

MINUTES
October 9, 2025
Milford Township Planning Commission
Hybrid Workshop
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. Members Robert DiLorenzo and Roman Buonanno were also present. Also in attendance were Solicitors Andrew Bellwoar and Anthony Magnotta, and Secretary Shahana Shamim.

Pledge of Allegiance:

Review of Previous Minutes:

Members have reviewed the minutes from the September 23 meeting and have no comments. These minutes will be tabled until the next meeting for members to vote on.

Proposed Curative Amendment Update - DEPG

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. Mr. Bellwoar had circulated to everyone another revision of the proposed amendment, based on the discussion at the previous workshop.

Topics discussed included signage for the entire project (even if the property is divided by a road), reducing the 75-foot setback requirement to 50 feet where adequate buffering and stormwater management are provided, compliance with the environmental constraints and site design guidelines of Section 417 of the Ordinance, and the percentage requirements for recreational space areas and walking trails. Based on these discussions, Mr. Bellwoar will circulate the revised amendment, which will be reviewed at the regular meeting scheduled for October 28.

Alternate Member Moved to the Board of Supervisors

An alternate member needs to be appointed, as several meetings had to be canceled due to a lack of quorum. A permanent member also needs to be appointed. The Board of Supervisors will need a recommendation from the Planning Commission. There is nothing in the Municipalities Planning Code that precludes the Secretary from serving on the Planning Commission. A recommendation to appoint Shahana as the alternate member will be placed on the agenda for the regular meeting on the 28th so that members can vote.

Data Centers Regulations: Discussion tabled to the next meeting to allow members time for review.

Zoning Warehouse Standards: John Fuller, the Engineer, has the proposed document. The Solicitor will communicate with him to obtain comments.

Eastern Pike County Regional Act 537 Plan

The most recent letter from the Department of Environmental Protection (DEP) states that this Plan has been approved with comments. The letter indicates that the study area includes Matamoras Borough, Westfall Township, and Milford Borough. Milford Township is only a passthrough, which means it is not required to adopt an on-lot sewage management ordinance. The letter also mentions the shallow groundwater special study for Milford Borough, which implies that the entire borough may be sewerred. The identified funding sources are the U.S. Department of Agriculture – Rural Development Program and PennVEST. Any person aggrieved by this action may file an appeal within 30 days of receiving the approval notice. The mechanicals have not yet been reviewed.

Public Participation/Discussions:

None.

The workshop was adjourned at 8:13 p.m.