

MINUTES
November 25, 2025
Milford Township Planning Commission (PC)
Hybrid Meeting
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 Ray Willis were also present. Also in attendance were Solicitor Anthony Magnotta and Secretary Shahana Shamim.

Pledge of Allegiance:

Hiring of Planner – Nanci Sarcinello Presentation

Ms. Sarcinello, a municipal planner, distributed her résumé and fee schedule and stated that she has 27 years of experience. She is based outside of Philadelphia. She has completed numerous projects in the Poconos in partnership with Carson Helfrich, who is semi-retired, and has also worked with Thomas Shepstone. Her work includes zoning ordinances, subdivision and land development ordinances, data centers, and comprehensive plans.

Members questioned her about the buildout analysis she completed for a zoning amendment proposed by the Township approximately six years ago. They also discussed the data center ordinance, clarifying the current zoning ordinance, her availability, and her travel fees. Members informed her that another applicant would be interviewed and that she would be notified of the Board's decision.

Review of Previous Minutes: The members unanimously voted to approve the minutes from the October 28 meeting and the November 13 workshop.

Data Centers Regulations

It was noted that data centers will be allowable within the DD District. The model ordinance provided by the County does not include any restrictions on acreage. Because data centers use a substantial amount of water daily for cooling purposes, their water consumption must be closely monitored, as it could create water supply and demand issues for the community. Limiting the allowable acreage would help control the overall size of these facilities and, consequently, their water usage. A minimum acreage requirement of 10 acres was discussed.

The County's ordinance includes provisions for buffer zones from residential properties; however, it does not address Low Growth areas, which should be incorporated. Additional

concerns include power usage and the need for backup generators, as data centers require constant power and may generate significant noise.

Progress on this ordinance is underway, and the Planner will have to prepare the draft.

Zoning Warehouse Standards:

The Solicitor and Mr. Fuller have been discussing warehouse standards. Mr. Fuller provided the standards to both the Planning Commission and the Board of Supervisors. Warehouses should be treated as conditional uses. A planner will be needed to determine appropriate locations for warehouse development.

Eastern Pike County Regional Act 537 Plan:

No new information has been received since the last meeting. Mr. Di Lorenzo, the Sewage Enforcement Officer, is continuing work on the Township's Act 537 Plan. Sending informational letters every 2–3 years to keep the public informed—since many residents are unaware of the requirement for regular sewage system pumping—may be part of the Plan.

Public Participation/Discussions:

None.

Members voted unanimously to adjourn the meeting at 8:05 p.m.