

**Susquehanna County Planning Commission
Tentative Agenda – September 29, 2026
7:00 PM**

I. Call to Order

II. Pledge of Allegiance

III. Approval of Minutes – See page 2.

IV. Communications – See Attached Listing – page 7.

V. Public Comment

VI. Old Business

A. Subdivision and Land Development Review

1. None.

B. Report of Finalized Conditional Approvals

1. None.

VII. New Business

A. Subdivision and Land Development Review

1. Zymblosky – Major Subdivision – Harford Twp. – see page 8

B. Section 102.2 – Review and Comment

1. Curcio- Minor Subdivision – Clifford Twp

C. Subdivisions and Land Developments - Staff Actions –

Attached Listing through September 25, 2026 – page 9.

VIII. Other items of discussion

1. Sketch Plan – Pornbeck

IX. Adjournment

Susquehanna County Planning Commission

August 25, 2026 Meeting Minutes

I. 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, John Ramsay, Joe Kempa and BJ Zembrzycki. Absent was Brandon Cleveland. Also attending was Planning Department Director, Patti Peltz. Members of the public included Marianne Korty, Dennis Korty, and Frank Tedesco.

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

III. Approval of Minutes

C Caterson made the motion, seconded by B Beeman, and so carried to approve the minutes, of the July 28, 2026, Meeting.

IV. Communications : July 20, 2026 – August 25, 2026

1. NOI- Tract Engineering – NPDES and BMP GP – 104 for Stormwater Discharges Associated with Mining Activities – Matt Kilmer Flagstone LLC - Weida 105 Quarry – Harford Twp
2. NOI – SCCD – E&S Pollution Control Plan – Shamro Clean Fill Site – Herrick Twp
3. NOI – Civil & Environmental Consultants, Inc – Coterra – ESCGP-4 Rag Apple LLC P1 – Jessup Twp
4. NOI – Expand – Renew General Approval Plan and Operating Permit – RU-47 Karmazin Pad – Jackson Twp
5. NOI – Expand – Renew General Approval Plan and Operating Permit – McGavin Sus Pad – Auburn Twp
6. NOI – William Kilmer – Small Non-Coal Mining Permit – Great Bend Twp
7. NOI – New Enterprise Stone & Lime Co., Inc – Clifford Hot Mix Asphalt Plant – Renewal Application GP WMGR028 – Beneficial use of asphalt plant residues under the Solid Waste Management Act – Lenoxville
8. NOI - Civil & Environmental Consultants, Inc. – State-Only Operating Permit Renewal of Environmental Protection’s Air Quality Program – Forest Lake CNG Center – Forest Lake
9. NOI – Williams Field Services Company, LLC – Renewal of GP-5 without Modification – Hawley Compressor Station – Forest Lake Twp
10. NOI – JHA – NPDES GP for Discharges of Stormwater Associated with Construction Activities – Loudon Hill Construction – Doolittle Stone, LLC – Dimock Twp
11. Noi – CDR Maguire Engineering – Water Obstruction/Encroachment Permit Thorne to Hillis Pipeline Slip Repair – Repsol Oil & Gas USA, LLC – Apolocan Twp
12. NOI – GPI – Maple Street Bridge Rehabilitation – New Milford Borough
13. NOI – DEP – Renew and Accept Coverage under NPDES GP for Stormwater Associated with Mining – Benedict Quarry Operations – Jackson Twp
14. NOI – Expand Operating, LLC – Consumptive Use – Tonya West Well Pad – New Milford Twp
15. NOI – Expand Operating, LLC – MacGeorge Well Pad – Silver Lake Twp
16. NOI – Tract Engineering, PLLC – NPDES-GP for Stormwater Discharges Associated with Mining Activities – Onyon Quarry – New Milford Twp
17. NOI – Penn E&R – FirstEnergy of Pennsylvania Electric Company GP-5 for Utility Line System Crossing and GP-8 for Temporary Road Crossing - Tiffany Reconductor Project – Montrose to Oakland Line – Bridgewater Twp, Franklin Twp, New Milford Twp, Great Bend Twp, & Oakland Twp, New Milford Borough and Oakland Borough
18. NOI – DEP – Expand Operating, LLC – Air Quality GP Approval and Operating Permit for Unconventional Natural Gas Well Site Operations and Remote Pigging Stations
19. NOI – Civil & Environmental Consultants – GP Registrations for Temporary Road Crossing for Wetlands and Stream Impacts NPDES Permit for Stormwater Discharges Associated with Construction Activities – FirstEnergy PA Electric Co. - Oakland Twp, Susquehanna Depot Borough, and Lanesboro Borough

20. NOI – Civil & Environmental Consultants, Inc – ESCGP-4 Earth Disturbance with Oil and Gas - Coterra Energy – Fry, E Well Pad – Gibson Twp
21. NOI – Reilly Associates – GP-5 – Utility Line Stream Crossing – Lanesboro Borough
22. NOI – Coterra Energy – Consumptive Use – Guiton P1 – Middletown Twp
23. NOI – Coterra Energy – Consumptive Use – Westholme Energy LLC p1 – Springville Twp
24. NOI – Coterra Energy – FrystakC P1 – Bridgewater Twp
25. NOI – Expand Operating LLC – GP-5A Przybyszewski Sus Pad – Auburn Twp
26. NOI – DEP - BAQ-GPA/GP-5 – for Natural Gas Compression Stations, Processing Plants, and Transmission Stations – Williams Field Services Company, LLC – Forest Lake Twp

V. Public Comment: Marianne Korty discussed the Union Dale Dollar General land development and had questions and concerns about the project.

VI. Old Business –

A. Subdivision and Land Development Review

1. Bennett, Charlie & Colleen – Land Development – Requesting Final Approval

SUSQUEHANNA COUNTY PLANNING COMMISSION

To: Susquehanna County Planning Commission

From: Patti L. Peltz

Date: August 24, 2026

Subject: Bennett – Land Development – Forest Lake Twp.

The Susquehanna County Planning Commission, at their regular meeting held on February 12, 2026, reviewed the plan for an additional home to the lands of Colleen & Charlie Bennett located on State Route 267 in Forest Lake Township. It was conditionally approved pending items listed in the preliminary approval letter on March 9, 2026.

The preliminary conditions have been met, and the addition home has been completed. The Bennetts are now requesting Final Approval.

Staff visited the site on August 24, 2026, and found the site to be built according to plans.

Staff Recommendation: Grant Final Approval of the Bennett Land Development in Forest Lake Township.

C Caterson made a motion to grant the Bennett Land Development, in Forest Lake Township, final approval. Seconded by BJ Zembrzycki and so carried.

B. Report of Finalized Conditional Approvals – None.

VII. New Business

A. Subdivision and Land Development Review

1. PVT 1449, LLC – Dollar General- Land Development – Uniondale Borough

To: Susquehanna County Planning Commission
From: Patti L. Peltz
Date: July 24, 2026
Subject: Uniondale Borough Dollar General

Robert McCullom and PVT 1459, LLC, Pittsburg, PA, have proposed a minor subdivision, along with a commercial development on land presently owned by Jason Considine. It would be located along State Route 171, alongside Mausoleum Road, in Uniondale Borough. PVT 1459, LLC intends to construct a Dollar General retail store on 1.999 acres.

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. Development plans were prepared by Michael Lusaitis, SESI Engineering.
4. PVT 1459, LLC is purchasing 1.999 acres of land from Jason Considine. Subdivision map is on Sheet C3.
5. PVT 1459, LLC is proposing to construct a 10,640-S.F. Dollar General retail store and parking area on the 1.999-acre lot. 41 parking spaces will be provided, along with 2 handicap spaces.
6. On-lot septic will serve the development. The location is shown on Sheet C6. DEP approval of the sewer planning module will be required prior to preliminary approval (Section 403.2F). On-lot water will serve the development, and the location of the well is shown on Sheet C6.
7. Access to the site is via a proposed driveway from SR171. A copy of a driveway permit as issued by PaDOT is required prior to preliminary approval (Section 403.2H).
8. NPDES permit and E & S plan are required.
9. Landscape plan is shown on Sheet C8.
10. A lighting plan on Sheet C9 shows that light from the development will not impact on neighboring properties.
11. The Uniondale Borough Council was notified on August 21st. Their next regular meeting is scheduled for September 7. Uniondale Solicitor has requested, in writing, an extension to return the Municipality Report Form, to give the Borough Engineer time to review and comment on the plan.

Staff Recommendation: Grant preliminary approval of the Uniondale Dollar General commercial development conditioned on receipt of DEP approval of the sewer planning module (Section 403.2F), receipt of a copy of a driveway permit as issued by PaDOT (Section 403.2H), NPDES permit, an approved Erosion and Sediment Plan, and receipt of the Municipality Report Form from the Uniondale Borough Council within the Commission's allowable review period (Section 306.5).

J Kukowski made the motion to concur with staff recommendations and grant conditional preliminary approval based on receipt of Union Dale Borough's Municipal Report Form , DEP septic approval, PADOT driveway permit, NPDES permit, and an approved Erosion and Sediment plan. Seconded by R Housel and so carried.

2. IMEX PA, LLC – Commercial Land Development – Great Bend Twp/Hallstead Borough

To: Susquehanna County Planning Commission

From: Patti L. Peltz

Date: August 24, 2026

Subject: IMEX PA, LLC – Land Development – Great Bend Twp/Hallstead Borough

IMEX PA, LLC and Adam & Lindsey Wilber, have proposed a land development to construct an additional building to their existing building. It is located along Imex Drive, adjacent to New York Ave, in Great Bend Twp./Hallstead Borough. IMEX PA, LLC intends to construct a 3600-sf additional building adjacent to their existing 1546.72-sf building. The existing office and veranda will be removed.

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. Development plans were prepared by Linde LaRue of Milnes Engineering.
4. The 1.15-acre lot is served by public sewer and public water supply.
5. Access to the site is via an existing driveway on Imex Drive, adjacent to New York Avenue.
6. NPDES & E & S plan are required.
7. The location is in the flood zone. They are proposing placing fill allowing the proposed building to be elevated above the 100-year flood plain.
8. A flood plain permit will be required from Great Bend Township.
9. No lighting is proposed for this project.
10. The Great Bend Twp Supervisors/Hallstead Borough Council will be notified this week. Great Bend's next regular meeting is scheduled for September 2nd, and Hallstead Borough is scheduled for September 16th.

Staff Recommendation: Grant preliminary approval of the IMEX PA, LLC commercial land development conditioned on receipt of an NPDES permit, an approved Erosion and Sediment Plan, A Flood Plain permit from Great Bend Township, any required permits from Council of Governments, and receipt of the Municipality Report Forms from Great Bend Township and Hallstead Borough within the Commission's allowable review period (Section 306.5).

R Franks made the motion to concur with staff recommendation and grant conditional preliminary approval based on receipt of Great Bend Township and Hallstead Borough's Municipal Report Forms within the allowable period, NPDES permit, an approved Erosion and Sediment plan, any permits required by Council of Governments, and a flood plain permit. Seconded by C Caterson and so carried.

B. Section 102.2 - Act 170 – Review and Comment

1. None.

Subdivisions and Land Developments - Staff Actions

Staff Approvals

July 27, 2026 – August 24, 2026

ADDITIONS/ LOT LINE ADJUSTMENT

1. None.

MINOR SUBDIVISIONS/ NEW LOTS

1. 1. Panatech, LLC - Minor Subdivision – Harford Twp – 2 Lots (50.50 and 33.04 acres)
2. Ofalt, Joseph & Ruthann – Minor Subdivision – Dimock Twp – 2 Lots (7.98, 1.00 acres)
3. Place's Properties – Minor Subdivision – New Milford Borough – 2 lots (4.14 3.74 acres)

MAJOR SUBDIVISIONS

1. None.

LAND DEVELOPMENT

1. None.

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

VIII. Other items of discussion

1. None.

IX. Adjournment

C Caterson made the motion seconded by J Ramsey and so carried to adjourn the meeting at 7:30 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 August 25, 2026.

Respectfully Submitted,

Robert Housel, Secretary, SCPC

IV. Communication August 25, 2026 – September 28, 2026

1. NOI – Fagen Engineering – NPDES Permit Application to DEP – Dandy Mini Mart – Montrose Borough
2. NOI – Coterra – GP 5A for Air Permit to Install two Mesa 32L Rich Burn Engines and Pumps – Smith, R. Pad 3 – Springville Twp
3. NOI – DEP – BAQ-GPA/GP-5 for Natural Gas Compression Stations, Processing Plants, and Transmission Stations – NG Advantage LLC – Springville Twp
4. NOA – Expand Operating, LLC – Minor Modifications – Wyalusing Creek – Rush Twp
5. NOI – DEP – General NPDES Stormwater Permit – D and N Bluestone, LLC Perez Quarry Operation – Harford Twp
6. NOI – PA Dept of Transportation - Application of the Department of Transportation of the Commonwealth of Pennsylvania for approval to modify the public at-grade crossings by the installation of new active traffic control devices where State Route 1017, Germantown Road – Lanesboro Borough
7. NOI – SCCD – E&S Pollution Control Plan -State Route 706 Sewer Pump Station – Montrose Borough
8. NOI – JHA – GP-BAQ-GPA/G-3 Portable Nonmetallic Mineral Processing Plant, GP-BAQ-GPA.Gp-9 Fuel-Fired Internal Combustion Engine(s) – Basita Aggregates Corp – Lathrop Twp
9. NOI – Verdantas – Improvements to UGIES’s Existing Midstream Natural Gas Infrastructure – UGI Energy Services Jersey Hill Project – Auburn Twp.
10. NOI – Expand – General Plan Approval and Operating Permit (GP-5A) – RU29 Zeffer Pad – New Milford Twp.
11. NOI – Tract Engineering, PLLC – Small Noncoal Surface Mine Permit – Endless Mountain Minerals, LLC – Brushville Quarry – Oakland Twp
12. NOI – Repsol – Consumptive Use – Shaw (05-272) J Pad – Rush Twp
13. NOI – Expand Operating, LLC – Consumptive Use – Gremmel Well Pad – Jackson Twp
14. NOI – Expand Operating, LLC – Consumptive Use – Watts Well Pad – New Milford Twp
15. NOI – Expand Operating, LLC – Consumptive Use - Marbaker Well Pad – Auburn Twp
16. NOI – Expand – GP-5A for Continuing Operation - RU 17 Berkem Squirrel Pad – New Milford Twp.
17. NOI – Rettew – Expand Operating, LLC -GP-5 and GP-8 Utility Line Stream Crossings, Temporary Road Crossings – PA-706 – Rush Twp
18. NOI – Rettew – Expand Operating, LLC – ESCGP-4 – Delhagen WP, GB WP, Vanderfeltz SWW – Rush Twp
19. NOI – SCCD – PAG-02 NPDES GP Coverage Approval – Dandy Mini Mart – Montrose Borough
20. NOI – Verdantas – ESCGP-4 – Williams Field Services – Diaz Teddick Connector – Brooklyn Twp
21. NOI – Guzek Associates, Inc – DEP GP-5 Application for Replacement Engine No 2C – NG Advantage, LLC – Springville Twp
22. NOI – DEP – GP-105 for Bluestone Mining – Stevens Point Operation – Harmony Twp

***SUSQUEHANNA COUNTY
PLANNING COMMISSION***

To: Susquehanna County Planning Commission
From: Patti L. Peltz
Date: September 16, 2026
Subject: Zymblosky Major Subdivision

Gerald & Rita Zymblosky have proposed a major subdivision of their lands. It is located along State Route 547, Blanding Lake Road, and adjacent to Route 81.

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

1. By definition (Section 204) this is a major subdivision as it contains no road frontage.
2. Application, affidavit of ownership and filing fee have been received.
3. Kempa Surveying prepared the maps.
4. Access to the site is via a proposed driveway from Blanding Lake Road. A copy of a driveway permit as issued by Harford Township is required prior to preliminary approval.
5. This location has access to public water and public septic.
6. The Harford Township Supervisors will be notified. Their next regular meeting is scheduled for October 20.

Staff Recommendation: Grant preliminary approval of the major subdivision pending receipt of a driveway permit as issued by Harford Township (Section 403.2H), and receipt of the Municipality Report Form from the Harford Township Supervisors within the Commission's allowable review period (Section 306.5).

Staff Approvals
August 25, 2026 – September 28, 2026

ADDITIONS/ LOT LINE ADJUSTMENT

1. Marcho, Gary & Mary Ann – Addition to Lands Subdivision – Gibson Twp – 3 Lots (21.20, 13.33, 9.68 acres)
2. Place, Eric & Nathan – Addition to Lands Subdivision – Auburn Twp – 2 lots (.71, 310 acres)

MINOR SUBDIVISIONS/ NEW LOTS

1. Reynolds, Joseph & Linda – Minor Subdivision – Jessup Twp – 2 lots (54.34, 29.66 Acres)

MAJOR SUBDIVISIONS

1. None.

LAND DEVELOPMENT

1. Millard, Kevin – Minor Land Development – Jessup Twp - Residential