

AGENDA
UNION TOWNSHIP BOARD OF SUPERVISORS
July 8, 2026

CALL MEETING TO ORDER – Flag Salute

SEWER PUBLIC COMMENTS – None

APPROVE THE LICKDALE SEWER/BOS MEETING MINUTES – June 10, 2026

APPROVE SEWER FINANCIAL REPORT – June 2026

OPERATOR’S SEWER REPORT – Dusty Keller

ENGINEER’S SEWER REPORT – Scott Rights

SOLICITOR’S SEWER REPORT – Paul Bametzreider

SEWER BUSINESS – None

SEWER BILLS PAYABLE – Sewer Fund - \$28,049.61

TOWNSHIP PUBLIC COMMENT – None

APPROVE TOWNSHIP FINANCIAL REPORT – June 2026

CLEONA BOROUGH POLICE SERVICES – Chief Farneski

NORTHERN LEBANON FIRE AND EMERGENCY SERVICES – Zach 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 REPORT – Steve Sherk

1. BL Companies – Preliminary Final Subdivision/Land Development Plan – 2855, 2861, 2867 State Route 72 – Accept a 90-day time extension, extending the plan from July 30, 2026, to October 28, 2026. Plan expires July 30, 2026.
2. Burkentine Builders & Sons – Preliminary Final/Land Development Plan –PA Jonestown Steel Grid Warehouse, LLC - 3217 State Route 72 – Action needs to be taken on all waiver requests, sewer agreement, and bonding/LOC. Applicants are seeking plan approval. Plan expires on August 30, 2026.

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SALDO Section §4.03.C.2.a - A waiver from the requirements of §4.03.C.2.a, which requires that bearings and dimensions for all easements be calculated and plotted.

SALDO Section §5.02.G - A waiver from the requirements of §5.02.G, which requires that adequate easements or rights-of-way be required for drainage and utilities at a minimum of 20 feet in width and, wherever possible, shall be centered with ten (10) feet on each side of side or rear lot lines.

SALDO Section §5.11.C.8 - A waiver from the requirements of §5.11.C.8, which requires that intersections of new roads, streets, driveways and access drives shall be constructed of reinforced concrete cement, in accordance with PennDOT design standards, for a distance of at least 75-feet in each direction along and for the full cartway width of the existing or proposed Township Road from the intersection.

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 rights-of-way, 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.

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 rights-of-way, 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.

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.

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.

3. MAHG, LLC, 81-Room Hotel - Akens Engineering – Final Land Development Plan - 3068/3078 State Route 72 – Accept a 90-day time extension, extending the plan from July 1, 2026, to October 1, 2026. Revised Final Land Development Plan resubmitted. Plan expires on July 1, 2026.
4. Jonestown Group, LLC - 55+ Development – Preliminary Subdivision and Land Development Plan. 142 Awol Road – Accept a 90-day time extension, extending the plan from July 13, 2026, to October 18, 2026. Waiting on plan revisions. Plan expires July 13, 2026.

ZONING OFFICER'S REPORT – Brent McFeaters

ROAD FOREMAN'S REPORT – Bryan Michael

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ENGINEER'S REPORT – Steve Sherk

SOLICITOR'S REPORT – Paul Bametzreider

TOWNSHIP BUSINESS – None

TOWNSHIP BILLS PAYABLE -

General, Recycling, Liquid Fuels, Street Light, and Payroll Funds - \$333,917.42

DATE OF NEXT PLANNING COMMISSION MEETING:

Wednesday, August 5, 2026 - 7:00 PM

DATE OF NEXT LICKDALE SEWER/BOARD OF SUPERVISOR'S MEETING:

Wednesday, August 12, 2026 - 6:30 PM

ADJOURNMENT