

MINUTES
April 28, 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 March 24 meeting.

Econo Pak Project – Landscaping and Façade Update

No representatives were present.

Section 407 of the Zoning Ordinance:

Mr. John Fuller, the Engineer, is working on incorporating the Solicitor's comments. It will then be forwarded to the Planner.

Data Center Regulations:

Ms. Hendricks sent PowerPoint presentations on Mock Conditional Use Hearings and Simulated Hearings for data centers, which were presented at the PSATS conference, for the members to review. Members discussed conditional use hearings and appeals in other townships regarding data centers; permitted uses, conditional uses, and special exceptions; adverse effects on the character and nature of surrounding properties; the burden placed on protestors; the requirement for a full environmental study to demonstrate that water and power usage would not negatively affect the rest of the township; the possibility of recycling of nonpotable and sewage water for cooling; accessory uses; setbacks; height concerns related to security and the requirement for an emergency response document; light pollution from data centers; aesthetics for such facilities being located near highways; and overlay zones for data centers in various districts.

The moratorium ordinance will expire on June 5. An ordinance that the Board is comfortable with already exists, but requirements regarding water quality and usage testing; electrical capability and its effect on the community; light pollution and glare studies; adequate emergency safety and evacuation plans; environmental impact studies related to water usage; traffic studies; noise; a full report of all accessory uses; risk assessments; water cooling or alternative cooling methods; and economic impact studies need to be included in the ordinance.

The Secretary handed out an email from Rep. Jeff Olsommer's office stating that there will be a presentation regarding data centers at the Pike County Training Center, 135 Pike County Blvd., Lords Valley, on May 15.

2026 Act 537 Plan for Milford Township:

Tabled until the next meeting

Zoning Warehouse Standards:

Tabled until the next meeting

Public Participation/Discussions:

None

Members voted unanimously to adjourn the meeting at 8:30 p.m.