

EAST BUFFALO TOWNSHIP
PLANNING COMMISSION
589 Fairground Road, Lewisburg, PA
June 17, 2026

The meeting was called to order at 6:00 PM by chair Curtis Barrick.

Members present: Curtis Barrick, Christine Buffinton, Katie Evans, Mary Beth Griffith, Leslie Hosterman, Ryan Maxwell, Angelo Vieceli

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

Visitors: Steve Berlin, Erin Brown, Kevin Gardner, Kyle Gardner, Ron Musselman, Bud Schenck (Mid-Penn Engineering), Wyatt Troxell, Jamie Walshaw (Mid-Penn Engineering)

Hearing of Visitors: none

Approval of Minutes

- Motion by Katie Evans, seconded by Mary Beth Griffith, to approve the May 20, 2026, meeting minutes as distributed. Motion passed without exception.

New Business: Allocca-Adams Subdivision

- The intent of this plan is to subdivide Lot 1A (0.099 ac), from existing lands of Jon Allocca and Megan Adams at 254 Hardscrabble Lane (1.716 ac, parcel 002-044-044.00000), and add it to other land of Jon Allocca and Megan Adams at 178 Hardscrabble Land (0.633 ac, parcel 002-044-045.00000).
- All land is in the R-1 zoning district.
- Proposed new Lot 1 will contain 0.732 ac. Residual Lot 2 will contain 1.617 ac.
- Lot 1 is serviced by public sewer and water. Lot 2 is serviced by public water and on-lot septic.
- Motion by Leslie Hosterman, seconded by Ryan Maxwell, to recommend approval of the plan. Motion passed without exception.

New Business: Parking Lots at Bucknell's Christy Mathewson Memorial Stadium

- The project is located at 555 Pascucci Drive (parcel 002-042-129) and is currently a grass parking area for the stadium.
- The purpose of the project is to construct 5 parking lots containing 116 parking spaces.
- The township engineer reported that afternoon that the review is 90% done.
- The developer has requested a waiver from Chapter 22, §305.3(b) regarding execution of an improvements guarantee and §306.2(c) regarding submission of the improvements guarantee with the final plan.
- The plan needs an approved E&S plan and an NPDES permit.
- Motion by Katie Evans, seconded by Mary Beth Griffith, to recommend the waiver from the improvements guarantee. Motion passed without exception.
- Motion by Katie Evans, seconded by Leslie Hosterman, to recommend approval of the plan contingent on removing the word "Preliminary" on the cover page, approval of the E&S plan, issuance of an NPDES permit, a clean review by the township engineer, and completion of all signature blocks. Motion passed without exception.

New Business: 44 MRKT LLC Subdivision

- The property is located at 130 S. 13th Street, bordering Adams Avenue on the south side and 12th Street in back, in the R-2 zoning district.
- This plan proposes to consolidate lots 5, 6, 13, 14, and parts of lots 7 and 15, creating a single Lot 1 of 31,250 sq.ft. or 0.717 ac.
- Existing Lot 16 would add approximately 25 ft. on the north side from existing Lot 15 to form new Lot 2 with 9,375 sq.ft. or 0.215 ac, 75 ft. front width bordering 13th Street, and 125 ft. depth.
- Existing Lot 8 would add approximately 25 ft. on the north side from existing Lot 7 to form new Lot 3 with 9,375 sq.ft. or 0.215 ac, 75 ft. front width bordering 12th Street, and 125 ft. depth.
- A variance hearing with the Zoning Hearing Board was held on May 27, 2026. Relief was granted for a side-yard setback for proposed Lot 1 of 8.49 ft.
- Visitor Ron Musselman, a neighbor of the proposed subdivision, expressed concern about runoff and water handling on the proposed lots. He has concerns that the outflow from new Lots 2 and 3 will be greater than pre-development.
- Visitor Erin Brown, a neighbor of the proposed subdivision, also expressed concerns about water runoff, recalling water levels in the area from a recent storm.
- Tom MacDonald explained that this is a zoning subdivision plan with no plans submitted for development on those lots. Runoff will be evaluated when the plans for homes are submitted.
- Motion by Ryan Maxwell, seconded by Mary Beth Griffith, to recommend approval of the plan contingent on receipt of the final decision from the Zoning Hearing Board, completion of all signature blocks, and addition of a note on the plan that maximum disturbance on new Lots 2 and 3 must be limited to 2,500 sq.ft. Motion passed by a vote of 6 in favor and 1 against.

Adjournment:

Motion by Katie Evans, seconded by Leslie Hosterman, to adjourn the meeting at 6:20 PM.

Submitted by Christine Buffinton, Secretary