

**MINUTES**  
**December 11, 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, Ray Willis, and Robert Brown, Solicitor, Anthony Magnotta, Zoning Officer Michael McCaffery, and Secretary Shahana Shamim were also in attendance.

**Pledge of Allegiance:**

**Review of Previous Minutes:**

Members reviewed the minutes of the November 25 meeting and suggested a couple of corrections.

**Hiring of Planner – Michael Baker International (Samantha McLean):**

Ms. McLean was present to represent the team. She stated that Mr. Troy Truax is her colleague and that she is based in Allentown. Members discussed her availability (virtual versus in person), reimbursement policies, fees associated with grant writing, charges for travel time and mileage, the role of the firm's contract administrator, and the cost and process involved in assisting with ordinance development.

Both planners who were interviewed are very professional, but each has some disadvantages. Nanci Sarcinello, who was interviewed at the previous meeting, will charge half of the travel costs, and the township has worked with her before. In contrast, Michael Baker's other professional, Troy Truax, would be traveling from Harrisburg and is more expensive. A decision will be made at the next meeting.

**Land Development Application – AutoZone:**

Comments from Mr. John Fuller, the Engineer, were just received. Tom DeAngelo of DeAngelo Consulting and Mr. Carmen DiDiano were present. The property is not being subdivided; however, a lease line is proposed. The property owner has not yet determined the use of the remaining portion of the site, which may be developed as either a restaurant or a fitness center.

The following items were discussed: adding the maintenance responsibilities and the agreement for the stormwater management systems between the Township, the property owner, and AutoZone (the lessee) to the developer's agreement; providing ingress to the property for

inspection purposes; incorporating the approved list of conditional uses into the land development plan (including demolition of the existing structures prior to obtaining any construction permits); the proposed detention basin being outside of the lease line; providing a buffer from the residential properties; planting evergreen and deciduous trees around the detention basin; and extending those plantings to the other side of the property line.

The updated plan will need to provide sufficient signature lines for all members of the Planning Commission, three Supervisors, and the Pike County Commissioners. A traffic study, highway occupancy permit, NPDES permit requirements from the Pike County Conservation District, protection against groundwater contamination, and submission of the sewage plan to the Sewage Enforcement Officer were discussed in light of Engineer John Fuller's comments. Members also requested that building profiles and elevations be added to the revised submission. Mr. McCaffery stated that he had reviewed the plans and found them consistent with the SALDO (Subdivision and Land Development Ordinance). The applicant stated that they will not be able to submit the revised plan by the next meeting, which is scheduled for December 23.

**Data Center Regulations:** Tabled.

**Zoning Warehouse Standards:** Tabled until both the Engineer and the Solicitor are able to attend the meeting.

**2026 Act 537 Plan for Milford Township:** The 2026 Act 537 Plan for Milford Township has been updated to include the Wheatfield Village community system and the system for the Town Green. Raspberry Ridge is entirely new and must also be added to the plan. Mr. John Fuller, the engineer, will discuss the draft plan with Mr. Di Lorenzo, the Sewage Enforcement Officer. The next step is submitting the Task Activity Report (TAR) to the Department of Environmental Protection (DEP), which Mr. Fuller may need to complete. Submission of the On-Lot Disposal System (OLDS) ordinance is also required.

**Public Participation/Discussion:**

None.

The workshop was adjourned at 8:38 p.m.