



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 20, 2026, 7:00 P.M.

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

Workshop

Freddy Lutz from PennBID provided a demonstration of the website's bidding functionality and answered the Board's questions.

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, Planner Nanci Sarcinello, Engineer John Fuller, and Secretary/Treasurer Shahana Shamim.

Approval of Meeting Minutes – July 6, 2026:

The Board unanimously voted to adopt the July 6, 2026, meeting minutes.

Treasurer's Report

Since the last meeting, the following revenues were received: \$12,679.16 from Real Estate Transfer Tax, \$5,149.55 from the Pike County Tax Claim Bureau, \$200.00 from Zoning, \$800.00 from Sewage, \$14,697.60 from Real Estate Taxes, \$2,449.60 from Ambulance Taxes.

The current bank account balances are as follows:

Wayne Bank

- Payroll Account: **\$11,983.74**
- Investment Account: **\$9,964.54**
 - Interest Rate: 0.10%
- Ambulance Account: **\$30,821.87**

NBT Bank

- Checking Account: **\$34,585.94**
 - Interest Rate: 0.0200%
- Money Market Account: **\$16,558.03**
 - Interest Rate: 2.40%

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PLGIT (Pennsylvania Local Government Investment Trust)

- General Account: \$351,457.18
 - Interest Rate: 3.47%
- Liquid Fuels Account: **\$74,082.54**
 - Interest Rate: 3.47%

Roadmaster's Report:

Mr. Williams, the Roadmaster, reported that two bids for the 2026–2027 salt supply were received through PennBID from Humana Products and Morton Salt.

Humana Products submitted a bid for treated salt only in the amount of \$38,000. Morton Salt submitted a bid of \$24,742 for 200 tons of treated bulk rock salt and \$25,927.50 for 250 tons of regular bulk rock salt.

The Supervisors unanimously voted to table the bid award pending confirmation that Morton Salt's regular bulk rock salt is approved by PennDOT, in the event the purchase is paid for with liquid fuels funds. The Township Engineer will contact Morton Salt to confirm that its regular bulk rock salt is PennDOT-approved.

He also reported that the road crew had worked on five trees—some dead and some alive—that had fallen after being uprooted on three different roads, causing some power outages. They have also been working on catch basins and pipes on Fire Tower Road.

Zoning:

Since the last meeting, one Well Permit was issued.

Public Participation:

None.

Secretary's Report:

- PennDOT received a Highway Occupancy Permit (HOP) application for this jurisdiction and completed its review. The application was returned to the applicant for revisions and resubmission.
- The Upper Delaware Watershed Project Manager requested a meeting to discuss fish habitat enhancement projects.
- Commissioner Caceres has been holding town hall meetings for constituents throughout the County. Meetings have already been held at the Milford Borough Hall and the Township

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- buildings in Blooming Grove and Delaware Townships. The Commissioner is requesting to schedule a town hall meeting in Milford Township on a mid-week evening in August.
- The Department of Labor & Industry advised that the Pennsylvania Prevailing Wage Act requires all workers on public works projects to be paid the prevailing minimum wage as determined by the Bureau.
- Pike County Conservation District provided information regarding the Dirt, Gravel, and Low-Volume Road Maintenance Program policy updates, as well as Chapter 102 inspection reports for a property and the SR 0084, Section 494 Reconstruction project.
- Pike County announced that the America 250 Community Time Capsule will be sealed on December 31, 2026, and reopened fifty years later during America's 300th Anniversary celebration on July 4, 2076.
- The Pike County Conservation District Annual Banquet will be held at Grey Towers National Historic Site on Friday, September 18, from 11:00 a.m. to 3:00 p.m. Tickets are \$25.00 per person.
- A request was received for a contribution to the Pike County Public Library's 125th Anniversary Campaign.

Old Business:

a. Zoning Fees:

At the previous meeting, a couple of items were identified for update.
Mr. Di Lorenzo made a statement and then departed from the meeting.

b. Hydrant Fee Implementation – John Klemeyer's Response:

John Klemeyer's response stated that the Water Authority will no longer bill the Township and will not shut off its service. The shutoff threat included in the billing was sent in error by the billing department. His correspondence also stated that the Water Authority had added legal expenses related to the warehouse defense to the bills.

The Secretary was asked to post the recent correspondence from the Water Authority on the Township website.

c. Data Center Ordinance – County Comments and consideration of possible amendments:

The County's comments stated, "The proposed Zoning Map Amendment creating the Data Center Overlay District needs to be officially submitted to our office for review and comment." This comment implies that an ordinance adopting the updated zoning map must be submitted to the County for review.



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Rachel's revised draft, prepared in response to the County's comments, was presented for discussion. The discussion included consideration of adding a community impact study; increasing the maximum lot coverage from 25% to 65%; designating the data center property owner as the responsible party for enforcement; removing the Township's responsibility for paying for studies regarding water supply issues; updating the penalties to ensure they are the maximum allowed by applicable law so that changes in the law do not require ordinance changes; and payable by the property owner; addressing different methods of cooling; forwarding the application to the Municipal Authority of the Borough of Milford; increasing the buffer for sensitive receptors from 100 feet; and removing the irrevocable letter of credit as a security option, leaving only a bond or an escrow account.

The existing official zoning map had previously been submitted to the County, and Jessica Yoder incorporated the overlay zone into the map. All property owners within the proposed overlay zone will need to be notified of the zoning change. The ordinance adopting the updated zoning map and the corresponding ordinance creating the overlay zone may be adopted at the same public hearing.

According to the County's comments, outlining the conditional use process is optional. The Supervisors voted to submit the revised ordinance to the County, along with the ordinance adopting the updated zoning map incorporating the overlay zone, and to schedule a public hearing to consider adoption of both ordinances on September 9 at 7:15 p.m. The motions were passed. The Supervisors also directed that the required public notices be advertised three times as soon as possible.

D. Planning Commission Recommendation – Section 407: The discussion included lighting and glare, alteration *or* contamination of surface water and groundwater, the threshold for water withdrawal, and the necessity of sending applications to the Municipal Authority of the Borough of Milford, as community wells may be affected. Rachel will send the updated redlined version to the Engineer so that he can incorporate the revisions into the draft, add the preamble, and submit it to the County for review.

The Supervisors voted to approve the revised draft with the changes discussed to be sent to the County for review and advertised for the same hearing date as the data center ordinance, and the motion passed. The Supervisors thanked the Planning Commission for its lengthy and extensive work on this project.

New Business:

a. Request regarding stormwater stream crossing priorities - Trout Unlimited

This item will be placed on the agenda when the Solicitor is able to attend the meeting.

b. Municipal Facilities Project Bidding and PennBID

The discussion focused on the Municipal Facilities Project bidding process and the use of PennBID. It was noted that PennBID is a private bidding platform. During the bridge project, bids were advertised through PennBID and accepted at the Township Building without any issues or concerns being raised.



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However, questions were raised regarding the two most recent bids that were advertised using the same language that had been used the previous year.

The building improvement project includes many **à la carte** components, some with relatively small scopes of work. It was discussed that these components could be divided into even smaller bid packages if necessary. Concern was expressed that many local contractors may have little or no experience using PennBID, and bidders are also required to pay a fee to use the platform if they receive a bid award, which may discourage participation.

Because the project is funded through the Local Share Account (LSA) program, prevailing wage requirements and certified payrolls are mandatory regardless of the bidding platform used. It was also noted that both Delaware Township and Damascus Township use PennBID for their bidding processes. Additionally, many contractors no longer review the legal advertisement section of local newspapers, making online bidding platforms an increasingly important method for reaching potential bidders.

Public Participation

In response to Mr. Stroyan's inquiry, Mr. Fuller stated that he is still working on the Act 537 Plan and that it will be discussed at the next Planning Commission meeting.

There being no further business to discuss, the Supervisors unanimously voted to pay the bills and adjourn the meeting at 8:37 p.m.