

BOARD OF SUPERVISORS MEETING MINUTES

The Union Township Board of Supervisors met in regular session on Wednesday, April 8, 2026. The meeting was held at the Municipal Building, 3111 State Route 72, Jonestown, PA.

Kerry McCrary called the Board of Supervisors/Lickdale Sewer meeting and was called to order at 6:30 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
Sixteen (16) Attendees

Sewer Public comments – None

Approve the Lickdale Sewer and the Board of Supervisors Meeting Minutes for March 11, 2026, a motion was made by Kerry McCrary and seconded by Gary Longenecker. All Approved.

Approve the Sewer Financial Report for March 2026, a motion was made by Gary Longenecker and seconded by Kerry McCrary. All Approved.

Operator's Report – Dusty Keller

Dusty Keller stated that the plant is running well. Eleven commercial sewer permits were renewed and issued. Digester Blower #2 failed and since been replaced with a used blower from our inventory. Dusty also reported for the month of March 2026 that the average daily flows were 92,000 gallons and the total monthly flows were 2.51 million gallons. There was 5.65" of rainfall recorded during the month.

Engineer's Report – Scott Rights

Wastewater Treatment Plant & Collection System Issues: No issues to report regarding the wastewater system other than that noted in the FSWA Operator's Report.

Land Development Projects:

a. Burkentine Warehouse: The project proposes the construction of a 240,000 s.f. warehouse at 11 Wolfe Ln. The proposed means for sanitary sewer service is connection to the Township's sewer system which terminates towards the southeast corner of the site along SR 72. The sanitary sewer capacity requested for the project was 9,710 gpd (39 EDUs). The Developer has made application for a PADEP Sewage Facilities Planning Module Exemption. Our office reviewed the application and recommended that the Township approve it and forward it to PADEP.

b. 2855, 2861, 2867 SR 72 Warehouse: The project proposes the construction of a 155,000 s.f. warehouse in Logistics Park. The proposed means for sewer service is connection to the existing low pressure sewer lateral on the Township's property further south in Old Forge Rd. A grinder pump station will be required. Our office provided the Developer's Engineer with a review letter relating to the sanitary sewer design on March 19. The sanitary sewer capacity required for the project was 1,080 gpd (5 EDUs).

c. MAHG, LLC 81-Unit Hotel (3068-3078 SR 72): The project proposes the construction of an 81-unit hotel at 3078 SR 72. The proposed means for sewer service is to bore under SR 72 and to extend across the Lickdale Fire Company property to the Township's existing sewer main in the alley behind the Fire Company building. The plans were previously approved by the Township in 2017; however, due to inactivity, the Developer was required to resubmit. Due to changes over the years to the Township's Standard Sanitary Sewer Construction Specifications, we have requested minor revisions to bring the plans up to current standards. We continue to work with the Developer's Engineer to finalize these revisions.

2025 Annual Wasteload Management Report: The report was submitted to PADEP and approved on March 17.

Lickdale Wastewater Treatment Plant National Pollutant Discharge Elimination System (NPDES) Permit Renewal: The permit renewal application for the stream discharge from the WWTP to the Old Forge Creek is due to PADEP on September 2, 2026. Our office plans to commence preparation of the application soon. The bulk of the work involves assembling historical WWTP influent and effluent sampling data.

Attorney's Sewer Report – None

Sewer Business – None

Sewer Bills payable – Sewer Fund in the amount of \$22,339.08, a motion was made by Kerry McCrary and seconded by Stephen Lum. All Approved.

Township Public Comments – None

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

Cleona Borough Police Services – Chief Farneski

Chief Farneski stated there were 65 numbers this month. The Chief also stated that there were 28 moving violations, 6 parking violations, 8 accidents, and a few illegal burnings.

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

181 Ridge Road – Minor Subdivision Plan – Accept a 101-day time extension, extending the plan from May 5, 2026, to August 14, 2026. Waiting on plan revisions. The motion was made by Kerry McCrary and seconded by Gary Longnecker. All Approved.

BL Companies – Preliminary Final Subdivision/Land Development Plan – 2855, 2861, 2867 State Route 72 – Accept a 90-day time extension, extending the plan from May 1, 2026, to July 30, 2026. Revised Preliminary Final Subdivision/Land Development Plan resubmitted. The motion was made by Kerry McCrary and seconded by Gary Longnecker. All Approved

Review of the following Zoning Text Amendments:

- A. Short-Term Rental Ordinance, Non-Commercial Keeping of Livestock & Domestic Fowl, Fences, Walls and Hedges, Parking and Storage of Unlicensed Vehicles, and Roadside Stands – Home Goods/Home Made.

Zoning Officer's Report – Brent McFeaters

Brent McFeaters stated that there were 4 permits issued last month and fees for those permits were \$101.00. Properties that are in violations are as follows – 2490 PA State Route 72, 23 Spruce Lane, 47 Whitetail Lane, and 3031 PA State Route 72.

Road Foreman's Report – Bryan Michael

Bryan Michael stated that the road guys put all snow equipment away, changed oil in lawn mowers, putting a box inlet in tomorrow, going to be painting stop bars soon, and replacing road signs.

Engineer's Report – Steve Sherk

Miscellaneous Zoning Ordinance Updates. In advance of re-codification of the Township's Code of Ordinances, we recently drafted the following zoning text amendments to address perceived gaps and/or ambiguities in the current zoning ordinance:

Short-Term Rental Ordinance, Non-Commercial Keeping of Livestock & Domestic Fowl, Fences, Walls and Hedges, Parking and Storage of Unlicensed Vehicles, and Roadside Stands – Home Goods/Home Made.

The Planning Commission continued discussion of the draft text amendments at its meeting last week. The Planning Commission is expected to finalize its review and discussion of the draft text amendments at its meeting next month.

Following review and recommendation by the Planning Commission, the next step would be to submit the draft zoning text amendments to the Lebanon County Planning Department for review followed by a public hearing if the Board of Supervisors agree to proceed with any and/or all the draft text amendments.

2026 Paving Projects. Bids for the Township's paving contract were opened in February, and the unit price contract was awarded to Pennsy Supply, Inc. in the aggregate amount of \$356,067.35

based on the estimated material quantities. Pennsy may proceed with the work following a pre-construction meeting to be held at the Township about a week or two before the base repair work is scheduled to commence. The work is required to be completed by September 30th in accordance with the contract's special provisions.

Jono – Ace Hardware Expansion. Based on our recent inspection and review of the completed site improvements, we recommend a partial reduction of the project letter of credit in the amount of \$386,992.36, which would leave an outstanding balance of \$206,342.36 as financial security for the remaining work. See our letter and inspection report dated March 13, 2026, for more details. The motion was made by Kerry McCrary and seconded by Gary Longnecker. All Approved.

Solicitor's Report – Paul Bametzreider

Data Center Ordinance – The motion was made by Kerry McCrary to have Paul Bametzreider submit the Data Center Ordinance to the Lebanon County Planning for their review and was seconded by Gary Loingenecker. All Approved.

Mohamed Kenz – a complaint was filed by Paul Bametzreider for the Township, to be served to Mr. Kenz.

Township Business –

Approve paying the invoice to H.A. Thomson Company for the Township insurance coverages for 2026-2027 (\$33,261.00 automotive and property insurance). The motion was made by Kerry McCrary and seconded by Stephen Lum. All Approved

Bills Payable - General, Recycling, Liquid Fuels, Street Light, and Payroll - \$193,165.29, a motion was made by Kerry McCrary and seconded by Gary Longenecker. All Approved.

The Date of the next Planning Commission Meeting is Wednesday May 6, 2026, at 7:00 p.m.

The Date of the next Board of Supervisors Meeting is Wednesday May 13, 2026, at 6:30 p.m.

The meeting was adjourned at 7:09 p.m.

Recording Secretary,

Brent McFeaters, Manager