



Pennsylvania  
**Department of  
Environmental Protection**

June 5, 2026

**CERTIFIED MAIL NO: 7020 1810 0001 1892 7625**

Jonathan T. March, PCL Engineer  
F.R.&S. Inc.  
727 Red Lane Road  
Birdsboro, PA 19508  
[jon.march@jpmascaro.com](mailto:jon.march@jpmascaro.com)

Re: Environmental Assessment  
Major Permit Modification  
Cells 8-14 Landfill Expansion  
Pioneer Crossing Landfill  
Permit No. 100346  
APS No. 1112895  
Authorization No. 1483599  
Exeter Township, Berks County

Dear Jonathan T. March:

The Department of Environmental Protection (DEP) has completed its environmental assessment review of F.R.&S. Inc.'s application for expansion of Pioneer Crossing Landfill. The environmental assessment is required pursuant to the Municipal Waste Regulations, particularly 25 Pa. Code §§ 271.126-127. DEP has concluded that F.R.&S. Inc. has demonstrated that the proposed mitigation measures will adequately protect the environment and public health, safety, and welfare. DEP has also concluded the benefits of the project clearly outweigh the known and potential harms. A summary outlining the DEP's review and analysis of the environmental assessment is enclosed.

DEP will now complete a technical review of this permit application and will forward any questions or comments to you as necessary.

I hope that you find this information helpful in understanding the permit review process. If you have any questions regarding this, please contact Domenico Tuzzato P.E., Environmental Engineer Manager, at [dtuzzato@pa.gov](mailto:dtuzzato@pa.gov) or 717-705-4908.

Sincerely,

*Carrie A. Fleming*

Carrie A. Fleming  
Program Manager  
Waste Management Program

Cc: Exeter Township Supervisors ([wheim@exetertownship.com](mailto:wheim@exetertownship.com))  
Berks County Planning Commission ([planning@berkspa.gov](mailto:planning@berkspa.gov))  
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## **Pioneer Crossing Cells 8-14 Expansion**

### **Harms/Benefits Analysis**

#### **Project Description**

Pioneer Crossing Landfill (PCL) is an existing municipal waste landfill located in Exeter Township, Berks County, Permit No. 100346, issued on December 17, 1993. F.R.&S. Inc. submitted an application to the Department for a permit modification to its existing permit to expand PCL. The proposed expansion area is primarily to the north and west of the existing disposal area and consists of 41.15 additional acres of disposal area that would provide the facility an additional 29.5 years of capacity. The application also proposes to expand the current permit boundary on the west side of Red Lane Road, known as the Western Borrow Area. The proposed final grades of the landfill will result in the maximum final elevation increasing from 385 feet to 415 feet. The application does not propose to increase the currently permitted average daily volume of 1550 tons per day or the maximum daily volume of 1975 tons per day.

The Department held a Local Municipal Involvement Process meeting for this project on April 26, 2024. The Department deemed the application administratively complete on May 29, 2024. An additional Public Information meeting was held on July 29, 2024 in conjunction with the DEP Office of Environmental Justice as an opportunity to provide information on the project and to enhance communication opportunities.

In accordance with 25 Pa. Code § 127.126(c) (relating to requirement for environmental assessment), as PCL has previously been subject to the environmental assessment process, the Department's limits its scope of review to the proposed modification to the facility and to changes in the areas covered by the previous environmental assessment.

#### **Environmental Assessment Process**

Under 25 Pa. Code §§ 271.126-271.127, an applicant is required to conduct an environmental assessment and demonstrate that the benefits of the project to the public clearly outweigh the known and potential environmental harms that will remain after the proposed mitigations. The benefits of the project can be social and economic, and/or environmental. Social and economic benefits are evaluated after offsetting them with social and economic harms. Environmental harms are evaluated after offsetting them with acceptable mitigation plans. To determine whether an impact is a harm or a benefit, DEP compares the applicant's proposal to the conditions that would exist if the project did not move forward. The remaining environmental harms are then balanced against the benefits to the public to determine if the benefits clearly outweigh the harms.

DEP, after consultation with appropriate government agencies and potentially affected parties, evaluates the proposed project to determine whether it has the potential to cause environmental harm. Where appropriate, past performance is used to predict future conditions related to a harm or benefit. In this document, DEP provides its analysis of the known and potential environmental harms that will remain after implementation of the

proposed mitigations and whether the benefits of the proposed project clearly outweigh the remaining harms.

Each harm is discussed individually below to determine if it has been fully mitigated. If the harm is fully mitigated, that harm is not included in the balancing discussion in this document. If there is harm remaining after mitigation, that remaining harm is included in the balancing. The balancing considers the individual and collective impacts of all harms and benefits to determine whether the applicant has demonstrated that the total effect of the project is such that the benefits clearly outweigh the harms.

Benefits to the public accepted by DEP in this analysis must be benefits that would occur only if the project moved forward and the benefits cannot be speculative. For example, the payment of host municipal benefit fees is considered a benefit.

Among other things, the degree to which a harm or benefit affects DEP's balancing depends on the following factors:

1. *For harms, is the harm a "known" harm or a "potential" harm?* A "known harm" is one that DEP concludes is certain to occur in the future. A "potential harm" is one that would result from the proposed project under some circumstances, but not others. All other factors being equal, known harms affect DEP's balancing more than potential harms.
2. *What is the duration, frequency, and intensity of the benefit or harm?* "Duration" refers to how long a harm or benefit continues. "Frequency" refers to how often it will occur and can be measured on a daily, weekly, or yearly basis, or it may be constant. "Intensity" refers to how much the harm or benefit will be if or when it occurs. For example, a loud noise is more intense than a softer noise. All other factors being equal, the longer the harm or benefit lasts, the more frequently it occurs, or the more intense it is, the more it will affect DEP's balancing.
3. *How many people are impacted by a benefit or harm?* All other factors being equal, the more people that are impacted by a harm or benefit, the more that harm or benefit will affect DEP's balancing.
4. *How sensitive are the receptors?* All other factors being equal, the more sensitive the receptors are to a harm or benefit, the more that harm or benefit will affect DEP's balancing. For example, if a harm would impact children more than adults, and the proposed project is in an area with a high population of children, that harm would affect DEP's balancing for that project more than if the project would be in an area without children nearby.

It should be noted that the words "duration," "frequency," and "intensity" will not be used to describe every harm and benefit in the analysis. However, each concept, as described above, is discussed when appropriate.

## **Harms & Mitigation Discussion**

### **1. Property Value Depreciation**

The proposed landfill expansion and extension of the facility's lifespan has the potential to negatively impact real estate values for properties in proximity to the project. If this impact occurs, this would be considered a social and economic harm.

#### **PCL's Proposed Mitigation:**

PCL maintains a Property Value Protection program as part of the Exeter Township Host Community Agreement in which PCL is obligated to purchase a qualifying property at its appraised value as if the landfill did not exist. This plan coverage includes residential properties on South Baumstown Road and Grandview Ave.

PCL has also already purchased a number of residential properties in proximity to the landfill in the areas of Grandview Ave, SR 345, and South Baumstown Road which essentially creates a property buffer between the facility and other privately owned residences.

#### **DEP's Determination of Remaining Impacts:**

Considering that the scope of the environmental assessment is limited to the proposed expansion conditions and there being no known evidence of real estate depreciation for the area surrounding the landfill, DEP finds the proposed and ongoing mitigation efforts to be acceptable. DEP considers property value depreciation to be a potential social and economic harm lasting the life of the landfill.

### **2. Traffic Impacts**

Landfill truck traffic has the potential to cause nuisances such as odors, noise, and dust, as well as impacts to local traffic patterns and safety. This project does not propose to increase the permitted average daily waste tonnage of 1550 tons per day or the permitted maximum daily waste volume of 1975 tons per day. This project also does not propose changing the current access route beginning at US 422 and SR 345 and proceeding south on SR 345 to the facility's access point.

#### **PCL's Proposed Mitigation:**

PCL has historically employed an Approved Truck Routing Policy to manage the haulers' use of the approved access routes, as well as a Citizen's Advisory Board to identify issues in the community caused by facility vehicles and will continue to do so during the life of this project. PCL also provided an updated traffic study and Transportation Impact Assessment (TIA) based on current and projected vehicle counts which resulted in the proposal of a 200-ft southbound right turn lane to be constructed at the landfill entrance and is the only route improvement deemed necessary to accommodate the project.

### **DEP's Determination of Remaining Impacts:**

PennDOT assisted DEP in the review of the traffic data and the TIA to determine the potential harms associated with the project. DEP determined that after the accepted proposal for a right turn lane at the landfill entrance, no additional traffic impacts will result due to this expansion. DEP acknowledges that nuisances such as odors, noise, and dust will continue to be a potential impact due to the nature of the landfill's operation. After consideration of the proposed mitigations, DEP considers the traffic impacts to be a minor environmental harm lasting the life of the landfill.

### **3. Off-site Odors**

Landfill operations have the potential to generate off-site odors that may impact nearby residents and the public. Expansion of the disposal area will increase the area that could be affected by off-site odors.

### **PCL's Proposed Mitigation:**

PCL currently employs a nuisance control plan for the facility that will remain in effect throughout the life of the landfill. Odor control procedures identified in the nuisance control plan consist of, but are not limited to, an adequate landfill gas collection system, daily perimeter surveys, appropriate application of daily cover materials, minimization of the working face, identification of potentially odorous loads and generators to properly manage their acceptance and disposal, and application of odor neutralizing or masking solutions where necessary.

### **DEP's Determination of Remaining Impacts:**

DEP believes that while occasional off-site odors are unavoidable and dependent on certain uncontrollable factors such as wind speed and direction, in consideration of PCL's compliance history, the nuisance control measures that will continue to be employed at this facility will be effective in mitigating most of the potential impacts. DEP considers the impact of off-site odors to be a minor environmental harm lasting the life of the landfill.

### **4. Visual Aesthetic Impacts**

The proposed expansion of the landfill disposal area as well as an increase in the permitted final elevation has the potential to increase the visual impact of the facility. These impacts will vary in intensity and duration as the facility progresses from an open disposal area to a closed final grade. This application proposes to increase the disposal area by 41.15 acres and the maximum final grade elevation by 30 feet.

### **PCL's Proposed Mitigation:**

PCL will continue to implement sequential revegetation as areas reach intermediate or final grade to better integrate the view of the landfill into the natural landscape. PCL has historically purchased properties directly adjacent to the expansion area, and in doing so, created and maintained visual buffers. PCL has also worked with the local communities to

ensure minimization of impacts to residents and the landfill is held to the maximum elevation of 415 feet, as agreed upon by both the Exeter Township Host Community Agreement and a Joint Cooperation Agreement with the Borough of Birdsboro. PCL also provided a line-of-sight study encompassing 19 locations in a 1-mile radius surrounding the landfill and projecting proposed final grades for comparison to current maximum grades. This study showed minimal changes to the most visible areas when increasing from 385 feet to 415 feet.

#### **DEP's Determination of Remaining Impacts:**

After reviewing the proposed mitigations and results of the visual impact analysis, DEP believes visual impacts due to the project are unavoidable and minimal in comparison to the current site conditions. DEP considers the visual impacts of the project to be a minor environmental harm, varying in intensity and lasting the life of the landfill and beyond into post-closure.

#### **5. Noise and Dust**

Landfill operations including waste hauling and compaction, as well as construction vehicles and equipment have potential to generate noise and dust impacting nearby residents and the public. The proposed expansion would increase the proximity of noise and dust generating activities to public receptors.

#### **PCL's Proposed Mitigation:**

PCL limits the use of heavy equipment during the first hour of operation and eliminated backup alarms from certain pieces of heavy equipment, opting to use backup cameras. Site management will be responsible for controlling, monitoring, and responding to noise and dust concerns via the facility's Nuisance Control Plan. Dust will be mitigated by maintaining regular road watering and street sweeping during day-to-day operations. Contractors will be required to employ water trucks or other dust control methods in addition to utilizing the facility's truck wash. PCL will maintain the constructed berm, vegetative, and property buffers that help mitigate the noise and dust impacts.

#### **DEP's Determination of Remaining Impacts:**

While the area of potential noise and dust generation will increase with this project, PCL will continue to implement effective mitigation strategies. Considering PCL's compliance history with DEP and local ordinances, DEP believes the impacts from operational noise and dust will not increase significantly with this project but will be extended in duration. DEP considers the impacts from operational noise and dust to be a minor environmental harm lasting the life of the landfill.

#### **6. Litter**

Typical landfill operations create the potential for litter to leave the site and impact nearby residents and the public. The proposed expansion of the disposal area would increase the proximity of litter-generating activities to public receptors.

**PCL's Proposed Mitigation:**

Litter will be controlled on site via physical controls such as a permanent 50-ft litter fence which will be extended as the disposal area increases and a temporary litter fence at the working face and operations area. Litter will also be controlled operationally by employing regular litter patrols, utilizing a small working face, and ensuring refuse hauling vehicles remain in compliance with PennDOT and PCL guidelines.

**DEP's Determination of Remaining Impacts:**

While the area of potential litter generation will increase with this project and is also subject to uncontrollable factors such as wind speed and direction, PCL will continue to implement effective mitigation strategies. Considering PCL's compliance history, DEP believes the impacts from litter will not increase significantly with this project but will be extended in duration. DEP considers the impacts from litter to be a minor environmental harm lasting the life of the landfill.

**7. Impacts to Wildlife Habitat**

A Northern Red-bellied Turtle habitat exists in the Western Borrow Area portion of the project area that will be impacted by site development. This impact includes dewatering and removal of the unpermitted berms of 3 ponds to restore free flow of Trib 01780 to the Schuylkill River under the direction and authorization of DEP's Dam Safety Program.

**PCL's Proposed Mitigation:**

PCL has obtained approval from Exeter Township and Special Permit from PA Fish and Boat Commission (PFBC) for the "take" of 32 Northern Red-bellied Turtles from the expansion area and relocation of the turtles to an existing pond in the area of the Trout Run Sports Complex at 950 West Neversink Road. In addition to the relocation, the PFBC Special Permit also approves mitigation of the turtle take via creation of an equivalent 5.05 acres of nesting habitat along the Schuylkill River south of PCL. In PFBC's biological opinion and species impact review, PFBC concluded that the proposed project will have no demonstrable adverse impacts on the Northern Red-bellied Turtle population within the Commonwealth.

**DEP's Determination of Remaining Impacts:**

DEP considers the impacts to the Northern Red-bellied Turtle habitat to be a potential environmental harm lasting indefinitely. After review of the proposed species and habitat mitigation plans, the Biological Opinion, and Special Permit provided by PFBC, DEP considers this potential harm to be fully mitigated.

## **8. Impacts to Farmland of Statewide Importance**

The existing Western Borrow Area includes 14.9 acres of Prime Farmland and 12.9 acres of Farmland of Statewide importance as defined by the United States Department of Agriculture's Natural Resource Conservation Service (NRCS). This area will be further developed as part of this expansion project.

### **PCL's Proposed Mitigation:**

PCL will strip and stockpile topsoil prior to any construction activities. Upon completion of borrow area activities, PCL will replace 18 to 24 inches of topsoil over the area as discussed in the Form H: Revegetation Plan. In 2019 during the permitting of the original footprint of the Western Borrow Area, PCL contacted NRCS requesting comment on the project pertaining to farmland soils. NRCS acknowledges that the replacement of 18 to 24 inches of topsoil would allow the site to be suitable for farming after the borrow activities are complete. PCL will maintain this soil replacement for this expansion project.

### **DEP's Determination of Remaining Impacts:**

The Department considers the destruction of farmland of statewide importance to be a potential environmental harm lasting indefinitely. The revegetation plan as detailed in the application addresses the replacement of the stripped topsoil in accordance with NRCS recommendations. The proposed mitigations for the harms associated with destruction of farmland of statewide importance are accepted by DEP as fully mitigating this harm.

## **9. Impacts to Streams**

Trib 01775 is an existing stream flowing north to south through the existing landfill property adjacent to the disposal area. This stream enters the PCL property from stormwater discharge points in the residential area to the north to a culvert and becomes a channelized flow through the landfill property where it eventually reaches the Schuylkill River. Five (5) other tributaries are considered to be impacted by this project and are listed as follows: UNT 2 to Schuylkill River, and UNTs 3, 4, 5 and 7 to Trib 01780. Development of cells 8-14 and the greater project area would cause unavoidable impacts to the Trib 01775 stream channel and UNTs 2, 3, 4, 5 and 7 to Trib 01780, and their associated aquatic resources.

### **PCL's Proposed Mitigation:**

PCL has applied for DEP Chapter 105 permitting to authorize the removal and rechanneling of this streamflow to the west across Red Lane Road in the Western Borrow Area portion of the permit area to eliminate the unavoidable impacts of developing cells 8-14. The proposed stream rerouting will create a channel to the north of the landfill that will direct flow westward and connect to Trib 01780 along the western edge of the permit area which further connects to the Schuylkill River. This rechanneling has been designed to preserve hydrologic connectivity, aquatic habitat, and watershed function while allowing development of the proposed additional disposal area. PCL also proposes to compensate for resource impacts via the Pennsylvania Integrated Ecological Services, Capacity Enhancement and Support (PIESCES) Pennsylvania In-Lieu Fee (ILF) program. This program works in coordination

with the National Fish and Wildlife Foundation (NFWF) to facilitate the restoration of aquatic resources across Pennsylvania. The calculated stream mitigation credits for this project was determined to be \$621,500, to be provided by PCL as in-lieu fee payment to NFWF. The stream relocation project will also be coordinated with the downstream dam removal and species relocation projects.

### **DEP's Determination of Remaining Impacts**

DEP considers the impacts to streams in the project area to be unavoidable environmental harms of the project. DEP's Waste Management program has coordinated review of the proposed stream impacts and mitigations with DEP's Waterways and Wetland program's Chapter 105 application review process to evaluate the extent to which these harms are mitigated. Based on this coordinated review, DEP accepts the proposed mitigation project including in-lieu fee compensation as fully mitigating the harms relating to stream impacts.

### **10. Impacts to Wetlands**

The proposed project area contains approximately 10.08 acres of wetlands, the majority of which exist in the Western Borrow Area portion of the facility. The proposed permit area and grading plan will encroach upon and result in unavoidable permanent impacts to 4.64 acres of these wetlands.

### **PCL's Proposed Mitigation:**

PCL has applied for DEP Chapter 105 permitting to authorize the encroachment of the project into areas containing and impacting identified wetlands. Through development of a wetland mitigation plan and Chapter 105 permitting, PCL is proposing to compensate for wetland impacts via the PIESCESILF program. This program works in coordination with the NFWF to facilitate the restoration of aquatic resources across Pennsylvania. The calculated wetland mitigation credit for this project was determined to be \$847,414, to be provided by PCL as in-lieu fee payment to NFWF. The total in-lieu fee related to both stream and wetland impacts to be provided by PCL is \$1,468,914.

### **DEP's Determination of Remaining Impacts:**

DEP considers the impacts to wetlands in the project area to be unavoidable environmental harms of the project. DEP Waste Management has coordinated review of the proposed wetland impacts and mitigations with DEP's Waterways and Wetland program's Chapter 105 application review process to evaluate the extent to which these harms are mitigated. Based on this coordinated review, DEP accepts the proposed mitigation project including in-lieu fee compensation as fully mitigating the harms relating to wetland impacts.

## **Benefits Accepted by DEP**

Each of the benefits demonstrated by PCL currently exists and is being realized as a result of the operation of PCL. The Proposed expansion of Cells 8-14 will extend the operational life of the facility up to 29 years and will result in an increased duration of the demonstrated benefits for the life of the project.

### **1. Economic Benefits to Local Business, Employment, Government and Residents**

#### **Purchase of equipment, goods, and services:**

PCL engages the services of approximately 170 local vendors and contractors annually at an average cost of \$5.93 million per year (2021-2023). Projection of this annual expenditure over the approximate 30-year life of the facility yields a total of \$177.9 million to spent on equipment, goods and services over the life of the facility.

#### **Employment:**

Currently, PCL employs 27 employees with an annual payroll of approximately \$1,604,042. Over the projected 30-year life of the facility, this amounts to a total of approximately \$48.1 million.

#### **Free disposal of white goods for Exeter Township:**

This benefit allows Exeter Township residents to deliver white goods to PCL each Saturday of the month for processing and/or disposal free of charge.

#### **Free disposal for Spring and Fall clean-up and free disposal of white goods for Birdsboro Residents:**

PCL provides free Spring and Fall cleanup disposal events for Birdsboro Residents. PCL also provides free disposal of white goods each Saturday for Birdsboro residents.

#### **Free Disposal for Spring and Fall Clean-Up and Free Disposal of White Goods for Robeson and Union Townships:**

PCL provides free Spring and Fall cleanup disposal events for Robeson and Union Townships. PCL also provides free disposal of white goods each Saturday for Robeson and Union Township residents.

#### **Tax Revenue:**

PCL provides tax revenue to Exeter Township, and Berks County via property and payroll taxes amounting to approximately \$5.38 million and \$1.96 million respectively over the life of the facility.

**Act 101 Recycling Fees:**

\$2.00/ton of waste disposed is to be paid for the life of the facility. Based on the average waste acceptance, this amounts to approximately \$701,500 annually and \$21.1 million over the facility's lifespan.

**Act 90 Fees:**

\$4.00/ton of waste disposed is to be paid for the life of the facility. Based on the average waste acceptance, this amounts to approximately \$1,423,582 annually and \$42.7 million over the facility's lifespan.

**Environmental Stewardship Fees:**

\$0.25/ton of waste disposed is to be paid for the life of the facility. Based on the average waste acceptance, this amounts to approximately \$87,700 annually and \$2.63 million over the facility's lifespan.

**Host Community Fees to Exeter Township:**

PCL pays \$2.35/ton to Exeter Township which would amount to approximately \$24.7 million over the life of the facility.

**Proximity Impact Fees for Borough of Birdsboro:**

PCL pays \$1.30/ton to the Borough of Birdsboro which would amount to approximately \$13.7 million over the life of the facility.

**DEP Evaluation of Economic Benefits to Local Business, Employment, Government and Residents:** The Department acknowledges profits made by local or regional businesses supplying goods and services are a social and economic benefit however the radius utilized to determine what is "local" is not detailed. The impact to the immediate local community is unknown, so while this is accepted as a benefit, the weight attributed to the benefit is lowered. The continued employment of landfill employees and associated taxes are considered a social and economic benefit of the project. Similarly, the Department accepts local taxes paid by PCL as an economic benefit. The Department believes that free white goods disposal is a social and economic benefit because PLC is providing access to free disposal and this service would not continue without the Cells 8-14 expansion project. The various fees identified by PCL are based on tonnages and are variable and there is no guaranteed minimum amount. These fees are considered to be social and economic benefits for the life of the Cell 8-14 Expansion project.

## **2. Environmental Benefits**

### **On-Site Recycling Drop-Off Center:**

PCL operates an on-site drop-off recycling center open to the public and will continue to operate over the life of the facility.

### **Recycling Drop-Off Centers for the Borough of Birdsboro and the Townships of Robeson and Union:**

PCL established and operates drop-off centers for recyclables open to the public in these communities.

**DEP Evaluation of Environmental Benefits:** The Department considers on-site recycling drop-off centers and Township drop-off centers to be environmental benefits that will last for the duration of the project.

## **Balancing**

### **The following were considered social and economic benefits in the analysis:**

- Purchase of equipment, goods and services
- Employment/wages
- Tax Revenue
- Act 101 Recycling Fee
- Act 90 Fee
- Environmental Stewardship Fee
- Free disposal of white goods for Exeter Township
- Free disposal for Spring and Fall clean-up and free disposal of white goods for Birdsboro Residents
- Free Disposal for Spring and Fall Clean-Up and Free Disposal of White Goods for Robeson and Union Townships
- Host Community Fees to Exeter Township
- Proximity Impact Fees for Borough of Birdsboro

### **The following are considered social or economic harms in the analysis:**

- Property value depreciation

### **The following are considered environmental benefits in the analysis:**

- On-Site Recycling Drop-Off Center
- Recycling Drop-Off Centers for the Borough of Birdsboro and the Townships of Robeson and Union

**The following are considered environmental harms in the analysis:**

- Traffic Impacts
- Off-site Odors
- Visual Aesthetics
- Noise and Dust
- Litter
- Impacts to Wildlife Habitat
- Impacts to Farmland of Statewide Importance
- Impacts to Streams
- Impacts to Wetlands

The benefits of the project must be balanced against the level of harm remaining after mitigation. In this case, that means that the environmental benefits of the operation of community recycling centers and the social and economic benefits to the local community, businesses, and government must be balanced against the harms that were not fully mitigated. DEP has determined the known harms of traffic impacts, visual aesthetics, noise, dust, odors, and litter to be partially mitigated. While PCL has been successful in employing a comprehensive Nuisance Control Plan and applicable operational methods to control these impacts, the nature of normal landfill operations along with unavoidable site conditions will continue to present the potential for these adverse impacts to occur. DEP has determined the known harms of impacts to wildlife habitat, impacts to farmland of statewide importance, and impacts to streams and wetlands to be fully mitigated. PCL has shown through development of comprehensive mitigation plans and with the concurrence and necessary approvals from other agencies that these impacts can be successfully mitigated. Some harms remain for the project despite mitigation but the benefits demonstrated by PCL and accepted by the Department outweigh the remaining known and potential harms.

## **Conclusion**

The Department has evaluated the environmental assessment for the Cells 8-14 expansion at Pioneer Crossing Landfill as required pursuant to 25 Pa. Code Sections §271.126-271.127. Based on the review of the proposed mitigations in comparison to potential and known harms, DEP concludes that the mitigations adequately protect the environment and public health, safety, and welfare. Pioneer Crossing Landfill has demonstrated collectively that the benefits associated with the Cells 8-14 Expansion clearly outweigh the known and potential harms associated with this project.