

MINUTES
November 13, 2025
Milford Township Planning Commission
Hybrid workshop
560 Route 6 & 209, Milford, PA 18337
7:00 p.m.

A hybrid workshop of the Milford Township Planning Commission was called to order at 7:00 p.m. by Chairman Kevin Stroyan. Members Robert DiLorenzo and Robert Brown, Zoning Officer Michael McCaffery, and Secretary Shahana Shamim were also in attendance.

Pledge of Allegiance:

Review of Previous Minutes:

The minutes of the October 28 meeting were reviewed by the members and will be voted on at the next regular meeting.

135 Pine Acres Lane – Home Business Dog Breeding:

A home-based business is being operated at this residence, and Karen Buda of 137 Pine Acres Lane submitted a complaint by email. Trucks have been parking there for deliveries, and a business sign is posted on the garage door. The Solicitor has already been informed. The dog-breeding activity is being advertised, creating a zoning concern. It does not fall under the definition of a kennel; therefore, it may be considered a use not provided for and would require a conditional use.

Members instructed Zoning Officer Michael McCaffery to consult with the Solicitor before speaking with the business owner so that he can proceed in a legally appropriate manner. The Solicitor will be present at the Supervisors' regularly scheduled meeting on the 17th, and Members directed Mr. McCaffery to attend that meeting to discuss the matter.

Alternate Member Moved to the Board of Supervisors:

The Supervisors will provide guidance on this matter.

Hiring of Planner:

At the request of the Board of Supervisors, Members reviewed the fee schedules from Michael Baker International and from Nanci Sarcinello, who had previously worked with Carson Helfrich, a planner who has completed extensive work for the Township. The Secretary was instructed to email both firms to request that one of them attend the next meeting on November 25 and the workshop scheduled for December 11 to speak with the Members.

Data Centers Regulations:

Members have begun reviewing sample ordinances provided by the Solicitor, as well as the suggested ordinance sent by Mr. Mrozinski from Pike County Planning. The latter appears to be the simplest and easiest to understand; however, it permits a building height of 60 feet, which is not consistent with the Township's zoning ordinance.

Zoning Warehouse Standards:

The matter is currently with the Solicitor and the Engineer for their recommendations.

Eastern Pike County Regional Act 537 Plan:

Mr. Robert Di Lorenzo, the Sewage Enforcement Officer, is working on the Act 537 Plan, which will be exclusively for this Township. He already has most of the data that the Department of Environmental Protection (DEP) requires. This Township does not have any sewage failures, and future failures of cesspools are not expected to be a problem, as they can be upgraded to new systems. Maintenance flyers can be sent to property owners approximately every three years.

Public Participation/Discussions

The workshop was adjourned at 7:54 p.m.