

**Tulpehocken Township Planning Commission Meeting  
May 7, 2026**

**Present:** Planning Commission Members: Scott Hetrick, Gary Deck, Robert Sattazahn, Laverne Frey and John Sheaffer. Also, Township Engineer, Matt Mack, Atty Chris Hartman, Township Solicitor and Planning Commission Secretary- Lisa Care.

Members of the Audience: Bert Nye, Trelle & Barbara Davis, Franco Giorgio, Francisco Aparicio, Jeff Hahn, John Mateyak, Nevin Dieffenbach, Elam Dieffenbach, John Boylan, Renee Wenger, Tadd Steeley, James Marinkov, Bill Dewart, John Schueller, M/M Semenza, John & Julie Burns, Malcolm Cole, Hailey Mulhern, Sean Mulhern, Bradlyn Martin, Linford Snyder, Jonathan Martin, Thomas Schaller, Kelly Wolfskill.

The Planning Commission meeting began at 7:34 p.m. and continued with the pledge to the American Flag.

*Robert Sattazahn made a motion to approve the minutes from the April 2, 2026 Planning Commission meeting, seconded by Laverne Frey and approved. (4-0)*

**Other Business**

**a. Review Zoning Appeal Application for: 2 Stouchburg Road**

An application submitted for Variances from Sections 333 and 642 for an accessory structure to be used for a home occupation.

This application was reviewed and a discussion was held. The members opted to make no comment in regard to this project as submitted.

*Gary Deck made a motion to make no comment or recommendation to the Zoning Hearing Board for variances as submitted, seconded by Robert Sattazahn and approved unanimously. (5-0)*

**b. Review Zoning Appeal Application for: West side of Route 419**

An application was submitted for Special Exception for Section 743.04 for a manufacturing facility for the processing of eggs (grading and breaking). Bert Nye from Nye Consulting Services led the discussion for a proposed egg breaking/grading facility to be developed in Tulpehocken Township. This facility is proposed to be located on State Route 419 south of Four Points. This property was selected due to it being zoned industrial and easy access to I-78. The operation would be bringing in eggs from surrounding farms, mostly coming in from I-78. The vehicles leaving the facility would be traveling Route 419 to I-78 directly and would consist of approximately 31 trucks per day. There will be a first shift consisting of 43 employees and a second shift of 8 employees plus one USDA person per shift, additionally with 58 designated parking spaces and 9 loading spaces. All activity will occur directly inside the facility on this property. There will be no land application or on-site storage of egg shells as they will be hauled away from inside the building daily.

It was stated that a recycling tank will re-purpose an estimated 20% of the water used and the discharge water will be pretreated prior to going out to a storage tank. The existing tree line, creek and wetlands areas will be retained.

Bert Nye, Chris Hartman, Matt Mack and the Planning Commission Members addressed members of the audience in regards to their questions and concerns regarding this project.

*Laverne Frey made a motion to recommend to the Zoning Hearing Board the following conditions: to have a cover or aerator in place for the waste water tank to remedy odor and mitigate any possible fly risk, to take into consideration any possibility of lowering property values for residential homes, and to have all waste leave the Township, seconded by John Sheaffer and approved unanimously. (5-0)*

*John Sheaffer made a motion to recommend to the Zoning Hearing Board for all production storage to remain inside the building and to establish an outside lighting time deadline; excluding security lights, seconded by Laverne Frey and approved unanimously. (5-0)*

*Laverne Frey made a motion to recommend to the Zoning Hearing Board to have this facility work with the Fire Department to make accessible a minimum 200,000-gallon water holding tank for site and public fire suppression use, seconded by Gary Deck and approved unanimously. (5-0)*

*Robert Sattazahn made a motion to adjourn the meeting at 9:52 p.m., seconded by Gary Deck and approved unanimously. (5-0) The meeting was adjourned.*

Respectfully submitted,

Lisa Care, Planning Commission Secretary