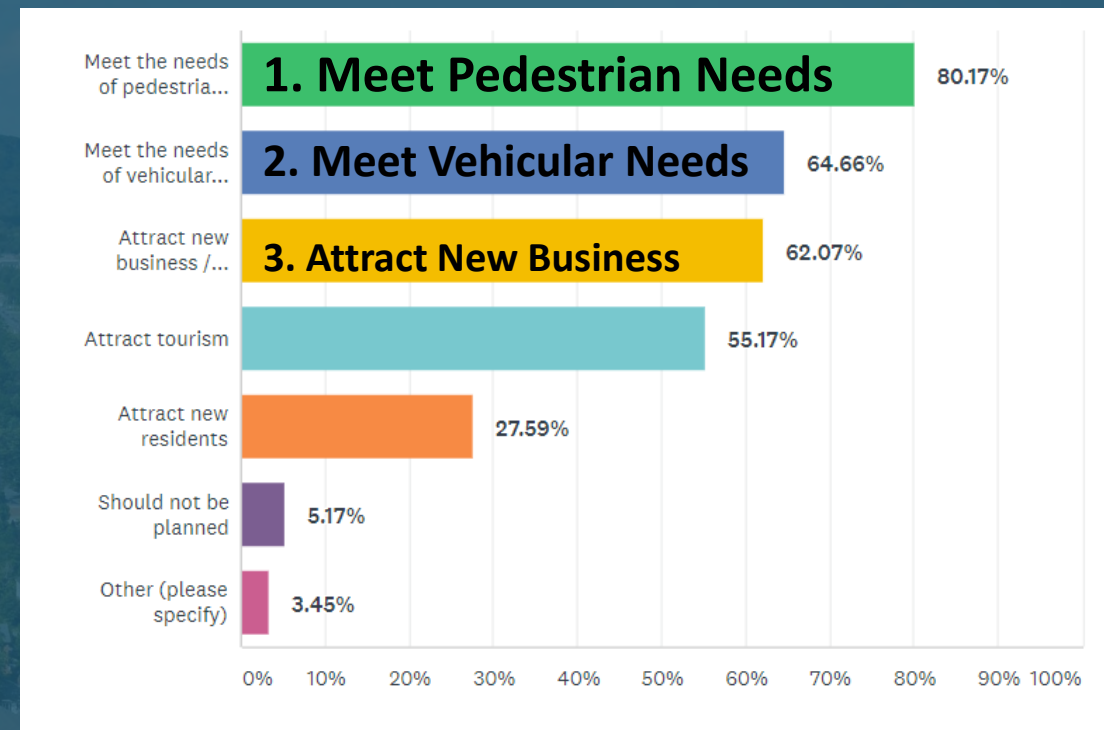
Land Use & Economic Development

The Broad St. / Harford St. Corridors (historic business district) in Milford Borough should be planned in a manner that will:

Borough Residents



Residents Outside Borough

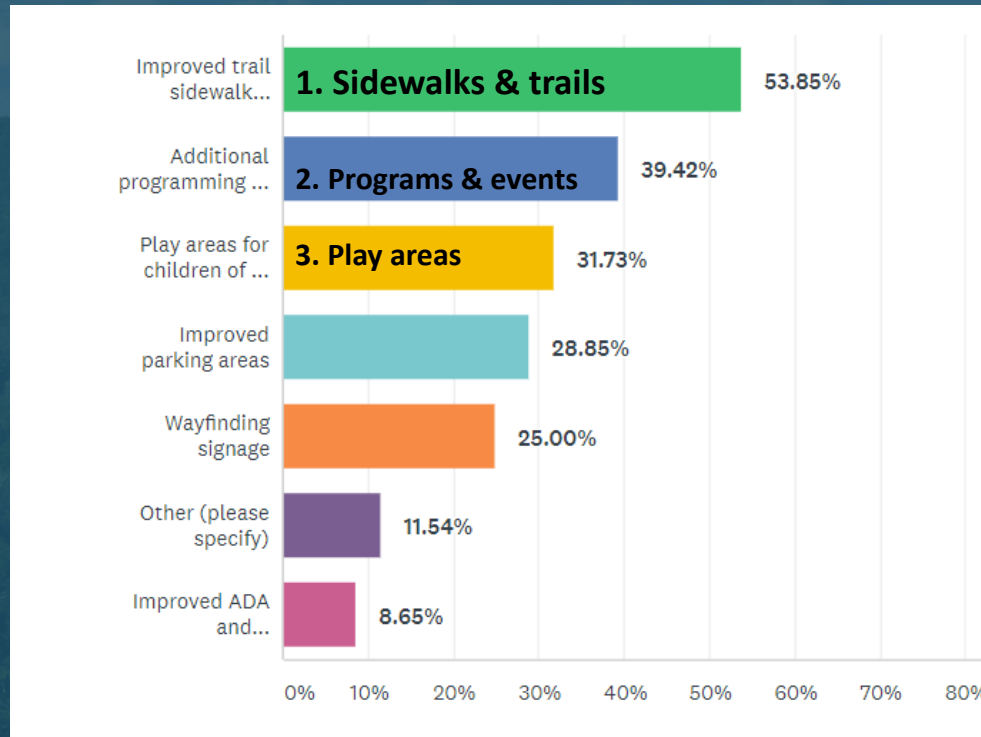


Public Opinion Survey

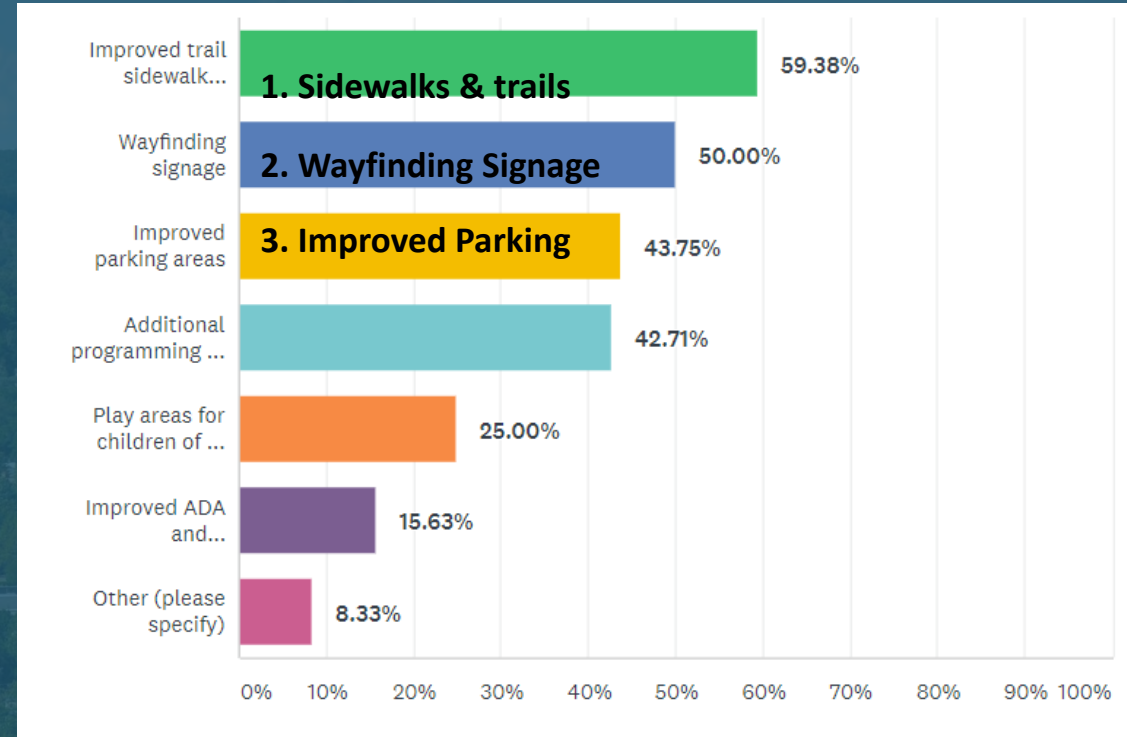
Open Space & Recreation

Which improvements would you like to see in Borough recreation areas?

Borough Residents



Residents Outside Borough



Population Projection

These projections are a mathematical model based on past growth.
However, the limiting factors that will prevent such population growth are:

- **Zoning**
- **Architectural Review Board**
- **Available developable land**

**Wastewater infrastructure improvements cannot supersede the above limiting factors*

- **Demographic shifts could mean seniors downsizing / moving out of single-family homes – their dwellings can potentially accommodate more people*
- *Growth can potentially happen within existing housing stock*

Maximum projected growth equates to 20-25 additional residents per year over 20 years

Milford Borough Population Projection: 2030-2040					
	2000	2010	2020	2030	2040
Linear Model	1104	1021	1219	1416	1614
Exponential Model	1104	1021	1219	1455	1738



Draft Analyses & Recommendations



Housing



Additional Housing Units

- W. Harford vacant gas station – highest and best use: mixed-use residential development that reinforces the aesthetics of existing streetscape elements
- Mixed-use residential units in commercial corridor to serve **senior, workforce, affordable housing populations**

Built examples of infill development



Housing



- *Demographic shifts could mean seniors downsizing / moving out of single-family homes – their dwellings can potentially accommodate more people*
- *Growth can potentially happen within existing housing stock*
- *Retrofit of existing structures – previous Milford Schoolhouse*



Resources – Cultural & Historic



Review of Architectural Review Board (ARB) Design Guide

- Update design guide to lessen financial burden for property owners, while maintaining the strong architectural and aesthetic values found within the Milford community.

As the Borough pursues funding to revisit ARB design Guide:

- Consult regional architectural design guides recommended by PHMC and Conservation Tools
- Focus on aesthetic preservation of character defining features

Relevant and Recommended Regional Architectural Design Guides

- Edgewood Village Architectural Design Guide, **Yardley, Bucks County PA**
- West Pikeland Township Architectural Design Guide & Ordinance, **Chester County PA**
- “Model historic district ordinance for local governments in Pennsylvania” **PHMC**

The guides above focus on aesthetic intent rather than rigid adherence to accepted materials



EDGEWOOD VILLAGE
Design Guidelines

Lower Makefield Township
1100 Edgewood Road
Yardley, PA 19067
(215)493-3646
(215)493-3053 (fax)

www.lmt.org

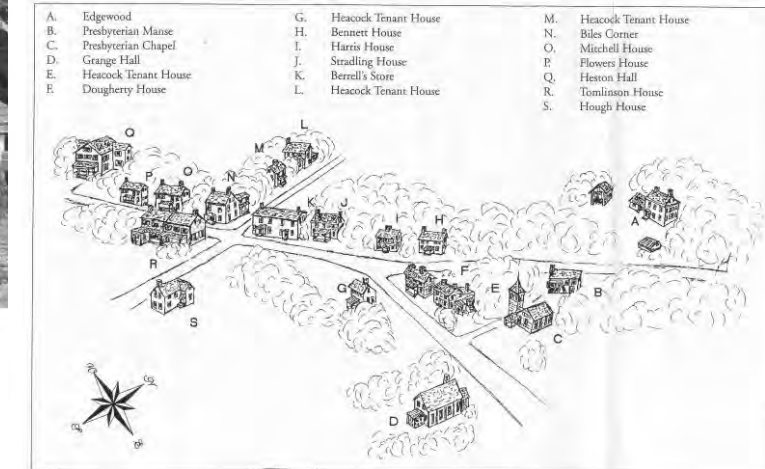


Illustration 2: Birdseye perspective

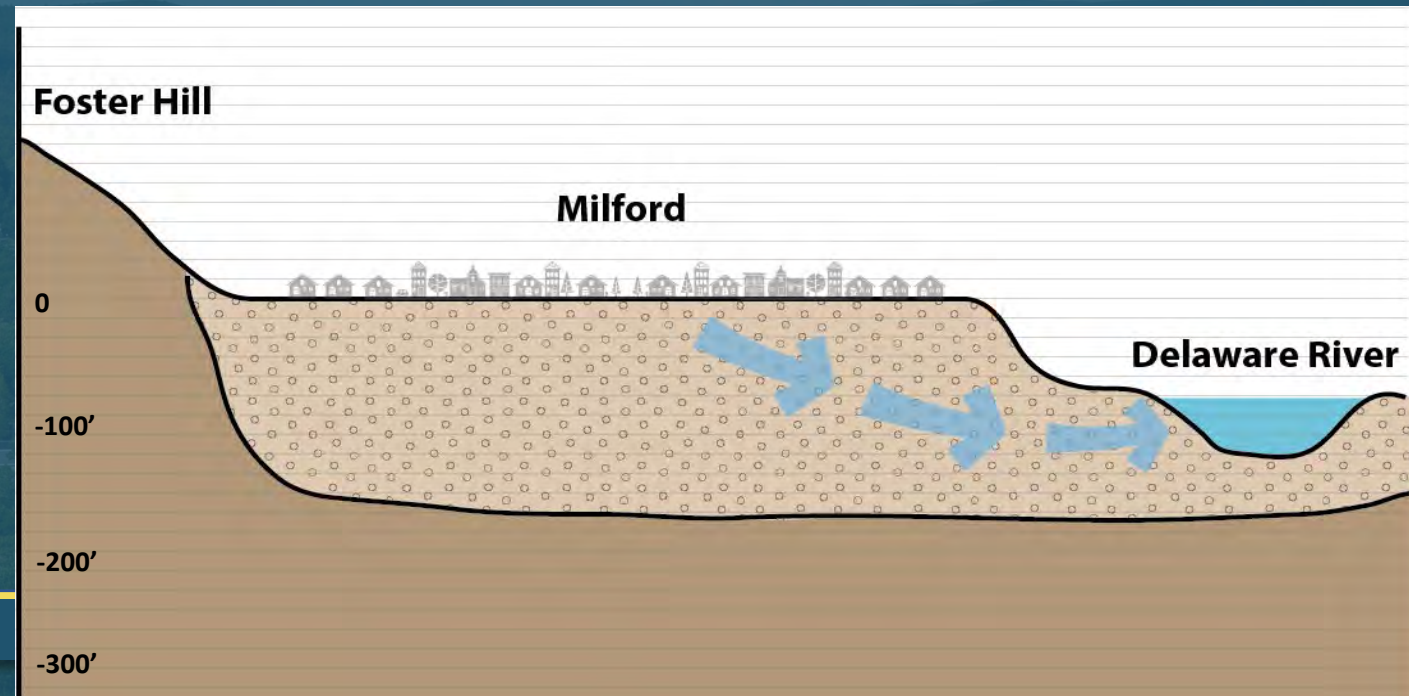
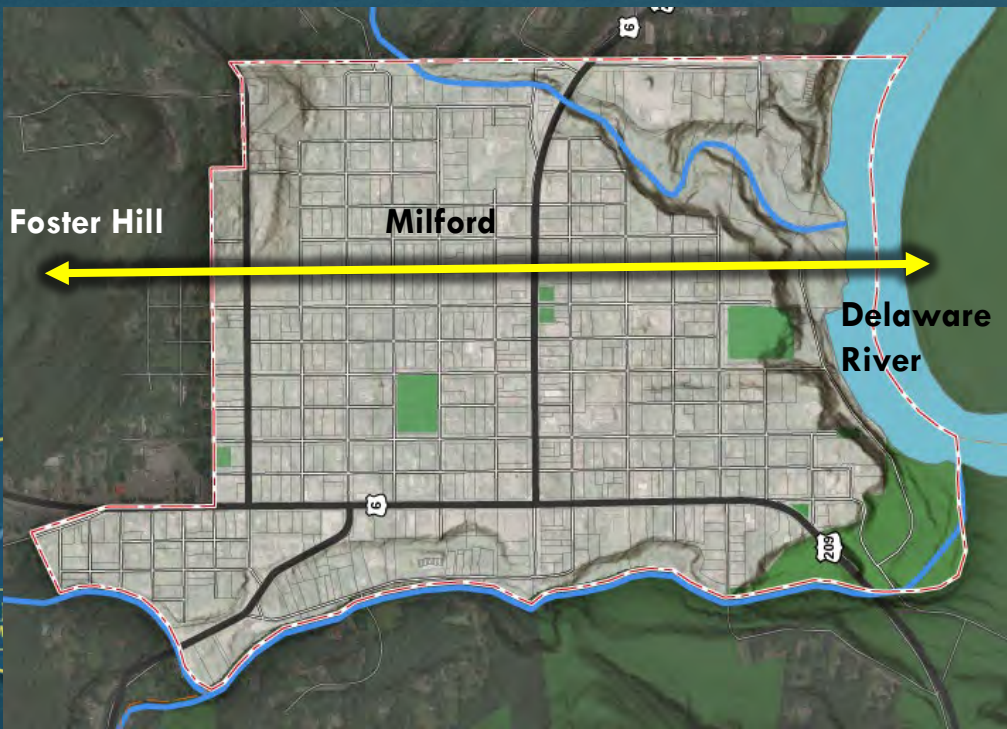
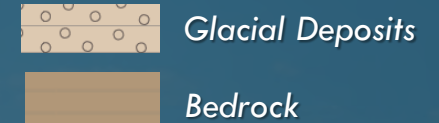
Resources - Ecological



- Milford has been able to exclusively utilize on-lot septic disposal systems is due to the Borough's unique geology.
- Roughly +/- 150' of glacial deposits beneath Milford Borough; soils with exceptional drainage
- Current septic systems utilize alluvial / glacial soils and ultimately drain to the Delaware River

- 64% of On-Lot Septic Disposal Systems inspected in Milford Borough have potential, suspected, or confirmed malfunctions.

Cross Section



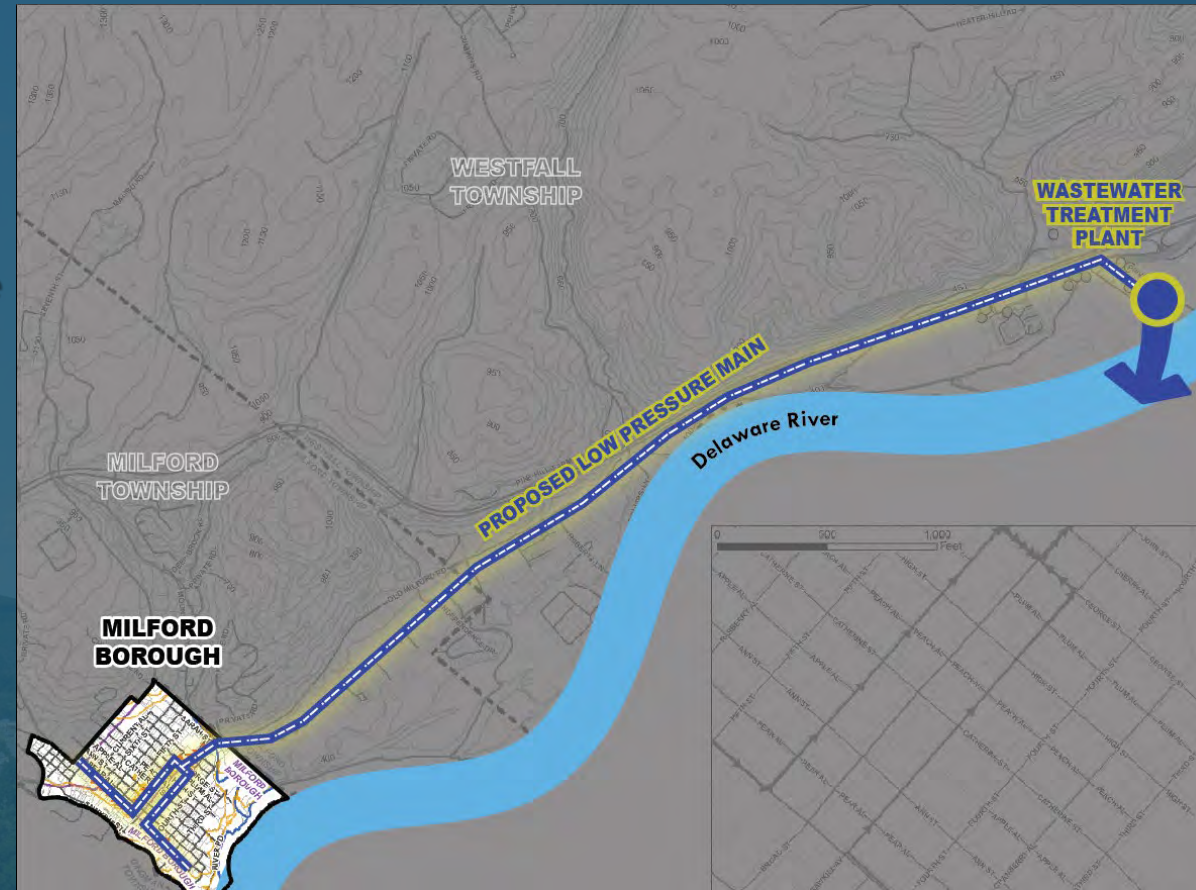
Community Facilities



Wastewater Improvements per Act 537 plan

- **Capacity:** Municipal Authority of Westfall Township's wastewater treatment plant is permitted for an average daily flow of **374,000 gallons per day (GPD)**
- Initial equivalent dwelling units along this alternative (includes commercial and residential connections) to connect to wastewater system: **284; 56,800 GPD**

Proposed Milford Borough Wastewater Connection – Alternative 6F



Community Facilities



Wastewater Improvements per Act 537 plan

**Proposed Wastewater Connections along Alternate 6F
(Total anticipated flows of 56,800 gallons per day):**


Commercial Locations 124


Government Locations 11

Institutional Locations 14

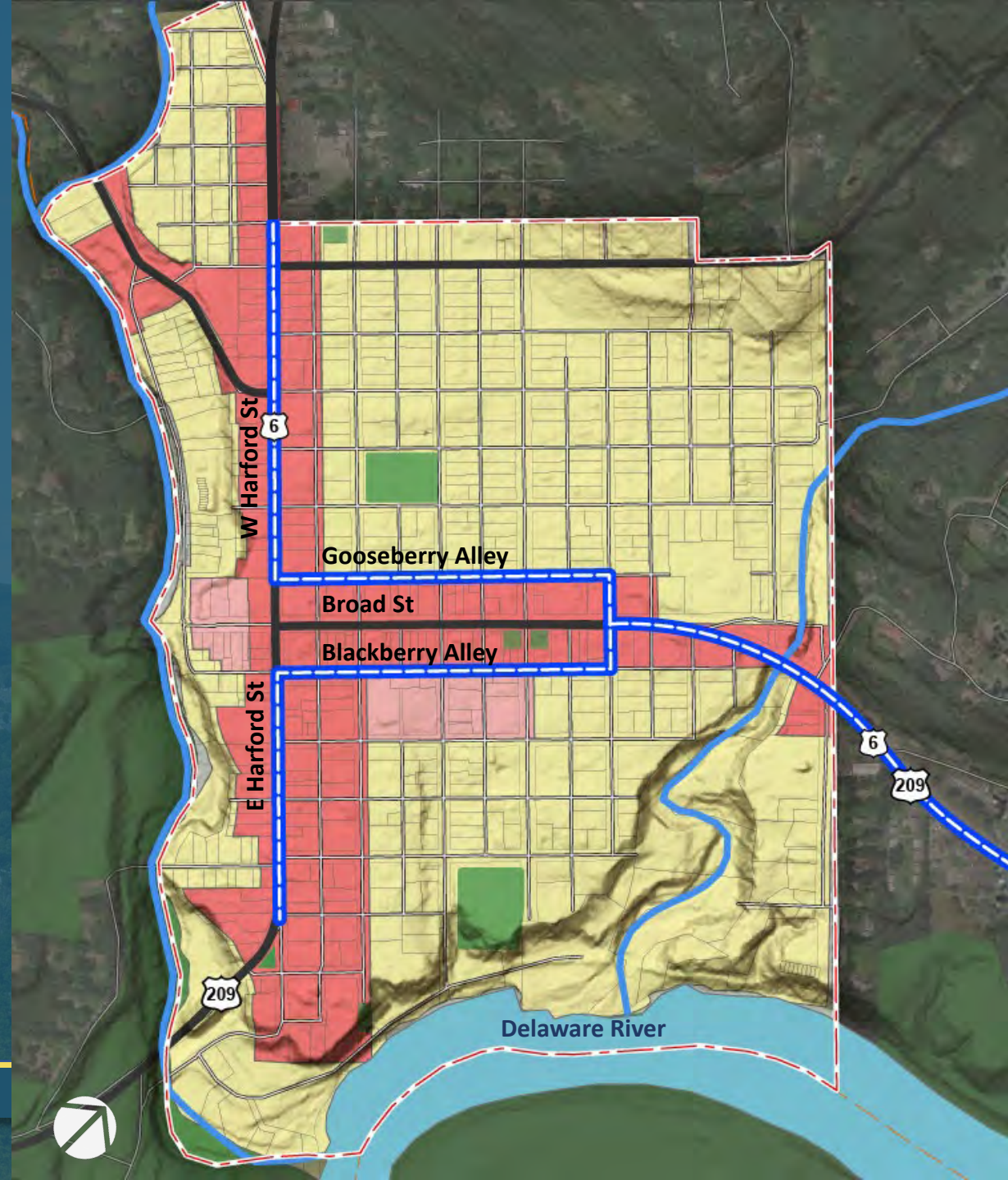
Residential Locations 8

**Total Connections between Milford
Borough and Westfall Treatment Plant**

 Proposed Low Pressure Main

 Commercial District

 Residential Area



Community Facilities



Wastewater Improvements per Act 537 plan

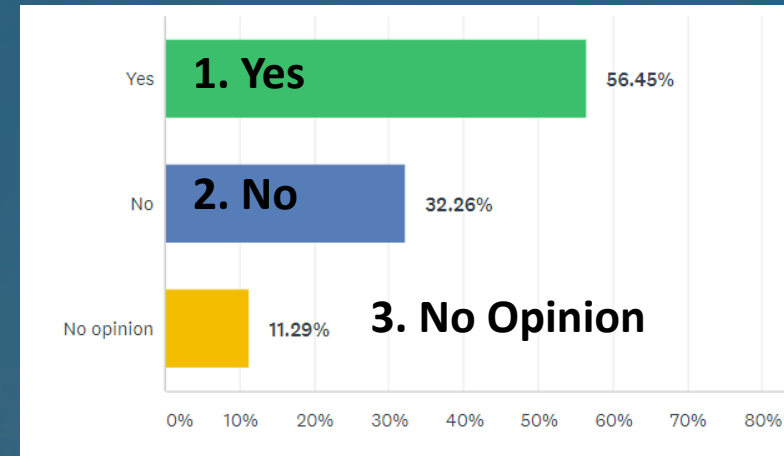
Facts / Important takeaways:

1. **Wastewater connections not serving residential areas**
2. **Taxes / costs to residential property owners will not increase**
3. **Improvements will be beneficial for Delaware River health and quality**



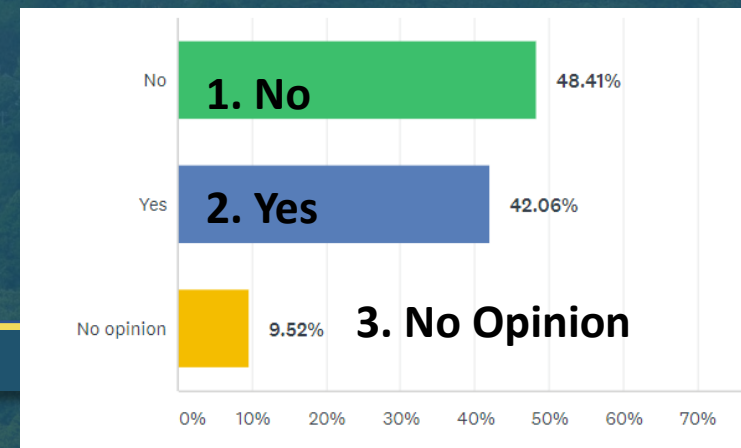
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Borough Residents



Do you think it should be a priority for the Borough to provide central sewage collection and treatment in the residential area of the Borough?

Borough Residents



Bicycle & Pedestrian Routes



Legend

- Task 5 - Pedestrian Access / Safety Design:** Sidewalk alignment/ADA crossings to link Boro/County center to DEWA / McDade terminal trailhead. (1.0mi)
- Task 6 - Bike Route Design:** Bike route spine via two Borough alleys. (1.5mi)
- Task 5/6 - Intersection Crossing Improvements:** Ped/Bike intersection crossing improvements at all PA State Routes
- Task 7 - Stormwater BMP Preliminary design:** Green/gray BMP design for Boro "bike route" alleys to treat SW runoff from local and PennDOT roads
- Task 8 - Wayfinding Signage Design:** Conceptual locations for wayfinding signage to inform travelers to destinations in the northern DEWA gateway area.

Existing Features

- Milford Historic & Commercial District (On National Historic Register)
- DEWA
- DEWA Roadway
- Destination
- Project Area
- Stoplight

- Pennsylvania State Bike Route Y
- State Route: On-Road Bicycle Infrastructure: sharrows, 'May use Full Lane' signage etc.
- Alley Improvements: Pavement markings, wayfinding signage etc.
- Community Path



Catharine St. Pedestrian Loop



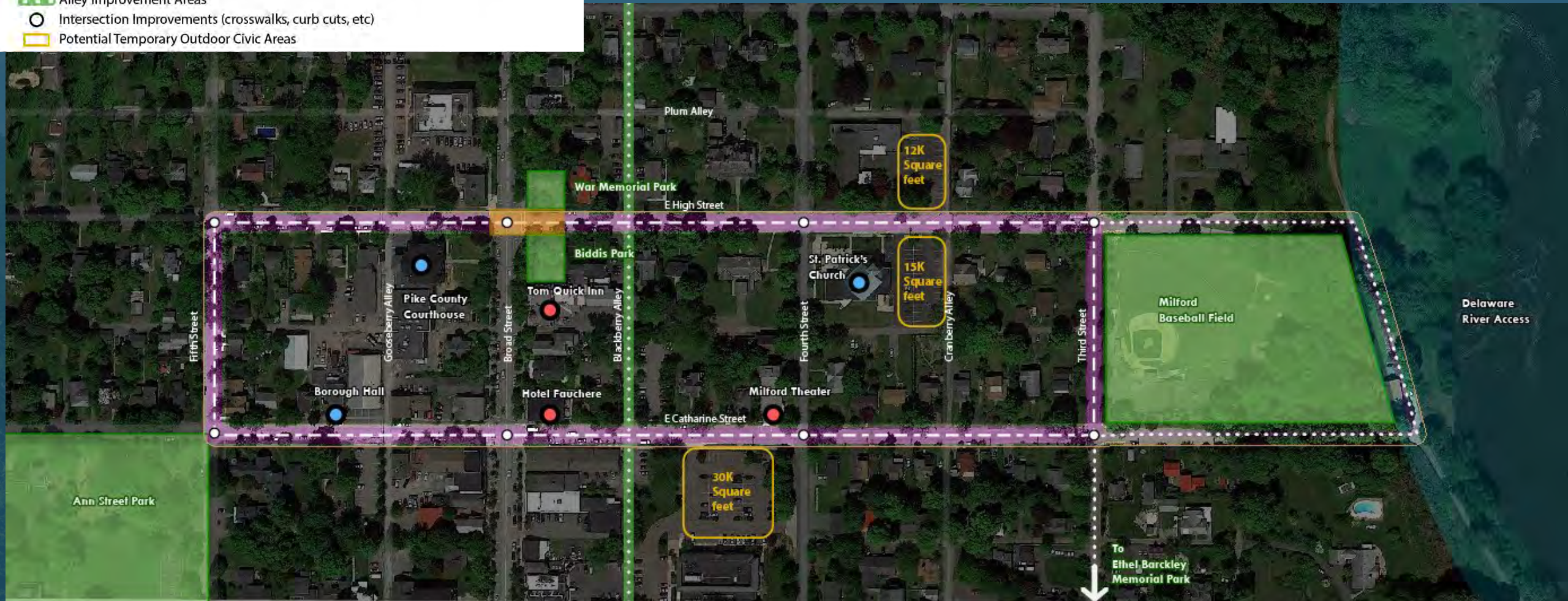
Catharine Street Pedestrian Loop

Legend

-  Existing Parks & Open Space
-  Existing Location
-  Catharine Street Pedestrian Loop (sidewalks, signage, bicycle safety features)
-  Secondary Walking Route
-  Alley Improvement Areas
-  Intersection Improvements (crosswalks, curb cuts, etc)
-  Potential Temporary Outdoor Civic Areas



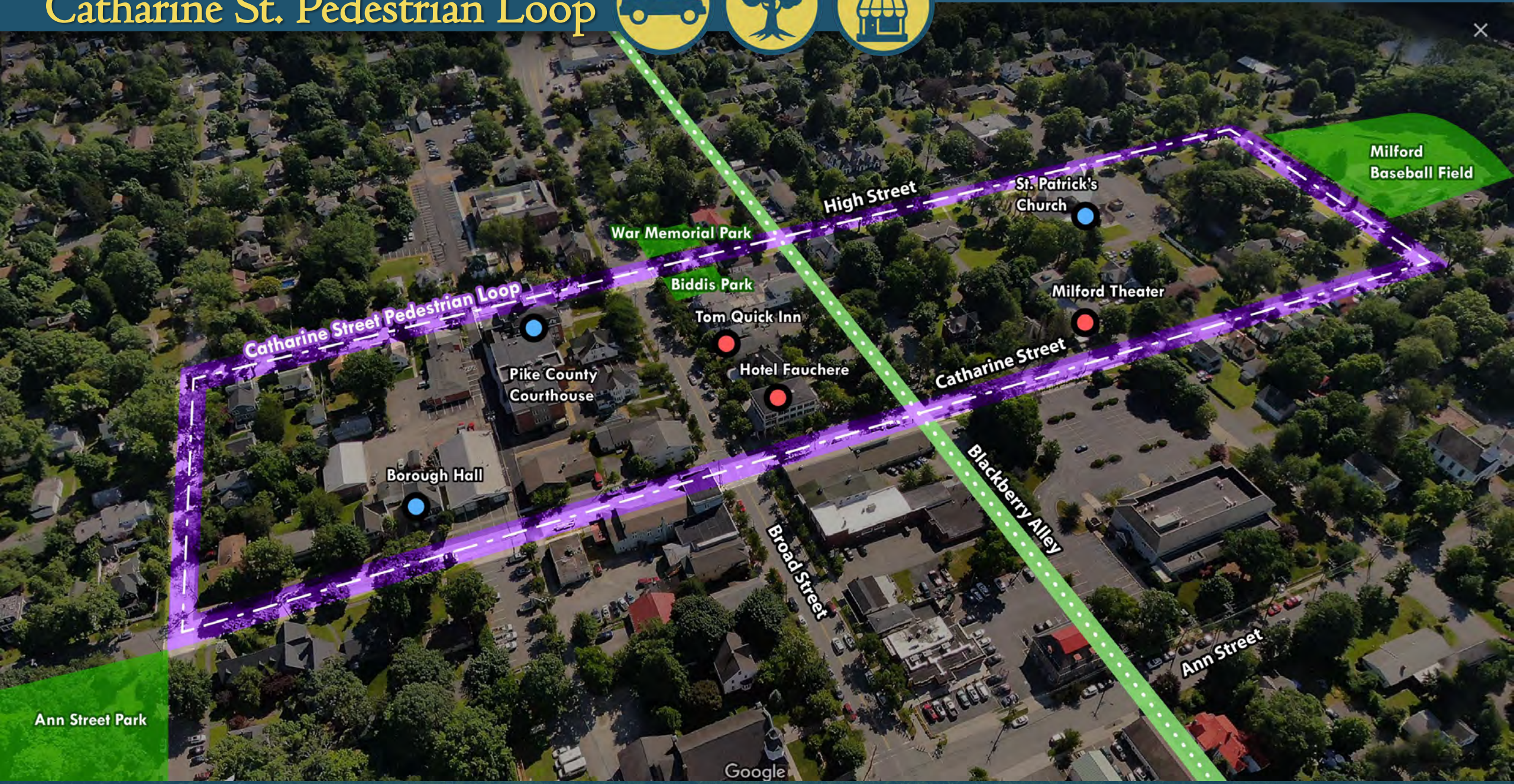
NORTH
*Not to Scale



Delaware River Access

To
Eitel Barckley
Memorial Park

Catharine St. Pedestrian Loop



Catharine Street Pedestrian Loop

High Street

St. Patrick's Church

Milford Baseball Field

War Memorial Park

Biddis Park

Milford Theater

Tom Quick Inn

Pike County Courthouse

Hotel Fauchere

Catharine Street

Borough Hall

Blackberry Alley

Broad Street

Ann Street

Ann Street Park

Google

Open Space & Recreation



A. Ann Street Park

- Replace chain-link perimeter ball fence with architecturally appropriate fence. Improved walking paths & socially-distant seating. Consider improvements for outdoor classrooms or outdoor performance space. Update play area for all ages & abilities.

B. Biddis & War Memorial Parks

- Use Catharine St. loop improvements to tie these two sister parcels together and extend treatments into the intersection.

C. Milford Riverfront Parcel

- Passive recreation opportunities: walking paths, benches, local artwork, interpretive / educational signage.

D. Northern Gateway

- Close section of N. Broad to create northern gateway & public green. Potentially include additional seating areas, sidewalks, public art, signage.
- **Develop a master site development plan for all Borough facilities*

**Connect Borough recreation areas via multi-modal transportation network*



Open Space & Recreation



A. Ann Street Park

- Replace chain-link perimeter ball fence with architecturally appropriate fence, as compromise between park security and aesthetic of residential neighborhood. Improved walking paths & socially-distant seating. Consider improvements for outdoor classrooms or outdoor performance space.



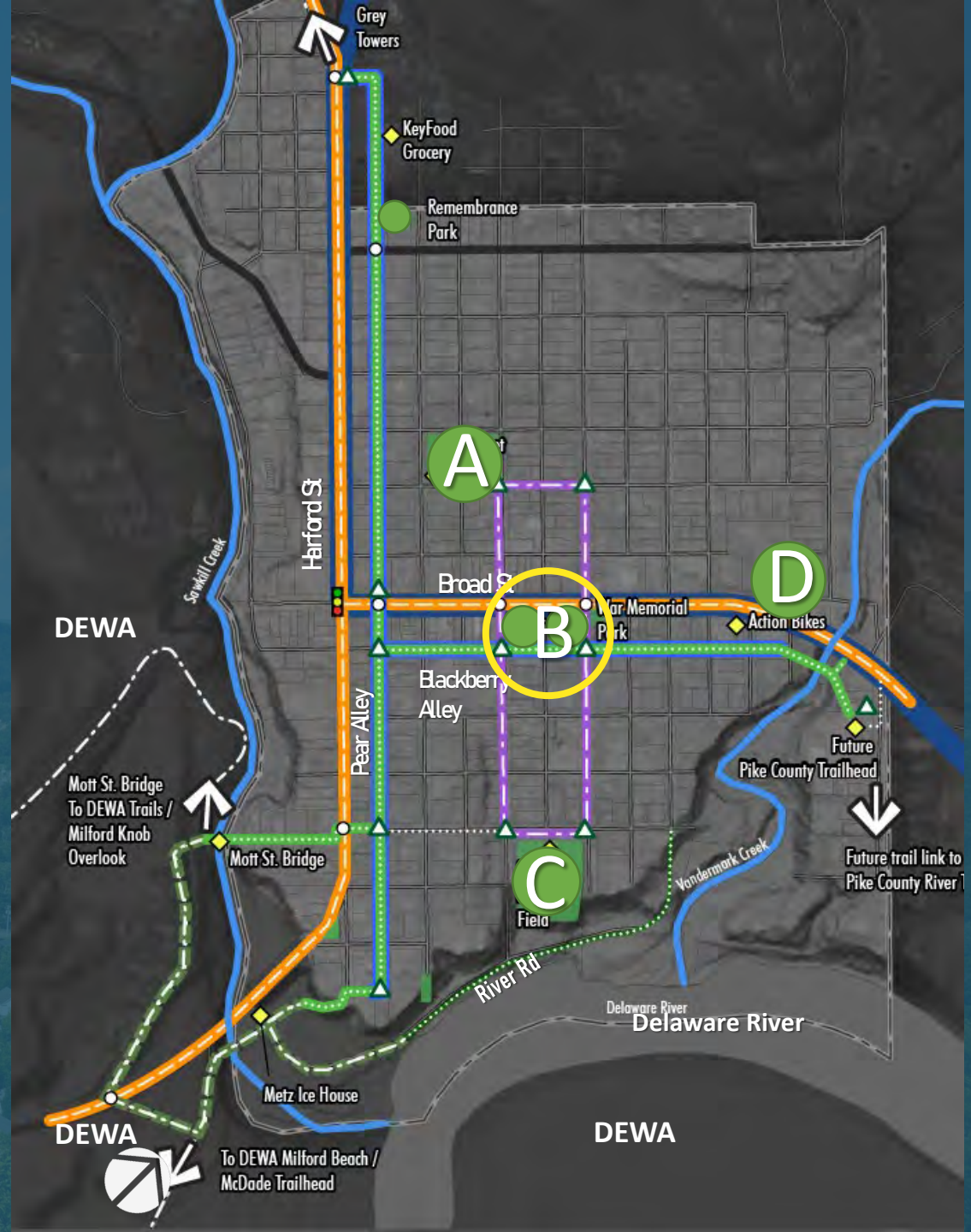
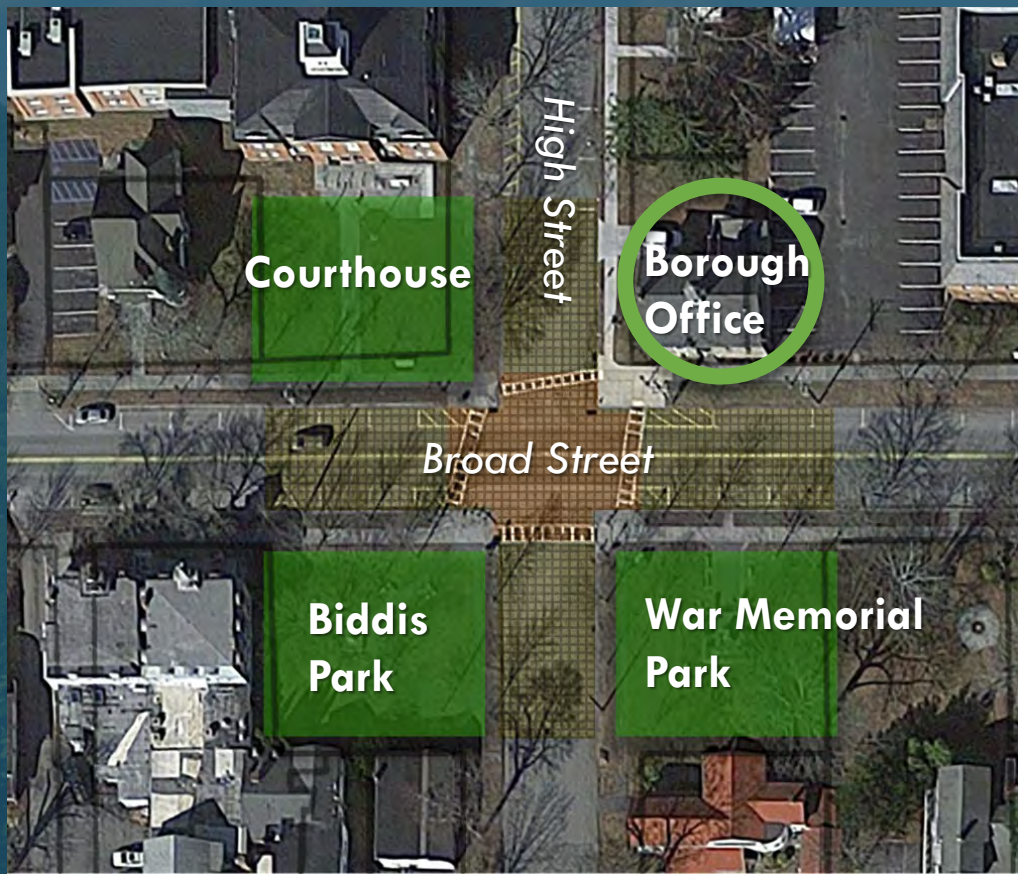
Open Space & Recreation



Connect Borough recreation areas via multi-modal transportation network

B. Biddis, War Memorial, Courthouse Parks (Town Square)

- Use Catharine St. loop improvements to tie these parcels together and extend treatments into the intersection.

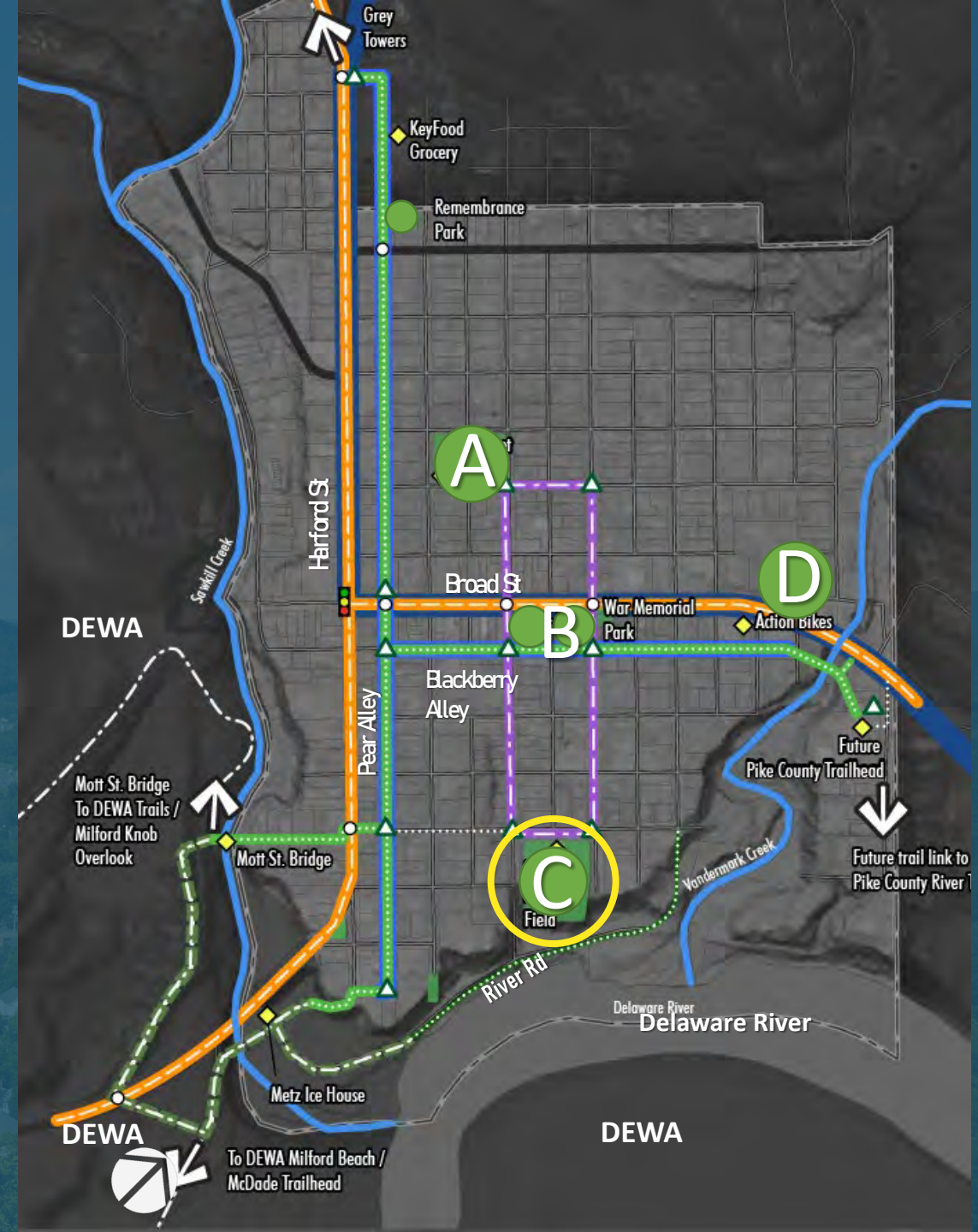


Open Space & Recreation



C. Milford Riverfront Parcel

- Passive recreation opportunities: walking paths, benches, local artwork, interpretive / educational signage.



Open Space & Recreation



D. Northern Gateway

- Close section of N. Broad to create northern gateway & public green. Potentially include additional seating areas, sidewalks, public art, signage.



Economic Development



COVID Case Studies: Rethinking Outdoor Spaces



Doylestown PA, Bucks County

- County Seat
- Density: **3,800** people p. square mile



Phoenixville PA, Chester County

- Along Schuylkill River
- Density: **4,700** people p. square mile



Wayne PA, Delaware County

- Density: **2,200** people p. square mile



Easton PA, Northampton County

- Density: **6,426** people per square mile

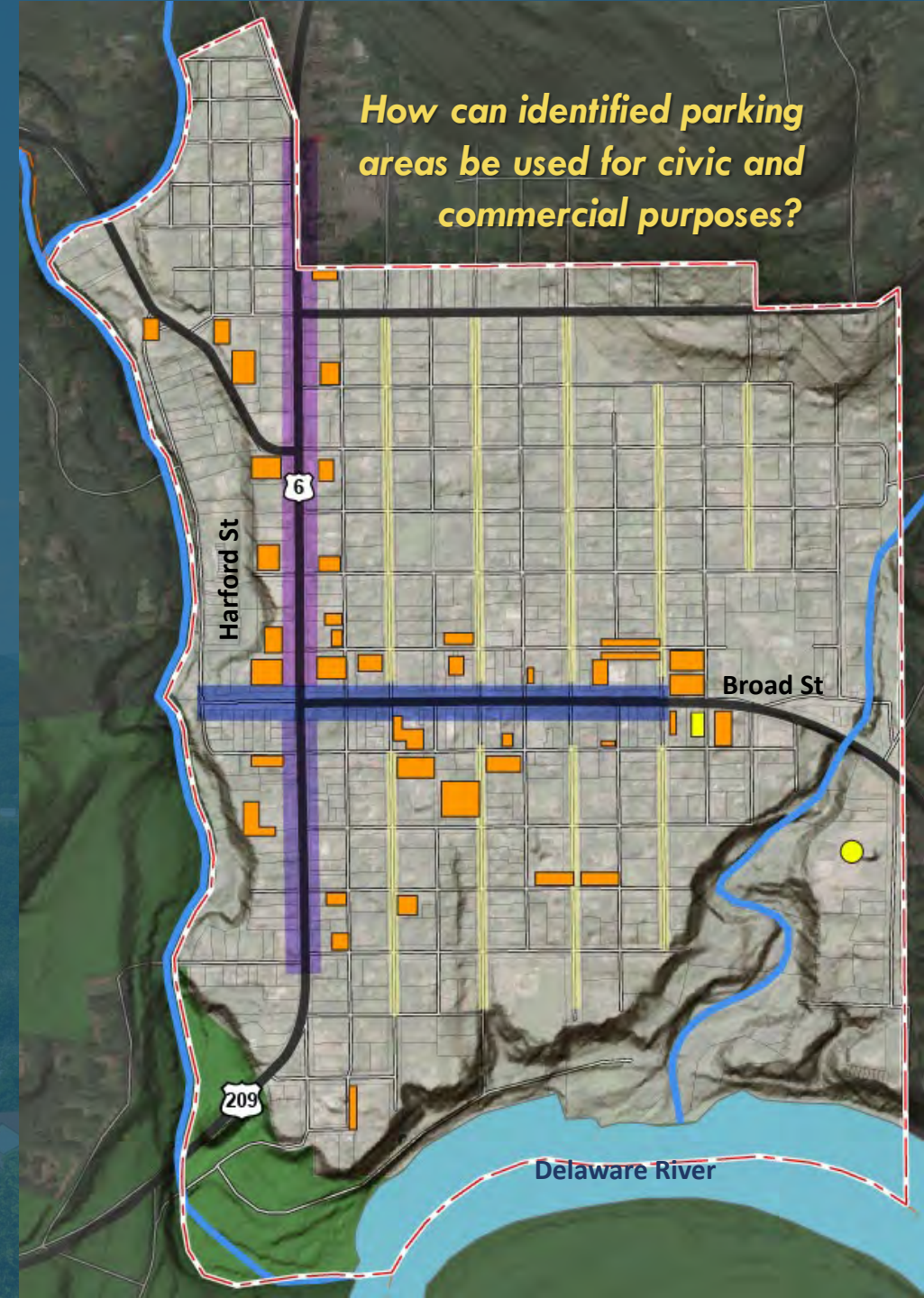
**Milford Borough Density: 2,514 people p. square mile*

Economic Development



Case Study Takeaways

- **Public and private parking areas** can be converted to outdoor civic and commercial spaces for:
 - Food vendors / trucks
 - Socially-distant events
 - Local vendors & artists
 - Existing businesses
- **Outdoor movie viewings** (in temp. closed parking lots or Borough parks) can support the Milford Theater
- **Temporary closure of alleys, local roads, and on-street parking** can provide additional civic and commercial opportunities
- Tents provide 4 season opportunities



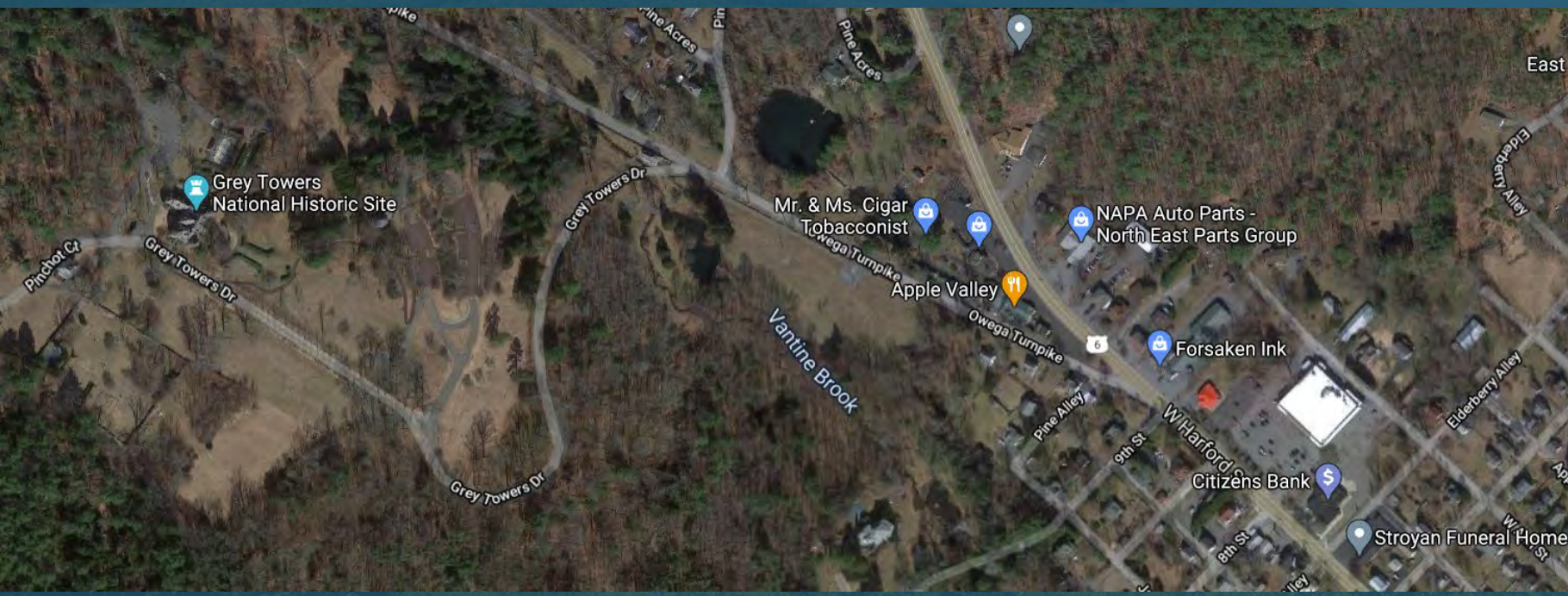
How can identified parking areas be used for civic and commercial purposes?

Economic Development



Borough Tourism & Wayfinding

- U.S. Forest Service & Grey Towers has limited funding for staff & operational hours
- Work with Representative Cartwright to earmark funds for the U.S. Forest Service – these funds to support additional staffing and visitors to Grey Towers.



Economic Development

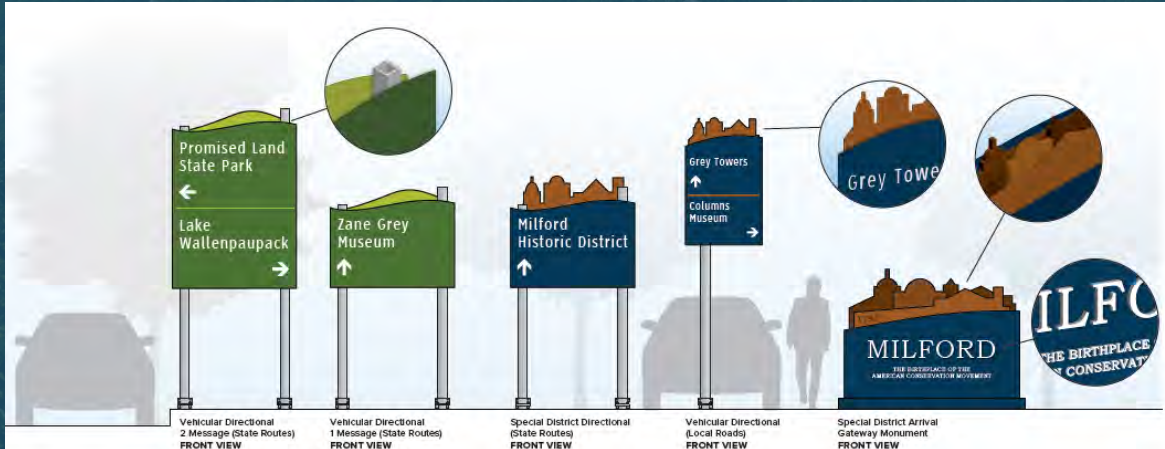


Borough Tourism & Wayfinding

- Fund strategically placed wayfinding signage in the Borough (along proposed Borough alley improvement corridors) to direct visitors to / from Grey Towers, and other Borough destinations.



Below: previous Borough wayfinding **concepts**, courtesy of Two-Twelve



Resources - Ecological



Stormwater Concept:

Intercept surface runoff prior to reaching Vandermark, Sawkill, and Delaware

Pear & Blackberry Alley improvements – can this system include stormwater management features and intercept surface & subsurface runoff using:

- Pervious pavement
- Stormwater BMPs (best management practices)
- Stormwater storage

**Note, photos below are examples of potential improvements, higher level of detail is not part of this master plan study.*

Built example of alley improvements



SC example of improvements in Hanover, PA



Community Facilities



Multi-Municipal EMS Authority

- *Milford currently pursuing additional EMS funding with Milford & Dingman Townships*
- *Take steps to establish multi-municipal EMS authority (pending Commonwealth legislation)*

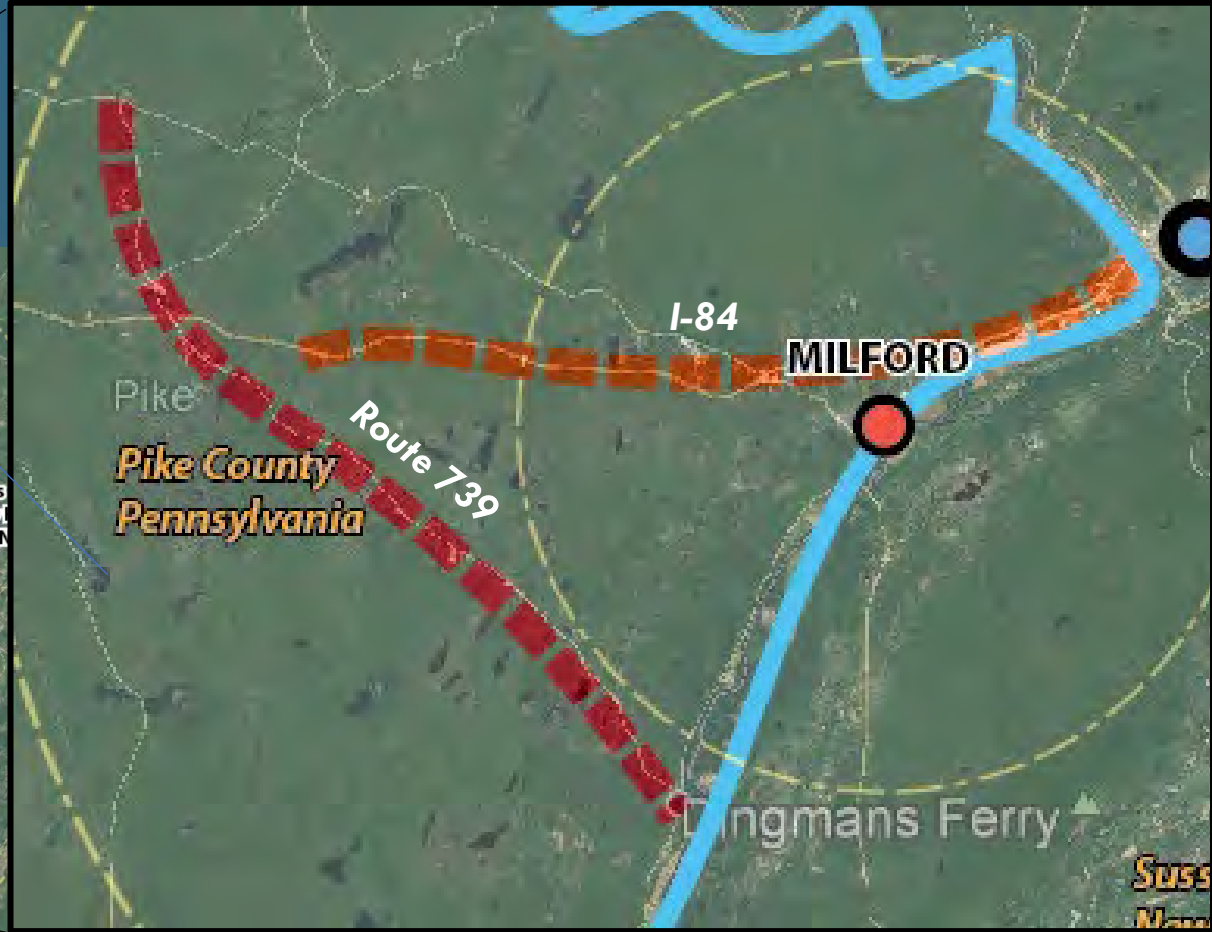
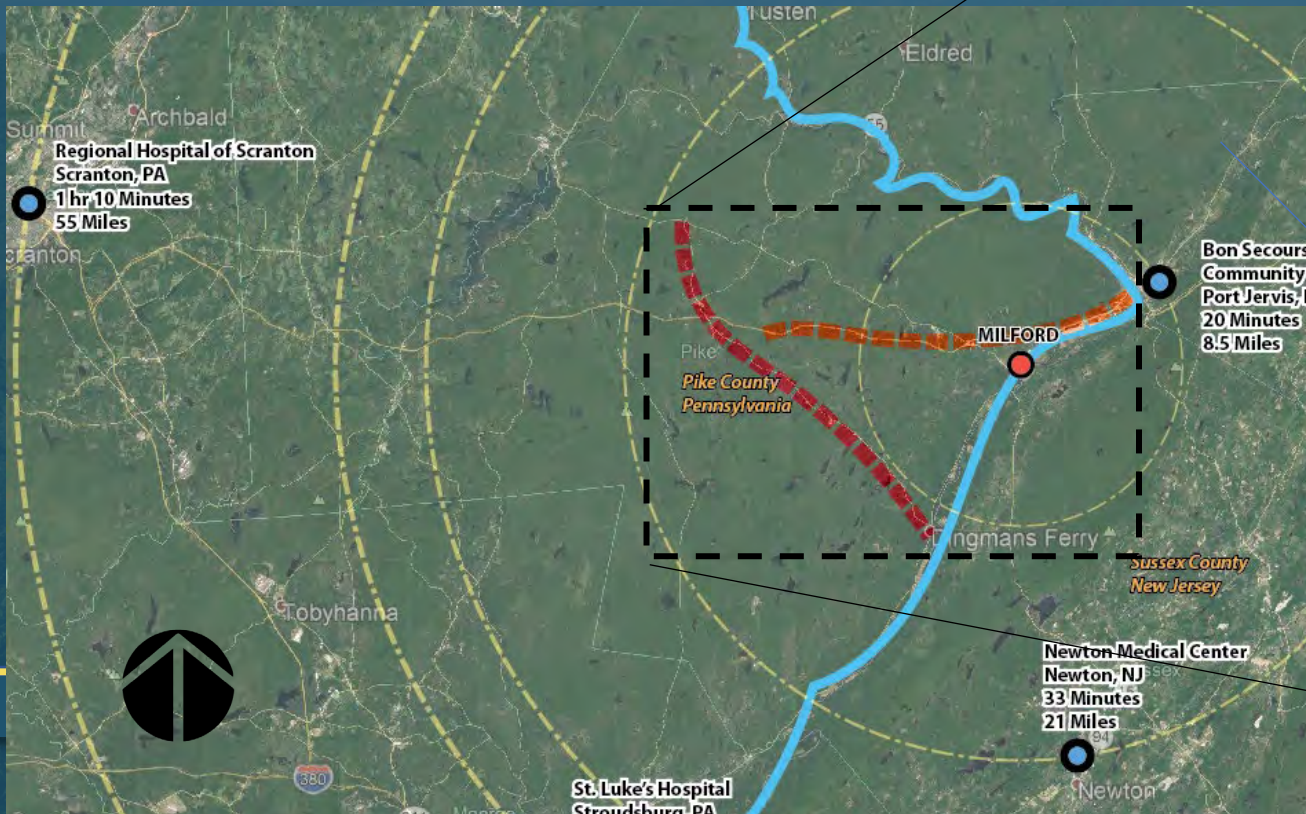


Community Facilities



Potential Future Medical Facilities

Opportunities for medical facilities along Route 739 Or I-84



Community Facilities

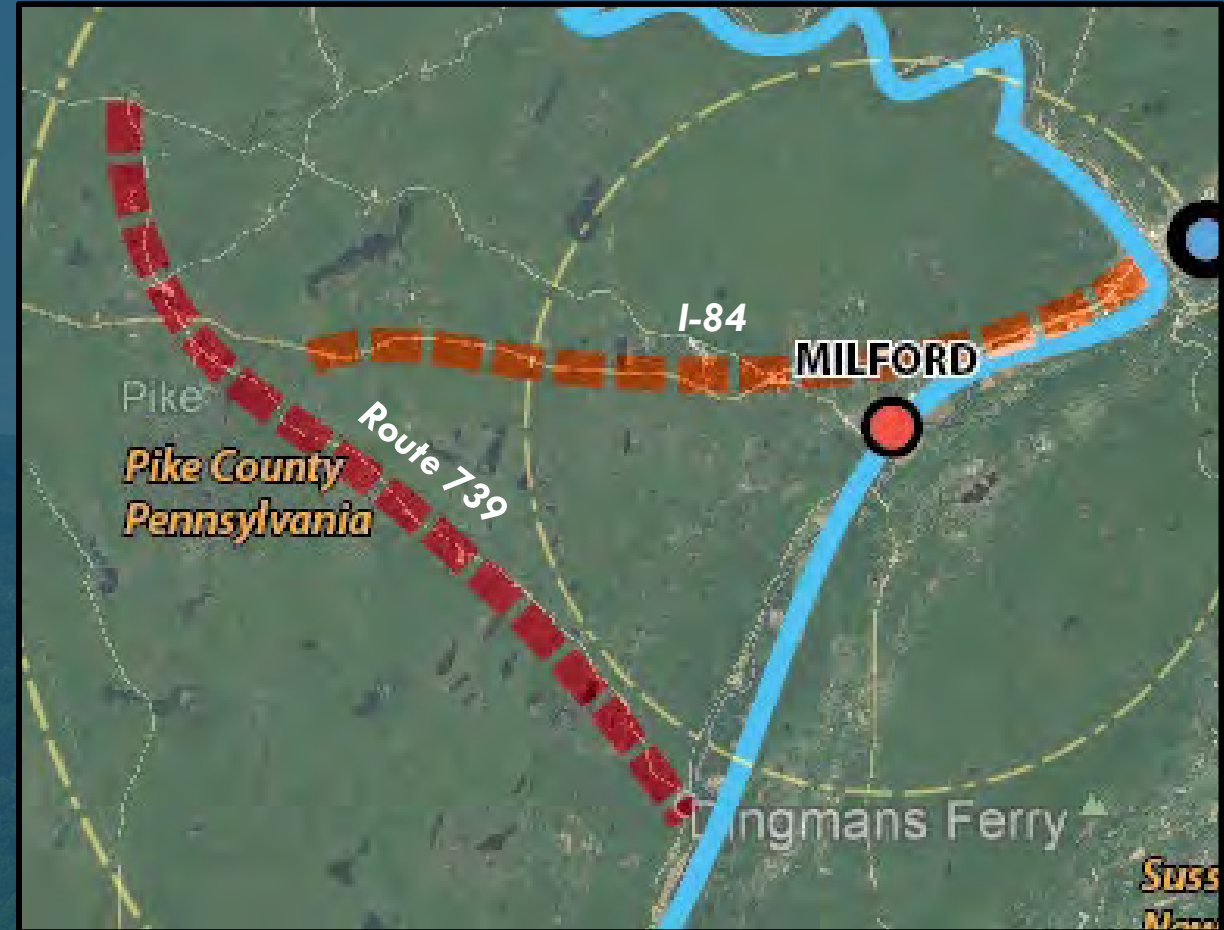


Medical Facilities

- *Pike is the only County in the Commonwealth without a hospital. No urgent care within County.*

Route 739

- *Pike County has identified Route 739 for potential medical facilities. Can this be:*
 - *Micro-hospital*
 - *Diagnostic Facilities*
 - *Urgent Care*



*Information per Pike County
"Healthcare In Pike County"*

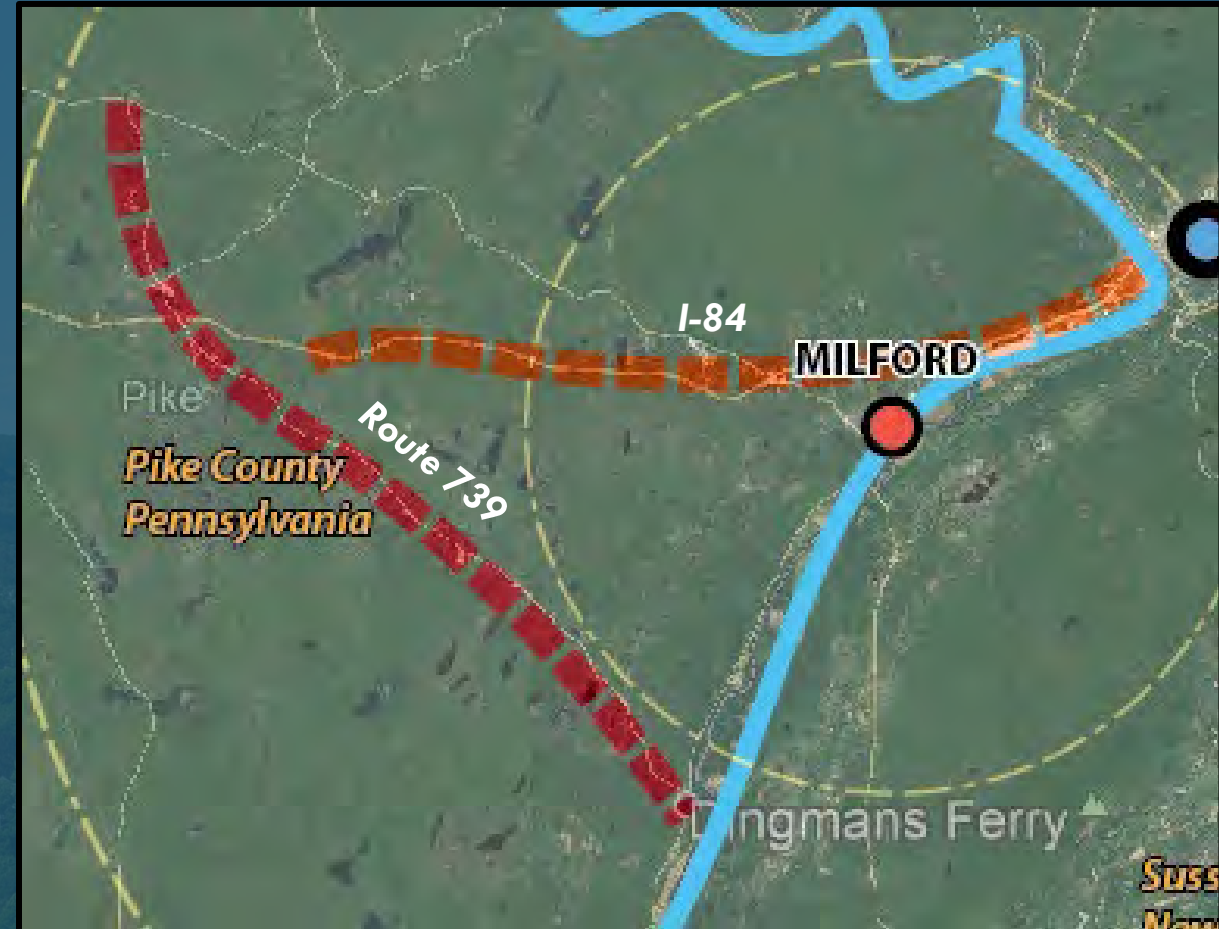
Community Facilities



Medical Facilities

- Trend in Pennsylvania hospitals for new facilities to be located near highway interchange
 - Penn State Health East Hempfield Township in Lancaster County, near route 283

Are there opportunities for a medical facility / micro hospital / urgent care along any I-84 Interchange?

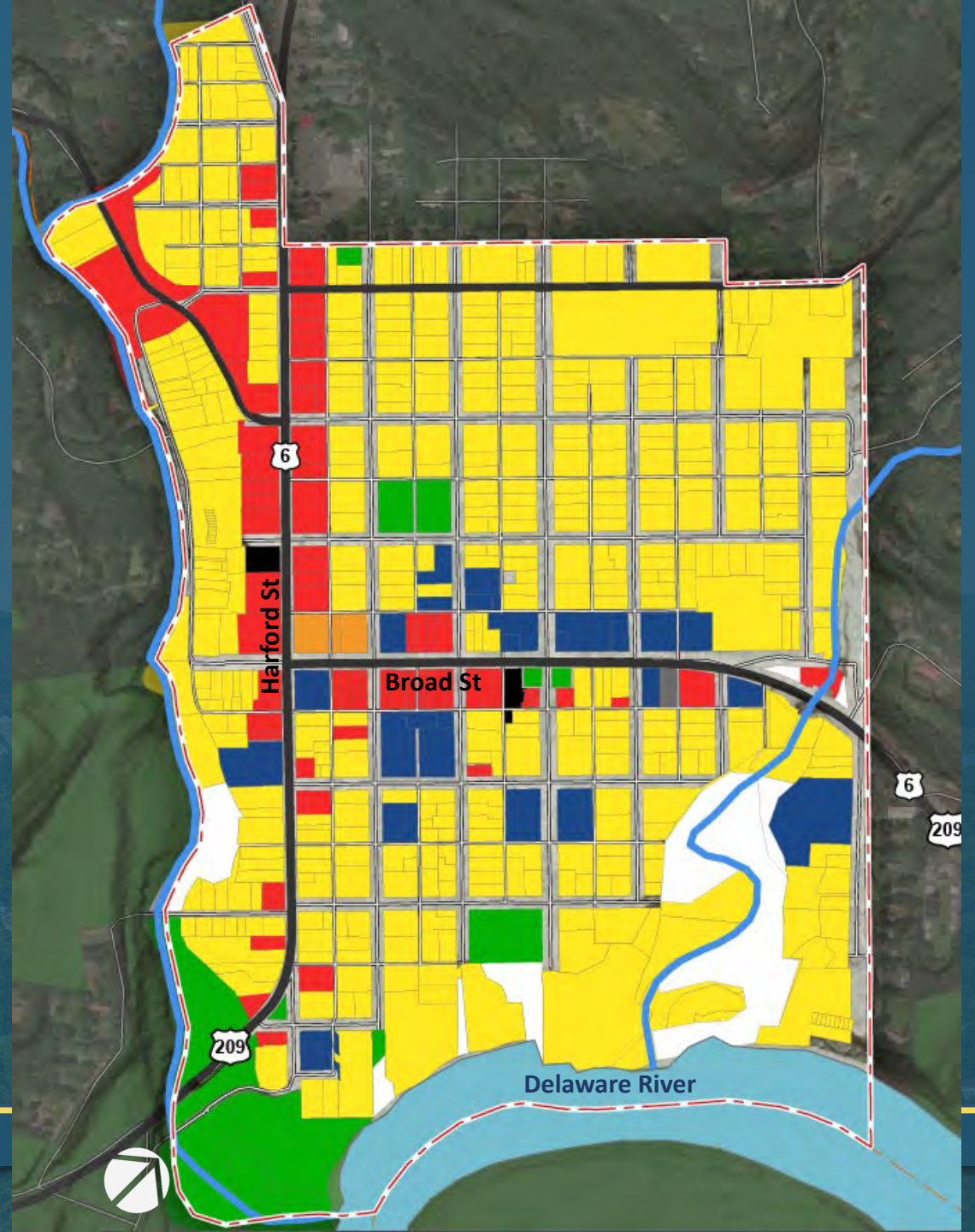


Land Use



Existing Land Use

Land Use	
	One & Two Family Buildings
	Mixed Commercial/Residential Buildings
	Commercial/Office Buildings
	Public Facilities & Institutions
	Open Space
	Parking Facilities
	Vacant Land
	Not Developed



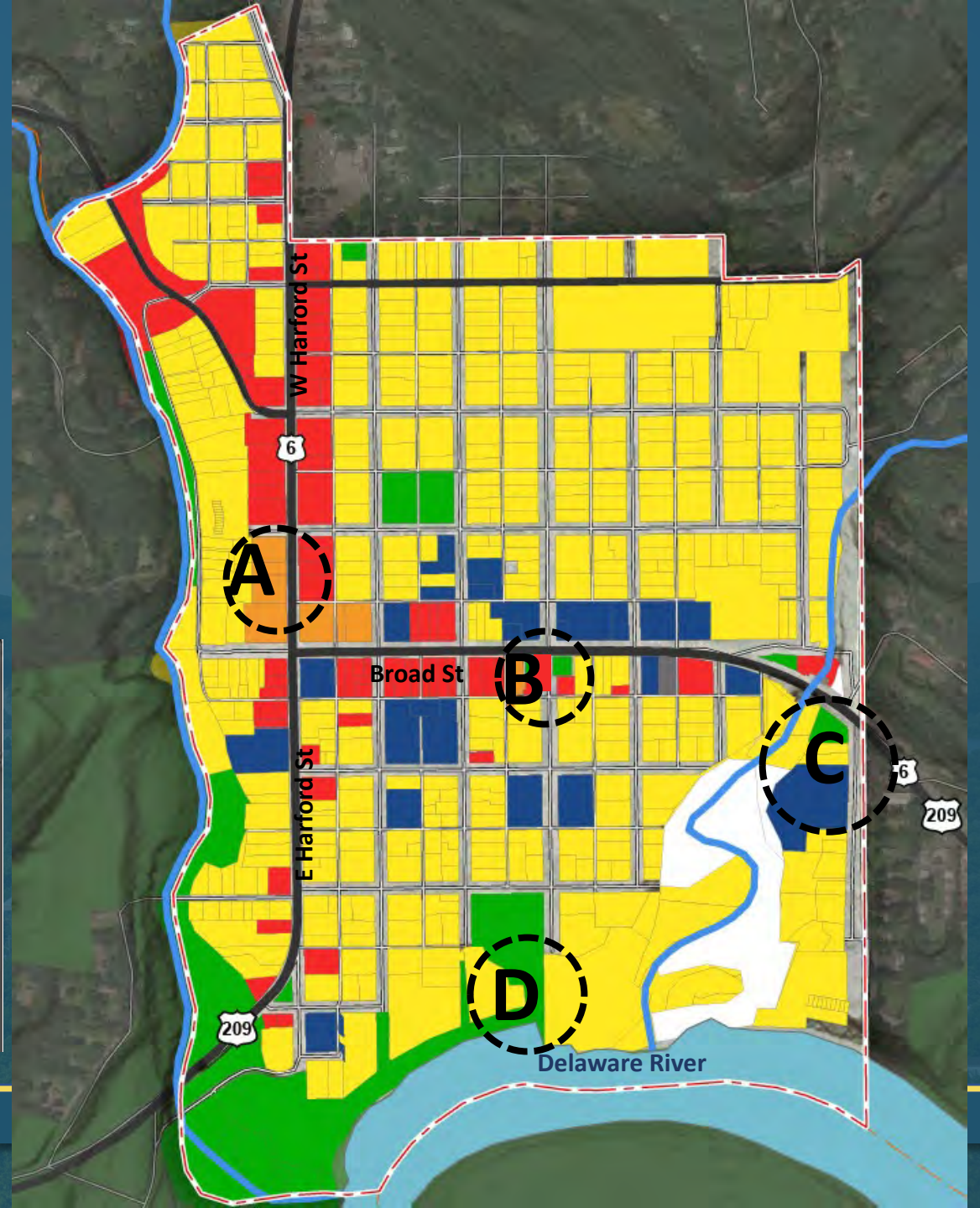
Land Use



Potential Future Land Use

- A. W. Harford & Gas Station – Mixed Use
- B. Tom Quick Inn – Commercial (in progress)
- C. County Trailhead – Open Space
- D. Expanded River Access – Open Space

Land Use	
	One & Two Family Buildings
	Mixed Commercial/Residential Buildings
	Commercial/Office Buildings
	Public Facilities & Institutions
	Open Space
	Parking Facilities
	Vacant Land
	Not Developed



Funding

Matrix – Potential Funding Sources for Comp Plan Improvements. Begin thinking strategically about next grant application.

Organization	Program Name	Description / Uses	Due Date Annual (approx)	Max. Amount Awarded	Match Requirement	Possible Projects for Milford Borough
PA Department of Community and Economic Development (DCED)	Local Share Account (LSA) - Monroe County	LSA funds may be used for economic development, community development and public interest projects in Monroe County and contiguous counties, including Pike county	September 30	Varies based on requirements	As applicable; not required	Usually infrastructure and Community service needs. (structures, streets, schools, firetrucks, EMS, etc - possibly wayfinding)
PA Department of Community and Economic Development (DCED)	Greenways, Trails and Recreation Program (GTRP)	Projects which involve development, rehabilitation and improvements to public parks, recreation areas, greenways, trails and river conservation	July 31 2020	\$250,000 - generally 30% min less than request	15% of total project cost	Improvements at Milford Park and 3rd Street Fields; New pedestrian access to Delaware River; Improvements to Brook Hill Rd.
PA Department of Community and Economic Development (DCED)	Multimodal Transportation Fund (MTF)	Development of transportation assets, sidewalks, lighting, sidewalk enhancements, safety, connectivity and TOD (Possibly ped/transit improvements in cooperation with NPS / USFS	September 30 2020	\$3 million	30% of non-federal share of project costs	Streetscape and lighting along Broad and Harford Streets; New sidewalks in residential neighborhoods; Improved crossing at Town Square. Can fund preliminary engineering as a standalone project.
PA Department of Conservation and Natural Resources (DCNR)	Community Conservation Partnership Program (C2P2)	Park and recreation planning projects, land acquisition, development and rehabilitation of recreational facilities	Mid to late April	Small Community Development - \$30-60,000 for recreation studies and master site plans.	50% of the project cost	Master site plan for Milford Park; Acquire parcels by Delaware River; New equipment at existing parks; New landscaping at existing parks that can also address stormwater management

Funding

Matrix – Potential Funding Sources for Comp Plan Improvements.
Begin thinking strategically about next grant application.

Organization	Program Name	Description / Uses	Due Date Annual (approx)	Max. Amount Awarded	Match Requirement	Possible Projects for Milford Borough
PennDOT	Transportation Alternatives (TA) Set-Aside Program	Construction of on and off-road trail facilities for pedestrians, bicyclists and other non-motorized transportation, highway-related stormwater management	September	\$1 million	No match required - BUT, all pre-construction design, environmental clearances, permits and documentation must have been completed by the Applicant prior to application.	Streetscapes, historic structures rehabilitation, multi-use trail along River Rd. New bike lanes/signage on Borough roads; Improvements to Brook Hill Rd.
PennDOT	Multimodal Transportation Fund (MTF)	Transportation assets that enhance communities, pedestrian safety, and transit revitalization	Varies	\$3 million	30% of amount awarded	Streetscape and lighting along Broad and Harford Streets; New sidewalks in residential neighborhoods; Multi-use trail along River Rd.; Improve damaged intersection, crosswalks
Pennsylvania Environmental Council (PEC)	Pocono Forests and Waters Conservation Landscape Conservation Assistance Grant	Identify natural landscapes for protection, create greenway and trail connections to public lands, community engagement	Early Spring (annually)	\$10,000	1:1 local match (match cannot be DCNR funds)	Design Wayfaring system, improve water trail access, Multi-use trail along River Rd., draft conservation zoning

Draft Plan

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DECEMBER 2020 DRAFT



Master Plan Goals



LAND USE

Responsibly manage redevelopment and growth to benefit the Borough's economy while preserving its cultural character and beauty.



TRANSPORTATION

Plan for the efficient movement of people, goods, and materials. Promote and implement multimodal transportation alternatives.



OPEN SPACE & RECREATION

Establish recreational opportunities to serve residents and Borough visitors of all ages and abilities.



COMMUNITY FACILITIES

Provide community and municipal services which will improve the quality of life for Borough residents.



RESOURCES

Protect and conserve the Borough's historical, cultural, and environmental resources.



HOUSING

Promote a diverse and affordable mix of housing that meets the needs of the Borough.



ECONOMIC DEVELOPMENT

Promote economic development that keeps Milford Borough competitive within the regional marketplace while simultaneously limiting negative effects on the environment and community.

Borough Profile

Milford Borough is located on the Upper Delaware River which divides the Pocono region in Pennsylvania from the Catskill Mountains in New York.

The County Seat for Pike County, Pennsylvania, Milford Borough is one of only two Borough's in the County and has a population of 1,179, spread over 0.5 square miles.

Milford Borough is bordered by Milford Township to the west and north, the Delaware River to the east, and Dingman Township to the south.

The Borough is connected to the region via U.S. Route 6 and U.S. Route 209, both of which run through the downtown commercial district. Milford is part of the New York Metropolitan Area, the largest metropolitan area in the world by urban landmass.



New York
Pennsylvania
New Jersey



Pike County
Delaware River

Milford Borough
Delaware River

Draft Plan

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National Park Service & The Delaware River Gap National Recreation Area (DEWA)

The Delaware River Gap National Recreation Area (DEWA) is a significant presence in Pike County and is located on Milford's southern and eastern border. The Federal Government under the National Park Service operates the Delaware Water Gap National Recreation Area.

DEWA has been set aside by Congress for public use and the preservation of scenic, scientific, and historic resources.

The Delaware Water Gap National Recreation Area was originally established to provide for public outdoor recreation use and enjoyment of the proposed Tocks Island Reservoir and lands adjacent. The original legislation assumed that the U.S. Army Corps of Engineers would build and manage the reservoir and that the National Park Service would administer the surrounding recreation area. However, questions about the environmental and economic feasibility of the Reservoir postponed the project indefinitely.

In 1978 all federal lands that had been acquired for the Tocks Island Reservoir were transferred from the Army Corps of Engineers to the National Park Service, and planning proceeded for the development of a national recreation area. That same year the Delaware River (within the recreation area) was designated as a scenic and recreational river under the Wild and Scenic Rivers Act.

Today the Delaware Water Gap National Recreation Area is a nearly 70,000-acre unit of the national park system with park lands equally divided between Pennsylvania and New Jersey. DEWA hosts approximately 3.8 million visitors annually.



Birthplace of the Conservation Movement

Milford Borough is widely regarded as the birthplace of the conservation movement in the United States. This movement was pioneered by the Pinchot family from their home at Grey Towers.

A family of French heritage, the Pinchots settled in Milford in 1818. James Pinchot, disturbed by the destructive logging practices prevalent throughout the country, encouraged his son Gifford to consider a career in forestry.

Gifford Pinchot, two time governor of Pennsylvania, was the first Chief of the Forestry Service under President Theodore Roosevelt. He popularized the term "Conservation", borrowed from the British Indian use of forest managers as conservators. His father James Pinchot was a proponent of modern scientific forestry, and endowed the Yale Forest School and the Milford Experimental Forest (the Country's first experimental forest) in 1900. The Yale School of Forestry held its summer program in Milford from 1901 to 1926 and provided leadership for many of America's forest conservationists.

Gifford Pinchot noted that the principles of conservation were:

- Development: "the use of the natural resources now existing on this continent for the benefit of the people who live here now. There may be just as much waste in neglecting the development and use of certain natural resources as there is in their destruction. ... The development of our natural resources and the fullest use of them for the present generation is the first duty of this generation."
- Conservation: "... the prevention of waste in all other directions is a simple matter of good business. The first duty of the human race is to control the earth it lives upon."
- Protection of the public interests: "The natural resources must be developed and preserved for the benefit of the many, and not merely for the profit of a few."

In 1963 the Pinchot family donated Grey Towers and 102 acres to the US Forest Service. The US Forest Service hosts conferences and seminars at the estate to gather and promote leading conservation and environmental action.



Steep Slopes & Ridges

Steep slopes are categorized as lands that have a 15 percent incline or greater. The soils on steep slopes are less stable and if disturbed can lead to erosion, changes in storm water runoff, and increased flooding. Slope stability is increased by limiting site disturbance and protecting surrounding vegetation.

The following soil types are within Milford Borough:

- Soil 5B: Suncook loamy sand, 5-8% slopes
- Soil 14: Braconville fine sandy loam, 0-3% slopes
- Soil 27: Barbour fine sandy loam, 0-3% slopes
- Soil 89B: Chenango gravelly fine sandy loam, 0.8% slopes
- Soil 89D: Chenango gravelly fine sandy loam, 15-25% slopes [Steep Slope]
- Soil 121D: Manlius-Arnot-Rock outcrop complex, 15-30% slopes [Steep Slope]
- Soil 143: Wyalusing fine sandy loam, 0.3% slopes

Most of the steep slopes in Milford Borough occur along the Delaware River and the Vandemark Creek. These areas require municipal provisions designed to protect them.

Along the Delaware River there is a ripeline that provides important vernal pools of the scenic landscape. This area brings tourists to the region each year and contains some of the Borough's most unique plant species.



Resources: Cultural & Historic



Cultural & Historic Inventory

The cultural & historic resources in Milford Borough are important to the community's sense of place and should be protected, preserved, and maintained for present and future generations.

The greatest concentration of culturally significant elements are within the Milford Borough Historic District, a 22-acre district listed on the National Register of Historic Places in 1996.

Located in the commercial center of the Borough, the historic district encompasses the following thoroughfares:

- Broad Street
- Hartford Street
- Ann Street
- Catharine Street
- High Street
- Fourth Street

There are seventy-six historic resources within the district. This includes the following listed on the National Historic Register:

- Pike County Court House (412-414 Broad St.)
- Forester's Hall and the adjacent Milford Post Office (200-216 Broad St.)
- Hotel Fauchere and Annex (401 and 403 Broad St.)
- Gordon Grist Mill (150 Water St.)
- Metz Ice Plant (400-590 E. Hartford St.)

The remaining seventy-one resources (sixty seven buildings and four objects) while not on the historic register, are of historic and cultural significance.



Next Steps

- **January 15** – public review starts
 - **March 1** - public review ends
 - **March 2** – final committee review
 - **March 16** – plan presentation to Borough Council
(potential adoption)
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- Draft plan to be available for public comment and review at the Milford Borough website :

www.milfordboro.org



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