

NOTICE

Notice is hereby given to the citizens and residents of East Buffalo Township, Union County, Pennsylvania, that the Supervisors of East Buffalo Township, Union County, Pennsylvania will hold a public hearing on Monday, April 13, 2026, at 5:30 o'clock P.M. at the East Buffalo Township Municipal Building, 589 Fairground Road, Lewisburg, Pennsylvania 17837, to consider the adoption of an ordinance to amend Chapter 27, Part 5 of the Code of Ordinances of East Buffalo Township regarding Principal Solar Energy Systems and Accessory Ground Mount Solar Systems within East Buffalo Township, Union County, Pennsylvania. Copies of the proposed ordinance are available during normal business hours at the East Buffalo Township Municipal Building, 589 Fairground Road, Lewisburg, Pennsylvania, 17837 and at the office of Peter L. Matson, Esquire, Solicitor for East Buffalo Township, 222 Market Street, Lewisburg, Pennsylvania.

EAST BUFFALO TOWNSHIP

Aleigh Heckman
Secretary

Peter L. Matson
Township Solicitor

PETER L. MATSON, P.C.
ATTORNEYS AT LAW
222 MARKET STREET
LEWISBURG, PA 17837
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570/523-3285
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EAST BUFFALO TOWNSHIP

ORDINANCE NO. _____

AN ORDINANCE OF EAST BUFFALO TOWNSHIP, UNION COUNTY, PENNSYLVANIA, AMENDING CHAPTER 27, PART 5 OF THE CODE OF ORDINANCES OF EAST BUFFALO TOWNSHIP REGARDING PRINCIPAL SOLAR ENERGY SYSTEMS AND ACCESSORY GROUND MOUNT SOLAR SYSTEMS WITHIN EAST BUFFALO TOWNSHIP, UNION COUNTY, PENNSYLVANIA

BE IT ENACTED AND ORDAINED BY THE BOARD OF SUPERVISORS OF EAST BUFFALO TOWNSHIP, UNION COUNTY, PENNSYLVANIA AND IT IS HEREBY ENACTED AND ORDAINED BY AUTHORITY OF THE SAME AS FOLLOWS:

SECTION 1: Chapter 27, Part 5, Section 503 of the Code of Ordinances of East Buffalo Township is hereby amended to provide as follows:

§503. Accessory Buildings, Structures and Uses.

§503.7 All Other Accessory Ground Mount Solar.

(9) Decommissioning

(b) Upon providing notice to the Township regarding cessation or abandonment of the operation or if the facility is presumed to be discontinued or abandoned or if repairs or replacements are not completed as herein provided, the PSES owner shall provide to the Township a recycling/disposal plan for the solar facility components, the same to include consideration of scrap value, subject to the approval of the Township. The Township shall approve or disapprove the recycling/disposal plan. If disapproved, the Township may recommend a plan for recycling/disposal to the PSES owner. Should the owner of the facility fail to provide a recycling/disposal plan or to implement a plan approved by the Township, the Township may utilize the financial security to

recycle/dispose of the solar facility components in a manner satisfactory to the Township.

(c) The owner shall then have six (6) months in which to dismantle and remove the facility including all solar related equipment or appurtenances related thereto, including but not limited to buildings, cabling, electrical components, roads, foundations and other associated facilities from the property to a minimum depth of thirty-six (36") inches and in compliance with an approved recycling/disposal plan. If the owner fails to dismantle and/or remove the facility within the established timeframes, the municipality may complete the decommissioning at the owner's expense, the same to include the implementation of an approved recycling/disposal plan. The Board of Supervisors may authorize one six (6) month extension for just cause shown by the owner. Provided however, that the building and road are not required to be removed if the owner can demonstrate, to the satisfaction of the Township, that the same can be repurposed and such repurposing is in compliance with all Township Ordinances.

(15) Ground mounted facilities shall not exceed twelve (12') feet in height as measured vertically from the top of the component and the ground below the component.

(a) Exceptions to the height limitation may be made for shared agricultural uses, including cattle raising, and for parking canopies.

(16) Impervious Coverage.

(a) The area beneath the ground mounted facilities is considered impervious cover and shall not exceed a slope of ten (10%) percent. However, use of impervious construction materials under the system shall be considered impervious and subject to the impervious surfaces limitations provided for in the applicable zoning district, statutes, ordinances, rules and regulations and if the impervious surface exceeds the permitted impervious area, the owner shall comply with the said statutes, ordinances, rules and regulations.

(21) Security.

(b) A clearly visible warning sign shall be placed at the base of all pad-mounted transformers and substations and on each side of the area utilized for facilities outside the required screening every fifty (50') feet. The said sign shall be 2' x 2' in size, informing individuals of potential voltage hazards.

SECTION 2: Chapter 27, Part 5, Section 509 of the Code of Ordinance of East Buffalo Township is hereby amended to provide as follows:

§509. Solar Energy.

(b) Principal Solar Energy System (PSES) Design and Regulation.

(10) Decommissioning.

(b) Upon providing notice to the Township regarding cessation or abandonment of the operation or if the facility is presumed to be discontinued or abandoned or if repairs or replacements are not completed as herein provided, the PSES owner shall provide to the Township a recycling/disposal plan for the solar facility components, the same to include consideration of scrap value, subject to the approval of the Township. The Township shall approve or disapprove the recycling/disposal plan. If disapproved, the Township may recommend a plan for recycling/disposal to the PSES owner. Should the owner of the facility fail to provide a recycling/disposal plan or to implement a plan approved by the Township, the Township may utilize the financial security to recycle/dispose of the solar facility components in a manner satisfactory to the Township.

(c) The owner shall then have six (6) months in which to dismantle and remove the facility including all solar related equipment or appurtenances related thereto, including but not limited to buildings, cabling, electrical components, roads, foundations and other associated facilities from the property to a minimum depth of thirty-six (36") inches and in compliance with an approved recycling/disposal plan. If the owner fails to dismantle and/or remove

the facility within the established timeframes, the municipality may complete the decommissioning at the owner's expense, the same to include the implementation of an approved recycling/disposal plan. The Board of Supervisors may authorize one six (6) month extension for just cause shown by the owner. Provided however, that the building and road are not required to be removed if the owner can demonstrate, to the satisfaction of the Township, that the same can be repurposed and such repurposing is in compliance with all Township Ordinances.

(c) Ground Mounted Principal Solar Energy Systems. Notwithstanding any other provisions in this Chapter, the following shall apply to Ground Mounted PSES:

(3) Height: Ground mounted PSES shall not exceed twelve (12') feet in height as measured vertically from the top of the component and the ground below the component.

(a) Exceptions to the height limitation may be made for shared agricultural uses, including cattle raising, and for parking canopies.

(4) Impervious Coverage.

(a) The area beneath the ground mounted facilities is considered impervious cover and shall not exceed a slope of ten (10%) percent. However, use of impervious construction materials under the system shall be considered impervious and subject to the impervious surfaces limitations provided for in the applicable zoning district, statutes, ordinances, rules and regulations and if the impervious surface exceeds the permitted impervious area, the owner shall comply with the said statutes, ordinances, rules and regulations.

(7) In Agricultural Preservation and Agricultural Residential Zoning Districts, no more than 20 percent of the entire area for development shall consist of Class I and

Class II prime agricultural soils as defined by the then current version of the USDA NRCS Custom Soil Resource Report.

(9) Security.

(b) A clearly visible warning sign shall be placed at the base of all pad-mounted transformers and substations and on each side of the area utilized for facilities outside the required screening every fifty (50') feet. The said sign shall be 2' x 2' in size, informing individuals of potential voltage hazards.

SECTION 3: ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT HEREWITH ARE HEREBY REPEALED.

SECTION 4: THIS ORDINANCE SHALL BE EFFECTIVE UPON ADOPTION.

ENACTED THIS _____ DAY OF _____, 2026, BY THE BOARD OF SUPERVISORS OF EAST BUFFALO TOWNSHIP, UNION COUNTY, PENNSYLVANIA.

ATTEST:

**BOARD OF SUPERVISORS OF
EAST BUFFALO TOWNSHIP**

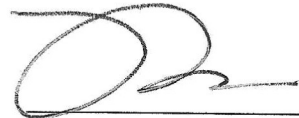
Secretary

Chairman

ATTESTATION

COMMONWEALTH OF PENNSYLVANIA *
* SS.
COUNTY OF UNION *

PETER L. MATSON, Solicitor of East Buffalo Township, Union County, PA,
personally appearing before the undersigned officer, and after being duly sworn according to
law, doth depose and say that he is the Solicitor of East Buffalo Township, Union County, PA,
and that the attached is a true and correct copy of the original proposed ordinance that is in his
possession.



Peter L. Matson
Solicitor
East Buffalo Township

Sworn to and subscribed
before me this 25th day
of March, 2026.



Notary Public
My Commission Expires:

