

MINUTES
January 28,2025
Milford Township Planning Commission
Hybrid Meeting
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. The Zoom contact information was advertised in advance in the Pike County Dispatch. Also present at the meeting were members Robert DiLorenzo, Ray Willis, Ray Buonanno, Secretary Donna Tegan, and the solicitor Anthony Magnotta.

Pledge of Allegiance

Santos Property

Robert DiLorenzo, Rachel Hendricks and Anthony Magnotta had to remove themselves from the meeting due to the fact that Mr. McClaine, PE., Jim DePetrus and proposed applicants were in attendance. Patrick McLean stated their ideas and intentions for the Santos property. They are willing to work with all parties to make this work. They definitely need to install a light for traffic purposes. Ray Willis voiced a concern for the facility to have multiple visible parking. Kevin is concerned with lack of access for neighboring property. Still, Solicitor Bellwoar needs to be present for any questions.

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. There will be no public hearing according to Mr. Frank Tarquino at county planning meeting.

Previous Minutes:

The minutes from the January 9, 2025 were accepted as well as minutes from 1/22/2022,12/22/2022,1/24/2023, 2/9/2023, 2/28/2023, 3/9/2023, 3/28/2023, 4/13/2023, 4/25/2023, 5/23/2023 and 6/27/2023.

Conditional Use Application Form update: approved.

2024 Annual report – approved.

Zoning map review: Changes have been made and this is the last map. This map must be sent to the Supervisors for approval.

Zoning Warehouse Standards:

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

Municipal Planner:

Possible candidate, will be interviewed with supervisors and planners. Tabled and approved.

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.

Public Participation:

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

Sincerely,
Donna Tegan
Asst./Secretary