



P.O. Box 366  
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## **Minutes**

### **Milford Township Board of Supervisors'(BOS) Hybrid Workshop & Meeting September 9, 2026, 7:00 P.M.**

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

#### **Workshop (6:30 P.M.)**

The revised draft of the Data Center Ordinance was forwarded to the County for comments on August 5, and the County's comments were sent to the office on August 6. A data center owner might lease the property from the property owner, or a data center owner might sell the property. Therefore, one option is to add "data center owner," "property owner," and/or "data center operator" to the penalty section. The County's comments state that SEL should be clarified in the "Water Supply – Financial Security" section. However, the sentence containing the abbreviation can simply be deleted. The County's comments also recommend adding environmental impact studies. Ms. Sarcinello, the Planner, had already sent a comprehensive sample study for the Supervisors to review. The current Township Ordinance does contain a provision for this study in Section 602.2, but it is not very extensive.

#### **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 Rachel Hendricks. Also present were Supervisor Robert Di Lorenzo, Solicitor Anthony Magnotta, Engineer John Fuller, and Secretary/Treasurer Shahana Shamim.

#### **Approval of Meeting Minutes from the August 17 Meeting**

The minutes from the August 17 meeting were unanimously approved.

#### **Treasurer's Report**

Since the last meeting, the following funds have been received:

- \$30,000.00 in Ambulance Match funds from the County for the first and second quarters of 2026.
- \$500.00 from zoning permits.
- \$25.00 from UGI.
- \$6,000.19 in Real Estate Transfer Tax.
- \$61.20 from the County of Pike Probation Office.
- \$200.00 directly deposited from the Pennsylvania Liquor Control Board.



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### **Zoning:**

Since the last meeting, permits were issued for a fence, a new commercial building, and a minor-impact use.

### **Public Participation:**

A resident from Twin Lakes Road inquired about the approval of the CDL Driving School as a minor impact use and expressed concern that residents who might be affected by the use were not given an opportunity to provide input.

The Supervisors explained that the Zoning Officer made a determination that the applicant met the requirements for a minor impact use and the applicant will return to the Township for the land development process. Supervisor DiLorenzo stated that, based on the applicant's appearance at the Planning Commission informally, the proposed use includes only two tractor-trailers and is a relatively small-scale use. If the use is proposed to expand beyond what was approved, the applicant will be required to submit a new application to the Township. The applicant submitted a narrative describing the proposed use, which was reviewed by the Zoning Officer. Mr. Magnotta explained that under the Zoning Ordinance, a conditional use becomes a principal permitted use if it meets certain conditions, including having no outside storage of materials, not causing excessive traffic, not creating parking problems, and not causing a nuisance. The Supervisors further explained that, in this instance, the Zoning Officer, rather than the Planning Commission or Board of Supervisors, is responsible for determining whether the use meets the applicable requirements and for issuing the permit to the applicant. Aggrieved property owners may appeal the decision to the Zoning Hearing Board, within a limited time from the permit's issuance. The property consists of approximately 27 acres, with less than one acre proposed for use by the CDL Driving School. Therefore, the land development requirements will be less restrictive based on the development size being under the NPDES threshold.

### **Secretary's Report:**

Correspondence was received from Ed Gragert; John Valdez; Frank Morisano; the Pike County Council of Governments; the Road Task Force; Hunter Truck; PSATS Unemployment Compensation Group Trust; Senator Lisa Baker; Grey Towers; Mr. Mrozinski regarding the Pike County Hazard Mitigation Plan; Delaware Water Gap National Recreation Area; Pike Autism Services; the Pike County Assessment Office; the Pike County Conservation District; the Pocono Environmental



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Education Center; and the Pike County Recorder of Deeds regarding the initiation of direct deposits for transfer tax payments.

### **Old Business:**

#### **a. Data Center Ordinance and Update to Section 407 of the Zoning Ordinance – Schedule Public Hearing Date:**

The County's comments regarding the addition of certain studies and the conditional use process are referenced in portions of the Zoning Ordinance. The two minor changes discussed during the workshop need to be incorporated into the draft.

The Solicitor will send letters to the property owners informing them of the hearing schedule and will prepare the advertisement for the office to publish. The notice can also be posted on the website. It was suggested that the notice and letters be posted on the building on Election Day so that residents can see them.

The County's comments regarding Section 407 were reviewed. The discussion included changing the title to "Performance Standards"; some businesses needing to conduct outside storage or display with regard to the "Storage and Display" section; noting that nuisance billboards are already addressed in the existing Sign Ordinance; prohibiting industrial or hazardous materials by adding "under the ground" along with "onto the ground"; and adding "rodents" to the "Enclosed Waste Container" section.

Mr. Fuller will make the updates based on the discussion and send the revised ordinance to the Board before the next meeting.

The Supervisors voted unanimously to schedule the hearing to adopt these two ordinances for November 16 at 7:15 p.m.

#### **a. Pike County Annual Convention on October 2 – Total Count – Door Prize:**

Mr. Di Lorenzo and Mr. Williams will attend. The event is also on the agenda for the Planning Commission's workshop the following day to determine whether any other members would like to attend. No door prizes will be provided this year.



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### **New Business:**

a. Request from GAIT for Car Wash Fundraiser on September 12:  
Unanimously approved under the usual conditions.

### **b. Instructions for the Planner – Environmental Impact Study Discussion:**

The Planner conducted this study in response to comments from the County regarding the data center ordinance.

c. **Grey Towers Request for Old Owego Turnpike Closure on September 26:**  
Unanimously approved under the usual conditions.

d. **Update of the Pike County Hazard Mitigation Plan:**  
Mr. John Fuller attended the September 3 virtual meeting. The action items include completing and executing the worksheets, which must be returned by the end of October. The existing plan is being updated, and the County is requesting input regarding any changes.  
Mr. Fuller will continue to participate and take the lead in completing and executing the worksheets. The Secretary was instructed to notify Mr. Eric Passaro so that input from the Fire Department can be obtained.

e. **Request to Use Conference Room – Thursday, September 24, 2026, Hickory Hills:**  
Unanimously approved under the usual conditions.

f. **Planning Commission Interim Counsel – Bellwoar Kelly Firm:**  
Unanimously approved. The Secretary was instructed to inform the firm of this approval. (Previous approval had been Andy Bellwoar.)

**Public Participation**  
No public participation.

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



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There being no further business to discuss, the Supervisors unanimously voted to pay the bills and adjourn the meeting at 7:55 p.m.