

**AGENDA**  
**UNION TOWNSHIP BOARD OF SUPERVISORS**

August 13, 2025

**CALL MEETING TO ORDER** – Flag Salute

**PUBLIC HEARING** – Marie Heitz - 3103 PA State Route 72, hearing for a dangerous structure.

**PUBLIC COMMENTS** – Linda Batz – 200 Silvertown Road, to discuss noise complaint made by a neighbor. Some races continue until 12:00/12:30 am.

**APPROVE BOS MEETING MINUTES** – July 9, 2025

**FINANCIAL REPORT** – July Financials

**CLEONA BOROUGH POLICE SERVICES** – Chief Farneski

**NORTHERN LEBANON FIRE AND EMERGENCY SERVICES** – Zachary Zerbe

Monthly report available with handouts (Only when provided by the NLFES)

**LIFE LION AMBULANCE SERVICES** – Joel Hocking

Monthly report available with handouts (Only when provided by Life Lion)

**PLANNING COMMISSION** – Steve Sherk

1. Marlin Champ – Stormwater Management Plan – 19 Huckleberry Road – Accept a 148-day time extension, extending the plan to Thursday, January 1, 2026. Waiting for Financial Security and plan approval of related agreements. (SWM O&M Agreement and Developer's Agreement). Plan expires on August 16, 2025.
2. BL Companies – Preliminary Final Subdivision/Land Development Plan – 2855, 2861, 2867 State Route 72 – Accept a 90-day time extension, extending the plan to Tuesday, November 2, 2025. Waiting on plan revisions. Plan expires on Monday September 1, 2025.
3. Off Road Realty, LLC – Stormwater Management Plan – 2309 State Route 72 – The following waiver will need action. Plan approval when financial security is received. Plan expires on September 21, 2025. SWMO Section 11.j.1 – Post-developed runoff – Request a modification that would allow for the use of the DEP's Volume Management worksheet to satisfy the volume control requirement.
4. Burkentine Builders & Sons – Preliminary Final/Land Development Plan – PA Jonestown Steel Grid Warehouse, LLC - 3217 State Route 72 – The following waivers will need action. Waiting on plan revisions. Plan expires on September 22, 2025.

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1. SALDO Section 5.13.A- Curbs - The surrounding properties with frontages on Wolfe Lane and PA Route 0072 do not have curbing or sidewalk along their respective right-of-ways, therefore constructing them in this case would not promote pedestrian connectivity. The applicant is thereby requesting a waiver, noting the developer's intent to construct improvements with consideration to the context of the surrounding area.
  2. SALDO Section 5.13.B - Sidewalks - The surrounding properties with frontages on Wolfe Lane and PA Route 0072 do not have curbing or sidewalk along their respective right-of-ways, therefore constructing them in this case would not promote pedestrian connectivity. The applicant is thereby requesting a waiver, noting the developer's intent to construct improvements with consideration to the context of the surrounding area.
  3. SALDO Section 3.04.B - Application - The applicant is respectfully requesting a waiver from this provision for permission to submit a combined Preliminary/Final Land Development Application. The associated fees per the Union Township Fee Schedule for Preliminary/Final applications are provided with this application.
  4. SALDO Section 5.11.B – Minimum Street Standards - The applicant is respectfully requesting a waiver from this provision for the widening strategy of Wolfe Drive, an existing  $\pm 15$  ft dead-end roadway. The applicant is proposing to improve Wolfe Drive to provide a 28-ft wide, non-curbed street. The applicant's priority is to improve safe circulation for this street while meeting the intent of the code. Given spatial limitations, additional grading into neighboring properties, and the low volume of anticipated traffic (less than 150 vehicles per day), it is the conviction of the applicant and our office that this solution is optimal.
  5. SWMO Section – 5.11.i.2 – Post-developed peak discharge - The applicant is respectfully requesting a waiver from this provision for the widening strategy of Wolfe Drive, an existing  $\pm 15$  ft dead-end roadway, being widened to 28 FT. The road was graded to the maximum extent feasible to direct impervious runoff to conveyance systems on the project site. The resulting post-developed runoff tributary to POA-3 is in exceedance of the 75% pre-development runoff reduction requirement. There is no feasible alternative to the above summarized scenario that would not in turn limit the applicant from being able to provide the widening improvements requested.
  6. SWMO Section – 11.I.1 - The applicant is respectfully requesting a waiver from this provision due to unsuitable results of infiltration testing (i.e. 0 in/hour). The applicant is proposing an MRC Basin in accordance with PADEP Standards in lieu of infiltration feasibility.
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5. Draft of the updated Subdivision and Land Development Ordinance.
  6. Draft of a new Solar Ordinance.

**ZONING OFFICER'S REPORT – Sheri Flowers**

**ROAD FOREMAN REPORT – Bryan Michael**

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**ENGINEER'S REPORT – Steve Sherk**

1. Approve Ordinance #193 – updated Storm Water Management Ordinance.
2. Resolution 3-2025 – new fee schedule for the Subdivision and Land Development Ordinance and Storm Water Management Ordinance
3. Bids for the salt shed – paving

**SOLICITOR'S REPORT – Paul Bametzreider**

1. Authorize Paul to advertise for the updated draft of the Subdivision and Land Development Ordinance, July 2, 2025.
2. Authorize Paul to advertise for the draft of the Solar Ordinance.
3. Property Maintenance – more properties in the Township, need attention and are becoming a detriment to their neighbors/Township.
4. Authorize Paul to update the Nuisance Ordinance – Ordinance #141.

**NEW BUSINESS –**

1. Approve the 2025 MMO financial numbers for the year.

**OLD BUSINESS - None**

**BILLS PAYABLE -**

General, Recycling, Liquid Fuels, Street Light, and Payroll Funds - \$124,326.79

**DATE OF THE NEXT PLANNING COMMISSION MEETING:**

Wednesday, September 3, 2025 - 7:00 PM

**DATE OF THE NEXT LICKDALE SEWER TREATMENT PLANT MEETING:**

Wednesday, September 10, 2025 - 6:30 PM

**DATE OF THE NEXT BOARD OF SUPERVISORS' MEETING:**

Wednesday, September 10, 2025 – Commencing right after the Lickdale Sewer meeting.

**ADJOURNMENT**