

**BUFFALO TOWNSHIP PLANNING COMMISSION - AGENDA –**  
**JULY 6, 2022**

- 1 – CALL THE JULY 6, 2022 MEETING OF THE BUFFALO TOWNSHIP PLANNING COMMISSION MEETING TO ORDER**
- 2 – PLEDGE OF ALLEGIANCE**
- 3 – THIS MEETING IS BEING RECORDED, IF ANYONE IS TAPING THIS MEETING, PLEASE STATE YOUR NAME AND ADDRESS**
- 4 – ROLL CALL**
- 5 – APPROVAL OF THE MINUTES FROM THE JUNE 1, 2022 REGULAR MONTHLY MEETING OF THE BUFFALO TOWNSHIP PLANNING COMMISSION, AS RECORDED**

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**LAND DEVELOPMENT**

**PAR MAR STORE #58 – 698 EKASTOWN ROAD – SITE PLAN**

Liadis Engineering & Surveying, Inc. is purposing a Site Plan where the existing BP Gas Station is located at the Southwest corner of the intersection of Sarver Road and Ekastown Road. The proposed redevelopment of this site includes the construction of a new convenience store on the existing gas station property currently designated as 698 Ekastown Road. The current facility was constructed in 1997 and the existing convenience store no longer has the size or layout to properly accommodate the customers of the gas station or the convenience store. This is relatively a straight forward site design involving the construction of a new convenience store on the site followed by the demolition of the existing store. This allows the existing store and gas station to remain operational by constructing the new, expanded convenience store behind the existing building, allowing the existing store to stay operational for the majority of the construction. Following the completion of the new store the existing building shall be demolished.

<u>Rec'd</u>	Site Plan Application/Narrative
<u>Rec'd</u>	Site Plan Filing Fee
<u>Rec'd</u>	Site Plans
<u>Rec'd</u>	Municipal Stormwater Management Plan
<u>Rec'd</u>	BC Conservation District E & S Approval

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Rec'd BC Planning Commission Comments  
Rec'd Municipal Authority Comments  
Rec'd Bankson Engineer Comments

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**HOCHBEIN/MILLER PLAN — LOT LINE REVISION**

Jackson Surveying is purposing a Lot Line Revision for B. Hochbein and M. Miller Trust to revise a lot line between 136 Grimm Road (Miller 040-1F77-4L) which is 2.41 acres and 142 Grimm Road (Hochbein 040-1F07-5C) which is .923 acres Due to the current pending sale by the Miller Family of 1.326 acres to Brian Hochbein. The result of the lot line revision is Miller property will now be 1.084 acres and the Hochbein property will be 2.249 acres.

Rec'd Lot Line Revision Application  
Rec'd Lot Line Revision Filing Fee  
Rec'd Lot Line Revision Plans  
Rec'd BC Planning Commission Comments  
Rec'd Municipal Authority Comments  
Rec'd Bankson Engineer Comments

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**WALDRON PLAN NO. 2 – SUBDIVISION AND LOT LINE REVISION**

Graff Surveying, LLC is proposing a Subdivision and a Lot Line Revision of two parcels. The Lot Line Revision is with Lot 2 conveying .010 acres of property to Lot 3 and Lot 3 is conveying .116 acres of property to Lot 2. This makes the revised parcel to be subdivided at 12.067 acres. Revised Lot 3 will be 3.995 acres and proposed Lot 4 will be 8.072 acres and both have been tested for on lot septic systems for single family residential dwellings.

Rec'd Application/Narrative  
Rec'd Filing Fee  
Rec'd Plans  
Rec'd BC Planning Commission Comments  
Rec'd Municipal Authority Comments  
Rec'd Bankson Engineer Comments

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**C.A. HARVEY PLAN NO. 3 – LOT LINE REVISION AND SUBDIVISION**

Graff Surveying LLC. is proposing a Lot Line Revision and Subdivision of a 16.75-acre parcel. Lot 1 is to convey 5.87 acres, shown as tract “A”, from parcel A6 to parcel A6D, for a revised total of 6.131 acres, respectively, and both have existing dwellings.

<u>Rec'd</u>	Application/Narrative
<u>Rec'd</u>	Filing Fee
<u>Rec'd</u>	Plans
<u>Rec'd</u>	BC Planning Commission Comments
<u>Rec'd</u>	Municipal Authority Comments
<u>Rec'd</u>	Bankson Engineer Comments

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**MS4 STORMWATER PROGRAM UPDATE**

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**REMARKS FROM THE FLOOR**

**ADJOURNMENT**