

**Muncy Creek Township
Planning Commission**
Organizational/Regular Meeting

January 7, 2026

The organizational/regular meeting of the Muncy Creek Township Planning Commission was held Wednesday, January 7, 2026 at 7:30 p.m. at the Township Building. The meeting was called to order by the chairman, Mark Kreisher. Roll call was done by the secretary; the following were present:

MEMBERS: Mark Kreisher, Harley Fry II, Brian Vann, Lindsey Newcomer, Jon DeWald

OTHERS: Eric Newcomer, Dan Long, Chris Ebner, Chase Kelch, Larry Hoose, Laurie Stryker, Elissa Stine

Solicitor Jon DeWald appointed by M. Kreisher as **Temporary Chairman** for the organizational part of the meeting. Solicitor Jon DeWald then received nominations for the Chairman.

B. Vann nominates Mark Kreisher for Chairman. Vote is taken: all in favor for Mark Kreisher as Chairman. A motion was made by B. Van, seconded by H. Fry II to **appoint Mark Kreisher as the Chairman** for Planning Commission. Motion carried.

Harley Fry II nominated Brian Vann as the Vice-chairman. All in favor. A motion was made by H. Fry II, seconded by Mark Kreisher to **appoint Brian Vann as the Vice-Chairman** for Planning Commission. Motion carried.

A motion was made by H. Fry II, seconded by B. Vann to **appoint Elissa Stine as Secretary/Treasurer** for the Planning Commission. All in favor. Motion carried.

A motion was made by H. Fry, seconded by B. Vann to **appoint Jon DeWald** of McNerney, Page, Vanderlin and Hall as the **Planning Commission Solicitor**, with the firm attorneys as back-up. Motion carried.

A motion was made by H. Fry, seconded by B. Vann to appoint **Vassallo Engineering as the Planning Commission Engineer**, with **PennCore Consulting** as the alternate if Mr. Vassallo has any conflicts. Motion carried.

A motion was made by H. Fry, seconded by B. Vann to approve and advertise **Planning Commission meeting dates for 2026** as the 1st Wednesday of each month starting at 7:30 p.m. Motion carried.

A motion was made by M. Kreisher, seconded by H. Fry II to **close the organizational meeting and open the regular meeting** at 7:35p.m. Motion carried.

Reading/Approval of the December 3, 2025 meeting minutes. - A motion was made by H. Fry, seconded by B. Vann to waive and approve the reading of the December 3, 2025 minutes. Motion carried.

Communications & Bills - Codes report for December 2025 was received. No discussion occurred.

Old Business

***Muncy Creek Lime Bluff Solar LLC
(ARM Group LLC) – Land
Development***

- Representative from Muncy Creek Lime Bluff Solar Present asking for verification on cover sheet to be sure everything was present before signatures were received.

-A question about the county arose due to plans no longer being reviewed there with the representative being encouraged to call first.

-Improvement bond is the only outstanding item at this time.

-Representative told to have 5 signed copies to the township at the time of completion.

***Bollinger Solar Fogelman Road
(Vassallo) Land Development***

-Nothing new received at this time.

- Decommissioning review was sent to the alternate engineer for review.

-Securing Financial security still ongoing

-Submission of revised and updated plans to board still ongoing.

***Penn Roaring Creek Solar – Land
Development***

-60 Day extension was requested on this date to work through Vassallo Comments.

- Comments were discussed with the Decommissioning Agreement, Improvement Agreement and NPDES permit being outstanding.

-The representative was instructed to get a letter from the fire company to ensure the emergency plan was reviewed.

-Two waivers were listed on the cover sheet in writing per Vassallo comments.

-A motion was made by M. Kreisher, seconded by B. Vann to approve the sewage planning waiver and size requirement waiver per Vassallo comments. Motion carried.

-Solicitor Dewald stated the stormwater waiver must go to the supervisors.

-Table until next meeting to address final comments.

New Business

Neidig Subdivision

-Plans Received 12/11/25. Vassallo comments received 1/7/26.

-DEP component 2 sewage module was discussed. The module was denied and sent back to the TWP to fill out a component 4A Municipal Planning Agency Review, Transmittal Letter for Sewage Facilities Planning Module and Resolution for Plan revision for new land development.

- Solicitor Dewald instructed the secretary the Transmittal letter and Resolution are to go to the Supervisors.

-M. Kreisher stated the board cannot take action until the component 2 module is submitted.

***Muncy Creek Trunk
Replacement Project***

- Line*** - Chase Kelch the engineer for WBRA's trunkline project discussed the replacement of a leaking gravity fed sewer line replacement project proposed for Muncy Borough and Muncy Creek Township with approximately 40 ft of collapsed clay pipe.
- The project cost is approximately 1.498 million dollars and will not affect current sewer bills due to grants as well as WBRA reserve funds.
 - The replacement project is important due to being a main source of the flow of sewer in Muncy Creek Township to WBRA. The proposed plan will include 2 pump stations as well as new pipe to reduce disturbing wetlands.
 - A motion was made by H. Fry II, seconded by B. Vann for the chairman to write a letter for the project to be reviewed and approved at the next meeting. Motion carried.

Bylaw Discussion

- Table until next meeting to see if Leon had anything to add.

Public Comment

- E. Newcomer: When is the comment period over for the Muncy Trunk Line Replacement Project?
- D. Long: Do you need to make a motion to approve our 60-day extension for the Penn Roaring Creek Project?
Solicitor Dewald pointed out there should have been one made. Chairman M. Kreisher made a motion seconded by, B. Vann to approve the 60-day extension for Penn Roaring Creek Solar land development. Motion carried.

Adjournment

- Chairman, Mark Kreisher adjourn the meeting at approximately 8:38 p.m. Motion carried.

Respectfully submitted by:

Elissa Stine, Secretary