

# MILFORD BOROUGH - MILFORD TOWNSHIP COMPREHENSIVE PLAN

## NOTES FROM BUSINESS - ECONOMIC DEVELOPMENT FORUM

January 10, 2005, Milford Township Building

A business and economic development forum was conducted as part of the public participation element of the Milford Borough - Milford Township Comprehensive Plan. Related to business opportunity and economic development, the strengths and weaknesses of the two municipalities and opportunities and threats in terms were identified by the group. The strengths/weaknesses and opportunities/threats technique is often used in planning as a means of focusing attention of specific elements of a community. The results of the meeting will be used as one of many factors in developing the comprehensive plan.

### **Strengths(s)**

- (S) Gateway Community (location)
- (S) Gateway to the Park (DWGNRA)
- (S) Gateway to the County
- (S) visibility
- (S) small town/rural ambiance
- (S) historical assets
- (S) relatively low cost of living- pull of people to the area is very strong
- (S) scenic vistas
- (S) adjacent to major metropolitan areas
- (S) proximity to I-84
- (S) close enough to commute
- (S) available land (to the Township)
- (S) medical facilities and choices
- (S) shops and services
- (S) school district (Del Valley does well comparatively in SAT scores)
- (S) skilled workforce (Pike/Monroe/Wayne county gaining 3,000 workers per yr)
- (S) low crime
- (S) clean air and water
- (S) train service in Port Jervis
- (S) water supply
- (S) river accessibility
- (S) outdoor recreation
- (S) county seat
- (S) Grey Towers

### **Weaknesses(w)**

- (w) local jobs
- (w) traffic
- (w) 209 traffic- get very little out of it as a community (pass-by traffic)
- (w) industry, lack of
- (w) amount of traffic
- (w) overwhelming development

- (w) lack of good utilities
- (w) central sewage only available in borough
- (w) limited by geography for growth
- (w) law enforcement- being overwhelmed
- (w) seasonality of activity- a little bit less than 20/30 years ago- less seasonal homes
- (w) stress on fire companies and ambulance (emergency services) (Volunteers)- ambulance stress especially
- (w) lack of volunteers and sense of community
- (w) school taxes rising
- (w) lack of things to see/do and new experiences (entertainment) for locals
- (w) need more recreation for children (youth recreation) as population rises
- (w) lack of high-paying jobs (family sustaining jobs)- this weakness is a concern county-wide according to Pike Co Planning Commission
- (w) lack of jobs for young people so they don't have to leave the area to find employment
- (w) lack of parking in the borough

### **Opportunities (o)**

- (o) ability to market to clean industry to develop here- 2 new buildings opening across the street. This includes back-offices.
- (o) building on tourism industry
- (o) the good things we have always had are still here
- (o) capitalize on historic theme
- (o) implement smart growth planning to preserve appeal
- (o) river access
- (o) 200 acre farm with access to the river currently open space

- (o) a lot of money that floats down the river but doesn't stop in Milford- Grab the river tourists
- (o) McDade trail opportunity to attract bicyclists into town- leads to more opportunities to put people in places when they get here (hotels, inns, etc.)
- (o) big opportunities for business travel- Grey Towers Conference Tower brings business for local hotels and restaurants
- (o) possibilities to working with tri-state area (regional approach)
- (o) gateway to Highlands and Poconos and Upper Delaware Eagle Viewing Program- capitalize on both
- (o) traffic for passerby businesses
- (o) historic signage on I-84 (first on a highway in the state)
- (o) Gateway to Route 6 (scenic road)
- (o) work on common projects throughout the two municipalities
- (o) work historic preservation and resource protection into the ordinances
- (o) Main Street/Elm Street or other DCED Grant Programs
- (o) railroad?

### **Threats (t)**

- (t) NIMBY- Not In My Back Yard
- (t) Federal Grant Money drying up
- (t) over development could ruin scenic values and change ambiance of community (ridge line impacts)
- (t) development on our water table
- (t) environmental quality
- (t) spill-over impacts from Westfall Township
- (t) people doing specific retail oriented business may be impacted from the spill-over from Westfall
- (t) lower paying jobs being created from increase in retail spill-over
- (t) gap between families between metro community and families dependent on local community (gentrification impacts).
- (t) Gentrification can also be good for an area to raise the standard of living in the community.
- (t) possible loss of mom/pop shops due to Westfall spill-over
- (t) how do you find a way to compete with major shopping centers?- need to find your niche
- (t) local services evolve from catering to locals to catering to the tourists- creates loss of community
- (t) over-promotion of tourist area- what do you keep local knowledge and what do you promote?
- (t) County administrative and judicial needs grow. It won't grow in Milford- running out of room.

County will need to make some decisions soon. Maybe should have been more property acquired. A number of offices have already moved out of Milford into Blooming Grove. Limited number of areas elsewhere in County that have septic capability. Concern that Milford is what it is because of it being the County Seat.  
(t) need better paying jobs/ sixty-five percent of income comes from tourism

### **Issues:**

- Do we want to keep as much of the County Government in Milford?
- Protect tourism economy.
- Need to inventory what is important (ridge lines)
- What is Smart Growth?- Generally differs from community to community. The term smart growth gets over-used.
- Leave room for green.. We take green for granted. Do not pave it all over.
- Plan to accommodate for all types of housing especially for new home buyers and different incomes.
- Opportunities for redevelopment.
- What do we want to do with transportation.
- Milford is to some extent a pedestrian community. How can we make it less dependent on the automobile as a way to reduce travel?
- Milford bypass.
- Safety/Security issues.
- Litter problems.