



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 July 6, 2026, 7:00 P.M.

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

Workshop

The draft containing Nanci Sarcinello's highlighted comments and questions was forwarded Following the Planning Commission meeting held on June 23, Mr. Fuller forwarded the latest version; however, it did not include any tracked changes or marked-up revisions.

Nanci has suggested adding an entirely new section on lighting and glare, which is more comprehensive and incorporates updated standards, such as automatic dimmers and downward-facing lights. She also proposed new sections addressing water resources and water supply. In addition, several modifications were suggested for Section 407.11, which already existed.

With Nanci, Supervisors discussed several items pertaining to the data center proposed ordinance, including cross-referencing Section 426, the Water Protection Ordinance; adding business operating hours to Section 407.5 regarding noise; setback; the need for fire departments to have ladders of sufficient height; sound emissions beyond property lines and potential noise complaints from adjacent land uses; financial security provisions for groundwater well repair; and decommissioning.

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 – June 15, 2026:

The Board unanimously voted to adopt the June 15, 2026, meeting minutes.

Treasurer's Report

Since the last meeting, the following revenue has been received: \$13,825.92 in real estate taxes and \$2,304.32 in ambulance taxes.

Milford Township Supervisors

Gary Williams, Rachel Hendricks & Bob Di Lorenzo



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

The current bank account balances are as follows:

Wayne Bank

- Payroll Account: **\$3,836.30**
- Investment Account: **\$9,964.54**
 - Interest Rate: 0.10%
- Ambulance Account: **\$30,821.87**

NBT Bank

- Checking Account: **\$18,388.22**
 - Interest Rate: 0.0200%
- Money Market Account: **\$16,558.03**
 - Interest Rate: 2.40%

PLGIT (Pennsylvania Local Government Investment Trust)

- General Account: \$368,457.18
 - Interest Rate: 3.47%
- Liquid Fuels Account: **\$74,082.54**
 - Interest Rate: 3.47%

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

Roadmaster's Report:

Mr. Williams, the Roadmaster, reported that the five inches of rain received over the past two weeks resulted in numerous fallen trees and branches; however, there were no major incidents or significant damage. He also reported that the road crew has been performing patching work.

Zoning:

No new permits have been issued since the last meeting.

Public Participation:

Kevin Stroyan distributed a Veterans Memorial Park Education Center project booklet about the dedication of a monument honoring women veterans. There are only two in the state. One is from Honesdale, and the other is from Pike County.

Secretary's Report:

Road Task Force and COG meeting agendas and minutes from Mr. Mrozinski; a change of assessment report from the Pike County Assessment Office; a code violations letter from UGI; a Certificate of Coverage from PIRMA; information from the Pike County Assessment Office regarding changes due

Milford Township Supervisors

Gary Williams, Rachel Hendricks & Bob Di Lorenzo



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

to the veteran exemption; information from the Pocono Environmental Education Center about Family Camp Weekends; an offer of assistance for automated two-way communication software; notification from H.A. Thomson Company that the Treasurer's bond increase application has been approved and that the new bond limit will be \$600,000; and 2026 ratio change notifications from the Pike County Assessment Office for two properties.

Old Business:

a. Hydrant Fee Implementation – Milford Water Authority:

The Supervisors unanimously voted to remove this item from the agenda for future meetings.

b. Zoning Fees:

It is complicated because the Township cannot charge more than it costs the Township to process an application. The Township's fees are lower than those of some municipalities, and the fees must be fair and reasonable.

The discussion included adding fees for mobile home parks (with a single mobile home being considered a single residence), planned unit commercial developments (PUCDs), which can be particularly complicated because they are not subdivided and are treated as a single unit, as well as adding a \$600 fee for large businesses, such as hospitals and restaurants, which are not included in the current draft fee schedule. A PUCD application could also fall under the "any application not listed" category and therefore be subject to the \$600 fee.

c. Data Center Ordinance:

The discussion included the use of a letter of credit, which would need to be renewed, bonds, or escrow accounts in the event that the escrow expenses are not paid; penalties for noncompliance with the ordinance; the application of more restrictive standards in the event of conflicts with any other section of the zoning ordinance; defining and adding community benefit agreements, such as providing job training to the local community or requiring developers to purchase equipment, since fighting fires at data centers can be challenging. These community benefits could serve as incentives to increase lot coverage up to 65%, with additional conditions incorporated into the developers' agreement. The legality of adding these requirements and ways to minimize water consumption were also discussed. Granting construction hours on weekends was questioned. The Supervisors voted unanimously to table the item until the next meeting.

New Business:

- a. Engaging the Alternate Solicitor during the Solicitor's vacation from July 23 through August 6, 2026:

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



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

The July 28 Planning Commission meeting can be canceled because there are no pending applications. Eugene Ruzanski has not submitted any applications related to the truck driving school that was discussed at the last Planning Commission meeting. The August workshop can be advertised as a regular meeting, or a special meeting can be held if any applications are filed in the meantime. The Supervisors unanimously voted to cancel the July 28 Planning Commission meeting.

- b. Approval of Pike Autism Support Services 5K Run/Walk:
The Supervisors unanimously voted to approve the request under the usual conditions.
- c. **Planning Commission Recommendation – Section 407:**
The Supervisors unanimously voted to table this item to allow additional time for review.
- d. **Request for Delaware Valley High School Cheerleaders Car Wash – August 8:**
The Supervisors unanimously voted to approve the request under the usual conditions.

Public Participation:

In response to a representative from the Pike County Dispatch, the Supervisors stated that the hydrant fee item was being removed from the agenda because no response had been received from the Milford Water Authority.

There being no further business to discuss, the Supervisors unanimously voted to pay the bills and adjourn the meeting at 8:30 p.m.