

**MINUTES**  
**August 8, 2024**  
**Milford Township Planning Commission Workshop Meeting**  
**560 Route 6 & 209, Milford, PA 18337**  
**7:00 p.m.**

A meeting of the Milford Township Planning Board was called to order at 7:00 P.M. by Chairman Kevin Stroyan via Zoom, the contact information for which had been advertised in advance in the Pike County Dispatch. Also present at this meeting were Members Robert Di Lorenzo, Ray Willis, and Michael Williams, Supervisor Rachel Hendricks, Alternate Solicitor Anthony Magnotta, Secretary Shahana Shamim and Assistant Secretary Michele Long.

**Review of Previous Minutes from July 23<sup>rd</sup>:** Members had no changes to the minutes which will be forwarded to the August 27<sup>th</sup> meeting for approval.

**Resignation of Planning Board Solicitor:** On July 25<sup>th</sup> Milford Township received the resignation from Planning Commission Solicitor Thomas F. Farley. The Supervisors accepted his resignation at their August 5<sup>th</sup> regular meeting. Alternate Solicitor Anthony Magnotta offered to attend the August 8<sup>th</sup> Planning Commission meeting. The Planning Commission members stated they were fine with having Solicitor Magnotta represent the Board as he would be available for the workshops via Zoom and the regular meetings.

**Willis Lot Improvement:** Karen Willis of 241 Fire Tower Road, Milford, PA submitted a Lot Improvement application and plans for Township consideration. Mr. Ray Willis recused himself from the discussions. The application was reviewed by the Zoning Officer. There was no written assessment of the reasoning for a suggested variance and Ms. Willis was not available to discuss the project. Mr. Stroyan asked staff to get a statement from Mr. Bolles on why a variance was needed and to ask Ms. Willis or a representative of the project attend the next Planning Commission meeting to discuss the project.

**Amendment to Section 407 of Zoning Ordinance:** This item was tabled until the next meeting.

**Zoning Warehouse Standards:** This item was tabled until the next meeting

**537 Sewage Plan – Updates:** Mr. Stroyan noted that included in the packet were correspondence from the Township Supervisors to the Eastern Pike 537 Committee. The Supervisors and the Township Solicitor were communicating with the Committee regarding the withdrawal of the Township from the Intermunicipal Agreement with the surrounding townships and the County. Mr. DiLorenzo stated he was looking into options for Milford Township to adopt their own 537 Plan.

**Milford Township Comprehensive Plan:** There were lengthy discussions on the current iteration of the Comprehensive Plan with Jayson Wood from Woodland Design in attendance. Staff and Ms. Hendricks will coordinate with the Planner those edits for the next scheduled Planning Commission meeting.

**Zoning Ordinance Section 306 Uses Not Provided For:** This item was tabled until the next meeting.

**FEMA & PEMA Draft Flood Hazard Information:** This item was tabled until the next meeting.

**Public Participation:** There were no public comments.

At 9:25P.M., Mr. Stroyan made a motion to adjourn the meeting, Michael Williams seconded; Motion was carried.

Sincerely,  
Michele Long  
Asst. Secretary