

**MINUTES**  
**August 27, 2024**  
**Milford Township Planning Commission Hybrid 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, 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, Roman Buonanno, and Michael Williams, Supervisor Rachel Hendricks, Solicitor Anthony Magnotta, and Asst. Secretary Michele Long.

**Review of Previous Minutes from July 23<sup>rd</sup> and August 8<sup>th</sup>, 2024:** Mr. Di Lorenzo made a motion to approve the minutes; Mr. Williams seconded; Motion passed.

**Willis Lot Improvement:** Prior to the meeting the applicant withdrew the application to address property line errors on the plan. Ms. Willis indicated she would be resubmitting in the near future. Mr. DiLorenzo made a motion to continue this item to the next meeting; Mr. Williams seconded; Motion passed.

**Public Participation/Discussions:** Mr. Eric Rubino from Milford Farmhouse, LP and Attorney Ron Bugaj stated they were there representing Milford Farmhouse, LP who is the owner of the parcel of land that is being partially developed by AutoZone. Mr. Bugaj stated representatives from AutoZone brought to them concerns from the Milford Township Planning Commission wanting to know what Milford Farmhouse, LP would be doing with their property in the future. Attorney Bugaj stated that Milford Farmhouse LP has no plans for future development of the property that is not leased by AutoZone and supports development efforts to bring AutoZone to the community. They also stated they didn't think it appropriate at this time, that they would have to provide future development plans if they didn't have any. Mr. Stroyan stated that in that case, the Township would need a disclaimer issued to the Township that any conditions set for AutoZone that may affect that property, Milford Farmhouse, LP would not hold the Township to task. He went on to state density issues, sewage, etc. that may be developed first by AutoZone may impact future development of Milford Farmhouse, LP and that needed to remain clear that the Township was trying to avoid any future landowner development concerns. Mr. Bugaj stated his client, Mr. Rubino intends to cooperate fully with the Township and AutoZone to bring this development to the community. Planning Commission members stated they inquired about future development efforts so as to protect the property owner's rights to any future development and appreciated Mr. Rubino clarifying his support of the project. The Planning Commission also stated we currently don't have a formal submission from AutoZone at this time.

**Amendments to the Section 407 of Zoning Ordinance:** Mr. Stroyan asked Solicitor Magnotta to discuss with Solicitor Farley the progress of the amendments he was working on and to report back to the Planning Commission any updates.

**Warehouse Standards:** Supervisor Hendricks provided members of the Planning Commission Board draft documents of warehouse standards from the Township of Pocono, PA and Monroe County. There was much discussion on what those standards included as well as ITE standards that were discussed previously with Mr. John Fuller that could provide guidance in the development of the Milford Township Warehouse Standards. Members of the Planning Commission, Supervisor Hendricks and Planners from Shepstone Management Consultants will review and develop future iterations for the next meeting.

**Milford Township Comprehensive Plan:** Mr. Jayson Wood from Woodland Design Associates, Inc. attended the meeting to discuss the Final Draft Plan. Changes from the last meeting had been incorporated and there were no other additions or corrections offered by the Planning Commission. The Township Supervisors had stated at their August 5<sup>th</sup> meeting if the Planning Commission had no additional changes, they were authorized to send the Final Plan to the necessary participants for the next step. Mr. DiLorenzo made a motion to send along the Final Plan to the Pike County Office of Planning and Mapping, the Scenic Rural Character Preservation Board, the Milford Water Authority and the neighboring Townships for final review; Mr. Willis seconded; motion passed. The Secretary was instructed to ask Supervisor Williams if he would deliver the copies as he had in the past since they would like them hand delivered to make sure they were received. Also Mr. Wood would be providing the SRCP presentation of the final plan as it was needed for grant completion.

**Zoning Ordinance Section 306 Uses Not Provided For:** This item had been identified in the Draft Milford Township Comprehensive Plan and was discussed by the Planners to update the language. After some discussion Mr. Stroyan directed Solicitor Magnotta to draft an updated Section 306 to incorporate language referring to section 608 of the Milford Township Zoning Ordinance for consideration.

**FEMA Flood Hazard Information for Pike County:** There was email notification sent to the Township that the deadline for comments on the updated mapping for the FEMA Flood Hazard information has been extended to August 30, 2024. The Planning Commission members suggested staff add a link to the website to the information for residents to view the documents.

**Public Participation - None**

At 8:10 P.M., Members voted to adjourn the meeting, and it passed unanimously.

Sincerely,

Michele Long

Asst. Secretary