

EAST BUFFALO TOWNSHIP
PLANNING COMMISSION
589 Fairground Road, Lewisburg, PA
October 16, 2024

Chair Curtis Barrick called the meeting to order at 6:00 PM.

Members present: Jon Allocca, Curtis Barrick, Christine Buffinton, Ryan Maxwell, Angelo Vieceli.

Also present: East Buffalo Township Manager Jolene Helwig, Zoning Officer (CKCOG) Thomas MacDonald

Visitors: Kevin Gardner, Kyle Gardner, Jim Knight, Mayur Patel (Laughner & Patel Developers), Greg Schwartz (Williams Site Civil), Tim Turner, Jamie Walshaw (Mid-Penn Engineering)

Hearing of Visitors: None.

Approval of Minutes

- Motion by Jon Allocca, seconded by Angelo Vieceli, to approve the September 18, 2024, minutes as distributed.
- Motion passed without exception.

Old Business: Lewisburg Professional Building Land Development Plan

- The plan involves construction of two, two-story office buildings on land at the northwestern corner of US Rt. 15 and Beagle Club Road. The property, currently owned by Giant Food Stores, is in the Highway Commercial Zone. The plan was tabled at the September meeting.
- Greg Schwartz reported that the NPDES application was submitted and completion comments were received. He envisions permit receipt in approximately one month.
- Mr. Schwartz also commented on progress obtaining a PennDOT Highway Occupancy Permit (HOP). The scoping study is complete and the comment letter from traffic impact study was received. He envisions a month or two for receipt of the HOP.
- The HRG review of the plan notes that applicants have requested a waiver of East Buffalo Township Code of Ordinances Chapter 26, §405 "Release Rate Requirements," requiring a 50% release rate reduction in sub-watershed 5-3 of the West Branch Susquehanna for the two-year storm. HRG recommends approving the applicant's request for relief waiver.
- Motion by Angelo Vieceli, seconded by Jon Allocca, to recommend approval of the waiver for the two-year storm. Motion passed without exception.
- Motion by Ryan Maxwell, seconded by Jon Allocca, to recommend approval of the plan contingent on:
 1. Completion of all signature blocks;
 2. Execution of a financial guarantee agreement;
 3. Execution of a stormwater maintenance agreement;
 4. Specification on the plan that the sanitary and water service pipes crossing stormwater pipes be properly encased in concrete for 10 feet in either direction when crossing with vertical clearances less than 1.5 feet (Ch. 22, §407.F)
 5. Obtaining an HOP permit;
 6. Obtaining an NPDES permit;
 7. Supervisors' approval of the waiver from the release rate requirements for the two-year storm.
- Motion passed without exception.

Old Business: Norman Martin Agriculture Buildings

- The proposal, presented at the September 18th meeting, is for two broiler houses of 24,594 sq.ft. each on the parcel at 4537 Furnace Road, near the western border of the township. Total parcel acreage is 101.467.
- The township engineer's review letter was received on October 10, so the owners have not had time to act on all comments yet. Review of this plan was tabled until next month.

New Business: Minor Subdivision Plan for Paul S. Lin

- The plan proposes to subdivide property located at 1075 Supplee Mill Road, near the intersection of Hardscrabble Lane, in the R-1 zoning district. Lot 1, containing 1.277 acres, will be subdivided from existing lands of Paul S. Lin, Tax ID 002-044-073.00000. The residual, Lot 2-A, will contain 13.399 acres.
- Motion by Christine Buffinton, seconded by Ryan Maxwell, to recommend approval of the plan contingent on completion of all signature blocks. Motion passed without exception.

New Business: Minor Subdivision Plan for 44 Market LLC

- The properties are located at 111 and 121 Beagle Club Road in the R-1 zoning district.
- The plan proposes to subdivide Lot No. 1, containing 0.545 acres, from existing lands of 44 Market LLC, Tax ID 002-044-036.00000. Lot No. 2, the residual parcel, will contain 1.084 acres.
- Motion by Ryan Maxwell, seconded by Angelo Vieceli, to recommend approval of the plan contingent on completion of all signature blocks and obtaining a township driveway permit. Motion passed without exception.

New Business: Act 537 Sewage Facilities Plan Special Study Review

- This review concerns a request made by Larson Design Group on behalf of LAJSA to the EBT Supervisors to review and comment on the final draft copy of the Official Act 537 Sewage Plan Special Study. The Supervisors asked the Planning Commission to also review and comment on the plan, particularly since the facility itself is located in East Buffalo Township.
- The study evaluates the potential of replacing the current chlorine gas disinfection system with ultraviolet disinfection for the treatment of sewage.
- Motion by Christine Buffinton, seconded by Jon Allocca, to recommend approval of the study contingent on adding wording that includes the East Buffalo Township Planning Commission to §1.3 and Appendix A. Motion passed without exception.

Hearing of Visitors: None.

Adjournment:

Motion by Jon Allocca, seconded by Christine Buffinton, to adjourn the meeting at 6:30 PM.

Submitted by Christine Buffinton, Secretary