



P.O. Box 366
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Minutes

Milford Township Board of Supervisors' (BOS) Hybrid Workshop & Meeting April 6, 2026, 7:00 P.M.

Location: 560 Route 6 & 209, Milford, PA 18337

Workshop

The Roadmaster indicated that salt supplier, Cargill, thought they had an endless supply of salt, but it ran out. It was a rough winter with many small storms, which can add up significantly. Some of the Liquid Fuels money may need to be used to purchase salt next year. Road paving cannot be done this year with the funds currently available, and asphalt prices are quite high. The Multimodal Fund can be applied for, and the application deadline is July 31. PennDOT estimates are accepted.

The letter of support for the T-Mobile grant application was received before the deadline and was added to the application.

The data center ordinance and Section 407 of the Zoning Ordinance are being discussed with Mr. John Fuller, the engineer, and he will review them with Nanci Sarcinello, the planner. Cooling methods that do not require the use of groundwater can be considered. Data centers are rapidly increasing and can use millions of gallons of water to cool computers, which is a significant concern. Some facilities are considering recirculating cooling water; however, concerns remain about when the water must be replaced and how to manage its discharge. Some are even exploring the use of treated wastewater for cooling. Liquid nitrogen may also serve as an alternative to water-based cooling. Additionally, an overlay zone that includes steep slopes could be considered for data centers, as these areas may not be suitable for other uses and could help maintain cooler conditions. The Planning Commission continues to work on a draft ordinance.

Call to Order:

The regularly scheduled meeting of the Milford Township Board of Supervisors was called to order at 7:00 p.m. by Supervisor Gary M. Williams. Also present were Supervisors Rachel Hendricks and Robert Di Lorenzo, Solicitor Anthony Magnotta, and Secretary/Treasurer Shahana Shamim.

Approval of Meeting Minutes – March 16, 2026:

The minutes of the March 16, 2026 meeting were unanimously approved by the BOS.



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Agenda Amendment: The Supervisors unanimously voted to amend the agenda to include the advertisement for 500 tons of salt, with bids to be opened on May 4 at 7:15 p.m.

Treasurer's Report:

Since the last meeting, the following revenues have been received: \$175 from zoning, \$15,000 for the fourth-quarter emergency medical services match from the County Commissioners, \$39,696.45 from real estate tax, \$6,616.08 from ambulance tax, \$25 from room rental, and a \$100 bond from Sawkill Run HOA.

The Board of Supervisors unanimously voted to transfer \$20,000.00 from the PLGIT account to the NBT Checking account.

Roadmaster's Report:

Gary Williams, Roadmaster, reported that over the past couple of weeks, the road crew has been working on potholes due to the harsh winter. Frequent small storms caused repeated freezing and thawing, contributing to road damage. The dirt portion of Schocopee Road has been completed. There has also been an increase in traffic to Lily Pond.

No paving projects will be undertaken this year due to limited funds. Applying for a Multimodal Grant, which is due by July 31, was suggested.

Zoning:

Since the last meeting, four permits have been issued for a carport, a pool, a farmer's market, and a food truck.

Public Participation:

Mr. Henry Mocko from Town Green Lane asked for the AutoZone application to be denied, as there is already a significant amount of traffic in the area and the project would add to it. The Solicitor explained that, under the Municipal Planning Code, this is a conditional use application and is permitted under certain conditions within that commercial zone. Such applications cannot be denied unless there is sufficient evidence that they pose a danger to the public. The Planning Commission spent a substantial amount of time reviewing the conditional use application and land development plan to ensure that all standards were met. They then recommended approval to the Board of Supervisors with 15 conditions, including full landscape plans, hours of operation, lighting, and others. A certified arborist will evaluate the leaning trees on the neighboring properties along Town Green Lane to determine whether any trees leaning toward adjacent properties need to be removed. This was the primary concern raised by Town Green residents at the Planning Commission meeting. The response to Margaret Harris's inquiry was that the results of the arborist's assessment will be forwarded to the Township, and Town Green residents will be able to review them.

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Secretary's Report:

The following items were received since the last meeting: the agenda and minutes for the Road Task Force meeting; a change of assessment report from the Pike County Assessment Office; and a revised certificate of liability insurance from the Warrior Wrestling Booster Club.

Penn State Extension is offering updated instructor training for the "Walk by Faith" curriculum. An in-person training will be held from 9:00 a.m. to 3:00 p.m. on April 10 at the Pike County Training Center.

The warrant for the Tax Collector to collect the 2026 county taxes was received. Dave Sanko from PSATS sent the 2026 date strip to display on the PSATS membership plaque.

Mr. Mrozinski forwarded the U.S. Census Bureau's 2025 county population estimates. He also reported that Hemlock Grove Road (SR 3001), just south of Greentown, has been downposted to 10 tons.

Also received were the spring newsletter from the Monroe County Vector Control Program; a tax exemption notice for disabled veterans for two properties from the Pike County Tax Administrator; a Chapter 102 inspection report from the Pike County Conservation District; and an approval letter for Vac Trax, LLC from the Department of Environmental Protection.

A request was received from GAIT for permission to use the parking lot for a car wash fundraiser on Saturday, August 15.

Old Business:

a. Planning Commission Recommendations:

i. AutoZone Land Development Application – Tom DeAngelo: A portion of the property will be used to develop an AutoZone. The approval is conditional, as coordination is ongoing with PennDOT and the Pike County Conservation District regarding the NPDES permit. A sunken floor will be constructed to contain any spills and comply with Section 426 of the Zoning Ordinance. All 15 conditions for the conditional use approval, along with the architectural plans, were reviewed.

The neighboring homeowners association reported that branches from trees on the applicant's property have been falling onto their townhomes. However, some of the trees may be located on the neighboring homeowners' property, and any work on those trees could constitute trespassing without permission. The boundary has been delineated. A risk assessment has been conducted. Trees under applicant's ownership that must be addressed will need to be marked and addressed.

The applicant will add obtaining an arborist's recommendation regarding the removal of hazardous trees as Condition No. 16 to the list of conditions previously recommended by the Planning Commission. The applicant will then resubmit the plan for signatures from the Supervisors and Planning Commission members.

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A 90-day extension was unanimously approved to allow time for submission of the updated plans. The Supervisors also voted unanimously to approve the plan with the addition of Condition No. 16.

ii. Engagement of Fuller Engineering for Act 537 Plan: Mr. Fuller is reviewing Section 407 and drafting data center zoning language as well. The total cost for completing the process is estimated to be between \$4,000 and \$6,000. The Supervisors voted unanimously to table this item until the next meeting.

b. Constitution Ave. Bridge Update:

The County Commissioners have not taken any further action since closing the bridge, to the knowledge of the Supervisors.

c. Hydrant Fee Implementation – Milford Water Authority (MWA): The Solicitor has sent an email to John Klemeyer, attorney for MWA, inviting him to attend a meeting at a Supervisors' workshop. The Solicitor is awaiting a response from Mr. Klemeyer. The Supervisors voted unanimously to table this item until the next meeting.

New Business:

a. Request to use the meeting room on April 30 – Hickory Hills: unanimously approved under usual conditions.

b. Request to use the parking lot for a car wash fundraiser – Delaware Valley Youth Lacrosse, May 16: unanimously approved under usual conditions.

c. Request to use the meeting room on May 16 or 23 – Greenwood Hills Property Owners Association: unanimously approved for May 23 under usual conditions.

d. Approval to advertise the salt bid for 500 tons of road salt for next year (amended at the meeting to specify that the bid opening will take place at the May 4 meeting and that the advertisement must run for two consecutive weeks): unanimously approved for advertisement in the newspaper and on PennBID.

Public Participation:

In response to Mr. Weber's inquiry, the Board stated that it has been several months since the six-month data center moratorium was adopted. The matter is currently under review by the



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Township Engineer and the Planning Commission, and a draft is expected to be ready for the Board of Supervisors to review at the May workshop. Warehouse standards, Section 407 of the Zoning Ordinance, data centers, and related topics will be available for review at the next Planning Commission workshop. Concerns were discussed regarding noise and water usage for cooling data centers were also discussed. It was noted that state legislation may override municipal ordinances.

There being no further business to discuss, the Supervisors unanimously voted to adjourn the meeting at 8:00 p.m. and to pay the bills. A \$910 credit from North East Parts Group was applied, and the payment of the remaining balance (\$1,644.57), after deducting the credit, was also approved unanimously.