MINUTES

September 10, 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 Ray Willis and James Nathan; Special Counsel Jonathan Long; 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 and August 13 minutes. The revised minutes will be presented at the September 22 meeting for approval.

DEPG Conditional Use Application for Milford Town Center:

Applicant Mr. James DePetris, along with his attorney, Anthony Waldron, and Engineer Patrick McClaine, were present.

Discussion included the requirement for a traffic study; establishing a reasonable estimate for water usage; security concerns, as some uses may operate 24 hours a day; adding a condition requiring notification to the Township if condominium declarations are changed; limiting long-term stays at the hotel; LED lighting and related light pollution; compliance with dark-sky guidelines; building aesthetics; limiting construction hours; garbage pickup; deliveries; and circumstances under which the applicant would need to return for a new conditional use application. Mr. Waldron was asked to forward a letter approving an extension.

Additional discussion included traffic within the development while the proposed uses remain unknown; the scoping meeting with PennDOT; ownership, liability, maintenance, and the cost of the traffic light; potential development on the opposite side of Routes 6 & 209, which is part of the same property under consideration; designation of open space during the first phase of land development; and the need for an agreement regarding the access road to the County property.

The Commission also discussed the fact that vendors are unknown while the application is being considered as a conditional use; the process for triggering a new conditional use application; parking requirements being a significant variable among different types of conditional uses; traffic within the development, including deliveries by tractor-trailers; and the contiguous property on the opposite side of Routes 6 & 209. The Commission discussed requiring the applicant to return to the Township before developing the portion of the property located on the opposite side of Routes 6 & 209.

Members asked the Planner, Solicitor, and Engineer to work together to develop reasonable conditions, given that the proposed uses remain unknown. Members thanked these three professionals for their hard work.

Removing Sections 308.1 and 401.1 through 401.3 – Board of Supervisors

The above-referenced sections of the Zoning Ordinance may be replaced with provisions addressing "No-Impact Home Businesses," as required by the Municipalities Planning Code. The Planner will provide the definition of "Major Home Occupation," which establishes limitations on home-based businesses. This definition is included in the ordinances of many municipalities. The Chair requested the meeting to move forward and the ordinance be addressed with the changes at the next meeting.

Econo Pak Project

Collier Construction has been working on this project and is expected to attend the meeting scheduled for September 22. The developer is required to comply with the Developers Agreement, which outlines the parking requirements and prohibits the use of bay doors.

2026 Act 537 Plan for Milford Township

The Engineer is working on the plan and will meet with Mr. Di Lorenzo, the Sewage Enforcement Officer, soon for further discussion.

Zoning Warehouse Standards

The latest version is dated August 12, 2026, and includes several areas highlighted in yellow where the Planner has questions. Members will review the document and discuss it at the next meeting.

The workshop was adjourned at 9:00 p.m.