

MINUTES

Milford Township Planning Commission

Hybrid Meeting

560 Route 6 & 209, Milford, PA 18337

August 26, 2025 – 7:00 P.M.

Call to Order:

The regularly scheduled meeting of the Milford Township Planning Commission was called to order at 7:00 P.M. by Chairman Kevin Stroyan. Also present were Vice Chairman Ray Willis; Members Robert Di Lorenzo and Michael Williams; Solicitors Anthony Magnotta and Andrew Bellwoar; and Secretary Shahana Shamim.

Review of Previous Minutes:

The members unanimously approved the minutes of the July 22, 2025 meeting, with one minor correction.

DEPG Update – Proposed Curative Amendment:

Mr. Bellwoar sent the updated draft ordinance, incorporating all revisions he had previously made to the July 22, 2025 version. The two ordinances that had been circulated earlier—from Bensalem Township and Smithfield Township—were also reviewed, along with Mr. Waldron's letter dated August 7.

From the Smithfield Township ordinance, several elements were discussed, including the feasibility and compatibility plan, which outlines environmental constraints, proposed roads, connections with existing roads, areas of open space, and how each phase of the overall plan would function if later phases are not developed or are delayed (in light of Section 2.D). Architectural and design standards (referencing Sections 4.F.1 and 4.F.5), pedestrian access standards (Section 4.H), and dumpster screening and landscaping standards (Sections 4.I and 4.J) were also discussed.

Additionally, fire protection requirements and specific standards for convenience stores with fuel dispensing facilities—based on Bensalem Township’s Sections 232-464.E and 232-493.B.2, respectively—were reviewed.

Mr. Jim DePetrìs (the applicant), Mr. Anthony Waldron (the attorney), and Mr. Patrick McClaine (the engineer) were present to discuss the proposed updates.

Other topics discussed included lot coverage, sign standards, minimum acreage requirements, recreational areas, internal circulation, and setbacks. Further updates to the proposed curative amendment will follow based on these discussions.

Annual Convention of Township Officials of Pike County – October 3, 2025:

Mr. Di Lorenzo and Chairman Stroyan confirmed their availability to attend the convention.

Data Center Regulations:

Data centers pose significant environmental concerns, including noise from cooling towers, high energy consumption, and the use of large volumes of water for cooling—potentially millions of gallons of municipal water if recycled systems fail. Given the potential impact on the community, additional time is needed to study these concerns thoroughly.

An ordinance could be drafted to permit data centers only if certain environmental standards are met. Mr. Magnotta will inform the Board of Supervisors about the possibility of conducting an environmental impact study on data centers, which would serve as the basis for a proposed ordinance. The study is expected to take approximately six months, during which time data centers would not be permitted.

The members unanimously voted to recommend this course of action to the Board of Supervisors.

Zoning Warehouse Standards – Update:

Mr. John Fuller, the engineer, will coordinate with Mr. Magnotta to make updates to the standards.

Mixed Use Zoning Amendment:

This will be completed after the curative amendment from DEPG is finalized, to allow for comparison.

Eastern Pike County Regional Act 537 Plan:

No new information has been received on this matter. Mr. Magnotta will attend the DEP meeting scheduled for Thursday morning and will follow up with Scott Novatnak to determine if there has been any progress.

Public Participation / Discussions:

Several recent meetings had to be canceled due to a lack of quorum, highlighting the need to appoint an Alternate Member. Historically, the Planning Commission had two Alternate Members to help prevent such issues. According to procedure, the Chairman must authorize an Alternate Member to serve as a voting member at the beginning of a meeting when there is a quorum concern. Since the appointment of an Alternate Member must be made by ordinance, the Board of Supervisors needs to review and consider initiating this process.

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