

**MINUTES**  
**March 25, 2025**  
**Milford Township Planning Commission**  
**Hybrid Minutes**  
**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 Vice Chairman Ray Willis, members Robert DiLorenzo, Roman Buonanno, Solicitor Andrew Bellwoar, Secretary Shahana Shamin, and solicitor Anthony Magnotta on Zoom. The Zoom contact information was advised in advance in the Pike County Dispatch.

**Pledge of Allegiance:**

**Review of Previous Minutes:** Motion made to approve minutes. All agreed.

**Curative Amendment Proposal-DEPG:** Anthony Waldron spoke regarding that there are no conditions for a multi-use commercial use on one site. He submitted a proposed curative amendment last week after some discussions at the Supervisors Meetings in mid-February. Mr. Waldron described a synopsis on this issue as addressed in the past. He agrees that there are not many counties with a multi-use, conditional use. Andrew Bellwoar questioned if there was a plan. A question did arise if Robert DiLorenzo, also being a supervisor, could be present for this conversation. It was fine as an informal discussion. A formal plan must be submitted prior to a curative amendment proposal. Also, needs the zoning codes officer. Mr. Magnotta was part of this discussion. Mr. Depetris said that some changes in the medical facility have changed. The plan was reviewed by members for things such as access roads etc. There was much discussion on the deterioration, should buildings become vacant, land division, sub-division and what is owned and by whom.

**Lot Combination application James Sechrist:** They were just waiting on County comments. Shahana printed off a copy from the county. Made a motion to send it to the Supervisors. All agreed. After this motion, Solicitor Andrew Bellwoar left the meeting.

**Milford Township Comprehensive Plan Update – County Comments:** Comments from the county are all good. We are still waiting on 3 other municipalities to respond. Matter tabled till the next regular meeting.

**Zoning Warehouse Standards:** We are hoping to find time for a meeting for this matter only. Matter tabled.

**Mixed-use Zoning Amendment:** Motion made to table the matter. All agreed.

**Eastern Pike County Regional Act 537 Plan:** Motion made to table the matter. All agreed.

**Zoning Map Discussion:** Mr. Magnotta stated that we should post it in the paper and notify the HOA to notify property owners of the map changes. Ray stated we need to make a motion for the zoning map to be voted on by the supervisors. All Agreed. Therefore, we can move forward. A letter needs to go out to the supervisors stating that the planning commission feels that these properties need to be posted. We need to seek out the HOA and the township posts the rest of the properties in order to get things moved to the right course of action.

**Public Participation / Discussion:**