

MINUTES
January 8, 2026
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. Also in attendance were members Robert DiLorenzo, Ray Willis, Roman Buonanno, and Robert Brown; Solicitor Anthony Magnotta; Special Counsel Andrew Bellwoar, Zoning Officer Michael McCaffery; and Secretary Shahana Shamim.

Pledge of Allegiance:

Reorganization:

Upon the Solicitor's initiation, the members unanimously voted to appoint Mr. Kevin Stroyan as Chairman and Mr. Ray Willis as Vice Chairman of the Board

Proposed Curative Amendment Update – DEPG

Comments were received on December 9 from Pike County Mapping and Planning. Mr. Anthony Waldron, attorney for DEPG, updated the proposed amendment accordingly. Mr. Andrew Bellwoar, Special Counsel, also made additional updates.

The final bullet point from Pike County Mapping and Planning's comments, regarding parking, remains open. The comment notes that different terminology should be used in Section 431.B.7, as parking permits are not issued. It was decided that "parking approval" should be the appropriate terminology for changes in use. It was also decided to add the language "parking and/or traffic" for change-of-use applications.

Any change of use will be required to proceed through the conditional use process, as already provided for in the Zoning Ordinance. Applications for new uses will be reviewed by the Zoning Officer to determine whether the use is permitted, a conditional use, or a use not otherwise provided for.

Members voted unanimously to authorize Mr. Bellwoar to update the proposed amendment based on the discussion and to forward it, along with a cover letter, to the Board of Supervisors for approval.

Data Center Regulations

Members agreed that the draft ordinance provided by the County is preferred, as it is well written and easy to understand. Discussion included where data centers may be permitted, as well as cooling systems, setbacks, noise, electricity consumption, appearance, size, screening, and buffering.

Mr. John Fuller, Township Engineer, will review the County's proposed ordinance and provide a memorandum with his comments. A Planner will be hired in the near future, and these matters will also be discussed with the Planner.

Zoning Warehouse Standards: A template ordinance has been distributed to the members. The ITE definitions for warehouses are several pages long and must be attached. Section 407 of the Zoning Ordinance needs to be finalized to ensure that small stores are not adversely affected by the requirement for hydrogeologic studies. This item will be on the agenda for the next meeting. An environmental advisory committee and an ordinance are required to impose impact fees, which can define responsibilities before any development occurs, since some roads are not maintained by any entity. Maintenance of the intersection and traffic signal can be included in the developer agreement. Fees are set by resolution of the Board.

2026 Act 537 Plan for Milford Township

Mr. Di Lorenzo and Mr. Fuller will meet to discuss updates to the Act 537 Plan, after which the Plan will be submitted to the Department of Environmental Protection.

A study needs to be conducted to determine whether an On-Lot Disposal System (OLDS) Ordinance is required. The current system failure rate in the Township is 3.3 percent, which is considered very low. Educational flyers regarding maintenance and system failures will have to be distributed to property owners.

A new sewage module is required for the AutoZone application site. The property previously housed a restaurant, which has been abandoned for many years.

Public Participation/Discussion:

None.

The workshop was adjourned at 8:16 p.m.