

Howe Township
October 2, 2025

The Howe Township Board of Supervisors met in regular session at the Hope Eternal UM Church at 2 Burd Rd, Newport at 5:00 p.m. on Thursday, October 2, 2025. Present: Chairman Dale Beaver, Vice Chairman Charles Burd, Supervisor Pat Ibaugh, Secretary Nancy Cangoli, Engineer Mike Hess and Engineer Matt Attig-HRG, Solicitor Dave Jones, Joe Burget Jr., Jon Andrews, Joanne Johnston, Robert Lahr, Kathy Campbell, Juanita Zeigler, Steve Munz and Joon Pak-Access Red Hill Associates LLC, Luke Roman-Perry County Times.

Chairman Beaver called the meeting to order with the pledge of allegiance. Secretary Cangoli called the roll. All Supervisors were present.

A motion was made to approve the minutes of the Public Hearing on the SALDO and Storm Water Management Ordinance on September 4, 2025, as presented; Ibaugh/Burd. Motion carried.

A motion was made to approve the regular business meeting on September 4, 2025, with the amendment of the name correction of Charles Biting to Charles Bitting; Burd/Ibaugh. Motion carried.

A motion was made to approve the Treasurer's Report and pay the bills as presented; Burd/Ibaugh. Motion carried. Chairman Beaver negotiated the terms of the 6-month CD at Pennian Bank to an 18-month term at 3.70% APY, the current balance is \$119,620.30.

GENERAL GOOD AND WELFARE

None was offered.

PLANNING COMMISSION

There was no meeting in September. Steve Munz, Principle of Access Red Hill Associates LLC presented an update on the Buffalo Crossing Commons plan. The plan proposes the parcel at 166 Red Hill Road being split into 3 lots with a 450,000 square foot. warehouse on Lot 3 with the 2 remaining lots being reserved for commercial projects. He is seeking conditional approval of the Subdivision of the 3 Lots and Land Development for Lot 3 only. He explained the sewer authority has brought the sewer main across RT 34 and stubbed it into the sight, and they are proposing a 146 EDU pump station that wraps around the front, but 55 EDU are for Lot 3. The storm water management plan calls for 3 storm basins, 2 will employ an infiltration system that DEP recommends, the 3rd will be fitted with a spray irrigation system. Engineer Mike Hess stated that the spray irrigation technical comments have been addressed. He stated that an Operation and Maintenance Agreement needs to be in place to protect the township and whatever may happen in the future, there is a mechanism there to make sure that it's kept functional. It's important to have ongoing maintenance. The installer would also be the service contractor, and they would be on an annual service contract so that they know the system. It's important to ensure the perpetual operation maintenance of the system. Solicitor Jones stated the township would have the ability to pull their occupancy permit if corrective actions were not swiftly taken. Fire protection is another important issue. The Newport Water Authority has committed to supply up to 10,000 gallons of potable water per day. The developer is proposing a fire tower that would hold 120,000 gallons that would be filled at 10,000 gallons per day for 12 days prior to occupancy and if there was a fire event they would propose refilling the tower with a tanker company they contract with. Solicitor Jones said if there was a significant draw down for a fire, the facility would be closed until it was refilled. Engineer Hess stated on fire protection he would defer to the Building Code Official (CK COG) for flow rates and volume. He would like to see on the Land Development Plan where the fire tower would be. Engineer Hess stated that comment #3 on his comment review letter dated July 17, 2025-DEP permit approval for the proposed new discharge locations to the wetlands needs addressed by either documentation that they have looked

at it and said no or they will need the permit. Solicitor Jones clarified that dirt cannot be moved on the project until they obtain the NPDES permit. Engineer Hess said there are 2 waiver requests, Preliminary Plat and Plan Scale. There are 2 items the Zoning Officer should verify: landscaping and lighting. Chairman Beaver stated the Zoning Officer has reviewed these items and has no problem with them at this time. Engineer Hess reviewed his comments as outlined in his comment letter under Subdivision and Land Development. items 1 through 22, Required Agency Approvals items 1 through 4, Administrative items to be completed prior to/upon approval 1 through 6. There was discussion on bonding and escrows.

A motion was made to grant the waivers from SALDO Section 304-Preliminary Plat Procedure, Section 308.1-Plan Scale 1"-50'; Beaver/Burd. Motion carried.

A motion was made to provide conditional approval for the Buffalo Crossing Commons Plan with the conditions as outlined in HRG's review letter dated July 17, 2025, as well as HRG's letter for the Municipal Authority dated September 29, 2025; Ibaugh/Burd. Motion carried.

NEW BUSINESS

Joe Burget Jr.-Burget and Associates has requested a waiver of the Driveway requirements for Kathleen Campbell property along Gypsy Hollow Rd, Driveway Ordinance Section 601.4, the driveway will have a maximum slope of 16% instead of 12%. A motion was made to grant the waiver as requested by Joe Burget by letter dated October 1, 2025, with the stipulation that the township will not be responsible for any drainage issue as a result of the steeper slope; Beaver/Ibaugh. Motion carried.

UNFINISHED BUSINESS

The Zoning Hearing Board and Planning Commission vacancies need to be filled. Openings are posted on the website.

Chairman Beaver reported on the EMS Advisory Board meeting September 25, 2025, they are working on drafting bylaws.

The budget meeting dates will be October 9th, October 16th and October 23rd, 2025, at the Buffalo/Howe Township office and will be advertised.

MUNICIPAL AUTHORITY

Supervisor Ibaugh reviewed the minutes of September 15, 2025. They are proposing to increase the tap in fees to \$4,000 for next year, there are 9 delinquent accounts.

JUNIATA SEWAGE REPORT

Supervisor Burd reported there will be a meeting on October 22, 2025.

SOLICITOR REPORT

The Zoning Ordinance needs an amendment to address Data Centers. Chairman Beaver stressed the importance of updating the Zoning Ordinance in the near future.

EPREMA

Supervisor Burd reported on the meeting on September 22, 2025. 3 containers were purchased for \$3,500 each. They are looking into purchasing nonperishables. The small containers are to be sold. The container at the truck garage is to be emptied and removed. The next meeting will be November 24, 2025.

ZONING REPORT

CK COG issued permits in September to Ephriam Zook Jr., accessory garage-Gypsy Hollow Rd. Samantha Smith roof mounted solar on Bucks Valley Rd. Garrett Enders has been assigned as our new Zoning Officer by CK COG. He and Tom McDonald will attend the November board meeting.

ROAD MASTER REPORT

Road Master Beaver hired James Keeney as a Semi-Skilled Laborer as authorized by the board and is to start November 3, 2025. He will shadow Ron Crockett to learn the job.

Ben Smith Services is scheduled to repair the road surface on Church Rd at the intersection with Red Hill Rd at an estimated cost of \$6,050.

We are in the queue for line painting with Alpha Space Control. Double yellow center lines will be painted on Acker Rd, Church Rd and Gypsy Hollow Rd as required by Penn Dot.

Penn Dot is holding a Winter Partnership meeting on October 23, 2025, at the Little Buffalo Rec Hall at 9:00 a.m. Dale and Ron will attend.

Dale discussed with Patrick Wright of LTAP regarding the size and weight of vehicles on Gypsy Hollow Rd. His response was there is no easy solution that LTAP has that will solve the problem.

OPEN FORUM

Nothing was offered.

Chairman Beaver adjourned the meeting at 7:36 p.m.

Respectfully submitted,
Nancy Cangioli
Secretary