

BOARD OF SUPERVISORS MEETING MINUTES

The Union Township Board of Supervisors met in regular session on Wednesday, February 11, 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 Engineer
Nineteen (19) Attendees

Public comments – None

Lickdale Sewer/BOS Meeting Minutes - Approve the meeting minutes for January 14, 2026, the motion was made by Kerry McCrary and seconded by Gary Longenecker. All Approved.

Lickdale Sewer Financial Report - Approve the Financial Report for January 2026, the 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 despite the cold weather. He stated that they replaced the chemical tubing with the coagulant chemical that they feed during the month. The DeZuric 3-way valves for the RAS vault have arrived. The block heater was also replaced on the standby generator at pumpstation 2.

Dusty reported for the month of January 2026 that the average daily flows were 66,000 gallons and the total monthly flows were 1.14 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. 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 SQ.FT. 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. (February 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. (February 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. (February Meeting Update: No change in status since last month. Plan resubmission is pending.)
3. 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.
 4. 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.

Solicitor's Sewer Report – None

New Business – None

Bills payable – Sewer Fund in the amount of \$39,303.05 a motion was made by Kerry McCrary and seconded by Steve Lum. All Approved.

Public Comments – None

BOS Financial Report - Approve the Financial Report for January 2026, the motion was made by Kerry McCrary and seconded by Gary Longenecker. All Approved.

Cleona Borough Police Services – Chief Farneski stated there were 64 numbers, due to the cold temps Chief and other officers were checking on the homeless in the area.

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. Axis Jonestown Storage 1, LLC – Preliminary/Final Land Development Plan – 509 Jonestown Road. – accept a 90-day time extension, extending the plan from March 2, 2026, to May 31, 2026. Waiting for Financial Security, payment of rec fee, signed plans, and approval of related agreements (SWM O&M Agreement, Developer’s Agreement, and Sidewalk Deferral Agreement). Plan will expire on March 2, 2026. A motion was made by Kerry McCrary and seconded by Gary Longenecker. All Approved.
2. 181 Ridge Road – Minor Subdivision Plan – accept a 90-day time extension, extending the plan from February 5, 2026, to May 5, 2026. Plan will expire on February 5, 2026. A motion was made by Kerry McCrary and seconded by Gary Longenecker. All Approved.
3. Burkentine Builders & Sons – Preliminary Final/Land Development Plan –PA Jonestown Steel Grid Warehouse, LLC - 3217 State Route 72 – accept a 90-day time extension, extending the plan from March 3, 2026, to June 1, 2026. Plan expires on March 3, 2026. The motion was made by Kerry McCrary and seconded by Steve Lum. All Approved.
4. Lebanon Newswanger Solar Farm – Final Land Development Plan – 107 Awol Road. – accept a 90-day time extension, extending the plan from March 2, 2026, to May 31, 2026. Plan expires on March 2, 2026. A motion was made by Kerry McCrary and seconded by Gary Longenecker. All Approved.
5. Reviewed the following Zoning Text Amendments - short-term rentals, non-commercial keeping of livestock and domestic fowl, fences, walls and hedges, parking and storage of unlicensed vehicles, and retail sales of home goods/home-made in the AG district. After a discussion Steve Lum stated that he was content with the existing zoning book as is. Kerry McCrary and Gary Longenecker authorized our engineer Steve Sherk to continue to revise the four text amendments as mentioned and to create a new text amendment for retail sales home goods/home-made in the AG district if warranted. Most of the text amendments are being adjusted due to some ambiguities/inconsistencies in the existing language.

Zoning Officer's Report – Brent McFeaters

Brent McFeaters stated that there were 4 permits issued last month and fees for those permits were \$730.00. Properties that are in violations now are as follows – 90 Racehorse Drive, 47 Whitetail Lane, and 3031 PA State Route 72.

Road Foreman's Report – Bryan Michael stated that the road crew is plowing snow, working on equipment, and replacing road signs.

Engineer's Report – Steve Sherk stated that the Supervisors needs to award the 2026 paving bid to Pennsy Supply, Inc. (as low bidder) \$356,067.35. There were nine bidders this year for our two road projects. A motion was made by Kerry McCrary and seconded by Gary Longenecker. All Approved. Kerry McCrary also confirmed with Steve Sherk that the completion date for the 2026 paving bids had been changed from June 30, 2026, to September 30, 2026 (Kerry McCrary had asked in mid-January to have the 2026 paving completion date changed, due to what he considered, a time restraint that could end up costing the Township more money on these two road projects).

Solicitor's Report – Paul Bametzreider

1. Mohamed Kenz – 11 Wolfe Lane – Paul Bametzreider stated that he sent Mr. Kenz a letter as requested by the Supervisors at the January meeting.

New Business –

1. Ratifying the Snow Emergency enacted routes for Shepherd Street and Colonial Drive, from 1/24/2026 3:00 pm until 1/26/2026 3:00 pm, due to the major snowstorm. Snow emergency route information was advertised on the radio, Township website, HOA website, and Jonestown Compass 1/22/2026 am.
2. A parade for the Fourth of July, to be held on July 3rd, 2026, to celebrate the Country's 250th birthday. Angelina Marko is the contact; the parade committee is requesting a \$250.00 donation for the parade. (all municipalities are being asked for a \$250.00 donation). A motion was made by Kerry McCrary and seconded by Gary Longenecker. All Approved. A motion was also made to set up a detour for the parade route. This detour would start at the intersection of Jonestown Road and Colonial Drive. A motion was made by Kerry McCrary and seconded by Gary Longenecker. All Approved.

Bills Payable - General, Recycling, Liquid Fuels, Street Light, and Payroll - \$104,712.22, a motion was made by Kerry McCrary and seconded by Gary Longenecker. All Approved.

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

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

The meeting was adjourned at 7:43 p.m.

Recording Secretary,

Brent McFeaters, Manager