

**MINUTES**  
**March 24, 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, and Secretary Shahana Shamim.

**Review of Previous Minutes:**

The members unanimously approved the minutes from the February 25 meeting and the March 12 workshop.

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

The item was tabled at the applicant's request.

**Land Development Application Resubmission – AutoZone**

This application is on the agenda again because one of the conditions of the conditional use approval required that neighboring properties be notified of the land development application so they could attend the meeting.

Mr. Carmen DiDiano and Thomas DeAngelo, the engineer for the applicant, were present on behalf of the applicant.

Neighbors from Towngreen Lane stated that there is a large pine tree whose branches continue to fall onto neighboring properties, creating a hazard. Mr. DiDiano explained that any trees located on a neighbor's property cannot be touched by the applicant, as they do not have the legal authority to do so. He added that the Code Enforcement Officer may issue a violation notice if trees on the applicant's property pose a danger to neighboring properties.

Mr. DiDiano further stated that AutoZone would not object to removing any trees deemed hazardous to neighboring properties, and that this could be made a condition of approval prior to the issuance of a certificate of occupancy. The condition of the trees would need to be evaluated by a certified arborist, and if any are determined to be hazardous, they would be required to be removed.

A certified arborist will assess the property line for both lots and determine which trees must be removed for safety reasons or as otherwise deemed appropriate based on the trees' ages. The arborist will also determine the caliper size of any replacement trees. This requirement will be added as a new condition, in addition to the existing 15 conditions of the application. The

addition of this new condition was approved unanimously. The Solicitor will write the letter of recommendation to the Board of Supervisors.

**Section 407 of the Zoning Ordinance:**

Motion to table until the next meeting was approved unanimously.

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

Motion to table until the next meeting was approved unanimously.

**Data Center Regulations:**

Motion to table until the next meeting was approved unanimously.

**Zoning Warehouse Standards:**

Motion to table until the next meeting was approved unanimously.

**Public Participation/Discussions:**

Members discussed that the governor wants to make it easier for applicants to undertake housing projects, which will affect the Subdivision and Land Development Ordinance (SALDO). The goal may be to eliminate red tape associated with building affordable housing for disenfranchised populations, including both older and younger residents. The state might establish a set of ordinances that municipalities would be required to adopt.

Stormwater management is the most challenging aspect, as it must be reviewed by the Department of Environmental Protection. Milford Highlands held the original NPDES permit, but it has expired. As a result, applicants in that development must now apply for their own individual NPDES permits and pay approximately \$30,000 before construction can begin.

Members voted unanimously to adjourn the meeting at 7:50 p.m.