

**BUFFALO TOWNSHIP PLANNING COMMISSION – REGULAR MONTHLY MEETING – JULY 6, 2022**

The Regular Monthly Meeting of the Buffalo Township Planning Commission was called to order on July 6, 2022, at 7:00 p.m. by Chairman Grant McConnell. This Meeting is being recorded, if anyone is taping this Meeting, please state your name and address for the record.

**Roll Call**

Grant McConnell – Present  
Tim Gottus – Absent - emailed  
Sue Gregory – Absent - emailed  
Amy Trulik – Present  
John Zurisko – Present  
Brian Farrington – Present  
Ken Howard – Present  
Rick Healey – Present

A majority of the Planning Commission Board being present, the Chairman declared the Meeting open for the transaction of business.

**APPROVAL OF THE MINUTES** of the July 6, 2022 Regular Monthly Meeting of the Buffalo Township Planning Commission, as recorded, was on motion of Amy Trulik, seconded by John Zurisko. Motion Carried. Un. Approval.

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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.

The Township office has received the site plan application, narrative, filing fee, plans, Municipal Stormwater Management Plan, BC Conservation District E & S Approval, BC Planning Commission Comments have not been received as of 7/6/22, Municipal Authority Comments received 6/23/22, Bankson Engineer Comments received 7/1/22, Bankson Engineers revised comments received 8/15/22.

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**ZONING:** This site is located within the B-2, Business District, as well as the A-2, Access Management Overlay. The proposed use (Gas Station/Convenience Store) is in accordance with the Conditional Uses of the B-2 Business District, per the Zoning Ordinance. Because the site location is within the A-2 Access Management Overlay, the Application must comply with the standards set forth within both zoning districts. 405.2: Off-Street Loading Size and Access – Each off-street loading space shall be not less than ten (10) feet in uniform width and sixty-five (65) feet in uniform length. The loading space and its dimensions should be shown on the Plan Drawings. 405.3: Off-Street Parking Size and Access – For a Gas Station/Convenience store, each space shall have a uniform area of one hundred eighty (180) square feet, being at least ten (10) feet wide and eighteen (18) feet long). These uniform sizes shall be exclusive of access drives or aisles. 405.3.B: Off-Street Parking Number of Parking Spaces Required – The number of off-street parking spaces required for a Convenience Store/Service Station, as set forth in the table, is 1 space per 200 square feet of gross floor area. The proposed building in this Land Development Plan would therefore require twenty (20) parking spaces to be designated. 409.9.B: Proper Waste Disposal for Business Use – Storage areas for collection containers shall contain a screen or screen plantings. Demonstrate that the proposed area for collection containers is properly screened on the Plan Drawings. There is an existing fence on the property that screened the existing Gas Station/Convenience Store from the adjacent residential buildings to the west. We recommend that a replacement fence be installed to continue to screen the Gas Station/Convenience Store from the adjacent residential uses.

**SUBDIVISION:** 202.2.f: It is not immediately clear how utility service will be provided to the building. We recommend the Applicant revise the plan drawings to clearly demonstrate all utility services (water, sanitary sewer, electric, gas, etc.) to the proposed building. 202.3.h: We recommend that the Applicant provide a Landscaping Plan as well as an Outdoor Lighting Plan for review and approval. 307: Connection to the public water and sewer systems are subject to review and approval by the Buffalo Township Municipal Authority. Evidence of approval should be forwarded to the Township.

**STORMWATER MANAGEMENT:** 301.A.3/304: Volume control calculations have not been provided. The Applicant must demonstrate that all runoff volume control requirements have been met. Additionally, based on the numbers that were included in the hydrograph reports, it appears as if the current stormwater management facility would not provide adequate volume control to prevent an increase in the post-development total runoff volume when compared to the pre-development total runoff volume for the 2-year/24-hour storm event. 301.5: Water quality control calculations have not been provided. The Applicant must demonstrate that all water quality requirements have been met, including the Municipal Separate Storm Sewer (MS4) Pollution Reduction Plan Requirements. 306.A.2: We recommend that this project site be considered a stormwater hotspot due to the past and present use of underground fuel storage tanks on the premises. 401.B: We recommend that the Applicant provide an Existing Resources and Site Analysis Plan for the project site and surrounding areas which fully complies with the requirements of the Ordinance. 501.A.3: Innovative stormwater BMPs and recharge facilities are encouraged. They shall be located, designed, and constructed in accordance with the latest technical guidance published by PADEP. Specifically for this design, if extended duration is to be utilized in lieu of infiltration/permanent volume removal, ensure that the design complies with the Managed Release Concept document and Managed Release Concept (MRC) Design Summary Sheet. 501.B.18: Principal Outlet Structures – The primary outlet structure shall be designed to pass all 24-

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hour design storms (up to and including the 100-year event) without discharging through the emergency spillway. According to the hydrograph reports, it appears the 100-year water surface elevation exceeds the emergency overflow elevation shown on the Plan Drawing. All principal outlet structures shall be constructed of reinforced concrete or an alternative material approved by the Township Engineer. We recommend that the outlet structure material be clarified. Provide clarification of the intended method to prevent clogging of primary outflow structure stages for all orifices equivalent to 12 inches or smaller in diameter. Outlet pipes shall have a minimum diameter of 15 inches. 501.B.19: Emergency Spillways – Any stormwater management facility designed to store runoff shall provide an emergency spillway designed to convey the 100-year post-development peak rate flow with a blocked primary outlet structure. Based on the Plan Drawing, the emergency spillway is connected directly to the primary outlet structure. Based on this design, the emergency spillway does not comply with the ordinance. Please clarify how the spillway will function with a blocked primary outlet structure. Avoid locating on fill areas, whenever possible. Any underground stormwater management facility must have a method to bypass flows higher than the required design (up to a 100-year post-development inflow) without structural failure or causing downstream harm or safety risks. 501.B.22.d.2: We recommend that the Applicant provide calculations which demonstrate that the existing and proposed storm sewers maintain adequate conveyance capacity to receive the proposed runoff flows. 502.H.2.d: Time of Concentration – The designer must provide computations for all pre-development  $T_c$  paths. A 5-minute  $T_c$  cannot be assumed for pre-development. Additionally, we recommend that the Applicant submit for review the complete time of concentration calculations. 601.B.2: SWM Site Report – The report and narrative presented shall include all information required by this ordinance, specifically, but not limited to: the expected project schedule, whether the site is a water quality sensitive (WQS) development, whether site is in a defined sensitive area, complete hydrologic, hydraulic, and structural computations for all stormwater management facilities, computation of average slope, hydraulic length, time of concentration, time of concentration for each subarea, drainage area maps for all watersheds and inlets depicting the time of concentration path for both existing conditions and post developed condition. There is an inconsistency in the elevation of the emergency overflow pipe as reported on the Plan Drawing and in the Municipal Stormwater Management Plan Report. The calculations for the estimate of dewatering time for extended detention include elevations that are below the minimum elevation of the stormwater management facility. More detail should be provided for the extended detention rock sump, including dimensions of all pipes and orifices on all of the drawings and additional labeling on all of the drawings. Additionally, the riser pipe is indicated on the Plan Drawing as being both 6" and 30" in successive drawings. GENERAL COMMENTS: The Plan Drawings do not indicate the location of the public sanitary sewer collection system. These facilities should be added to the Plan Drawings. Signature blocks for recording should be included on all drawings that will be recorded by the Township. We recommend that the Applicant submit a Demolition Plan for review which explains the nature and timing of the removal of the existing facilities. A Developer's Agreement which lists the maintenance responsibilities, bonding requirements, and ownership of facilities will be required. Prior to granting Approval, the Applicant shall enter into a Stormwater Management Infrastructure Operation and Maintenance Agreement with the Township. It is recommended that the cross-access corridor right-of-way be relocated to the rear (southernmost end) of the building and be paved as part of the proposed scope of work. We recommend

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that the Land Development Plan Application for the Par Mar Store #58 Development be tabled at this time. The Applicant should revise the Application to address the comments listed above, then resubmit the Land Development Application Package for further review and subsequent approval.

Ken Howard with Bankson Engineers read through the above information and recommended the Land Development Plan be tabled at this time. There was no one present regarding this plan. It was suggested that an extension letter be submitted.

On a motion of Amy Trulik, seconded by John Zurisko to table the Par Mar Store #58 Land Development Plan contingent upon satisfying all comments in Bankson Engineers review letter. Motion Carried. Un. Approval.

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**HOCHBEIN/MILLER – 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.

The Township office has received the lot line revision application, filing fee, plans, BC Planning Commission comment letter received 6/22/22. Municipal Authority comment letter received 6/23/22. Bankson Engineer Comment letter received 6/30/22. Buffalo Township Planning Commission comments received 7/6/22.

Ken Howard with Bankson Engineers spoke regarding this Lot Line Revision Plan and stated that they essentially are taking a non-conforming lot at 142 Grimm Road and making it conforming and taking a conforming lot at 136 Grimm Road and making it non-conforming. We recommend approval of this plan. Brian Hochbein was in attendance.

On a motion of Amy Trulik, seconded by John Zurisko to approve the Hochbein/Miller Lot Line Revision. Motion Carried. Un. Approval.

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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.

The Township office has received the subdivision/lot line revision application, narrative, filing fee, plans, BC Planning Commission Comments received 6/22/22. Municipal Authority comments received

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6/23/22. Bankson Engineer comments received 6/30/22. Fee In Lieu of has been received for both parcels and the Sewage Planning Module has been signed and sent to the DEP. Copies of the signed papers have been emailed to Bankson Engineers. Buffalo Township Planning Commission comments received 7/6/22.

Ken Howard with Bankson Engineers stated that this Subdivision Plan can be approved with the contingency that the Sewage Planning Module is approved by the DEP for both properties. Ken Waldron and Nathan Woodside were in attendance.

On a motion of John Zurisko, seconded by Amy Trulik to favorably recommend onto the Board of Supervisors the Waldron Plan No. 2 Subdivision/Lot Line Revision contingent upon the Sewage Planning Modules being approved by the DEP. Motion Carried. Un. Approval.

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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 17.694-acre parcel. They are purposing to attach 5.187 acres of 102 Patrick Lane to 107 Cabbage Road Property, which will become Lot 1, totaling 6.131 acres. The remainder of the 102 Patrick Lane property will be divided into 2 lots, one which will be 7.881 acres and the other 3.682 acres. Both have existing dwellings.

The Township office has received the subdivision/lot line revision application, narrative, filing fee, plans, BC Planning Commission Comments received 6/22/22. Municipal Authority comments received 6/23/22. Bankson Engineer comments received 6/30/22. Buffalo Township Planning Commission comments received 7/6/22.

Ken Howard with Bankson Engineers recommended approval of this Subdivision Plan. Tammy Harvey and Claudia Harvey were present.

On a motion of John Zurisko, seconded by Amy Trulik to favorably recommend onto the Board of Supervisors the C.A. Harvey Plan No. 3 Lot Line Revision/Subdivision. Motion Carried. Un. Approval.

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**ANNOUNCEMENTS:**

**MS4 STORMWATER PROGRAM UPDATE**

Ken Howard with Bankson Engineers spoke and gave an update regarding the MS4 Stormwater Program. He stated that over the past month the following Stormwater Program Activities have occurred: DEP issued the DRAFT NPDES MS4 Permit. The Pollutant Reduction Plan has been approved. The Township has 5 years to construct the PRP improvements. The Permit needs posted at the Township Building. A copy is being publicly posted on display in the Township Meeting Room. The MS4 Target Audience list has been publicly posted on display in the Township Meeting Room. A mailing was sent to all parties (approximately 250) on the mS4 Target Audience List. The mailing included the following items: MS4 Review document. DEP Flyer – Be Storm Water Smart. Letter with notice of two MS4 stormwater program website links. Audubon notice concerning the 2022 Buffalo Creek Watershed

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Festival. Pollutant Reduction Plan easement acquisition has commenced. The stormwater system and MS4 outfall location map, Bankson Engineers, Inc. Drawing number 5-701-43-1, is posted in the Township Building for the public to review and provide comments. The map was posted on April 13, 2022 at the public meeting. The map will be available at all public meetings through July 13, 2022. The map will be updated after this review period. The A sign in sheet was passed around to all in attendance and the public was asked if they had any questions or comments to share.

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**REMARKS FROM THE FLOOR:**

There were no remarks from the floor.

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**ADJOURNMENT**

There being no further business, it was on motion of John Zurisko, seconded by Amy Trulik, to adjourn this Meeting at 8:20 pm. Motion Carried. Un. Approval.

**APPROVED:**

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**CHAIRMAN**

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**SECRETARY**