

MINUTES
April 10, 2025
Milford Township Planning Commission
Hybrid Minutes
560 Route 6 & 209, Milford, PA 18337
7:00 p.m.

A hybrid meeting of the Milford Township Planning Commission was called to order at 7:00 p.m. by Chairman Kevin Stroyan, Vice Chairman Ray Willis, members Robert DiLorenzo, Roman Buonanno, Micheal Williams, and Asst. Secretary Donna Tegan, Solicitor Andrew Bellwoar 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: The minutes were reviewed and the Board Members are fine with it. The minutes will be tabled till the next meeting.

Katz Lot-Line – Michelle Rinaldi, with Rinaldi Land Surveyors, showed for the meeting re: Katz. Mr. Katz has the majority of his property in Westfall Township as well as a small sliver of property in Milford Township. Michelle spoke to Shawn who told her to go to the Planning Board meeting to ask for the matter to be dismissed and taken back to Westfall. The Planning Board has no problem with their plan and only ask that there be no development or septic be placed on that piece of property. A letter will be sent to the Board of Supervisors and the Town of Westfall. The Planning Board has moved the Katz lot-line to the Supervisors for approval.

AutoZone - There was a discussion over the demolition of the two buildings that are there. The Planning Board was under the impression that one of the buildings was a garage but in fact was a dwelling, which causes a conflict in Zoning by mixed use. Mr. Bellwoar will not proceed at all with this matter until there is a determination made by the Zoning Officer.

Curative Amendment Proposal-DEPG – Present at meeting was Mr. DePetrìs and Mr. Waldron along with Mr. Bellwoar and Mr. Magnotta on zoom. They attended the meeting to discuss the Curative Amendment. There was much discussion re: a hotel and other buildings and their impacts on density for the Curative Amendment. There was also much discussion about property ownership and maintenance. DEPG was asked by Mr. Bellwoar about putting in light industry instead, but Mr. Depetrìs said no.

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

Zoning Warehouse Standards: We are hoping to find time for a meeting for this matter only. Motion made to table the matter. All agreed.

Section 407 of the Zoning Ordinance – Still waiting on a joint meeting with the Supervisors, the Water Authority and the Planning Board.

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.

Public Participation / Discussion: