



## MEMORANDUM

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Berks County Planning Commission  
Berks County Services Center  
633 Court Street, 14<sup>th</sup> Floor  
Reading, PA 19601-4309

TO: Berks County Planning Commission  
FROM: Jamie L. Passon, Planner II  
RE: Pioneer Crossing Major Permit Modification Northern Expansion Area  
DATE: 7/3/2024

On March 1, 2024, The Berks County Planning Commission received notification from PADEP that an Act 97 Major Permit Modification application for the Pioneer Crossing Landfill Northern Expansion Area was filed with PADEP. The Planning Commission was notified that the Application was administratively complete on May 29, 2024.

### **Project Description:**

The Pioneer Crossing Landfill is seeking a 69.3 acre expansion of permitted area as well as a 41.15 acre expansion of their waste disposal area. With the new expansion, the landfill property would comprise 376.9 permitted acres, with a total of 288.3 acres of waste disposal area when incorporating the expansion.

### **Project Findings:**

- The proposed expansion area as well as the entire disposal area of the Pioneer Crossing Landfill is located within the Existing Developed Area according to the Future Land Use Map from the Berks County Comprehensive Plan 2030 Update.
- The Landfill and proposed expansion site are located within the Light Industrial (LI) zoning district, which does not allow sanitary landfills as a permitted use. The existing landfill is considered a nonconforming use, and its expansion is governed by the terms of the Exeter Township Zoning Ordinance. The Zoning Ordinance prohibits the expansion of nonconforming uses by more than 50% of the original areas of November 11, 1996. It appears that the proposed project constitutes a more than 400% of the nonconforming use as it stood in 1996.

### **Staff Recommendations:**

Staff recommends sending the letter as written to PADEP.