

BOARD OF SUPERVISORS MEETING MINUTES

The Union Township Board of Supervisors met in regular session on Wednesday, June 10, 2026. The meeting was held at the Municipal Building, 3111 PA 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
Paul Bametzreider, Township Solicitor
Scott Rights, Township Sewer Engineer
Steve Sherk, Township Engineer
Twenty (26) Attendees

Sewer Public comments – None

Approve the Lickdale Sewer and the Board of Supervisors Meeting Minutes for May 13, 2026, a motion was made by Kerry McCrary and seconded by Gary Longenecker. All Approved.

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

Operator's Report – Dusty Keller

Dusty Keller stated that the plant is running well. Dusty stated they replaced some coolant lines, rebuilt caustic soda pump, replaced a sump pump in the chemical room. Fisher Avenue was tarred and chipped, PennDot sealed one manhole shut and they made good on cleaning the manhole so it could be opened. Dusty also reported for the month of May 2026 that the average daily flows were 74,000 gallons and the total monthly flows were 2.00 million gallons. There was 3.81" of rainfall recorded during the month.

Engineer's Report – Scott Rights

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

2. 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 most recent set of plans have addressed all technical comments as they relate to the sanitary sewer design, however, an easement is needed along SR 72. The Solicitor and our office continue to work with the Developer and Engineer to review sanitary sewer easement matters. The Sewage

Facilities Planning Module Exemption was forwarded to PADEP on May 22 for review and approval. The capacity required for the project was 9,710 gpd (39 EDUs). Need to ratify the approval of the Sewage Facility Planning Module Exemption requested for public sewer. The motion was made by Kerry McCrary and seconded by Gary Longenecker. All Approved.

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. We recently received revised land development plans in response to March 19 review letter which we are currently reviewing. We expect to complete our review early next week. In addition, we received an application for a PADEP Sewage Facilities Planning Module Exemption which we reviewed and found to be in order. We recommend that the Township approve and forward to PADEP. 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. The most recent plans submitted on May 8 have addressed all technical issues as they relate to sanitary sewer, however, the Solicitor and our office continue to work with the Developer and Engineer to resolve sanitary sewer easement issues.

3. Lickdale Wastewater Treatment Plant National Pollutant Discharge Elimination System (NPDES) Permit Renewal: Work on the permit renewal application continued during the month. The permit, which is valid for a 5-year period, establishes the stream discharge criteria for the treated effluent from the wastewater treatment plant into Old Forge Creek. The application is due to PADEP on September 2, 2026.

4. Auto Zone – approve the Sewage Facility Planning Module Exemption requested for public sewer. The motion was made by Kerry McCrary and seconded by Gary Longenecker. All Approved.

Solicitor's Sewer Report – Paul Bametzreider

Paul Bametzreider stated that he was working with Burkentine Warehouse and MAHG LLC on sewer agreements for both projects.

Sewer Business – None

Sewer Bills payable – Sewer Fund in the amount of \$14,240.88, a motion was made by Kerry McCrary and seconded by Gary Longenecker. All Approved.

Township Public Comments – Nate McCulloch from Wilson Consulting Group, presented LVRT next phase. Phase 10b will start in the summer of 2027 and be completed by fall of 2028.

Township Financial Report - Approve the Financial Report for May 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 79 numbers this month. The Chief also stated that there were 28 moving violations, 21 parking violations, few accidents, someone stole \$50,000 in tools from Sid Tools and a few domestics.

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. Burkentine Builders & Sons – Preliminary Final/Land Development Plan –PA Jonestown Steel Grid Warehouse, LLC - 3217 State Route 72 – Accept three waiver requests. Preliminary Final/Land Development Plan resubmitted. Plan expires on August 30, 2026.

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 are 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. The motion was made by Kerry McCrary for all three waivers mentioned above and seconded by Gary Longenecker. All Approved.

Zoning Officer's Report – Brent McFeaters

Brent McFeaters stated that there were 5 permits issued last month and fees for those permits were \$463.00. Properties that are in violations are as follows – 23 Spruce Lane, 96 Racehorse, and 3031 PA State Route 72.

Road Foreman's Report – Brent McFeaters

Brent McFeaters stated that the road guys are mowing grass, preparing to install culvert pipes/boxes on Campmeeting Road, and replacing road signs.

Engineer's Report – Steve Sherk

1. Miscellaneous Zoning Ordinance Updates. At the May Board of Supervisors meeting, the Board completed its preliminary review of the draft zoning text amendments that were previously reviewed and recommended by the Planning Commission. The draft amendments address the following topics:

- Short-term rentals
- Non-commercial keeping of livestock, including domesticated fowl
- Parking and storage of unregistered and/or uninspected vehicles and trailers
- Fences, walls, and hedges
- Limited accessory commercial sale of goods and services not grown or produced on the premises / roadside stands

The Board acted on each of the draft amendments. The Short-Term Rental Ordinance, Parking and Storage of Unlicensed Vehicles amendment, and Roadside Stands / Homemade Goods amendment were approved to proceed without further changes. The Non-Commercial Keeping of Livestock and Domestic Fowl amendment was approved with the deletion of the sentence limiting incidental sales to occasional irregular sales with no on-site retail area, signage, or routine customer pick-ups.

The Fences, Walls, and Hedges amendment was approved with the recommended change increasing the fence height exemption from 6 feet to 8 feet for fences around gardens, trees, and similar uses. The amendment was also revised to exempt fences for any use associated with an Agricultural Operation or Farm, as those terms are defined in the Zoning Ordinance, and to exempt fences for any use in the Open Space – Timberland Conservation District, provided that a zoning permit will still be required for any fence installed to enclose a swimming pool or to serve as a required pool barrier.

Following the Board's preliminary review, the draft amendments have been updated and provided to the Township Solicitor for review and preparation for the next procedural steps. The next step would be to submit the draft zoning text amendments, as amended, to the Lebanon County Planning Department for review, followed by scheduling and advertising a public hearing if the Board wishes to proceed with formal consideration of the amendments.

One additional item for possible discussion at the public hearing is whether to add a definition for "agriculturally oriented commercial establishment." That term is referenced in the Roadside Stands / Limited Accessory Sale amendment and is currently used in the Zoning Ordinance as a special exception use in the Agricultural District, but it is not specifically defined.

2. 2026 Paving Projects. 2026 Paving Projects. Pennsy Supply completed the base repairs and wearing course installations on Green Point School Road last month. Because the bids came in below the initial budget, the Township elected to complete additional base repairs beyond the quantities included in the original bid estimates. We recently received Application for Payment #1 from Pennsy Supply for the completed Green Point School Road work. We have reviewed the completed work quantities against our observations, delivery tickets, and material certifications. Pennsy Supply also provided supporting backup for the asphalt escalation line item, including the applicable asphalt price indexes, asphalt mix quantities, JMF asphalt cement percentages, delivery dates, and supporting worksheet. Based on our review of the information provided, the

asphalt escalation amount has been calculated using the January 2026 asphalt price index as the base index, consistent with the contract's asphalt escalator clause. Therefore, we recommend approval of Application for Payment #1 in the amount of \$276,829.73. The motion was made by Kerry McCrary and seconded by Gary Longenecker. All Approved.

The remaining work along Campmeeting Road is required to be completed by September 30, 2026, in accordance with the contract's special provisions.

Solicitor's Report – Paul Bametzreider

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

Paul Bametzreider stated that he submitted the Data Center Ordinance and all five text amendments to the Lebanon County Planning for their review. Paul Bametzreider ask the Supervisors for their approval to advertise for the public hearing once he receives the Lebanon County's review. The motion was made by Kerry McCrary and seconded by Gary Longenecker. All Approved.

Township Business –

1. Approve the quote from McCarthy Tire Service for two front tractor tires for the John Deere flail mower. Quote is \$2,773.82, removed and installed. The motion was made by Kerry McCrary and seconded by Gary Longenecker. All Approved.
2. Approve the line painting quote from Lincoln Pavement Services for approximately 10 miles of roads. Quote is for \$15,026.88, double yellow and fog lines. The motion was made by Kerry McCrary and seconded by Gary Longenecker. All Approved.
3. DCNR is requesting if we would be willing to post a 15 MPH speed limit on Sand Siding Road. Paul Bametzreider was going to check into the law to see if the Township would be able to post signs for 15 MPH.

Bills Payable - General, Recycling, Liquid Fuels, Street Light, and Payroll - \$108,486.36, a motion was made by Kerry McCrary and seconded by Stephen Lum. All Approved.

The Date of the next Planning Commission Meeting is Wednesday July 1, 2026, at 7:00 p.m.

The Date of the next Board of Supervisors Meeting is Wednesday July 8, 2026, at 6:30 p.m.

The meeting was adjourned at 7:23 p.m.

Recording Secretary,

Brent McFeaters, Manager