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, November 9, 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 a Curative Zoning Ordinance Amendment to amend Chapter 27, Parts 2 and 5 of the Code of Ordinances of East Buffalo Township regarding Corner Lots 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

Jeffrey Oberdorf
Secretary

Peter L. Matson
Township Solicitor

PETER L. MATSON, P.C.
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EAST BUFFALO TOWNSHIP

ORDINANCE NO. _____

AN ORDINANCE OF EAST BUFFALO TOWNSHIP, UNION COUNTY, PENNSYLVANIA, AMENDING CHAPTER 27, PARTS 2 AND 5 OF THE CODE OF ORDINANCES OF EAST BUFFALO TOWNSHIP REGARDING CORNER LOTS WITHIN EAST BUFFALO TOWNSHIP, UNION COUNTY, PENNSYLVANIA

WHEREAS, the Board of Supervisors of East Buffalo Township, Union County, Pennsylvania, have heretofore enacted an ordinance named therein as the East Buffalo Township Zoning Ordinance, as codified in Chapter 27 of the Code of Ordinances of East Buffalo Township (the "Zoning Ordinance"); and

WHEREAS, the Pennsylvania Municipalities Planning Code, Act of July 31, 1968, as amended (53 P.S. §§ 10101 et seq.), enables a municipality through its Zoning Ordinance to regulate the development, use and protection of property for the general health, safety and welfare of the community; and

WHEREAS, pursuant to Section 609.1 of the said Pennsylvania Municipalities Planning Code (53. P.S. § 10609.1)(related to Procedure for Landowner Curative Amendments), a landowner who desires to challenge on substantive grounds the validity of a zoning ordinance or any provision thereof, which prohibits or restricts the use or development of land in which they have an interest, may submit a written request for a curative amendment to the governing body; and

WHEREAS, East Buffalo Township landowners have submitted a request for a curative amendment to the Zoning Ordinance regarding the designation of yards for Corner Lots within East Buffalo Township; and

WHEREAS, the Board of Supervisors, in consultation with the East Buffalo Township Planning Commission have determined to effectuate certain revisions to the Zoning Ordinance to better promote the general health, safety and welfare of the residents and property owners of the Township; and

WHEREAS, East Buffalo Township seeks to promote the general health, safety and welfare of the community by amending certain provisions of the Zoning Ordinance regarding designated yards for Corner Lots within East Buffalo Township, Union County, Pennsylvania.

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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 2, Section 201 of the Code of Ordinances of East Buffalo Township is hereby amended to provide as follows:

§201. Specific Terms.

LOT, CORNER – A lot at the point of intersection of and abutting on two (2) or more intersecting streets, and which has an interior angle of less than 135 degrees at the intersection of the two (2) street lines. For purposes of this Chapter, an applicant shall designate the appropriate side and front yards pertaining to the Corner Lot, subject to the approval of the Township Zoning Officer

SECTION 2: Chapter 27, Part 5, Section 503 of the Code of Ordinance of East Buffalo Township is hereby amended to provide as follows:

§503. Accessory Buildings, Structures and Uses. All accessory structures shall conform to the bulk, area, height and yard requirements established in each individual zoning district, except as permitted below.

§503.2 Corner Lots. An applicant shall designate the appropriate side and front yards pertaining to the Corner Lot, subject to the approval of the Township Zoning Officer.

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

SECTION 4: THIS ORDINANCE SHALL BE EFFECTIVE UPON ADOPTION.

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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

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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 29th day
of October, 2026.

Kristine Dziadzio
Notary Public
My Commission Expires:

Commonwealth of Pennsylvania - Notary Seal
Kristine Dziadzio, Notary Public
Union County
My commission expires February 7, 2030
Commission number 1244554
Member, Pennsylvania Association of Notaries

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