

MINUTES
February 25, 2026
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, Engineer John Fuller, and Secretary Shahana Shamim.

Pledge of Allegiance:

Review of Previous Minutes:

The members unanimously voted to approve the minutes from the November 25 meeting and the December 11, January 8, and February 12 workshops.

Econo Pak Project – Landscaping and Façade Update
Tabled at the applicant’s request.

AutoZone Land Development Application – Resubmission

Mr. Tom DeAngelo presented minor updates to two of the sheets from the resubmitted application dated January 22. He discussed a minor change made to the landscaping plan based on comments from the County.

Permission will be sought from Dollar General to remove the sidewalk, as discussed at the last workshop. The updated waiver request, which includes the reasons for the request, was reviewed and deemed acceptable.

One of the conditions for project approval is that all existing structures on the property must be demolished prior to the issuance of a construction permit. The applicant submitted the required mailer and confirmed that no sewage planning is required.

The truck turning plan has been submitted to the Fire Department to ensure protection of the wellhead.

Members voted unanimously to recommend approval to the Board of Supervisors based on the revised plans dated February 16, the February 13 letter requesting landscaping waivers with explanations, and subject to the following conditions:

- Approval from PennDOT
- Approval from the Fire Department
- Issuance of an NPDES permit (the letter of adequacy is typically issued simultaneously)
- Any other required state and federal permits

The applicant was instructed to submit the revised set of plans for the Members' signatures.

Data Center Regulations

The Board noted that additional information will be obtained from the Penn State Extension workshop scheduled for March 4. The ordinance previously provided by the County is being used as a base document and is currently under review and revision. The Solicitor has submitted comments on the draft ordinance. The Township Planner will also need to consider the establishment of an overlay zoning district for data centers.

Topics discussed included potential regulations regarding setbacks, building height, minimum acreage requirements, solar installations, and noise concerns related to backup generators activating during power outages. Additional considerations included soundproofing measures, maximum lot coverage, landscaping and plantings to serve as noise barriers, and limitations on building size based on setback requirements and lot configuration. The possibility of a nuclear power facility being located on-site was also mentioned during the discussion.

Zoning – Warehouse Standards

A draft document with comments currently exists and requires further review. An ordinance will need to be developed based on the discussions held to date and then forwarded to the Board of Supervisors for consideration.

It was noted that data centers and warehouses may have similar building sizes; however, the required amount of parking would differ substantially. The Township Engineer will prepare the document and will coordinate with the Township Planner during its development.

Eastern Pike County Regional Act 537 Plan

The Engineer will review and formalize, from an engineering perspective, the document prepared by Mr. Di Lorenzo, the Sewage Enforcement Officer, so that the Members can review it prior to forwarding it to the Board of Supervisors. In the meantime, the Task Activity Report must be completed and the Delaware River Basin Commission must be notified. The Secretary was instructed to request permission from the Board of Supervisors to engage the Engineer to update this plan.

Section 407 of the Zoning Ordinance

The Solicitor's comments dated January 22 and the Engineer's comments dated February 12 were discussed. The Secretary was instructed to forward the existing Word version of the proposed changes, showing the redline edits, to the Engineer and the Solicitor.

Public Participation/Discussions:

None.

Members voted unanimously to adjourn the meeting at 8:27 p.m.