

**MINUTES**  
**April 22, 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 and Asst. Secretary Donna Tegan, 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:** March 25<sup>th</sup> and April 10<sup>th</sup>. Kevin approved the April 10<sup>th</sup> minutes. All Agreed. Bob approved the March 25<sup>th</sup> minutes. All agreed.

**Milford Township Comprehensive Plan Update** - Comments from the county are all good. We are coming up on 45 days, therefore, we can continue. Jayson Woods is on zoom. Much discussion between Jayson, Mr. Magnotta and the Planning Board was done. A motion was made by Robert Di Lorenzo to write a letter to the Board of Supervisors informing them that they are free to schedule a public hearing on this matter, as is, at their next meeting on May 5<sup>th</sup>. All agreed.

**Zoning Warehouse Standards:** We are hoping to find time for a meeting for this matter only, sometime in September. Robert Di Lorenzo made a motion to table the matter. All agreed.

**Amendment to Section 407 of the Zoning Ordinance** – Per Tony Magnotta, he has read the comments from the Water Authority. They are generally centered instead of making things discretionary with the Planning Commissioners and/or Supervisors, they are making it mandatory. I.E. If you meet certain parameters, you must provide a list of hazardous materials and where do we store them. In general, they weren't giving the Boards discretion, they were simply saying, let's make them do it. Much was discussed on this matter. Kevin Stroyan wants to make one thing clear, whoever it is that will be responsible for agreeing to whatever chemicals or substances that are held, there should be a professional involved in that. Mr. Magnotta agrees and feels that it has to be the Township engineer. Federal standards are different from State standards. Much was discussed on this matter. Kevin made a motion for the Board of Supervisors to invite the Planning Board to one of their meetings for this matter at their leisure. All Agreed.

**Mixed-use Zoning Amendment-**Mr. Magnotta feels that there are not enough buffer zones, especially if it is near residential. Kevin is concerned about how much open land will the Township gain from this. Much discussion was done about this matter and what will the Township get from it. The Board feels that there will not be enough open space. Mr. Magnotta agrees with Mr. Stroyan that there has to be a set standard up front that has X percentage of unused land that is going to be used for open space, excluding the septic. Motion made to table the matter. All agreed.

**Municipal Planner-** We will be asking Nancy Sarcinello, the candidate for Municipal Planner, to attend the meeting with the Board of Supervisors to review section 407. Therefore, the Board can meet her as well.

**Eastern Pike County Regional Act 537 Plan:** Per Tony Magnotta, No further news.

**Zoning Map Discussion** – Mr. Magnotta will be working on the notification and Hickory Hill held their meeting here and Robert Di Lorenzo will attend their meeting. Hearing will be held on June 16<sup>th</sup>.

**Public Participation / Discussion: None**