

MINUTES
June 23, 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 Di Lorenzo and Ray Willis, Vice Chairman, were also present. Also in attendance were Solicitor Anthony Magnotta, Planner Nanci Sarcinello, Engineer John Fuller, and Secretary Shahana Shamim.

Review of Previous Minutes:

The members unanimously approved the minutes of the May 26 meeting. The minutes of the June 11 workshop were also unanimously approved, with one minor correction.

Property Use on Rt. 6 Discussion – Art Trovei:

At the previous meeting, Mr. Trovei proposed using a property for used vehicle and container sales. However, the sale of used vehicles is prohibited in that zoning district. The members instructed the Solicitor to contact the Zoning Officer so that Mr. Trovei could be notified.

Truck Driving School Application – Eugene Ruzanski:

No applications were received. The matter will remain on the agenda for a future meeting, as the applicant is expected to return with a presentation.

Section 407 of the Zoning Ordinance:

The gallonage threshold for water withdrawals must be set at 2,000 per day, regardless of the water source, as the trigger for requiring a water feasibility study. This requirement should be added to the Water Supply section, Section 407.12, so it does not need to be repeated in the Data Center Ordinance. Keeping the same information in multiple locations may create complications in the future.

Other discussions included architectural lighting; placing the burden of study expenses on the applicant in two locations (under the “Fire and Explosion Hazards” section and under the “Noise” section of the Data Center Ordinance); sending the application to the Emergency Management Coordinators of both Milford Township and Pike County under Section 407.3 (Fire and Explosion Hazards); and forwarding a copy of the application to the Municipal Authority of the Borough of Milford for comments at the end of Section 407.11 instead of in Section 407.3.

The phrase “has obtained” must be replaced with “shall obtain” in Section 407.16, which addresses compliance with applicable local, state, and federal regulations.

Ms. Sarcinello changed the title of Section 407.11 from “Surface and Ground Water Protection” to “Land, Surface and Ground Water Protection” because the section also addresses potential land contamination.

Mr. Fuller will update the draft based on the discussions. The Board unanimously voted to send the updated draft to the Board of Supervisors.

Zoning Warehouse Standards

Ms. Sarcinello is working on the zoning warehouse standards and will circulate her comments before the July meeting. Mr. Fuller will review them. Neither Ms. Sarcinello nor Mr. Fuller will be present at the July workshop. The members unanimously voted to cancel the July workshop.

The Solicitor will be on vacation during the July meeting; however, the meeting cannot be canceled because the applicant for the truck driving school may present a formal application.

2026 Act 537 Plan for Milford Township

Mr. Fuller stated that the plan is a work in progress and that the draft may be ready by the July 28 meeting.

Public Participation/Discussions

Members requested clarification regarding the acreage requirement for two-family homes and any rental inquiries related to such homes. Ms. Sarcinello will review Section 307 of the Zoning Ordinance to address this matter.

Members voted unanimously to adjourn the meeting at 8:10 p.m.