

MINUTES
June 12, 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 Vice-Chairman Ray Willis. Members Robert DiLorenzo and Michael Williams were also present. Also in attendance were Solicitors Andrew Bellwoar and Anthony Magnotta, and Secretary Shahana Shamim.

Pledge of Allegiance:

Conditional Use Application: AutoZone

Carmen DiDiano, the applicant, along with other representatives, was present to address concerns previously raised by the Planning Commission. These concerns included the demolition of the existing residence on the property prior to the start of construction, measures to protect the watershed from potential chemical spills, and the overall aesthetics of the proposed development. Additional topics discussed included the landscape plan, the number of parking spaces, septic system considerations, the designated loading zone and turning radius, and the fact that AutoZone is currently the only application under review.

The applicant will submit a formal application for the regularly scheduled Planning Commission meeting on June 24. At that meeting, a recommendation will be made to the Board of Supervisors (BOS) for their July meeting. A public hearing will be scheduled for the BOS to consider final approval.

The Secretary will keep the BOS informed of the progress of this potential application. The Solicitor confirmed that all applicable fees have been paid by the applicant.

DEPG Update:

Mr. Jim Depetris, the applicant; Mr. Anthony Waldron, attorney for DEPG; and Mr. Patrick McLaine, the engineer, were present on behalf of DEPG to discuss the proposed curative amendment to the Zoning Ordinance, which would allow multiple conditional uses on a single lot. Significant progress was made during the discussion, including topics such as density, lot coverage, setbacks, buffering from adjacent residential and commercial properties, open space, parking, traffic concept submission, as well as the timing and maintenance of staged construction associated with the proposal.

Mr. Waldron stated that he would revise the proposed amendment based on the discussion and submit the updated version to the Township Office. He also requested to be placed on the agenda for the next regularly scheduled meeting.

Zoning Map Update:

County comments dated June 10 regarding the proposed zoning map were addressed. A public hearing to adopt the updated zoning map is scheduled for Monday.

Mixed Use Zoning Amendment:

A suitable ordinance is still being sought.

Eastern Pike County Regional Act 537 Plan:

The application has been submitted to the Department of Environmental Protection (DEP), although DEP may request an extension.

Public Participation/Discussions:

None.

The workshop was adjourned at 8:30 p.m.

Respectfully submitted,

Shahana Shamim
Secretary