



P.O. Box 366
Milford, PA 18337
Tel. (570) 296-5540
FAX (570) 409-8348
Email: Milfrdtp@ptd.net
Website: www.milfordtownshippike.com

Minutes

Milford Township Board of Supervisors' (BOS) Hybrid Workshop & Meeting June 1, 2026, 7:00 P.M.

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

Workshop

Nancy Sarcinello was present to answer questions from the Supervisors regarding the Data Center draft ordinance recommended by the Planning Commission. Discussion included height regulations; whether to allow additional height for roof-mounted equipment; water circulation for the cooling system; noise from backup generators during power outages; setbacks and landscape buffers; lot coverage percentages differing for larger properties; lot coverage calculations for five-acre properties after subtracting the proposed 100 foot setback; selection of the overlay zone along the three-lane road and in the least populated area near the Shohola border; and the fact that part of the DD Zone is located within the aquifer water supply area.

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, Planner Nanci Sarcinello, and Secretary/Treasurer Shahana Shamim.

Approval of Meeting Minutes – May 20, 2026:

The Secretary suggested a correction, noting that the current draft schedule of zoning fees listed the fee for yard sale permits as \$0, whereas the existing fee schedule set the permit fee at \$10. With this correction, the minutes of the May 20, 2026, meeting were unanimously approved by the BOS.

Treasurer's Report

Since the last meeting, the following revenues have been received: \$442.55 from Code Inspections, \$125.00 from the Pike County Board of Elections for the May 19 polling location, \$4,221.99 in real estate taxes, and \$703.67 in ambulance taxes.

The bank account balances are as follows:

Milford Township Supervisors
Gary Williams, Rachel Hendricks & Bob Di Lorenzo



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Wayne Bank

- Payroll Account: \$5,367.94
- Investment Account: \$9,963.45
 - Interest Rate: 0.10%
- Ambulance Account: \$27,813.88

NBT Bank

- Checking Account: \$4,458.44
 - Interest Rate: 0.0200%
- Money Market Account: \$16,525.43
 - Interest Rate: 2.40%

PLGIT (Pennsylvania Local Government Investment Trust)

- General Account: \$391,015.78
- Liquid Fuels Account: \$73,872.10

The Board of Supervisors unanimously voted to transfer \$10,000.00 from the PLGIT account to the NBT Checking account.

Roadmaster's Report:

Gary Williams, Roadmaster, reported that the grass is growing quickly, and the road crew has been busy mowing, including on Game Commission property. He noted that there is heavy triaxle traffic on Fire Tower Road, making it difficult to mow along that roadway. The transmission line on the Ford truck broke, and the road crew is attempting to repair it. The crew is also working on piping along Old Milford Road. Mr. Williams further reported that the County had asked whether he wanted a student worker to assist the road crew this year, but he declined.

Zoning:

Only one yard sale permit has been issued since the last meeting.

Public Participation:

None.

Secretary's Report

Penn State Extension sent an event press release stating that a Safe Drinking Water Clinic will be hosted on Monday, June 15.

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The Westfall Township Secretary inquired whether Milford Township would be willing to share its draft data center ordinance

The NPDES permit number and authorization letter for AutoZone were received from the Pike County Conservation District.

A representative from Integrity Energy would like to discuss options for an electric service agreement.

Old Business:

a. Planning Commission Recommendation: Engagement of Fuller Engineering for the Act Section 407, Warehouse Ordinance, and Data Center Ordinance:

The Secretary will forward the draft data center ordinance to the County. The Planning Commission is still working on Section 407. In response to the Secretary's inquiry, the Supervisors instructed her to also forward the draft data center ordinance to Westfall Township.

Ms. Sarcinello stated that the draft ordinance is based on the PennFuture model ordinance, with modifications derived from Milford Township's current zoning regulations. She noted that Westfall Township should be cautious about adopting Milford Township's ordinance as written and may be better served by using the PennFuture model ordinance as a starting point and modifying it to meet its own needs.

b. Hydrant Fee Implementation – Milford Water Authority:

No new information regarding hydrant fees is available at this time.

c. Zoning Fees:

Discussion was tabled until the next meeting, as the draft fee schedule remains under development.

New Business:

a. Planning Commission Recommendation – Data Center Ordinance:

The draft ordinance will be submitted to the County tomorrow morning. After the County comments are received next steps will be determined. No Hearing will be scheduled until after they are reviewed..

b. Request for Closure of Old Owego Turnpike on June 27, 2026 – Grey Towers National Historic Site:

The request was unanimously approved.



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c. Participation in the 250th Anniversary Parade:

The Secretary was instructed to inform the County that the Township has no plans to participate in the parade.

Public Participation:

This Township was not selected for the T-Mobile grant award. The Engineer has been asked to include the engineering expense in the next grant application.

The Auditors asked whether the current bond amount is appropriate. The Treasurer's bond is currently set at \$500,000; however, the Township now holds funds exceeding that amount. The Secretary was instructed to contact the insurance company to determine whether the bond could be increased to \$600,000 or, if bond amounts must be increased in specified increments, what the next available coverage level would be. The Supervisors unanimously approved increasing the Treasurer's bond amount.

In response to an inquiry from a representative of the Pike County Dispatch, the Supervisors stated that the draft Data Center Ordinance is 23 pages long and will be forwarded to the County for review and comment the following morning. The Planning Commission is currently working on updates to Section 407 of the Zoning Ordinance and plans to address the Warehouse Ordinance and the Act 537 Plan in the near future.

The Secretary informed the Board that a representative from Home Depot visited the office, expressed interest in working on the garden, and took photographs of the site. Rachel asked the Secretary to have the representative contact her, as she is aware of two entities that are interested in working on the garden.

There being no further business to discuss, the Supervisors unanimously voted to pay the bills and adjourn the meeting at 8:00 p.m.