

BOARD OF SUPERVISORS MEETING MINUTES

The Union Township Board of Supervisors met in regular session on Wednesday, January 14, 2026. The meeting was held at the Municipal Building, 3111 State Route 72, Jonestown, PA.

Kerry McCrary called the Lickdale Sewer meeting was called to order at 6:31 p.m.

Present: Kerry McCrary, Chairman
Gary Longenecker, Vice Chairman
Stephen Lum, Secretary
Brent McFeaters, Township Manager
Bryan Michael, Road Foreman
Paul Bametzreider, Township Solicitor
Scott Rights, Township Sewer Engineer
Steve Sherk, Township Engineer
Nineteen (19) Attendees

Public comments – None

Approve the Lickdale Sewer Meeting Minutes for December 10, 2025, a motion was made by Kerry McCrary and seconded by Gary Longenecker. All Approved.

Approve the Financial Report for December 2025 a motion was made by Kerry McCrary and seconded by Gary Longenecker. All Approved.

Operator's Report – Dusty Keller stated that the plant is running well. He stated that they replaced the chemical tubing with the coagulant chemical that they feed during the month. Invoices were also sent to 15 commercial sewer users to recoup sampling costs for the annual sampling. Permit renewal notices were sent out to 11 commercial sewer users. Included with these notice letters were draft permits and invoice/acknowledgement letters.

Dusty reported for the month of December 2025 that the average daily flows were 71,000 gallons and the total monthly flows were 1.74 million gallons. There was 2.66" of rainfall recorded during the month.

Engineer's Report – Scott Rights reported that the plant is running well.

1. Wastewater Treatment Plant & Collection System Issues – No issues to report regarding the wastewater system other than that reported in the FSWA Operator's Report.
2. Industrial User Sampling Letters: Our office is assisting FSWA in preparing the letters that will be issued to industrial users sharing their end of year 2025 sampling results.
3. Land Development Projects:
 - a. 11 Wolfe Lane Warehouse: Kimley Horn Engineers submitted Preliminary/Final Land Development Plans dated April 23, 2025, to our office for review and comment. The plans propose construction of a 240,000 s.f. warehouse with

connection to the Township's sewer system which terminates towards the southeast corner of the site along SR 72. The capacity requested was 3,100 gpd (13 EDUs). The Developer has also made applications for a PADEP Sewage Facilities Planning Module Exemption. Our office reviewed the plans and provided sanitary sewer design related comments to the Developer's Engineer on May 22. In addition, we requested they make application for an Industrial Wastewater Pretreatment Program Permit. (January Meeting Update: No change in project status from last month. Plan resubmission addressing our most recent plan review comments is still pending.)

- b. 2855, 2861, 2867 SR 72 Warehouse: BL Companies submitted Preliminary/Final Subdivision and Land Development Plans to the Township on March 18, 2025, proposing a 155,000 Sq.Ft. warehouse in Logistics Park. The proposed means for sewer service is connection to the Township's Logistics Park Pump Station force main in Old Forge Rd. We verbally denied the Developer's Engineer's request during a Team's Meeting held on March 25 due to potential operational issues associated with sharing a force main and recommended they connect to existing vacant 2-inch low pressure sewer lateral extending to the Township's property south of the subject tract. A grinder pump station will be required. A revised plan submission showing the revised sewer design is pending. (January Meeting Update: No change in status since last month. Plan resubmission is still pending.)
 - c. MAHG, LLC 81-Unit Hotel (3068-3078 SR 72): We recently received updated plans for the 81-unit hotel previously approved by the Township in 2017 but since expired due to inactivity. We reviewed the sewer design, and it appears to be identical to what was previously approved. However, for future planning, we did request they extend the 20 ft. wide sewer easement across the entire SR 0072 property frontage to allow for a future connection from the adjoining property to the north. The 2017 plans provided an easement to the Township extending to the southwest property corner to allow for a future connection from either the Lickdale Campground or Speedway Gas Station/Convenience Store pump station force mains in the event the force main crossing SR 72 fails. (January Meeting Update: No change in status since last month. Plan resubmission is pending.)
4. 2025 Annual Waste Load Management Report: Our office is starting to assemble the required data for the annual report. We anticipate completing the wastewater treatment plant and pump station flow tables prior to the February meeting. The report is due to PADEP by March 31.
 5. Tier II Report for Wastewater Treatment Plant Chemicals: Our office began assembling the required information for the annual report which pertains to chemicals used at the wastewater treatment plant during 2025. The report is due to the PA Dept. of Labor and Industry by March 1. A copy must also be submitted to the Lebanon County Department of Emergency Services.

Attorney's Sewer Report – None

New Business – None

Old Business – None

Bills payable – Sewer Fund in the amount of \$24,831.86 a motion was made by Kerry McCrary and seconded by Gary Longenecker. All Approved.

Public Comments – None

Organization Meeting Minutes - Approve the BOS Meeting Minutes for January 5, 2026, the motion was made by Kerry McCrary and seconded by Stephen Lum. All Approved.

BOS Minutes - Approve the BOS Meeting Minutes for December 10, 2025, the motion was made by Kerry McCrary and seconded by Gary Longenecker. All Approved.

Financial Report - Approve the Financial Report for December 2025, the motion was made by Kerry McCrary and seconded by Stephen Lum. All Approved.

Cleona Borough Police Services – Chief Farneski stated there were 74 numbers, one drug arrest and they ran a DUI drive one night this past month, and things were stolen from the Mattel warehouse.

Northern Lebanon Fire and Emergency Services – Zachary Zerbe, handouts (Only when provided by the NLFES).

Life Lion Ambulance Services – Joel Hocking, handouts (Only when provided by Life Lion)

Planning Commission – Steve Sherk

1. BL Companies – Preliminary Final Subdivision/Land Development Plan – 2855, 2861, 2867 State Route 72 – accept a 90-day extension letter, extending the plan from January 31, 2026, to May 1, 2026. The motion was made by Kerry McCrary and seconded by Gary Longenecker. All Approved.
2. AutoZone – Sketch Plan - 453 Jonestown Road – sketch plan received. Waiting on plan revisions. Steve Sherk reviewed the plan with the Supervisors.

Zoning Officer's Report – Brent McFeaters

Brent McFeaters stated that there were 5 permits issued last month and fees for those permits were \$225.00. Properties that are in violations are as follows - 47 Whitetail Lane, and 3031 PA State Route 72.

Road Foreman's Report – Bryan Michael stated that the road guys are plowing snow, trimming trees, cleaning culverts, and replacing road signs.

Engineer's Report – Steve Sherk

1. Data Center Ordinance. Paul Bametzreider and I met in October to discuss a text amendment to the Zoning Ordinance that would add “Data Centers” as a special exception use in the Industrial Zoning District. The text amendment will include specific criteria requirements that the applicant will need to meet to qualify for the special exception use. The specific criteria

would include requirements such as, but not limited to, verifying that water, sewer, and power generation capacity are available for the use.

Paul will prepare a draft ordinance to be reviewed at an upcoming Planning Commission meeting followed by submission to the Lebanon County Planning Department.

2. Short-Term Rental Ordinance (i.e., Airbnb's/VRBOs). I prepared a draft short-term rental ordinance in November. Brent has provided comments. After the Solicitor has an opportunity to review and comment on the ordinance it will be presented at a future Planning Commission meeting and be submitted to the Lebanon County Planning Department for review.

3. Future Zoning Ordinance Updates. Besides the data center short-term rental ordinances, there are several other zoning ordinances updates we are drafting including domestic keeping of chickens in residential areas and the parking and storage of unregistered vehicles.

4. 2026 Paving Projects. The project is ready to advertise for bids with the Supervisors' consent. The base bid's scope of work includes base repairs to Campmeeting Road and Greenpoint School Road along with a surface course overlay and line painting on Campmeeting Road. The surface course overlay and line painting of Greenpoint School Road will be bid as an alternate. That way the Township will have the option to award the contract to include the overlay of Greenpoint School Road in case the total bid prices exceed the Township's budgeted amount.

We plan to schedule the bid opening for the morning of the February Supervisors' meeting (February 11, 2026). The motion was made to post the bids for the 2026 road projects for the February meeting by Kerry McCrary and seconded by Stephen Lum. All Approved.

We recommend the Township approve a resolution which allows for a "PRICE ADJUSTMENT OF BITUMINOUS MATERIALS FOR SMALL QUANTITIES" (i.e., escalator clause) and this will encourage for more competitive bids.

Resolution #2-2026, Escalator Clause – helps guard against inflated bids because the contractors are protected if the Asphalt Price Index increases by more than 10% between the bid opening and actual construction. It also gives the Township the advantage of a rebate if the API decreases by more than 10%. The motion was made by Kerry McCrary and seconded by Gary Longenecker. All Approved.

Solicitor's Report – Paul Bametzreider

1. Mohamed Kenz – 11 Wolfe Lane – discuss disapproving the plan and restore the property back to existing condition (remove all millings and restore the topsoil). The motion was made by Kerry McCrary and seconded by Stephen Lum to disapprove the Stormwater Plan. All Approved. The move was made to have Paul Bametzreider send a letter to Mr. Kenz informing him the Stormwater Plan has been disapproved, and the property must be brought back into compliance by Kerry McCrary and seconded by Gary Longenecker. All Approved.

New Business –

1. New Supervisor - Stephen Lum healthcare benefits. Mr. Lum would like the opportunity to pick up the healthcare benefits at which time he needs them, if ever needing them for

his 6-year term (when Mr. Lum retires). The motion was made by Kerry McCrary and seconded by Gary Longenecker. 2 Approved and 1 recused.

2. Resolution #3-2026 - Approve to raise the PC and Zoning Hearing members rates from \$25.00 to \$50.00 per meeting, starting January 7, 2026. The motion was made by Kerry McCrary and seconded by Gary Longenecker. 2 Approved and 1 recused.
3. Approve a quote for annual maintenance for the Township's emergency generator. The quote is from Powerton Generators for \$495.00, for two annual services. The motion was made by Kerry McCrary and seconded by Gary Longenecker. All Approved.
4. Approve a parade request for the Fourth of July, to be held on July 3rd, 2026, to celebrate the Country's 250 birthday. Angelina Marko is the contact, they would be staging at the Lebanon Free Church parking area, then proceed onto Shepherd's Street heading north, then onto Jonestown Road heading east over the bridge and then continue through Jonestown. Previously we required the parade holder to have a certification of insurance (removing Union Township from any liability), they must provide their own barricade service for the event and notify the public about the parade in advance of the date it's happening (Staging is 4:30 pm., parade is 6:00 – 8:00 pm.). The motion was made by Kerry McCrary and seconded by Gary Longenecker. All Approved. The motion was to have Stephen Lum sit on the parade committee for the Union Township made by Kerry McCrary and seconded by Gary Longenecker. All Approved.
5. A request for a new handicapped parking space located at 413 Jonestown Road. Being requested by a Lynn O'Connor, who presently resides at the Manor House facility. The Supervisors are waiting for a recommendation from the Traffic/Park Commission.

Traffic and Parking Commission – meeting was held on January 14, 2026, at 7:28 pm. Kerry McCrary, Brent McFeaters, and Bryan Michael were present. Discussion took place about painting and removing the old/new handicap spaces in Jonestown located at 417 and 423. Adjourned at 7.35.

Old Business – None

Bills Payable - General, Recycling, Liquid Fuels, Street Light, and Payroll - \$93,655.18, a motion was made by Kerry McCrary and seconded by Stephen Lum. All Approved.

The Date of the next Planning Commission Meeting is Wednesday February 4, 2026, at 7:00 p.m.

The Date of the next Board of Supervisors Meeting is Wednesday February 11, 2026, at 6:30 p.m.

The meeting was adjourned at 7:12 p.m.

Recording Secretary,

Brent McFeaters, Manager