

**MINUTES**  
**January 09,2025**  
**Milford Township Planning Commission**  
**Hybrid Meeting**  
**560 Route 6 & 209, Milford, PA 18337**  
**7:00 p.m.**

A hybrid special meeting of the Milford Township Planning Commission was called to order at 7:00 p.m. by Chairman Kevin Stroyan. The Zoom contact information was advertised in advance in the Pike County Dispatch. Also present at the meeting were members Robert DiLorenzo, Ray Willis, Michael Williams, Secretary Donna Tegan, Secretary Shahana Shamim and the solicitors Anthony Magnotta and Jayson Woods via zoom.

**Pledge of Allegiance**

**Reorganization:**

Robert DiLorenzo motioned to appoint Kevin Stroyan as the chair, all agreed. He also reappointed Ray Willis as vice chair. All approved.

**Eastern Pike County Regional Act 537 Plan Comments:**

A letter was sent regarding the Act 537 Plan for the Board by Mr. Magnotta. Mr. DiLorenzo abstained from the conversation because he was not present at the last meeting. No hearing date as of yet.

**Previous Minutes:**

The minutes from the December 3, 2024 were accepted. In reference to the review of several previous minutes, Mr. Stroyan has gone over the minutes that were not approved from 2022,2023, and 2024. He has asked the secretaries to send the Board members the revised copies, made by Mr. Stroyan, for the next meeting. Therefore, they can be approved all at once. He noted that no changes have been made to the minutes in reference to the warehouse project.

**The Comprehensive Plan review:**

Jayson will be going over his changes. He sent over a response letter as well. He went over the land use plan page 48 and 51. We now have a land use map that we discuss US6 and 84 interchange. He entered verbatim what he was told by Mr. DiLorenzo. The Implementation Matrix that was entered by the Act 537 Plan and we have a separate section regarding funding and sources and responsibilities, also, seen on page 59. The land use map that was being used was from 1986. Rachel Hendricks questioned some of Jayson's wording. This has not been forwarded to the county planning board. Jayson will revise the plan and get it back to the board. The main point is that it is all in an effort to maintain the towns rural character. We have been using a map dated 1991. The incorporation of a new map is needed. We must provide all info. w/in 45 days. They will be making changes to the zoning map and submitting it to the county for review. Mr. Stroyan makes a motion that the Planning Commission recommend to the Supervisors that create an official map according to the instructions of the solicitor, Tony Magnotta. Robert DiLorenzo seconds the motion, all agree.

**Zoning Warehouse Standards:**

We are also waiting on John Fuller to review and make comments.

**Amendments to Section 407 of Zoning Ordinance:**

Conditional use application was filed. However, it is not considered valid unless the Zoning Officer declares it. Per Donna Tegan, the plan is under review by the Zoning Office and has not been forwarded to the Planning Commission. I will reply to Mr. Waldron in same. Per Mr. Magnotta, he contacted Shawn Bolles, but he was informed that there was no corresponding zoning application. New application requirements have been adopted by the Planning Board. Our engineer should be copied in writing on any correspondence. The old conditional use form was taken down from our website due to being obsolete. We have a new form.

**Mixed Use Zoning Amendment:**

Mr. Magnotta looked up two townships with a mixed-use district. It wasn't helpful. He presented something to the county a while ago and no response. He stated that originally some people wanted to do commercial and residential. There is a lot of research involved, especially commercial buildings with residential apartments above it. No provisions for things we have now.

**Public Participation:**

At 8.50 p.m., the members voted unanimously to adjourn the meeting.

Sincerely,  
Donna Tegan  
Secretary