

MINUTES
August 13, 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 James Nathan, Zoning Officer Michael McCaffery, Special Counsel Andrew Bellwoar, Planner Nanci Sarcinello, Engineer John Fuller, and Secretary Shahana Shamim.

Pledge of Allegiance:

Review of Previous Minutes:

A minor correction was suggested to the June 23 minutes. The revised minutes will be presented at the August 25 meeting for approval.

DEPG Conditional Use Application for Milford Town Center:

Counsel clarified that a hearing will have to be held before the Board of Supervisors. The standards and criteria outlined in Section 608 of the Zoning Ordinance will be followed. The Planned Unit Commercial Development (PUCD) Ordinance will also be followed. A recommendation for denial or approval, with conditions attached, will be made.

The applicant, Jim DePetrus; Attorney Anthony Waldron; and Engineer Patrick McClaine were present to provide an introduction to the application.

The initial application was submitted in 2025, and the Zoning Officer provided comments. The current Zoning Officer has reviewed the application and submitted his comments, which have been forwarded to the Members.

Mr. McClaine described Santos' firm as being mentioned in the Comprehensive Plan and discussed the parameters of the application with respect to the adopted curative amendment for the Planned Unit Commercial Development.

Discussion included parking; the traffic study, which will be completed during the land development process; the percentage of green and recreational space; the possibility of installing a traffic light; lighting; signage; internal circulation; pedestrian traffic; stormwater management; providing a landscape plan; emergency management coordination as part of the land

development process; and the responsibility of the association in the event of the deterioration of any business.

The representatives stated that the area on the other side of Route 6 & 209 might be planned for development within the next 10 to 15 years.

Members stated that different types of uses may be proposed, and those uses will have to be submitted to the Zoning Officer to determine whether they constitute conditional uses.

The applicant and the representatives will attend the September workshop, which is scheduled for September 10. They will not rush the process and will be willing to grant an extension beyond 60 days only if necessary because of the timing of the meetings. This application will be on the agenda for the August 25 meeting, which the Solicitor, Planner, and Engineer will attend. The Secretary was instructed to send the Zoning Officer's comments to the Planner.

EconoPak Project

Members stated that the project is adding more loading docks than originally proposed; therefore, the contractor's agreement needs to be clarified.

Mr. Fuller stated that representatives from the project may attend the September meeting. The project is making progress toward completion, and he will reach out to Collier Construction. The stormwater basin is expected to be completed within the next 30 days. The parking issue should be resolved soon. The PennDOT entrance remains a significant hurdle, but this issue is expected to be resolved soon, as they intend to pave the entrance this year. There will also be some changes to the landscaping.

2026 Act 537 Plan for Milford Township

The Engineer is working on the plan, and the draft is expected to be ready by the next meeting, scheduled for August 25. Mr. Di Lorenzo has already completed a significant amount of work compiling the necessary data. The Engineer will incorporate the data into the format required by the Department of Environmental Protection.

Zoning Warehouse Standards

Ms. Sarcinello provided highlighted comments on the draft, including recommendations to add bicycle racks, electric vehicle charging stations and infrastructure, and lounges and showers for truck drivers. She also forwarded the Environmental Impact Assessment (EIA) and the Community Impact Assessment Study to the members for review. The County's comments regarding the Data Center Ordinance recommended including an EIA, historic impact assessments, and a traffic impact study. Ms. Sarcinello previously sent the EIA to the Board of

Supervisors, as the Data Center Ordinance is currently under their consideration. She noted that the EIA requirements would also apply to warehouses.

Pike County Annual Convention on October 2 – Total Count

Mr. Di Lorenzo said he will attend.

This item will be on the agenda for the August 25 meeting to obtain the headcount from the other members.

Public Participation/Discussion:

None.

The workshop was adjourned at 8:45 p.m.