



P.O. Box 366
Milford, PA 18337
Tel. (570) 296-5540
FAX (570) 409-8348
Email: Milfrdtp@ptd.net
Website: www.milfordtownshippike.com

Board of Supervisor (BOS) (Hybrid) Minutes
June 30, 2025 6:30 pm
(Zoom meeting ID was advertised in advance in the Pike County Dispatch)
560 Route 6 & 209

A scheduled meeting of Milford Township was called to order at 6:30 p.m. by Chairman Gary M. Williams. Also present were Vice Chairman Rachel Hendricks; Supervisor and Planning Commission Member Bob DiLorenzo; Solicitor Anthony Magnotta; Planning Commission Chairman Kevin Stroyan; Planning Commission Vice Chairman Ray Willis; and Secretary/Treasurer Shahana Shamim.

Review of June 2 Meeting Minutes – The Board of Supervisors unanimously approved the minutes from the June 2 meeting.

Review of June 16 Meeting Minutes – The Board of Supervisors unanimously voted to table the review of the June 16 minutes until the next meeting.

Joint meeting with the Milford Township Planning Commission to discuss the proposed Warehouse Ordinance

Section 407 proposed changes to the Zoning Ordinance refer to hydrogeologic studies for non-agricultural and non-residential uses. The applicant is responsible for providing all required materials, while the Township's role is to review the study as part of the overall application. The phrase "a hydrology study may be required" in the ordinance does not clearly specify what the applicant must submit, and this requirement needs to be more specific. The risk assessment will determine the full scope of what the applicant must complete as part of the conditional use process, which will establish the applicable conditions.

Not every project will require a hydrology study. If the risk assessment indicates certain conditions, then a hydrology study should be required. Some businesses store toxic chemicals, flammable materials, and other hazardous substances, depending on the type of products being sold in a retail, manufacturing or warehouse setting. These critical items raise concerns and, therefore, such businesses should not qualify for an exemption. This leads to the conclusion that a risk assessment should be conducted for all such conditional uses. For example, a solid waste facility would require a risk assessment to determine what materials will be stored on-site. While small businesses should be supported and protected, the Township must also avoid permitting activities that could negatively impact the community without adequately mitigating those risks. As a result, any exemptions should be clearly defined and specific. One important criterion should be the proximity to the aquifer and wellhead protection zone. Another could be the size of the business—such as buildings over 5,000 or 10,000 square feet—which should be specified in the ordinance. Any change in use or risk assessment should require an additional conditional use hearing so that appropriate conditions can be set for the new circumstances. According

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to the existing Ordinance §608.3, any change or expansion of an existing business constitutes a new conditional use. A risk assessment typically is a low cost for small businesses with low risk, but most applicants understand that certain costs are part of the process of establishing a business.

Mr. John Fuller, the Engineer, submitted a substantial amount of important information regarding the proposed warehouse ordinance. The draft ordinance currently sets the maximum building height at 45 feet; however, the ability to fight fires should help determine an appropriate height. A 35-foot limit could be more practical, as it allows for three floors and still leaves room for variances if needed. If the conditional use process is paired with land development, the Township can more clearly understand the intended use of the property. However, some applicants seek conditional use approval before submitting a land development plan, without specifying the exact use. From the applicant's perspective, a warehouse may simply be a warehouse, but in reality, a high-cube warehouse and a fulfillment center are very different. They vary in building design, code standards, traffic flow, queuing lanes, and parking requirements. There is a section in the building code that outlines what materials may be stored in such facilities. Additional topics discussed from the proposed warehouse ordinance include: environmental and community impact analysis, traffic impact study, signage and traffic circulation, landscaping, air quality, pollution containment, LEED certification, protection of endangered species, critical impact areas, woodland disturbance, minimum lot sizes for different types of warehouses, and stormwater management. There was also brief discussion on the need to develop an ordinance regarding the newest use gaining attention in the area, data centers, and to ensure that ordinance addresses vibration mitigation.

The Solicitor and the Engineer will work together to incorporate all the suggested changes into the proposed ordinance.

Public Participation

The Supervisors responded to questions from the reporter of the *Pike County Dispatch*.

Mr. Stroyan stated that the AutoZone applicant intends to attend the next regularly scheduled meeting; therefore, there will not be much to discuss at the upcoming July 10 workshop. The Supervisors directed the Secretary to post a notice on the Township website regarding the cancellation of the July 10 workshop.

The Board of Supervisors voted unanimously to adjourn the meeting at 8:15 p.m.

Sincerely,

Shahana Shamim
Secretary