

**MINUTES**  
**February 12, 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, and Robert Brown; Solicitor Anthony Magnotta; Zoning Officer Michael McCaffery; Engineer John Fuller; and Secretary Shahana Shamim.

**Pledge of Allegiance:**

**Econo Pak Project – Landscaping and Façade Update**

Mr. John Fuller, Engineer for the expansion project, along with other project representatives, reported that conflicts have arisen with the landscaping plan prepared by Woodland Design Associates, Inc. Several conflict areas were identified. The power company has advised that trees may not be planted beneath power lines or near electrical transformers. In addition, Kinder Morgan has stated that no vegetation may be planted within its 50-foot right-of-way (25 feet on each side from the centerline of the gas main).

While the originally proposed vegetation count can be maintained, plantings will need to be relocated to more appropriate areas. Additional vegetation may be installed at the rear of the property, in front of the berm, to provide increased screening from Old Milford Road. No vegetation may be planted over the septic tank areas.

Woodland Design Associates, Inc. will be contacted to revise the landscaping plan and submit an updated drawing along with a narrative. The Planning Commission will review the revised submission and provide a recommendation to the Board of Supervisors for final approval. Econo Pak will proceed with the vegetation work; however, these revisions are not considered urgent at this time.

Regarding the building façade, the color of the four front doors will be changed to match the building. The missing panels and dock sills will be repaired. A written narrative outlining the façade updates will also be submitted for Planning Commission review and subsequent recommendation to the Board of Supervisors.

**Land Development Application Resubmission – AutoZone**

Tom DeAngelo of Angelo Consulting and Carmen DiDiano were present.

The applicant submitted a waiver request regarding landscaping requirements under Sections 408.4 and 410.5.F. The ordinance requires a 25-foot buffer; however, the applicant **is proposing** 20 feet and 22 feet. The waiver is requested to allow for adequate parking space depth, proper aisle separation, and safe traffic flow. The applicant was asked to include this explanation in the formal waiver request letter and resubmit it to the office.

For safety purposes, a fence has been added around the retention basin following discussion at the previous meeting.

The traffic engineer has submitted a scoping meeting application to PennDOT, and the NPDES application has also been submitted. These items may be included as conditions of approval. Conditional approval from the Board may be granted at the end of this month, which would allow for a late spring groundbreaking.

The applicant will forward the updated plan to the County Planning Commission for review and comment. The plan will also be submitted to the Fire Department, along with a description of the proposed storage materials and the measures being taken for containment.

AutoZone will request permission from Dollar General to remove the existing sidewalk, as it may present a safety hazard. This removal will be included in the demolition plan.

### **Section 407 of the Zoning Ordinance**

This matter was tabled.

### **Hiring of Planner**

Two presentations were received: one from Ms. Nanci Sarcinello, an individual practitioner, and one from Michael Baker International, a larger firm with multiple departments and personnel located throughout the state. The Board discussed that, with larger firms, assignments can at times become diffused across departments, whereas working with a single individual may allow for more direct communication and continuity. The Board also considered whether one individual would be able to meet all of the Township's needs; however, it was noted that the Township has successfully worked with individual planners in the past. Ms. Sarcinello's proposal was lower in cost, which the Board agreed would be more favorable from the taxpayers' perspective. The members directed the Secretary to inform the Board of Supervisors at their next meeting, scheduled for Wednesday, that a majority of the Planning Commission members prefer to hire Ms. Nanci Sarcinello as Township Planner.

### **Data Centers Regulations:**

The draft ordinance from the County was discussed. The proposed maximum building height of 45 feet may not be sufficient, as cooling towers are typically approximately 60 feet in height.

The need for a larger buffer between residential properties was discussed, along with the potential designation of areas as Clean and Green, conservation areas that could be bought out, approval from the Delaware River Basin Commission for large water withdrawals, and emergency management concerns related to on-site energy storage.

The draft will be updated to incorporate comments received from the Solicitor and the Engineer, John Fuller.

Penn State Extension will host “Data Centers: Land, Water, Energy, and Economics Overview” at the Pike County Training Center on March 4 from 2:00 p.m. to 4:00 p.m. The Secretary was asked to obtain additional details regarding the training and registration process. Members agreed that all members of the Planning Commission and the Board of Supervisors should attend.

### **2026 Act 537 Plan for Milford Township**

Mr. Robert Di Lorenzo, Sewage Enforcement Officer, has prepared the required narrative. Supporting documentation includes studies of repairs and modifications completed over the past five years, which indicate a 3.3% failure rate. A submission checklist will be completed for the Department of Environmental Protection (DEP) to identify any deficiencies. The Planning Commission must recommend the Plan to the Board of Supervisors, who will then advertise and hold a public hearing prior to submitting the Plan to the DEP. The Plan must also be submitted to the County for review. Informational packets will be provided to property owners outlining how to identify potential system failures, noting that the overall failure rate is low. Mr. Fuller, Township Engineer, will review the Plan to determine whether any additional information or revisions are necessary.

### **Public Participation/Discussion:**

None.

The workshop was adjourned at 9:00 p.m.