

**MUNCY TOWNSHIP
PROJECT TRACKING & TIMELINE
PROJECT: Lycoming Mall / FamVest**

Purpose

This document provides a factual timeline of submissions and actions based on Township records. It is intended for informational purposes only.

Important Clarification

The entries below reflect materials submitted to or received by the Township.

These entries do NOT indicate that a complete application was filed or accepted under the Township's Subdivision and Land Development Ordinance (SALDO).

> TIMELINE OF MATERIALS RECEIVED AND ADMINISTRATIVE ACTIONS <

Board Action & Subsequent Status

- Dec 3, 2025 – Revised plan materials submitted

- Dec 10, 2025 – Board of Supervisors voted to grant conditional approval, subject to stated conditions, including review and approval of required documentation

- Jan 5, 2026 – Reorganization Meeting

- No action taken regarding execution or finalization of plan documents

- January–February 2026 – Administrative transition period

- Review of Township files and submission status ongoing

February 2026 – Submission Status Review

- Feb 3, 2026 – Additional revised plan materials submitted

- Township identified that:
 - Materials were not submitted through formal administrative intake procedures
 - Required documentation and supporting materials were not verified as complete

February 11–12, 2026 – File Review Findings

- During internal review of Township records, the following was identified:
 - No documentation in Township files confirming that the Township Engineer had completed a full review of the submitted plan materials
 - No documentation in Township files confirming that the Zoning Officer had completed a review of the submitted plan materials
 - No documentation in Township files confirming receipt of approvals from the Lycoming County Conservation District or the Pennsylvania Department of Environmental Protection (DEP)

- Review of records indicated that:
 - Multiple plan versions had been submitted over time
 - No documented determination established that a complete submission had been received

State & Federal Permitting Activity (Act 14 Notification)

- January 12, 2026 – Act 14 Notification issued by Kingfisher Group on behalf of the developer
- The notification states that the applicant is pursuing:
 - Pennsylvania Chapter 105 Water Obstruction & Encroachment Permit
 - U.S. Army Corps of Engineers Section 404 Permit
- The notification identifies:
 - Wetland encroachment (0.961 acres)
 - Proposed mitigation requirements
- The notification was received by the Township on or about January 29, 2026

What This Means (Factual Context)

- The project required state and federal environmental permitting
- These permitting processes involve:
 - Environmental review
 - Agency coordination
 - Technical evaluation
- Township records reflect that:
 - These processes were ongoing during the same timeframe as local plan submissions
 - Final agency approvals were not documented in Township files at the time of internal review

Administrative Correspondence & Technical Status

- Township correspondence identified that submitted materials had not been verified as meeting administrative filing requirements under the Township's SALDO
- Township records reflect that supporting documentation associated with the submission remained under review and subject to outside agency processes, including:
 - Erosion & Sediment (E&S;) / NPDES review by the Lycoming County Conservation District
 - Stormwater (PCSM) consistency and related engineering documentation
 - Agency coordination, including potential permitting requirements
- Township records further reflect that:
 - Required supporting materials and certifications were not confirmed as complete within the Township file
 - A full Township Engineer review had not been documented as completed at that time

Professional Review Input

- Township Engineer correspondence indicated that completeness determinations remained subject to further review
- Zoning Officer review identified that the scope of the submission involved considerations beyond a simple lot consolidation, including site and infrastructure elements requiring additional evaluation under Township ordinances
- PennDOT Highway Occupancy Permit (HOP) materials reflect ongoing revision cycles, indicating continued review and modification of access and transportation-related elements

March 23–24, 2026 Submission

- Materials delivered by courier to a non-administrative location
- Not received through official Township intake procedures
- Not date-stamped or logged at time of delivery

April 9, 2026 – Township Notice

- Township issued correspondence clarifying:
 - Submission was not formally accepted
 - No completeness determination had been made
 - Review period had not begun

May 1, 2026 – Engineer Review

- Township Engineer conducted a completeness review only
- No determination that the submission is complete
- Identified missing or unconfirmed required materials

Administrative Status

- No application has been formally accepted or filed under the Township's SALDO
- No documented determination of a complete application in Township records
- Multiple plan versions submitted over time
- No final, fully reviewed plan established in Township file

Current Status

- No formal completeness determination issued
- Materials remain under review
- External agency reviews ongoing, including:
 - Pennsylvania Department of Environmental Protection (DEP)
 - Lycoming County Conservation District