

## **MINUTES**

### **Milford Township Planning Commission**

### **Hybrid Meeting**

**560 Route 6 & 209, Milford, PA 18337**

**July 22, 2025**

#### **Call to Order:**

The regularly scheduled meeting was called to order by Chairman Kevin Stroyan. Also present were Vice Chairman Ray Willis, Member Robert Di Lorenzo, Solicitors Anthony Magnotta and Andrew Bellwoar, and Secretary Shahana Shamim.

#### **Review of Previous Minutes:**

Members unanimously voted to approve the minutes from the June 12th workshop and the May 27th meeting.

#### **Conditional Use Application – AutoZone (Applicant: Carmen DiDiano):**

Members reviewed the conditional use application submitted by AutoZone for the property located at 550 Route 6 & 209. Following discussion, the Commission voted unanimously to recommend approval of the application, subject to the following conditions:

1. Business hours shall be 7:00 AM to 10:00 PM, Monday through Saturday, and 8:00 AM to 9:00 PM on Sundays.
2. Deliveries shall occur only during business hours.
3. Demolition of the existing buildings must take place prior to the issuance of any construction permits. All applicable federal, state, and local permits and approvals must be obtained.
4. The applicant shall adhere to the project narrative submitted, including the proposed measures for property containment.
5. A full landscape plan shall be submitted as part of the land development process.

6. Final building elevations and exterior finishes shall be provided during the land development process.
7. All required federal, state, and local permits and approvals must be obtained and are understood by the applicant as necessary conditions for proceeding.
8. The conditional use will abide by the narrative given by the project development and the narrative about the containment of the property.

**DEPG Update:**

Mr. Bellwoar prepared a draft ordinance for the Planned Unit Commercial Development (PUCD) based on DEPG's original submission, which was sent to the Members. The applicant, Mr. Jim DePetrus, and his engineer, Patrick McClaine, were present. Mr. Tony Waldron, the attorney for DEPG, submitted his comments on the revision this morning, outlining eight items he wanted the Board to address. The Board discussed all the points in detail.

The items included:

- The issue of limiting guest stays to seven uninterrupted days, which was considered problematic
- Increasing the minimum lot area requirement from seven to ten acres
- The amount of lot coverage between 25% and 65%
- Requiring parking permits for each use on the property
- Submitting sufficient information to demonstrate compliance with environmental constraints (implying that applicants cannot proceed without preliminary engineering work)
- Internal circulation
- Landscaping, screening, and stormwater infrastructure
- Acquisition of NPDES permits

Patrick McClaine will provide suggested language to Mr. Bellwoar for inclusion in the proposed amendment. Additionally, Mr. Waldron requested the removal of the recreational component, as the amendment pertains exclusively to commercial developments.

**Zoning Warehouse Standards – Update:**

Mr. Magnotta has prepared a draft ordinance and will forward it to John Fuller, the Engineer, for review and comments.

**Mixed Use Zoning Amendment:**

The topic will be discussed at the next meeting.

**Eastern Pike County Regional Act 537 Plan:**

No new information was received on this matter.

**Public Participation / Discussions:**

Mr. DiLorenzo reported that the County intends to close the bridge located behind the Shell station off Vandermark Road, making it accessible only to pedestrians. The Township is in the process of drafting a letter to the County expressing concerns about this change. Currently, school buses use the bridge to pick up children, and if it is closed, buses will need to use Route 209 instead. Additionally, the Township is responsible for plowing the bridge, and closure would require the plow truck to back up onto Route 209, creating a safety concern.

Mr. DiLorenzo noted that the County has already reduced the bridge's weight limit from unlimited to 29 tons. The Township Engineer has not yet reviewed the issue. Supervisor Rachel Hendricks has submitted a Right-to-Know request to the County seeking more information on the matter.

There was nothing else to discuss, and so the members voted unanimously to adjourn the meeting at 8:30 PM.

Respectfully submitted,

Shahana Shamim