

MINUTES
June 11, 2026
Milford Township Planning Commission
Hybrid workshop
560 Route 6 & 209, Milford, PA 18337
7:00 p.m.

A hybrid workshop of the Milford Township Planning Commission was called to order at 7:00 p.m. by Chairman Kevin Stroyan. Also in attendance were Planning Commission members Robert DiLorenzo and Ray Willis, Zoning Officer Michael McCaffery, Solicitor Anthony Magnotta, Planner Nanci Sarcinello, Engineer John Fuller, and Secretary Shahana Shamim.

Pledge of Allegiance:

Property Use on Route 6 Discussion – Art Trovei

Mr. Trovei inquired whether the sale of heavy-duty trucks, construction equipment, and van trailers would be permitted on a property located along Route 6 near Interstate 84. He indicated that approximately 15 to 20 acres would be required for the proposed use. He also stated that storage containers would be stacked up to 18 feet in height.

Board members noted that the property is located over an aquifer utilized by the Milford Water Authority and expressed concerns regarding the potential impact of vehicle and equipment fluids on the water supply.

The Board advised Mr. Trovei that a Conditional Use application could be submitted for consideration. However, members noted that obtaining the required NPDES permit from the Pike County Conservation District would be necessary and could be a lengthy process. Board members requested that Mr. Trovei consult with the Township Engineer to determine what uses may be permitted on the property and to submit a narrative describing the proposed business and operations.

The Secretary was directed to place this item on the agenda for the next meeting so that the Board could receive input from the Solicitor, Planner, and Engineer.

Truck Driving School Application Discussion – Eugene Ruzanski

Mr. Ruzanski presented an informal plan for a CDL truck driving school for discussion purposes to ensure that all requirements would be addressed before submitting a formal application. He sought feedback regarding approval under Section 308 as a Minor Impact Use, stating that the proposal was intended to meet all applicable thresholds for a minor impact use, including building size, traffic, and other related criteria. He explained that approval as a principal permitted use would simplify the process compared to pursuing a Conditional Use application.

Mr. Ruzanski indicated that he would work with the Sewage Enforcement Officer to obtain the necessary sewage approval. The proposed facility would include a classroom, and employees would be hired from the local community.

The Board suggested that the application proceed through the Conditional Use process, noting that conditions related to matters such as hours of operation and parking could be addressed as part of the approval. The Board also noted that a hearing would likely be required in connection with the land development process.

Board members requested that Mr. Ruzanski submit a parking layout with the formal application. Mr. Ruzanski stated that he intended to attend the June 23 meeting to provide additional information; however, the formal application might not be ready by that date. The Board requested that Mr. Ruzanski forward draft drawings to the Township Planner for review. He was also asked to submit a narrative describing the proposed business, including its operations, hours of operation, and other relevant details.

Section 407 of the Zoning Ordinance

The Engineer reformatted the draft document, and the Planner provided comments and highlights throughout the document. The following items were discussed: making this section applicable to all types of uses and then adding exemptions; defining “short-term” for the outdoor display of products; permitting job boxes and trailers; requiring applicants to provide information on potential hazards and details of planned safety and accident response actions to the Township and County for review, as well as to the local fire company(ies), the Milford Water Authority, and the Emergency Management Coordinator at the time of the zoning application; revising Section 407.6 (Vibration) to be consistent with the vibration provisions in the data center draft ordinance; establishing requirements for the storage and disposal of waste materials; setting 2,000 gallons of water usage as the threshold for requiring a hydrogeologic study and applying that threshold throughout the Zoning Ordinance; including multifamily water use requirements in this section; addressing sewage disposal; and adding waste containers to the ordinance.

The Planner submitted a draft of Section 407.7, Lighting and Glare Standards, for inclusion in the ordinance, and the Members will review it. The Planner also revised Section 407.11, Land, Surface Water, and Groundwater Protection. Mr. Fuller will incorporate all discussed changes and circulate the revised draft for final review. The draft will then be forwarded to the Water Authority. It is anticipated that this section will be recommended to the Board of Supervisors at its next regularly scheduled meeting on the 23rd.

Public Participation/Discussion:

None.

The workshop was adjourned at 9:05 p.m.