MINUTES

September 22, 2026

Milford Township Planning Commission
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. Also in attendance were Planning Commission members Robert Di Lorenzo and Ray Willis; Solicitor Jonathan Long; Planner Nanci Sarcinello; Engineer John Fuller; and Secretary Shahana Shamim.

Pledge of Allegiance:

Review of Previous Minutes:

The June 23 meeting minutes and the August 13 workshop draft minutes were unanimously approved. Some minor corrections were suggested to the September 10 workshop minutes.

DEPG Conditional Use Application for Milford Town Center:

Anthony Waldron, Esq., was present on behalf of the applicant. Counsel provided preliminary conditions based on the discussion at the last workshop. The Planner also provided comments for the Members to review and refine before presenting them to the applicant at the next workshop. The Engineer's comments had already been provided to the applicant at the last workshop.

Discussion included the process for the conditional use application in the event that different types of businesses replace those identified under the preliminary umbrella approval, which covers a number of businesses. Delivery schedules and the square footage requirements for convenience stores were also discussed.

Removing Sections 308.1 and 401.1 through 401.3 – Board of Supervisors:

The Planner forwarded a sample ordinance for Major Home Occupations, which differs from a no-impact home business because it has some impact, for the Board's review. She also provided the standards for regulating Major Home Occupations, which were discussed. The Board unanimously accepted Mr. Magnotta's letter and the replacement text regarding the removal of the aforementioned sections. The Supervisors may choose to incorporate the Planner's guidance.

The members unanimously voted to have the Planner forward her recommendations to the Board of Supervisors for their review.

Econo Pak Project

Erik Collier from Collier Construction was present to provide an update on where they are at with respect to the construction agreement between the owner and the township. There is an approved land development plan with the construction agreement, and there are some minor changes. Same trees for the landscaping are being done, but in different locations due to the easement requirement from the utilities.

Members stated that there are more loading dock doors on the side that faces the Rt. 6 & 209. The parking was supposed to be moved around so that there would be less congestion in the front. Currently the vans are parked everywhere and all those should be parked in the back of the property. The PennDOT approves only one entrance, and so one of the entrances has to be surrendered. The sewage was discussed as well. The representative stated that the rocks would be moved and a Knox box will be installed before doing the emergency entrance. Some other variations from the construction agreement were discussed. Members asked him to review the contractor's agreement.

2026 Act 537 Plan for Milford Township:

The Engineer is working on the plan.

Zoning Warehouse Standards

The Planner provided highlights of the proposed ordinance for discussion, and those points were discussed. The Solicitor was instructed to review the preambles, severability provisions, and penalties to confirm that they are legally appropriate.

The workshop was adjourned at 9:21 p.m.