

MINUTES

Milford Township Planning Commission

Hybrid Meeting

560 Route 6 & 209, Milford, PA 18337

September 23, 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 Roman Buonanno; Solicitors Anthony Magnotta and Andrew Bellwoar; and Secretary Shahana Shamim.

Review of Previous Minutes:

The members unanimously approved the minutes of the August 26, 2025, meeting.

DEPG Update – Proposed Curative Amendment – Planned Unit Commercial Development (PUCD):

Mr. Tony Waldron, attorney for DEPG, requested via email that the Board vote on the proposed amendment. Mr. Bellwoar circulated a revised draft to the members for discussion. DEPG has proposed a minimum lot area of 7 acres and a minimum lot area of 20,000 square feet for each principal use. However, the members appear to favor a minimum of 10 acres for the ordinance to apply. DEPG continues to advocate for the 7-acre threshold. Allowing two tracts divided by a highway to be considered a single tract for the purpose of meeting the minimum lot area requirement may provide a potential solution for DEPG.

A requirement for parking upon a change in use has been added, and the submittal requirements for conditional use have been expanded. An annual fee for the maintenance of traffic control devices has been added to the “Access” section. A coordinated system of stormwater management has been included, and the provisions for Green or Recreational Space have also been revised. Section 417 of the Zoning Ordinance has been incorporated into the Conditional Use review process. Tony Waldron was expected to provide draft language for signage, but that has not yet been received, as sign regulations already exist in the Zoning Ordinance. Setbacks were also discussed.

Mr. Bellwoar will strike the phrase “buildings within the PUCD front each other” from the draft. He will also add a reference to compliance with Section 426, the Wellhead Protection Ordinance, due to the location of the property. The updated amendment will be circulated to the Planning Commission and Mr. Waldron. At the next workshop, it will be confirmed that Mr. Bellwoar and Mr. Waldron are aligned, and the amendment will then be voted on at the next regular meeting.

Data Center Regulations:

The County has provided a sample ordinance for review. Mr. Magnotta also forwarded ordinances from Archbald and Chestnut Hill. The issues with data centers are that they consume large amounts of water and power and generate significant noise.

Zoning Warehouse Standards – Update:

Mr. Fuller will send the updated ordinance so that it can be discussed at the next workshop.

Mixed Use Zoning Amendment:

This ordinance is not needed because anyone submitting a mixed-use application can propose a curative amendment.

Correspondence:

Mr. Michael Williams submitted a letter of resignation from the Planning Commission. Shahana has applied for the position of Alternate Member. The Planning Commission previously had two alternates. This item was tabled for the next workshop.

Eastern Pike County Regional Act 537 Plan:

None

Public Participation / Discussions:

In response to Mr. Fred Weber's inquiry, Mr. Waldron stated that there are no residential plans for this project by DEPG. It will be entirely commercial and may include a hotel at the rear of the property, a restaurant, a medical building, a fast-food establishment, and a coffee shop or similar use. Mr. Weber also asked if any impact study would be conducted. The Members responded that the process is not at that stage yet, as only the curative amendment is currently being developed and no specific uses have been proposed.

There was nothing else to discuss, and so the members voted unanimously to adjourn the meeting at 8:40 PM.