

Susquehanna County Planning Commission

Minutes January 27, 2026

7:00 PM

- I. Call to Order:** Chairman Richard Franks called the meeting to order at 7:00 PM. Members present included: Robert Housel, Chris Caterson, Brandon Cleveland, Joseph Kempa, John Kukowski, and Bryce Beeman. The absences were John Ramsay and BJ Zembrzycki, also attending was Planning Department Director, Patti Peltz. Members of the public present include Ryan Doughton and Matthew Kubusti from Trade Eastern, and Bobbi Jo Turner from Susquehanna County Housing Authority.

- II. Pledge of Allegiance** The pledge of allegiance was said.

- III. Reorganization** – The Chairman appointed a Chairman Pro Tem.
Chairman Pro Tem C. Caterson asked the Nominating Committee for their report.

The Nominating Committee recommends

R Franks as Chairman,

BJ Zembrzycki as Vice-Chairman

R Housel as Secretary.

Chairman Pro Tem C Caterson called three times for additional nominations from the floor.

There were none, J Kukowski moved that nominations be closed, seconded by J Kempa and carried.

Chairman Pro Tem Chris Caterson instructed the Secretary to cast the unanimous ballot for the slate of officers as presented for Susquehanna County Planning Commission 2026.

Chairman Pro Tem C Caterson closed the Reorganization meeting.

- IV. Approval of Minutes –**

C Caterson made the motion to accept December 16, 2025, meeting minutes, R Housel seconded and so carried.

- V. Communications – December 15, 2025 – January 26, 2026**

1. NOI – Coterra – Consumptive Use – Ely P2 – Dimock Twp
2. NOI – Coterra – Consumptive Use – MerrittM P1 – Gibson Twp
3. NOI - Coterra – Consumptive Use – Jeffers Farm P5 – Gibson Twp
4. NOI – Coterra – Consumptive Use – HowellG P1 – Auburn Twp
5. NOI – Coterra – Consumptive Use – AbbpttD P2 – Bridgewater Twp
6. NOI – BKV - Consumptive Use – Baker West (Brothers) – Forest Lake Twp
7. NOI – Expand – Consumptive Use – Mitchell Well Pad – Franklin Twp
8. NOI – Expand – Consumptive Use – LRJ Well Pd – Rush Twp
9. NOI – Expand – Consumptive Use – Sadecki Well Pad – Liberty Twp
10. NOI – Expand – Consumptive Use – PMG Annie Drilling Pad #1 – Springville Twp
11. NOI – Coterra – Consumptive Use – BeneditK P1 – Bridgewater Twp
12. NOA – Expand – Water Withdrawal – Wyalusing Creek – Rush Twp
13. NOI – Coterra – DerianchoF P1 – Bridgewater Twp
14. NOI – BKV – Consumptive Use – Trecoske North Well Pad – Silver Lake Twp
15. NOI – Red Oak Sand & Gravel – NPDES General Permit for Stormwater – Oakland Quarry Operation Oakland Twp
16. NOI – James Barber Trucking & Excavating – Surface Mining – Lenox Twp.

17. NOI – Joseph Zawisky, LLC – Surface Mining – Jackson & Oakland Twps
18. NOI – Joshua Holbrook – Surface Mining – New Milford Twp
19. NOA – NTM Engineering – Bridge Replacement – Franklin Twp
20. NOI – Atlas – Utility Line Stream Crossing – SCRC – New Milford Twp
21. NOI – 4 Star Quarry – Small non-coal surface mine – Oakland Township
22. NOI – Coterra – ESCGP-4 – Burke to Defarges Freshwater Pipeline – Auburn Twp
23. NOI – Williams – GP-5 – McNew Compressor Station – Brooklyn Twp
24. NOI – Williams – GP-5 – Church Compressor Station – Dimock Twp
25. NOI – Williams – Potter Compressor Station – Brooklyn Twp
26. NOI – DEP – NPDES GP for Stormwater – Weida Wildcat 1 Quarry – New Milford Twp
27. NOI – DEP – NPDES GP for Stormwater – Bauer Quarry – Harmony Twp
28. NOI – DEP – NPDES GP for Stormwater – Robert Salansky Construction Quarry – Gibson Twp
29. NOI – DEP – NPDES GP for Stormwater – Rowe 1 Quarry – Brooklyn Twp
30. NOI – A Wilber Stone, Inc – DEP General Operating Permit – Wilber 1 Quarry – Liberty Twp
31. NOI – DEP – NPDES GP for Stormwater – Jersey Hill Quarry – Auburn Twp
32. Courtesy Notice – Petition of Constitution Pipeline Co, LLC for reissuance of certificate and reaffirmance of waiver determination (Petition)

VI. Public Comment

VII. Old Business

A. Subdivision and Land Development Review

1. none

B. Report of Finalized Conditional Approvals

1. none

VIII. New Business

A. Subdivision and Land Development Review

1. Susquehanna County Housing – Commercial Land Development – New Milford Borough

To: Susquehanna County Planning Commission

From: Patti L. Peltz

Date: 1/12/2026

Subject: Susquehanna County Housing

Susquehanna County Housing has submitted plans to develop a 1.21-acre parcel in New Milford Borough. The site is currently vacant. It is their intention to develop with five units of housing for 55+. Each unit will be 1350 sf, 2-bedroom, one bathroom and a one car garage.

In reviewing the plan, the following items are called to your attention:

1. By definition (Section 204) this is a multi-family type of land development.
2. Application, affidavit of ownership, and filing fee have been received.
3. Site development plans were prepared by Trade Eastern of Wilkes-Barre, PA and contain page, existing conditions and demolition plan, site layout plan, grading and utility plan, lighting and landscape plan, post construction stormwater management plan, construction details, and an erosion and sediment control plan.
4. Sewer and water services are to be provided by the New Milford Municipal Authority. Letters from the Authority stating that there is capacity for both water and sewer service are included in the file.
5. The size, lot coverage, building height, number of stories, building setbacks, lot density and off-street parking are all governed by the New Milford Borough Zoning Ordinance. The plan was reviewed by the New Milford Borough Zoning Hearing Board on January 14. The Plan will go in front of New Milford Borough Council February 19.
6. Off-street parking will be accessed via Union Street, and the parking area will be paved.
7. The Erosion and Sediment Control plan will be submitted to the Conservation District. There will be no NPDES permit needed because the earth disturbance is under one acre.

Staff Recommendation: Grant preliminary approval of the New Milford Affordable Housing multi-family development conditioned on receipt and acceptance of the E&S Plan by the Conservation District, approval and receipt of the Municipality Report Form from the New Milford Borough Council within the Commission's allowable review period.

Ryan from Trade Easter provided a copy of the E&S Plan during the meeting.

R Franks made a motion to grant preliminary approval based on the receipt of the Municipality Report Form from New Milford Borough. R Housel seconded and so carried.

2. Susquehanna County 911 Communications Tower – Commercial Land Development – Lenox Twp.

To: Susquehanna County Planning Commission

From: Patti L. Peltz

Date: 1/12/2026

Subject: Susquehanna County Communication Tower

The Susquehanna County Planning Commission, at their regular meeting held on June 24, 2025, reviewed the plan for a 911 Communications Tower located on Taylor Road in Lenox township. It was conditionally approved pending items listed in the June 25, 2025, preliminary approval letter.

The preliminary conditions have been met, and the tower has been completed. Susquehanna County is now requesting Final Approval for their tower.

Staff visited the site on December 17, 2025, and found the site to be built according to the plans.

Staff Recommendation: Grant Final Approval of the Susquehanna County 911 Communications Tower.

R Housel made the motion to grant final approval to Susquehanna County 911 Communications Tower, J Kukowski seconded and so carried.

B. Section 102.2 – Review and Comment

1. Hansen Equipment, Inc – North Main Storage, LLC – Lot Line Adjustment – Clifford Twp

C. Subdivisions and Land Developments - Staff Actions Staff Approvals

December 15, 2025 – January 26, 2026

ADDITIONS/ LOT LINE ADJUSTMENTS

1. Hallstead Rod & Gun Club – Addition to Lands – Great Bend Twp. (14.296, 14.295 acres)
2. Lalor, Robert & Adriana – Addition to Lands – Little Meadow Borough (144.85, 16.50 acres)

MINOR SUBDIVISIONS/ NEW LOTS

1. Smith, Jeanette – Minor Subdivision – Bridgewater Twp – 2 Lots (261, 2 acres)
2. Brooks, Ronald – Minor Subdivision – Rush Twp – 2 Lots (32.81, 48.22 acres)
3. Demcheck Irrevocable Family Trust – Auburn Twp – Minor Subdivision – 2 Lots (37.62, 35.00)

MAJOR SUBDIVISIONS

1. none

LAND DEVELOPMENT

1. none

C Caterson made the motion to concur with staff actions, B Beeman seconded and so carried.

IX. Other items of discussion

1. Ordinance No 2025-01 – Considerations for amendments –

To: Susquehanna County Planning Commission

From: Patti L. Peltz

Date: 1/12/2026

Subject: Data Center Ordinance

After the public hearing for Ordinance 2025-01, the Commissioners would like you to consider the following suggestions:

*Data Center power grid usage and any cost increases/surcharges/grid upgrade charges for supplying the data center power, fall back to the Data Center, and not the residents on the same power supply/grid/company.

*713.6 & 713.7 Concerns over the beauty of our landscapes, reviewing setbacks, and makeup of the buffer.

*EPA Approvals and water usage.

*60-foot building height, buffer and height of trees versus building height.

*Sound Monitoring/Vibration.

*Review of water usage after a facility is in operation.

C Caterson made the motion that the Susquehanna County Solicitor create legal verbiage for any edits to the ordinance, to incorporate the suggestions of Susquehanna County Commissioners. R Housel seconded and so carried.

R Housel took a few moments to welcome Bryce Beeman to the Planning Commission.

Bobbi Jo Turner shared that the Housing Authority is always looking for land connected to public utilities, to explore future housing projects in Susquehanna County.

X. Adjournment

C Caterson made the motion to adjourn the meeting at 7:36PM, seconded by R Housel.

Minutes Prepared by:

Patti L. Peltz Director, Susquehanna County Planning

Certified to be a true and correct copy of the minutes of the regular meeting of the Susquehanna County Planning Commission held on January 27, 2026.

Respectfully Submitted,

Robert Housel, Secretary, SCPC

**Susquehanna County Planning Commission
Minutes February 24, 2026
7:00 PM**

- XI. Call to Order:** Chairman Richard Franks called the meeting to order at 7:00 PM. Members present included: Robert Housel, Joseph Kempa, BJ Zembrzycki, Bryce Beeman and John Kukowski. The absences were Chris Caterson, Brandon Cleveland, and John Ramsay. Also attending was Planning Department Director, Patti Peltz, and one member of the public, Nancy Harvatin.
- XII. Pledge of Allegiance** The pledge of allegiance was said.
- XIII. Approval of Minutes**
BJ Zembrzycki made the motion, seconded by J Kukowski, and carried, to approve the minutes, of the January 27, 2026, Meeting.
- XIV. Communications : January 26 – February 23, 2026**
1. NOI – JHA – NPDES Permit Renewal – Tri-Boro Wastewater Treatment Plant – Susquehanna Depot
 2. NOI – JHA – Storm Sewer Realignment and Replacement – Forest City Borough
 3. NOI – Verdantas – ESCGP-4 – Poulson Abandonment-1 – Rush & Auburn Twps
 4. NOI –Expand– ESCGP - 4 – North Marcellus Gameon W1 -Marbaker WP Temporary Waterline – Auburn Twp
 5. NOI –Expand Operating, LLC – ESCGP -4 – North Marcellus Bringham W1 – Gregorson WP Temp Waterlines – Auburn Twp
 6. NOI – Expand – ESCGP- 4 – North Marcellus Gameon WI – Przybyszewski WP Temporary Waterline – Auburn Twp
 7. NOI – Expand – Consumptive Use – GB Well Pad – Rush Twp
 8. NOI – Expand – GP-5A – Rosiemar Sus Pad – Auburn Twp
 9. NOI – Expand – ESCGP-4 – North Marcellus Parys WI – Gameon WI Temporary Waterline – Tuscarora Twp, Auburn Twp

10. NOI – Expand – ESCGP 4 – North Marcellus ParysWI – Clapper WP Temporary Waterline – Tuscarora Twp – Auburn Twp
11. NOI – Coterra Energy Inc– ESCGP- 4 – Carson J. P1 – Post Construction Storm Water Management Springville Twp
12. NOI – Coterra Energy Inc – Consumptive Use – ZickJ P1– Lenox Twp
13. NOI – Coterra Energy Inc – Consumptive Use – HawleyJ P1 – Forest Lake Twp
14. NOI – Coterra Energy Inc – Consumptive Use – HeitzenroderA P2 – Springville Twp
15. NOI – Coterra Energy Inc – Consumptive Use - Ely P3 – Dimock Twp
16. NOI – Coterra Energy Inc – Consumptive Use - Teel P3 – Springville Twp
17. NOI – Coterra Energy Inc – Consumptive Use – Krisulevicz P1 – Auburn Twp
18. NOI – Coterra Energy – GP-5A – Foltz, J. Pad 1 – Brooklyn Twp
19. NOI – DEP – General Permit for Stormwater – KH Stone Quarry – Rush Twp
20. NOI – DEP – General NPDES Stormwater Permit – Thatcher 1 Quarry Operation – Harford Twp –
21. NOI – DEP – General Permit for Stormwater – Stone Lake Quarry Operation – Middletown Twp
22. NOI – DEP – General Permit for Stormwater – Eddleston Quarry Operation – Franklin Twp –
23. NOI – DEP – General Permit for Stormwater – DB Legacy Quarry Operation – Oakland Twp
24. NOI – DEP – General Permit for Stormwater – Mack Quarry Operation – Brooklyn Twp
25. NOI – DEP – General Permit for Stormwater – Warner Quarry Operation – Rush Twp
26. NOI – DEP – General Permit for Stormwater – No Worries Quarry Operation – Brooklyn Twp
27. NOI – DEP – General Permit for Stormwater – WarnerII Quarry Operation – Rush Twp
28. NOI – DEP – General Permit for Stormwater – Auburn Quarry Operation – Auburn Twp
29. NOI – DEP – General Permit for Stormwater – Stone Oak Quarry Operation – Lenox Twp
30. NOI – DEP – General Permit for Stormwater – Paguay Stone 2 Quarry Operation – Apolacon Twp
31. NOI – DEP – General Permit for Stormwater – Price 105 Quarry Operation – Lenox Twp
32. NOI – DEP – General Permit for Stormwater – Heaps Quarry Operation – Brooklyn Twp
33. NOI – DEP – General Permit for Stormwater – Olympic Lake Quarry Operation – Apolacon Twp
34. NOI – DEP – General Permit for Stormwater – Blachek 1 Quarry Operation – Franklin Twp
35. NOI – DEP – General Permit for Stormwater – MSD Bedrock Quarry Operation – Harmony Twp
36. NOI – DEP – General Permit for Stormwater – Middletown Quarry Operation – Middletown Twp
37. NOI – DEP – General Permit for Stormwater – Coughlin Quarry Operation – Apolacon Twp
38. NOI – DEP – General Permit for Stormwater – Shirvan Quarry Operation – Dimock Twp
39. NOI – DEP – General Permit for Stormwater – Lee Quarry Operation – Thompson Twp
40. NOI – DEP – General Permit for Stormwater – Q1 Quarry Operation – Lanesboro Borough
41. NOI – DEP – General Permit for Stormwater – Bowen Quarry Operation – Rush Twp
42. NOI – DEP – General Permit for Stormwater – Casselbury 1 Quarry Operation – Liberty Twp
43. NOI – DEP – General Permit for Stormwater – Fallon Quarry Operation – Lenox Twp
44. NOI – DEP – General Permit for Stormwater – Guiton Quarry Operation – Middletown Twp
45. NOI – DEP – General Permit for Stormwater – Wheaton Quarry Operation – Auburn Twp
46. NOI – DEP – Request to Withdraw Pending Small Noncoal Surface Mining Permit – Grosvenor Quarry Operation – Liberty Township
47. NOI – DEP – NPDES General Permit for Stormwater – Karp Quarry Operation – Lenox Twp
48. NOI – DEP – NPDES General Permit for Stormwater – Pipeline Quarry Operation – Oakland Twp
49. NOI – DEP – NPDES General Permit for Stormwater – Stone Baker Quarry – Dimock Twp
50. NOI – DEP – NPDES General Permit Renewal Accept– Lucas Mack, Kaufman Quarry Operations – Brooklyn Twp
51. NOI – DEP – NPDES GP Renew & Accept – Allen Wadge Quarry Operations – Brooklyn Twp
52. NOI – DEP – NPDES GP Renew & Accept – J&J Stone Range Quarry Operations – New Milford Twp
53. NOI – DEP – NPDES GP Renew & Accept – L&D Stoneworks Middletown Quarry Operation – Middletown Twp
54. NOI – DEP – NPDES GP Renew & Accept – Adam Wilbur, Wilber K&E Quarry Operation – Liberty Twp.

55. NOI – DEP – NPDES GP Renew & Accept – S&S Stone Distribution Lewis Quarry Operation – Liberty Twp.
56. NOI – DEP – NPDES – GP Renew & Accept – Adam Wilber, Wilber 3 – Franklin Twp
57. NOI – DEP – Air Quality General Plan Approval and Operating Permit - Williams Field Services Co, LLC – Dimock Twp
58. NOI – DEP – Air Quality General Plan Approval and Operating Permit – Williams Field Services Co, LLC – Brooklyn Twp
59. NOI – DT Midstream – General Plan Approval and Operating Permit – CDP-5 Compressor Station – Harford Twp

XV. Public Comment: None.

XVI. Old Business

A. Subdivision and Land Development Review

1. Bennett, Charlie & Colleen – Land Development – Forest Lake Twp

To: Susquehanna County Planning Commission

From: Patti L. Peltz

Date: 02/12/2026

Subject: Residential Land Development

Charlie & Colleen Bennett have proposed a land development for their lands located along SR 267, in Forest Lake Township. The site is intended to be developed with a third residential structure.

In reviewing the plan, the following items are called to your attention:

1. By definition (Section 204) this is a land development.
2. Application, affidavit of ownership and filing fee have been received.
3. Land development plans were prepared by Butler Land Surveying.
4. The site will be served by on-lot well and on-lot septic.
5. Access to the lot is by way of private drive off State Route 267.
6. The Forest Lake Township Supervisors were notified on February 11, 2026. Their next regular meeting is scheduled for March 2, 2026.

Staff Recommendation: Grant preliminary approval of the land development plan conditioned on receipt of DEP septic approval, and the Municipality Report Form from the Forest Lake Township Supervisors, within the Commission's allowable review period. (Section 303.5)

BJ Zembrzycki made a motion to accept staff recommendations, with the addition of finding out if a PennDOT driveway permit was issued for this parcel, R Housel seconded, and so carried.

B. Report of Finalized Conditional Approvals – None.

XVII. New Business

A. Subdivision and Land Development Review - None.

B. Section 102.2 - Act 170 – Review and Comment – None.

C. Subdivisions and Land Developments - Staff Actions

Staff Approvals

November 19, 2025 – December 15, 2025

ADDITIONS/ LOT LINE ADJUSTMENT

1. None.

MINOR SUBDIVISIONS/ NEW LOTS

1. Hawley, Mary Alice & Smith, Virginia – Minor Subdivision – Forest Lake Twp -2 lots (64.02 & 146.98 acres)

MAJOR SUBDIVISIONS

1. None.

LAND DEVELOPMENT

1. Skurnowicz, Stephen – Land Development – Lenox Twp. – 2 lots (5.02, 1.0 acres)

XVIII. Other items of discussion

1. Setback waiver

To: Susquehanna County Planning Commission

From: Patti L. Peltz

Date: 02/18/2026

Subject: Setback waiver

Please see the following concerning a residential home setback policy for our SALDO. No resolution or Ordinance is needed, just a majority vote from the Commissioners, if the Planning Commission chooses to move forward.

Proposed Susquehanna County Single Family Home Setbacks Policy

I. Overview

Article VI of the Susquehanna County Subdivision and Land Development Ordinance (SALDO) includes design standards and specifications that apply to all subdivisions in Susquehanna County.

Among other requirements, Section 602 includes setback requirements for single-family residential lots. Traditionally, the County has viewed the regulation of the development of single-family lots as more appropriate for local municipal planning agencies and has declined to enforce the setback requirements for such developments.

II. Purpose

To set forth in writing that the policy of the County is to decline enforcement of setback requirements for single-family lots in Susquehanna County and to establish a standard waiver letter and a streamlined procedure to request such a waiver letter.

III. Scope

This Policy applies to all subdivisions in Susquehanna County.

IV. Policy and Procedures

Susquehanna County will not review or enforce building setback distances for single-family lots.

Any municipal planning agency, governing body, or owner of a single-family lot may obtain a waiver letter for a single-family development that does not meet the setback requirements of the SALDO by submitting a written request to the Susquehanna County Department of Planning and Development. The request shall set forth that a proposed development is on a single-family lot and does not satisfy the setback requirement. The request shall include the address and parcel identification number of the development. The requirements to obtain a waiver or modification, as outlined in Section 1103.3 of the SALDO, are suspended for single-family lots.

FORM WAIVER LETTER

SUSQUEHANNA COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT

To: Local Municipality or Local Municipal Planning Agency

In response to your written request dated _____, Susquehanna County hereby waives the building setback distances in Article VI of the Susquehanna County Subdivision and Land Development Ordinance for the single-family lot development located in your Township/Borough at _____, PA, Parcel ID No. _____.

J Kukowski made a motion to accept the amendment to use the setback letter, BJ Zembrzycki seconded, and so carried.

2. 2026 Annual Report - R Franks made a motion to present the 2025 Annual Report to the Commissioners, R Housel seconded and so carried.

XIX. Adjournment

J Kempa made the motion seconded by J Kukowski and so to adjourn the meeting at 7:37 pm.

Minutes Prepared by:
Patti L. Peltz Director, Susquehanna County Planning

Certified to be a true and correct copy of the minutes of the regular meeting of the Susquehanna County Planning Commission held on February 24, 2026.

Respectfully Submitted,

Robert Housel, Secretary, SCPC

XX. Call to Order: Chairman Richard Franks called the meeting to order at 7:00 PM. Members present included: Robert Housel, Joseph Kempa, BJ Zembrzycki, Bryce Beeman, Brandon Cleveland and John Kukowski. The absences were Chris Catterson and John Ramsay. Also attending was Planning Department Director, Patti Peltz. Members of the public included Brian Grose from Fagan Engineers and Willy Rowe from Dandy Mini Marts.

XXI. Pledge of Allegiance The pledge of allegiance was said.

XXII. Approval of Minutes

B Beeman made the motion, seconded by BJ Zembrzycki, and carried, to approve the minutes, of the February 24, 2026, Meeting.

XXIII. Communications : February 22, 2026 – March 22, 2026

1. NOI - Folsom Engineering – ESCGP -4 – Appalachia Midstream Services - Blaisure and Kelly Properties – Dimock Twp
2. NOI – CEC – NPDES Permit for Stormwater Discharge – Mid-Atlantic Interstate Transmission – Auburn Twp
3. NOI – DEP – NPDES GP for Stormwater - Jessup Quarry Operation- Gary Morrison – Jessup Twp
4. NOI – DEP – NPDES GP for Stormwater – Stankavage Quarry Operation – Enrique Vasques - Dimock Twp
5. NOI – DEP – NPDES GP for Stormwater – Turner Quarry Operation – Meshoppen Stone - Liberty and Silver Lake Twp
6. NOI – DEP – NPDES GP for Stormwater – Crestmont 2 Quarry Operation – DH Manufacturing – Lanesboro Borough
7. NOI – DEP – NPDES GP for Stormwater – 858 Quarry Operation – K&J Stone, LLC – Rush Twp
8. NOI – DEP – NPDES GP for Stormwater – Kelley 2 Quarry Operations – Pedro Sanchez – Silver Lake Twp
9. NOI – DEP – NPDES GP for Stormwater – Homestead Farm Quarry Operation – Doolittle Stone, LLC – Liberty Twp
10. NOI – DEP – NPDES GP for Stormwater – DRG Quarry Operation – Darwin R. Greene – Harmony Twp
11. NOI – DEP – NPDES GP for Stormwater – Paguay Stone Operation – Paguay Stone, LLC – Liberty Twp
12. NOI – DEP – NPDES GP for Stormwater – Bunnell Quarry Operation – Stanley Bennett – Rush Twp
13. NOI - DEP _ NPDES GP for Stormwater – Pigpen Quarry Operation – Backcountry Bluestone, LLC – Harmony Twp
14. NOI - DEP _ NPDES GP for Stormwater – Maloney Hill Operation – James E. Marcy – Lenox Twp
15. NOI – Wayco, Inc - DEP Application – Lake Roy Quarry – William Albert – Franklin Twp
16. NOI – DEP – Renew and Accept NPDES GP for Stormwater – Stone Street Quarry Operation – L&D Stoneworks, Inc – Forest Lake Twp
17. NOI – Expand Operating LLC – ESCGP 4 – North Marcellus Marbaker WI – Rylee WP Temporary Waterline – Auburn Twp
18. NOI – DEP – Renew and Accept NPDES GP for Stormwater – Timber Lane 4 Quarry Operation – Timber Lane Stone, Inc – Lathrop Twp.
19. NOI – DEP – Renew and Accept NPDES GP for Stormwater – Aline Quarry Operation – Neilton Dias – Lathrop Twp
20. NOI – DEP – Renew and Accept NPDES GP for Stormwater – DH MFG Crestmont 1 Quarry Operation – DH Manufacturing – Lanesboro Borough
21. NOI – DEP – Renew and Accept NPDES GP for Stormwater – Taylor 1 Operation – Rock Lake, Inc – Liberty Twp
22. NOI – Coterra Energy, Inc – Construction Certificate for CST Tank Installation – A&M Hibbard Centralized Treatment Facility – Dimock Twp
23. NOI – DEP – Renew and Accept NPDES GP for Stormwater – Brooklyn Quarry Operation – Troy Ely, DBA Timberman Stone, Brooklyn Twp
24. NOI – DEP – Renew and Accept NPDES – GP for Stormwater – Conklin Quarry Operation – Mitchell Conklin, New Milford Twp
25. NOI – DEP – Renew and Accept NPDES-GP for Stormwater – Squid 1 Operation – Squid Holdings, Inc – Harford Twp
26. NOI – DEP – Renew and Accept NPDES-GP for Stormwater – Herberts Farm Quarry Operation – Richard Herbert – Lenox Twp

27. NOI – DEP – Renew and Accept NPDES-GP for Stormwater – Noldy Hibbard RD Quarry Operation – Matthew Noldy – Auburn Twp
28. NOI – DEP – Renew and Accept - NPDES-GP for Stormwater – Herbert Quarry Operation – Richard Herbert – Lenox Twp
29. NOI – DEP – Renew and Accept NPDES-GP for Stormwater – Shimer Quarry Operation – S&M Bluestone, LLC – Forest Lake Twp
30. NOI – DEP – Renew and Accept NPDES-GP for Stormwater – MES Site 1 Operation – GKO Aviation, LLC – New Milford Twp
31. NOI – DEP – Renew and Accept NPDES-GP for Stormwater – Canfield Quarry Operation – 4DS Ventures, Inc – Franklin Twp.
32. NOI – DEP – Accept and Renew NPDES-GP for Stormwater – HB Williams Quarry Operation – HB Williams, INC – Brooklyn Twp
33. NOI – DEP – Renew and Accept NPDES-GP for Stormwater – Shimer Quarry Operation – Enrique Vasquez – Forest Lake Twp
34. NOI – DEP – Renew and Accept NPDES-GP for Stormwater – O’Dell Quarry Operation – F>S> Lopke Contracting, Inc - Harford Twp
35. NOI – DEP – Renew and Accept – NPDES-GP for Stormwater – Rozell 2 Quarry Operation – Jason Rozell – Bridgewater Twp
36. NOI – Expand - Consumptive Use – RU-75-SGL A-Pad – Great Bend 7 New Milford Twps
37. NOI – Coterra - Consumptive Use – GeigerK P1 – Bridgewater Twp
38. NOI – Expand – DEP – Renew GP-5A for continued operation of emission sources – Maris Sus Pad – Auburn Twp
39. NOI – Coterra – Consumptive Use – Augustine P1 – Springville Twp
40. NOI – Coterra – Consumptive Use – LymanJ P1 – Springville Twp
41. NOI – Endeavor Professional Services – Coterra – ESCGP-3 Earth Disturbance– FoltzJ P1 – Brooklyn Twp
42. NOI – DEP – Renew and Accept NPDES – GP for Stormwater – Vannort Quarry Operation – David Vannort – Jessup Twp
43. NOI – DEP – Renew and Accept NPDES GP for Stormwater – Weida Quarry Operation – DH Manufacturing, LLC – Harford Twp
44. NOI – DEP – Renew and AcceptNPDES-GP for Stormwater – Wartman Quarry Operation – Timothy Mark Smith – Franklin Twp
45. NOI – DEP – Renew and Accept NPDES-GP for Stormwater – Carter3 Quarry Operation – Enrique Vasquez – Dimock Twp
46. NOI – DEP – Renew and Accept – NPDES-GP for Stormwater – Butler Quarry Operation – Rockstar Quarries, LLC – Apolacon Twp
47. NOI – DEP – Renew and Accept NPDES -GP for Stormwater – Middletown Quarry Operation – K&J Stone, LLC – Middletown Twp
48. NOI – DEP – Renew and Accept NPDES-GP for Stormwater – Forest Lake Quarry Operation – MM Quarries, Inc – Forest Lake Twp
49. NOI – DEP – Renew and Accept NPDES-GP for Stormwater – Smith Quarry Operation – Craig R Reeves – Jessup Twp
50. NOI-DEP – Renew and Accept NPDES-GP for Stormwater – Kelley No 1 Quarry Operation – Pedro Sanchez – Silver Lake Twp
51. NOI-DEP – Renew and Accept NPDES-GP for Stormwater – B&B Quarry Operation – Robert Linden – Brooklyn Twp
52. NOI – DEP – Renew and Accept NPDES-GP for Stormwater – Torney Quarry Operation – Warner Quarry, LLC – Jessup Twp
53. NOI – DEP – Renew and Accept NPDES-GP for Stormwater – Taylor 1 Operation – Rock Lake, Inc – Liberty Twp.
54. NOI – Coterra – Consumptive Use – ConboyT P1 – Middletown Twp

XXIV. Public Comment: None.

XXV. Old Business

C. Subdivision and Land Development Review

1. Summit Ridge Farms – Land Development – Requesting Final Approval

To: Susquehanna County Planning Commission
From: Patti L. Peltz
Date: 03/18/2026
Subject: Summit Ridge Farms

The Susquehanna County Planning Commission, at their regular meeting held on March 25, 2025, reviewed the plan for a 6,696-sf addition to Summit Ridge Farms located on State Route 2073 in Gibson Township. It was conditionally approved pending items listed in the preliminary approval letter on March 26, 2025.

The preliminary conditions have been met, and the addition has been completed. Summit Ridge Farms is now requesting Final Approval for their addition.

Staff visited the site on March 18, 2026, and found the site to be built according to plans.

Staff Recommendation: Grant Final Approval of the Summit Ridge Land Development in Gibson Township.

BJ Zembrzycki made a motion to grant final approval from the Planning Commission, B Beeman seconded, and so carried.

D. Report of Finalized Conditional Approvals – None.

XXVI. New Business

D. Subdivision and Land Development Review

1. Just Dandy, LLC – Land Development – Montrose Borough

To: Susquehanna County Planning Commission
From: Patti L. Peltz
Date: 03/18/2026
Subject: Dandy Mini Mart

Just Dandy, LLC, Thomas Brothers Enterprises, owner, Sayre, PA, have proposed a Dandy Mini Mart store on land located along Grow Avenue (SR0706 and SR0029) in Montrose Borough. The site is currently developed with a vacant, dated, commercial building. Which will be demolished.

In reviewing the plan, the following items are called to your attention:

1. By definition (Section 204) this is a commercial land development.
2. Application, affidavit of ownership and filing fee have been received.

3. Site development plans were prepared by Brian Grose of Fagan Engineers & Land Surveyors.
4. The developer proposes to erect a Mini Mart store 85'x70', a fuel canopy 42'x96', and diesel pumps 28.8'x47' on the 4.88-acre lot. The store will include a drive-through lane.
5. This is a single-phase plan and will start within 60 days of receiving all permits. They expect the construction will last approximately 5 months.
6. The entrance and exit will be off Grow Avenue. A copy of the PennDOT permit is required (Section 403.2H). There will be specific circulation patterns for traffic flow, and designated entrance and exit.
7. The plan shows parking for 64 off-street parking spaces. 52 passenger vehicle spots and 12 commercial vehicle parking stalls. These include 3 handicap spots at the entrance of the store.
8. A landscaping plan and a lighting plan are included. The SALDO states *"706.3 Lighting - Any lighting used to illuminate any off-street parking shall be so arranged as to reflect the light away."* Since there is a residence in proximity, consider letting a county engineer review the full plan including lighting and buffer setbacks. The fee for the engineer would be charged back to the applicant as stated in *"1105.3 Review and inspection fees – 1105.4 - If the review fees collected at the time of application are not sufficient to cover the cost of engineering services and other related professional consulting services incurred by the Planning Commission, an additional fee shall be collected from the Applicant prior to any action on the plan."*
9. Sewer and water will be provided by the Bridgewater Municipal Sewer Authority and Pennsylvania American Water Company. Letters from both entities will need to be submitted which state that they will serve the development.
10. Fagan is working on the Stormwater Plan to begin permitting. Once they have those permits in hand, they can go back to PaDEP for the culvert extension permit. They have already had a meeting with PaDEP about the process.
11. Montrose Borough Council will be notified in time for their next regular meeting to be held on April 6. A copy of the Municipality Report Form, within the Commissions allowable review period is required. Along with any Montrose Borough permits required for the project.
12. If an NPDES or E&S permit is required, a copy will be required.

Staff Recommendation: Send the submitted plans to the county engineer for review and a recommendations report. Revisit at the first Planning Commission meeting, following receipt of the engineer's report, to review the report.

Pending revised plans, R Housel made the motion that the plans be reviewed by the County Engineer, including a full review of the lighting plan, as well as a specific review of the proposed landscaping and planned privacy fence between the parking lot and the neighboring residential property. The SCPC will revisit after the county engineer reviews and sends recommendations. BJ Zembrzycki seconded and so carried.

E. Section 102.2 - Act 170 – Review and Comment – None.

F. Subdivisions and Land Developments - Staff Actions

**Staff Approvals
February 22, 2026 – March 20, 2026**

ADDITIONS/ LOT LINE ADJUSTMENT

1. 1. Livezey, Jeffery & Sandra – Lot Line Adjustment – Herrick Twp.

MINOR SUBDIVISIONS/ NEW LOTS

1. 1. GDS Gassearch Drilling Services – Minor Subdivision – Lenox Twp 2 lots 8.14 & 4.08 acres
2. Warner, Allana – Minor Subdivision – Dimock Twp 2 lots 2 & 123 acres
3. Stauffer, Jeffery – Minor Subdivision – Springville Twp – 2 Lots (30.63, 1.88 Acres)

MAJOR SUBDIVISIONS

1. None.

LAND DEVELOPMENT

1. Cherkauskas, John – Minor Subdivision – Lathrop Twp – second residence.

XXVII. Other items of discussion

3. Any Planning Commission member concerns.

County Planning Director shared the public meeting for a Data Center Ordinance amendment/BESS (Battery Energy Storage System) Ordinance public meeting would be April 8, 2026 @9:00AM in the Commissioners large meeting room at the county courthouse.

XXVIII. Adjournment

R Housel made the motion seconded by J Kempa and so to adjourn the meeting at 7:34 pm.

Minutes Prepared by:
Patti L. Peltz Director, Susquehanna County Planning

Certified to be a true and correct copy of the minutes of the regular meeting of the Susquehanna County Planning Commission held on March 24, 2026.

Respectfully Submitted,

Robert Housel, Secretary, SCPC

No April 2026 meeting

**Susquehanna County Planning Commission
Minutes May 26, 2026
7:00 PM**

XXIX. Call to Order: Chairman Richard Franks called the meeting to order at 7:00 PM. Members present included: Robert Housel, Joseph Kempa, BJ Zembrzycki, Bryce Beeman, Chris Caterson. The absences were Brandon Cleveland, John Kukowski, and John Ramsay. Also attending was Planning Department Director, Patti Peltz. Members of the public included Brian Grose from Fagan Engineers, Randy Schuster of Montrose Borough, and Karen Gudykunst of Columbia Hose Company.

XXX. Pledge of Allegiance The pledge of allegiance was said.

XXXI. Approval of Minutes

C Caterson made the motion, seconded by Bryce Beeman, and so carried to approve the minutes, of the March 24, 2026, Meeting. No meeting held in April 2026 due to lack of agenda.

XXXII. Communications : March 23, 2026 – May 15, 2026

1. Notice of Permit Correction – DEP – Addendum to original permit to add a Small Noncoal Blast Plan – Arnold 1 Quarry Operation – Springville Twp
2. NOI – DEP – Renew and Accept Coverage under NPDES GP for Stormwater – Robinson-Maher Quarry Operation – Michael & Robert Pavelski – Gibson Twp
3. NOI – DEP – Renew and Accept Coverage under NPDES GP for Stormwater – Rock Ridge Stone Montrose Quarry Operation – Natstone, LLC, DBA Rock Ridge Stone – Bridgewater Twp
4. NOI – DEP – Renew and Accept Coverage under NPDES GP for Stormwater – Springville Quarry Operation – Carl Johnson – Springville Twp
5. NOI – DEP – Renew and Accept Coverage under NPDES GP for Stormwater – New Milford Quarry Operation – Three Lakes Stone, LLC – New Milford Twp
6. NOI – DEP – Renew and Accept Coverage under NPDES GP for Stormwater – Parks Quarry Operation – P&P Stone, LLC – Franklin Twp
7. NOI – DEP – Renew and Accept Coverage under NPDES GP for Stormwater – Jackson Quarry Operation – Robert Reddon – Jackson Twp
8. NOI – DEP – Renew and Accept Coverage under NPDES GP for Stormwater – Reddon Szili Quarry Operation – Backcounty Bluestone, LLC – Harmony Twp
9. NOI – DEP – Renew and Accept Coverage under NPDES GP for Stormwater – Jeff & Beth Quarry Operation – Jeffery Williams – Brooklyn Twp
10. NOI – Expand – Consumptive Use – Susan Pad – Auburn Twp
11. NOI – Expand – Consumptive Use – Tyler Pad – Auburn Twp
12. NOI – Expand – Consumptive Use Lyncott Corp Pad - New Milford Twp
13. NOI – Expand – Consumptive Use – Bark'em Squirrel Pad – New Milford Twp
14. NOI – DEP – General NPDES Stormwater Permit – Dias Quarries – Lathrop Twp
15. NOI – Expand – Consumptive Use – Folger Pad – New Milford Twp
16. NOI – Expand – Consumptive Use – Cramer Pad – New Milford Twp
17. NOI – Expand – Consumptive Use – Kerr B Drilling Pad #1 – Lathrop Twp
18. NOI – Expand - Consumptive Use – Berstein Pad – Clifford & Lenox Twp
19. NOI – DEP – Renew and Accept Coverage under NPDES GP for Stormwater - Grosvenor Stienhoff Quarry - New Milford Twp
20. NOI – DEP - Renew and Accept Coverage under NPDES GP for Stormwater – Grossman Quarry – Harmony Twp
21. NOI – DEP - Renew and Accept Coverage under NPDES GP for Stormwater – Lenox Quarry – Lenox Twp
22. NOI – DEP – Renew and Accept Coverage Under NPDES GP for Stormwater – Yachymiak Quarry – Brooklyn Twp
23. NOI – DEP - Renew and Accept Coverage under NPDES GP for Stormwater – S McClain Stone 6 Quarry – Dimock Twp
24. NOI – DEP - Renew and Accept Coverage under NPDES GP for Stormwater – True Blue Quarry – Jessup Twp

25. NOI – DEP - Renew and Accept Coverage under NPDES GP for Stormwater – Casselbury 2 Quarry – Liberty Twp
26. NOI – DEP – Renew and Accept Coverage Under NPDES GP for Stormwater - Forces Stone & Landscape Quarry – Springville Twp
27. NOI – DEP –Renew and Accept Coverage Under NPDES GP for Stormwater –Guaman Quarry – Springville Twp
28. NOI – DEP –Renew and Accept Coverage Under NPDES GP for Stormwater – Bulls and Bears Quarry – Lenox Twp
NOI – DEP – Renew and Accept Coverage Under NPDES GP for Stormwater – Cook Van Dykes Betty’s Rock Quarry – Springville Twp
29. NOI – DEP – Renew and Accept Coverage Under NPDES GP for Stormwater – Rainbow Quarry - Middletown Twp
30. NOI – DEP – Renew and Accept Coverage Under NPDES GP for Stormwater – King Hill Quarry – Harmony Twp
31. NOI – DEP – Renew and Accept Coverage Under NPDES GP for Stormwater - S McClain Stone 3 Quarry – Brooklyn Twp
32. NOI – DEP –Renew and Accept Coverage Under NPDES GP for Stormwater – Tobon Benjamin 1 Quarry – Great Bend Twp
33. NOI – DEP –Renew and Accept Coverage Under NPDES GP for Stormwater - Dias 2 Quarry – Lathrop Twp
34. NOI – DEP – Renew and Accept Coverage Under NPDES GP for Stormwater – Star Quarry – Harmony Twp
35. NOI – Coterra – Renew Air Permit –Lambert, R. Pad - Gibson Twp
36. NOI – DEP – Renew and Accept Coverage Under NPDES GP for Stormwater – NA Stone Supply Solus Quarry – Lathrop Twp
37. NOI – DEP – Renew and Except Coverage Under NPDES GP for Stormwater – Bakers Taylor Quarry – Lenox Twp
38. NOI - DEP – Renew and Accept Coverage Under NPDES GP for Stormwater – Loja Sol Quarry – Liberty Twp
39. NOI – DEP – Renew and Accept Coverage Under NPDES GP for Stormwater – Cook Hare Ridge Quarry – Rush Twp
40. NOI – DEP – Renew and Accept Coverage Under NPDES GP for Stormwater – Loja Buechel Quarry – Liberty Twp
41. NOI – Entech Engineering – ESCGP-4 for Earth Disturbance - Coterra Energy Gillinham Well Site – Forest Lake Twp
42. NOI – BKV – Consumptive Use – Giangrieco Well Pad – Forest Lake Twp
43. NOI – AKRF – Chapter 102 Individual Permit and Chapter 102 Joint Permit for Solar Development – Penn Goldenrod Solar, LLC – Clifford Twp
44. NOI – DEP – NPDES GP for Bluestone Mining Stormwater – EMCL, LLC – Lenox Twp
45. NOI – DEP – NPDES GP for Bluestone Mining Stormwater – Endless Mountain Minerals, LLC – Harmony Twp
46. NOI – Expand – GP Approval and Operating Permit (GP-5A) - RU 38 Scarlet Oak Pad – New Milford Twp
47. NOI – Tract Engineering – Development of Small Noncoal Mine – Adam allen Partnership – Lands of Christopher Chamberlin – Harford Twp
48. NOI – Repsol – Consumptive use – Camp Comfort - Middletown Twp
49. NOI – CEC – ESCGP-4 Earth Disturbance – Coterra Energy, proposed IJ Minerals Well Pad - Gibson and Herrick Twps
50. NOI – Expand Operating, LLC – Consumptive Use – Robinson Well Pad – Liberty Twp
51. NOI – Expand Operating, LLC – Consumptive Use – Carty-Wisemen Well Pad – Liberty Twp
52. NOI – Expand Operating, LLC – ESCGP-4 Permitting – Squier Freshwater Impoundment Location – Springville Twp
53. NOI – Expand Operating, LLC – Consumptive Use – Scott Pad – New Milford Twp
54. NOI – Expand Operating, LLC - Consumptive Use – Zeffer Pad – New Milford Twp
55. NOI – Expand Operating, LLC – Consumptive Use – Roman Pad – New Milford Twp
56. NOI – Expand Operating, LLC – Consumptive Use – Squier B Drilling Pad #1 – Springville Twp
57. NOI – Expand Operating, LLC – Consumptive Use – Grizzanti Pad – New Milford Twp
58. NOI – Expand Operating, LLC – Consumptive Use – Kass North Well Pad – Liberty Twp
59. NOI – DEP – Permit for Small Noncoal Operations – S&M Blue Stone, LLC – Powell Quarry Operation – Forest Lake Twp
60. NOI – Expand - GP-5A – Continued operation of emission sources - GU-Y Loomis Pad – Rush Twp
61. NOI – DEP - Renew and Accept Coverage Under NPDES GP for Stormwater – Rzepecki Peter the Rock Stone Quarry Operation – Bridgewater Twp
62. NOI – DEP - Renew and Accept Coverage Under NPDES GP for Stormwater – Barlow Satunus Quarry Operation – Clifford Twp
63. NOI – DEP - Renew and Accept Coverage Under NPDES GP for Stormwater – Bennett Noldy Quarry Operation – Rush Township
64. NOI – GPI – County Bridge Painting – Bridges 05, 18, 21, 25, and 27

- 65. NOI – PADOT – Embankment Repair – State Route 4007
- 66. NOI – Tract Engineering, PLLC – NPDES GP-104 – re-permit existing bluestone quarry – Onyon Quarry – New Milford Twp
- 67. NOI – Coterra – Submit to renew GP5a – Mead, B Pad 1 – Bridgewater Twp
- 68. NOI – DEP – Update existing blast plan – AP Quarry Operation – Middletown Twp
- 69. NOI – Tract Engineering – Small Noncoal Mine Development – Vannort #3 Quarry – Jessup Twp
- 70. Noi – LaBella – Revetment Replacement – Carmalt Rd over Choconut Creek – Choconut Twp
- 71. NOI – Tract Engineering – Small Noncoal Mine Development – Vannort #2 Quarry – Jessup Twp

XXXIII. Public Comment: None.

XXXIV. Old Business

E. Subdivision and Land Development Review – None.

F. Report of Finalized Conditional Approvals – None.

XXXV. New Business

G. Subdivision and Land Development Review

- 1. Just Dandy, LLC – Land Development – Montrose Borough

To: Susquehanna County Planning Commission

From: Patti L. Peltz

Date: 05/01/2026

Subject: Dandy Mini Mart

- To: Susquehanna County Planning Commission

From: Patti L. Peltz

Date: 05/01/2026

Subject: Dandy Mini Mart

-Susquehanna County Planning Commission voted in their March 24, 2026, meeting, pending revised plans, made the motion that the plans be reviewed by the County Engineer. Including a full review of the lighting plan, as well as a specific review of the proposed landscaping and planned privacy fence between the parking lot and the neighboring residential property. The SCPC would revisit after county engineer review and recommendations.

-Some recommendations made were corrections to maps, to provide final stormwater management plan, and to provide calculations to confirm parking meets the required criteria. Parking was provided in the original notification. 64 off-street parking spaces, 52 for passenger vehicles, and 12 for commercial vehicles.

-The setback/buffer requirements for the county are 20' on Commercial Land Development, with an additional 50% when it borders a residential parcel. No fencing would be allowed in the buffer area.

-A recommendation to extend privacy fencing was made as well.

-There is some concern on the driveway furthest west, as it narrows from three lanes to two lanes. The reviewing engineer suggested a traffic study. Dandy Project Manager doesn't believe a traffic study will be necessary as they are not creating anymore traffic but rather hoping to pull passersby. Consider internal traffic flow be regulated.

-Planned landscape is not adequate to meet the ordinance, including landscaping of interior parking spaces.

-It was recommended that lighting be included under the canopies to determine light levels, and to provide shielded fixtures to further protect adjacent residential structures.

-Project is pending final stormwater plans, updated maps, PennDOT Highway Occupancy Permit, NPDES or E&S if required, Montrose Borough Report Form, DEP permits, and a Pennsylvania American Water Company will serve letter.

Staff Recommendations: Consider the County Engineers' recommendations. Require a plan that meets the ordinance, including buffering areas, lighting and proper setbacks according to the ordinance. The following items are still outstanding: final stormwater plans, updated maps, PennDOT HOP, NPDES or E&S Plan if required, Montrose Borough Report Form, DEP permits, and a PA American Water will serve letter. Recommend revisiting the plan at a future meeting.

601.1 B Zoning - The use of land in any subdivision or land development shall conform to any applicable municipal or County zoning ordinance.

601.4 Whenever other County or local municipal ordinances and/or regulations impose more restrictive standards and requirements than those contained herein, such other ordinances and/or regulations shall be observed, otherwise, the standards and requirements of this Ordinance shall apply.

R Housel made the motion to grant conditional preliminary approval based on receipt of County Engineer acknowledgement of an approved lighting and landscaping plan, PADOT Highway Occupancy permit, NPDES permit, Erosion & Sediment plan approval, PADEP permits, a PAWC will serve letter, and the receipt of the Municipality Report Form from Montrose Borough Council. BJ Zembrzycki seconded and so carried.

2. Columbia Hose Co #1 – Land Development – New Milford Borough

To: Susquehanna County Planning Commission

From: Patti L. Peltz

Date: May 13, 2026

Subject: Columbia Hose Company #1 – Land Development – New Milford Borough

The Columbia Hose Company #1 has proposed a land development on their lands located along State Route 11/ Main Street in New Milford Borough. The Fire Company intends to build a 7,540 sf, five (5) bay building.

In reviewing the plans, the following items are called to your attention:

1. By definition (Section 204) this is a land development.
2. Application, affidavit of ownership and filing fee have been received.
3. Site development plans were prepared by Carlo Schneller Engineering along with Earth Farm Studios. Survey information provided by Butler Land Surveying.
4. Columbia Hose Company owns a 2.29-acre parcel with access from State Route 11.
5. PennDOT driveway permit for access is included in the file.
6. Septic and water in the Borough are served by New Milford Municipal Authority. A will serve letter has been received stating they have sufficient capacity to serve the new facility.
7. Parking plan maps have been received. They include 18 spaces, and 2 handicap spaces, with overflow parking including room for 40 vehicles.

8. An Erosion and Sediment Control Plan will need to be submitted to the Soil Conservation District office for their review and approval.
9. New Milford Borough Council was notified on May 13. They have requested a 30 extension to return the Municipality Report Form.

Staff Recommendation: Grant preliminary approval of the Columbia Hose Company land development conditioned on the requested updated maps, approval of the Erosion and Sediment Control Plan by the Soil Conservation District if needed, and receipt of the Municipality Report Form from the New Milford Borough Council within the Commission's allowable review period.

R Franks made the motion to grant conditional preliminary approval based on receipt of the Erosion & Sediment plan approval, updated maps, and the receipt of the Municipality Report Form from New Milford Borough Council. C Caterson seconded and so carried.

H. Section 102.2 - Act 170 – Review and Comment

1. Lesko, Earl & Nancy – Minor subdivision – Silver Lake Twp 1 lot 2 acres
2. Teed, Stacey & Bonnie – Minor subdivision – Silver Lake Twp 1 lot 2 acres

Subdivisions and Land Developments - Staff Actions

**Staff Approvals
March 23, 2026 – May 15, 2026**

ADDITIONS/ LOT LINE ADJUSTMENT

1. Tall Pines Players, LLC – Addition to Lands – Forest Lake Twp – .50 acres

MINOR SUBDIVISIONS/ NEW LOTS

1. Belcher, Donald & Kelly – Minor Subdivision – Gibson Twp – 2 Lots (8.03, 2.64 acres)
2. Elk Mountain Ski Center, Inc & Harriet F. Moore – Minor Subdivision – Herrick Twp – 3 Lots – (9.63, 4.28, 629+ acres)
3. Panatech, LLC – Minor Subdivision – Harford Twp – 2 Lots (55, 27.60 acres)
4. Lake Partners, LLC – Minor Subdivision -Herrick Twp – 2 Lots (31.16, 9.32)

MAJOR SUBDIVISIONS

1. None.

LAND DEVELOPMENT

1. None.

R Housel made the motion to concur with staff approvals, seconded by J Kempa and so carried.

XXXVI. Other items of discussion

4. Sketch plan discussion – no action required at this time.

XXXVII. Adjournment

C Caterson made the motion seconded by B Beeman and so carried to adjourn the meeting at 8:02 pm.

Minutes Prepared by:
Patti L. Peltz Director, Susquehanna County Planning

Certified to be a true and correct copy of the minutes of the regular meeting of the Susquehanna County Planning Commission held on May 26, 2026.

Respectfully Submitted,

Robert Housel, Secretary, SPCP

**Susquehanna County Planning Commission
Minutes June 30, 2026
7:00 PM**

XXXVIII. Call to Order: Chairman Richard Franks called the meeting to order at 7:00 PM. Members present included: Robert Housel, Bryce Beeman, Chris Caterson, John Kukowski, Brandon Cleveland and John Ramsay. The absences were Joe Kempa and BJ Zembrzycki. Also attending was Planning Department Director, Patti Peltz. Members of the public included Christina Cosmello, Justin Lindsey, Sara Price, and Jesse Benedict.

XXXIX. Pledge of Allegiance The pledge of allegiance was said.

XL. Approval of Minutes
C Caterson made the motion, seconded by B Cleveland, and so carried to approve the minutes, of the May 26, 2026, Meeting.

XLI. Communications : May 16, 2026 – June 26, 2026

1. NOI - DEP – Renew and Accept Coverage Under NPDES GP for Stormwater - DRR 1 Quarry Operation – DH Manufacturing, LLC – Liberty Twp
2. NOI – Expand – General Plan Approval and Operating Permit (GP-5A) – WR - 73 Webster Pad – Franklin Twp
3. NOI – Expand – General Plan Approval and Operating Permit (GP-5A) – RU-05 Drann Pad – New Milford Twp
4. NOI – SLTMA – Renewal of NPDES – Discharge of treated wastewater into unnamed tributary of Little Rhiney Creek – Silver Lake Twp
5. NOI – DEP - Renew and Accept Coverage Under NPDES GP for Stormwater –Castrogiovanni Quarry Operation – Natstone LLC, DBA Rock Ridge Stone – Bridgewater Twp
6. NOI – DEP - Renew and Accept Coverage Under NPDES GP for Stormwater – Hoffius Quarry Operation – MM Quarries, Inc – Liberty Twp
7. NOI – DEP - Renew and Accept Coverage Under NPDES GP for Stormwater – Maple Highland Quarry Operation – Maple Highlands, LLC – Clifford Twp
8. NOI – DEP - Renew and Accept Coverage Under NPDES GP for Stormwater – Chamberlain Quarry Operation – F.S.Lopke Contracting, INC – Jackson Twp
9. NOI – DEP - Renew and Accept Coverage Under NPDES GP for Stormwater – Winkleblech 4N Quarry Operation – DH Manufacturing, LLC – Franklin Twp
10. NOI – DEP - Renew and Accept Coverage Under NPDES GP for Stormwater – White Quarry Operation – James C. White – Clifford Twp
11. NOI – DEP - Renew and Accept Coverage Under NPDES GP for Stormwater – Seamans Quarry Operation – Clyde Seamans – Clifford Twp
12. NOI – Coterra – Consumptive Use – GreenwoodR P2 – Bridgewater Twp
13. NOI – Coterra – Consumptive use – LopatofskyJ P1 – Springville Twp
14. NOI – Coterra – Consumptive Use – Mogridge P1 – Springville Twp
15. NOI – Coterra – Consumptive Use – MeadB P2 – Bridgewater Twp
16. NOI – CEC – ESCGP-4 North Marcellus Ruth WP – McGavin WP Temporary Waterline – Auburn Twp

17. NOI – GFT – GP-8 Temporary Road Crossing – State Route 1018 over Norfolk Southern Railroad Bridge Replacement project – New Milford Twp
18. NOI – DEP – Renewal GP – 105 for Bluestone Mining – Bulls & Bears Quarry Operation – Center Street Rentals, LLC – Lenox Twp –
19. NOI – Franko’s Water Quality – NPDES Renewal – Village of Four Seasons – Herrick Twp
20. NOI – Folsom Engineering – General Permit GP-5 (Utility Line Stream Crossing) and GP-8 (Temporary Road Crossing) – Gesford K P1 – Dimock Twp
21. NOI – Susquehanna County Conservation District – GP – Dam Safety and Encroachment – Choconut Gravel Bar Removal – Choconut Twp
22. NOI – Expand – DEP Air Quality Program - GP-5A – RU-45 Freitag Pad – New Milford Twp
23. NOI – Expand – DEP Air Quality Program – GP-5A – RU-39 – Sweeney Pad – New Milford Twp
24. NOI – PA Dept of Transportation – Bridge Rehabilitation – State Route 547 over State Route 81 NB & SB – Harford Twp
25. NOI – SESI – NPDES Permit for Stormwater to include construction of 10,640 sf Retail Store, Access Drive, Parking Lot and Utilities – Dimock Twp
26. NOI – Folsom Engineering – GP-105 – General Permit for Bluestone and NPDES GP-104 - Penn - York Lower Quarry – Harmony Twp
27. Noi – Folsom Engineering - GP-105 – General Permit for Bluestone and NPDES GP-104 - McClain Quarry – Springville Twp
28. NOI – Renew and Accept Under the March 2026 NOI for Coverage Under the NPDES GP for Stormwater Associated with Mining GP-104 - 858 Quarry Operation – Middletown Twp
29. NOI – DEP - Renew and Accept Under the April 2026 NOI for Coverage Under the NPDES GP for Stormwater Associated with Mining GP-104 – Bluestone Source 1 Quarry – Forest Lake Twp
30. NOI – DEP - Renew and Accept Under the March 2026 NOI for Coverage Under the NPDES GP for Stormwater Associated with Mining GP-104 – Teel Quarry Operation – Springville Twp
31. NOI – DEP - Renew and Accept Under the March 2026 NOI for Coverage Under the NPDES GP for Stormwater Associated with Mining GP-104 – Hollister Quarry Operation – Auburn Twp
32. NOI –DEP - Renew and Accept Under the March 2026 NOI for Coverage Under the NPDES GP for Stormwater Associated with Mining GP-104 – Turner 2 Quarry Operation – Liberty Twp
33. NOI – Verdantas – ESCGP – 4 - Appalachia Midstream Services, LLC — Przybyszewski Well Line Upgrade – Auburn Twp
34. NOI – DEP – Request to terminate Approval under Statewide Beneficial Use Permit – Pennsy Supply, Inc – Lawton Quarry – Lawton Asphalt Plant
35. NOI – DEP – Small Noncoal Surface Mining Permit Denial – Bowtie Tower Quarry Operation – Great Bend and Oakland Townships
36. NOI – Expand Operating, LLC – Consumptive Use – HDK Well Pad – Franklin Twp
37. NOI – Expand Operating, LLC – Consumptive Use – Skelly Well Pad – New Milford Twp
38. NOI – Expand Operating, LLC – Consumptive Use – Innes Well Pad – New Milford Twp

XLII. Public Comment: None.

XLIII. Old Business

G. Subdivision and Land Development Review – None.

H. Report of Finalized Conditional Approvals – None.

XLIV. New Business

I. Subdivision and Land Development Review

1. Susquehanna County Conservation District – Land Development – Bridgewater Twp.

To: Susquehanna County Planning Commission

From: Patti L. Peltz

Date: June 4, 2026

Subject: Susquehanna County Conservation District – Land Development - Bridgewater Township

The Susquehanna County Conservation District has proposed a land development of their land located in the MAIDA industrial park along State Route 29 in Bridgewater Township. The site contains 4.01 acres.

In reviewing the plan, the following items are called to your attention.

1. By definition (Section 204) this is a land development.
2. Application, affidavit of ownership and filing fee have been received.
3. Site development plans were prepared by John Puzo of Earth Farm Studios and Carlo Schneller, P.E.
4. The proposed building will be 60' X 36' with a full walk-out basement and will be used for an education center, offices and meeting rooms for the Conservation District. It will be connected to the existing building via a 7' x 12' breezeway.
5. Access to the site is along Industrial Drive, a Bridgewater Township road, which was part of the original MAIDA industrial park development. A driveway permit from Bridgewater Township is existing (Section 403.2H).
6. Bridgewater Municipal Sewer Authority currently serves the site.
7. Earth disturbance will be less than one acre and will not require an NPDES permit from DEP.
8. An on lot well will supply water to the building.
9. No exterior lighting is proposed other than that on the building itself.
10. The Bridgewater Township Supervisors will be notified.

Staff Recommendation: Grant preliminary approval of the Susquehanna County Conservation District land development in Bridgewater Township conditioned on receipt of the Municipality Report Form from the Bridgewater Township Supervisors within the Commission's allowable review period (Section 306.5), and an approved Erosion and Sediment plan.

R Housel made the motion to concur with staff recommendation and grant conditional preliminary approval based on receipt of Bridgewater Township Municipal Report Form within the allowable period, and an approved Erosion and Sediment plan. Seconded by B Beeman and so carried.

J. Section 102.2 - Act 170 – Review and Comment

3. None.

Subdivisions and Land Developments - Staff Actions

Staff Approvals

May 16, 2026 – June 26, 2026

ADDITIONS/ LOT LINE ADJUSTMENT

2. Bonavita, Cindy – Addition to Lands – Auburn Twp - .43 acres

MINOR SUBDIVISIONS/ NEW LOTS

5. Esslinger, Christine – Minor Subdivision – Brooklyn Twp – 2 Lots (101.00, 3.8 acres)
6. Cassidy, Larry F – Herrick Twp – 2 Lots (53.629, 2 acres)

7. Bocan, Paul & Donna – Herrick Twp – 2 Lots (89.70, 4.13 acres)

MAJOR SUBDIVISIONS

1. None.

LAND DEVELOPMENT

1. None.

C Caterson made the motion to concur with staff approvals, seconded by J Kukowski and so carried.

XLV. Other items of discussion

1. Sketch plan review – Claverack
2. Sketch plan review – Eastlake
3. Sketch plan review – Benedict
4. Sketch plan review - Lindsey

XLVI. Adjournment

C Caterson made the motion seconded by R Housel and so carried to adjourn the meeting at 7:33 pm.

Minutes Prepared by:

Patti L. Peltz Director, Susquehanna County Planning

Certified to be a true and correct copy of the minutes of the regular meeting of the Susquehanna County Planning Commission held on June 30, 2026.

Respectfully Submitted,

Robert Housel, Secretary, SCPC

