



P.O. Box 366
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Minutes

Milford Township Board of Supervisors'(BOS) Hybrid Workshop & Meeting August 17, 2026, 7:00 P.M.

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

Workshop

The Supervisors reviewed a letter from a resident on Deep Brook Road. Deep Brook Road is privately owned road, a mile long, and the property owners along the road probably don't have an association.

The property owners adjoining the Data Center Overlay District need to be notified by certified mail, as this is a zoning map change. The required mailing has not yet been completed. Therefore, the September 9 hearing must be canceled, and a new hearing date will need to be scheduled, likely in October. The Solicitor will draft the notification letters before the next meeting. There is a new version of Permit Manager in the office, and the addresses of the adjoining property owners will need to be compiled. Some of the printed maps of the Overlay District are difficult to differentiate from the Development District because the overlay is shown with red slanted lines over the red-colored district. This needs to be clear on the printed copies. The updated version of the Data Center Ordinance, dated July 19, was forwarded to the County on August 5. Mr. Mrozinski forwarded comments on August 6, and most of those comments are repetitive.

The CGA Trucking School application is for a 27-acre property on Route 6, across from the Mirabito gas station. The applicant previously appeared before the Planning Commission. The Zoning Officer has reviewed the application and determined that it satisfies all the criteria for a minor-impact use.

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, and Secretary/Treasurer Shahana Shamim.

Approval of Meeting Minutes

a. July 20 Minutes Update: The updated minutes were approved with two minor changes. Mr. Di Lorenzo abstained from voting because he was not present for most of the meeting.

b. August 3 Meeting: The minutes were approved. Mr. Di Lorenzo voted nay.

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Treasurer's Report

Since the last meeting, \$3,072.82 was received from the Real Estate Transfer Tax and \$49.55 was received from the Pike County Probation Office.

The current bank account balances are as follows:

Wayne Bank

- **Payroll Account:** \$15,017.92
- **Investment Account:** \$9,965.67
- **Ambulance Account:** \$18,271.47

NBT Bank

- **Checking Account:** \$26,307.16
- **Money Market Account:** \$16,591.78

PLGIT (Pennsylvania Local Government Investment Trust)

- **General Account:** \$350,208.33
- **Liquid Fuels Account:** \$74,301.37

Roadmaster's Report

For the past two weeks, the road crew has been cutting brush, repairing potholes, and removing trees that are obstructing property owners. One or two trees have been falling each week, whether or not there is a storm, and the road crew has been working to remove those trees as well. A large tree, approximately three feet in diameter, fell on Old Milford Road, and another tree fell in Pine Acres.

Zoning:

Since the last meeting, a pool permit has been issued. A conditional use application from DEPG Land Development Services was also received for the property located at 569 Rt. 6 & 209. Supervisor

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DiLorenzo stated that the applicant is willing to grant an extension to some extent, as the application was submitted before the workshop. The Zoning Officer forwarded the application to the Planning Commission on the 12th, which was one day before the Planning Commission workshop. The time clock should start on that day and staff and the Solicitor were asked to stay on top of the deadlines required by the MPC and obtain written documentation of extensions in a timely fashion.

Public Participation

In response to Mr. Bill Pitman's inquiry, the Supervisors stated that, for Econopak, parking for office staff and line workers will remain in the front. The remainder of the employee parking will be located toward the back, on the Wheatfield Village side, and the tractor-trailer parking will be on the opposite side.

Secretary's Report: Correspondence was received from IWorQ, Dell Account, Wayco, and the Pike County Commissioners.

Old Business:

Data Center Ordinance & Section 407 of the Zoning Ordinance Update – County Comments

For the Data Center Ordinance, the affected property owners must be notified of the hearing at least 30 days prior to the hearing date. Notice of the hearing must also be posted around the perimeter of the overlay district in conspicuous locations. The Zoning Officer will determine what constitutes a conspicuous location.

The notices must be posted along the front of the three-lane road and not on the backside, as there are private properties in that area. Notices may be posted on telephone poles.

The notification letter will be prepared by the next meeting, after which the hearing will be appropriately scheduled. The Supervisors unanimously voted to cancel the September 9 hearing for these two ordinances and to reschedule it for a later date, to be determined, when the property owners have been properly notified and the hearing notices have been posted.

New Business:



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a. Request Regarding Stormwater Stream Crossing Priorities – Trout Unlimited

The Township received a request about a road stream-crossing replacement project intended to enhance fish habitat. The Township has only two stream crossings, both of which typically dry up, so there is currently no work needed at these locations.

b. Municipal Winter Agreement Contract – PA Department of Transportation (PennDOT)

This is a renewal agreement with the Pennsylvania Department of Transportation (PennDOT) for the Township to continue providing snow-plowing services on Seventh Street and Harford Street up to just before Malibu. The Township has been providing these services for approximately 20 years. The renewal was unanimously approved by the Board.

c. Replacement Counsel for the Planning Commission – Anthony Magnotta’s Resignation

While the Supervisors continue to seek a permanent Solicitor for the Planning Commission, the Board unanimously voted to appoint Mr. Andrew Bellwoar as Interim Counsel for the Planning Commission. Mr. Magnotta’s resignation as Planning Commission Solicitor was unanimously accepted with regret.

d. Pike County Annual Convention on October 2 – Total Count

The Secretary needs to know who will attend so that she can provide the County with the headcount.

e. Removal of Sections 308.1 and 401.1 through 401.3 – Solicitor

The current Zoning Ordinance allows certain minor-impact uses within the Low Growth (LG) and Development District (DD) areas. However, these provisions are not consistent with the Pennsylvania Municipalities Planning Code (MPC). Section 105 of the MPC provides for no-impact home businesses, subject to specific guidelines. The Solicitor has drafted an ordinance to replace Sections 308.1 and 401.1 through 401.3 of the existing Zoning Ordinance because applicants have attempted to qualify under the current minor-impact-use classification in order to avoid the conditional-use process. The Supervisors unanimously voted to forward the Solicitor’s draft ordinance to the Planning Commission for review and, upon approval by the Planning Commission, to the County for review. The Supervisors also unanimously voted to proceed with preparation of the required advertisement in the meantime.

f. Discussion Regarding Opening an Escrow Account



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The Supervisors discussed whether the Township should open a separate escrow account for application fees and expenses. It was noted that most townships do not maintain separate escrow accounts and instead deposit the funds into their General Fund while tracking the related expenses. Opening a separate escrow account would result in additional costs to the Township. The Secretary was instructed to track all expenses associated with applications, including staff time, postage, stenographer fees, and bills from attorneys and engineers for application reviews. Any remaining balance should be billed to or reimbursed to the applicant, as applicable. The Supervisors also discussed an engineering bill related to the review of DEPG's curative amendment. The \$5,000 fee for the amendment had not been collected because there were no applications at the time. An application has recently been filed for the zoning permit.

Public Participation

The Supervisors voted unanimously to ratify the Zoning Fee Resolution, as the fee schedule was adopted at the previous meeting and the resolution executed thereafter.

Becky Corby stated in her email that she lives on Deep Brook Road and requested that the Township maintain the road. The Supervisors discussed that Deep Brook Road is a privately owned road and that the property owners will need to work together to hire someone to maintain it, as the Township does not own the road. The stop sign referenced in her email is located on Vandermark Drive, not Deep Brook Road. It is the responsibility of the property owners along Deep Brook Road to coordinate and arrange for the maintenance of the road. The Supervisors voted unanimously to authorize the Solicitor to respond to the request accordingly.

In response to the representative from Pike County Dispatch, the Board clarified the request regarding Deep Brook Road; the repeal of Sections 308.1 and 401.1 through 401.3; the Solicitor's resignation as Solicitor to the Planning Commission and the appointment of an interim Solicitor; the request from Trout Unlimited regarding stormwater stream-crossing priorities; the data center ordinance; and the status of the Section 407 update to the Zoning Ordinance.

The Planner's invoice indicated that an environmental impact study ordinance amendment proposal was completed, and \$600 was billed for the work, as referenced in the County's comments regarding the Data Center Ordinance. This matter needs to be discussed, as the Planner's budget is currently over budget. Extra caution should be exercised when requesting that the Planner review materials, including



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clarification as to whether she should wait for direction from the Board before proceeding. This matter will be placed on the agenda for the next meeting.

There being no further business to discuss, the Supervisors unanimously voted to pay the bills and adjourn the meeting at 8:15 p.m.