

BOARD OF SUPERVISORS MEETING MINUTES

The Union Township Board of Supervisors met in regular session on Wednesday, March 11, 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
Fourteen (14) Attendees

Sewer Public comments – None

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

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

Operator's Report – Dusty Keller stated that the plant is running well. The DeZuric 3-way valves have been installed. The 2025 Chapter 94 draft had been reviewed, and corrections were suggested by Dusty. Dusty also reported for the month of February 2026 that the average daily flows were 71,000 gallons and the total monthly flows were 1.68 million gallons. There was 1.38" 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 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. (March Meeting Update: The Township denied the Subdivision and Land Development Plans due to lack of response to the prior plan review comments. We will remove the project from future reports until if and when they submit new plans.)

- 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. (March Meeting Update: We finished the review and are currently drafting the review letter. The letter should be finished prior to tomorrow evening's meeting.)
 - 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. (March Meeting Update: Plans have been resubmitted. We finished the review and are currently drafting a review letter. The letter should be finished prior to tomorrow evening's meeting.)
- 3. 2025 Annual Waste Load Management Report: Our office completed the draft report. A copy will be emailed to you prior to tomorrow evening's meeting. The report is due to PADEP by March 31.
 - 4. Tier II Report for Wastewater Treatment Plant Chemicals: Our office completed the report and to the Department of Labor of Industry, Lebanon County Emergency Management and the Lickdale Fire Company.

Attorney's Sewer Report – None

Sewer Business – None

Sewer Bills payable – Sewer Fund in the amount of \$19,323.98 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 February 2026, the motion was made by Kerry McCrary and seconded by Stephen Lum. All Approved.

Cleona Borough Police Services – Chief Farneski stated there were 79 numbers this month. They are working on a few hearings for the Township (Hennessy case and the person that passed the school bus on Jonestown Road). The Chief also stated that he was requested by residents/Township manager to install the speed sign on Colonial Drive to collect information for a speeding issue. The report was provided to the Township.

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 – discussed the access onto PA Route 72 verses accessing onto Old Forge Road. The PC asked Steve Sherk to send another letter to PennDOT addressing safety concerns with trucks entering PA Route 72 at the proposed access location for the warehouse. The PC would like access to Old Forge Road.
2. Burkentine Builders & Sons – Preliminary Final/Land Development Plan –PA Jonestown Steel Grid Warehouse, LLC - 3217 State Route 72 – discussed the new access for the employees parking lot and Wolfe Lane will be only used for access for emergency vehicles only.
3. MAHG, LLC, 81-Room Hotel - Akens Engineering – Final Land Development Plan - 3068/3078 State Route 72 – accept a 90-day time extension and approve the following 5 waiver requests. Revised Final Land Development Plan resubmitted. Plan expires on March 4, 2026. The motion was made by Kerry McCrary to accept the 90-day extension and seconded by Gary Longenecker. All Approved.
 1. Section 3.04.B – the Preliminary Plan submission requirement – This waiver is being requested based on the single-phase construction proposed by the plan. All Preliminary and Final Plan requirements will be satisfied prior to plan approval. The motion was made by Kerry McCrary and seconded by Stephen Lum. All Approved.
 2. Section 4.03.C.5 – Requirement of Maximum scale of a plan – The applicant would like to submit the plan at 1”=30’ in order to be able to show the whole of the project on a single plan sheet and thereby lessening the amount of pages in the plan set and making the plan easier to read and interpret. The motion was made by Kerry McCrary and seconded by Gary Longenecker. All Approved.
 3. Section 5.13.B.1 & 5.13.B.4 – Sidewalks – The applicant would like a modification of the section in as much as the applicant still proposes sidewalk however it is only 5’ wide instead of the required 10’ and it is proposed internal to the site instead of along the right of way of the road. The motion was made by Kerry McCrary and seconded by Gary

Longenecker. All Approved.

4. Section 5.22 – Environmental Impact Assessment Report – Site is vacant with significant additional resources. A Traffic Impact Study confirms the project will not exceed the permitted vehicle trips per day or peak directional trip thresholds. The project will be served by existing public utilities with sufficient capacity. A Wetland Delineation Study was completed. All proposed site disturbance will occur outside of delineated wetlands and proposed stormwater management facilities will be discharged via level spreaders to wetlands. Additionally, no historic resources are associated with the property. The motion was made by Kerry McCrary and seconded by Stephen Lum. All Approved.
4. Review of the following Zoning Text Amendments – Steve Sherk/Paul Bametzreider - discuss the newly presented text amendments:
 1. Short-term rentals, non-commercial keeping of livestock & domestic fowl, fences, walls and hedges, parking and storage of unlicensed vehicles, and retail sales for home goods/home-made in the AG district – Steve Sherk stated at the PC meeting it was a healthy conversation for all text amendments.
 2. Review the authorization to create a new text amendment for the retail sales for home goods/home-made in the AG district (February 11, 2026, BOS Meeting recording) – Paul Bametzreider stated the reason as to why you need to address this text amendment and Brent McFeaters explained that the Supervisors did give authorization for this text amendment at the February 11, 2026 Supervisors meeting.
 3. Explain the codification process and why it is necessary to be completed for the Township – Paul Bametzreider stated that in his opinion that the Township should have the codification completed due to the number of approved ordinances that the Township has on the books.

Zoning Officer's Report – Brent McFeaters

1. Brent McFeaters stated that there were 4 permits issued last month and fees for those permits were \$189.00. 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 working on equipment, trimming trees, cleaning culverts, and replacing road signs.

Engineer's Report – Steve Sherk

1. 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 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 draft text amendments were reviewed at the Planning Commission meeting last week. The Planning Commission fielded questions and comments from residents in attendance at the meeting. Following public comment, no formal recommendations were made by the Planning Commission regarding the draft documents. The Planning Commission is expected to continue 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. Steve Sherk stated that he is waiting until the next PC meeting and any changes made by the PC members before he makes any changes to these text amendments.

2. 2026 Paving Projects. Bids for the Township's paving contract were opened last month, and the unit price contract was tentatively awarded to Pennsy Supply, Inc. in the aggregate amount of \$356,067.35 based on the estimated material quantities. Pennsy has since provided all the necessary contract documents (e.g., performance bond, payment bond, and certificate of liability insurance). Therefore, I informed Pennsy that they 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 Township is using liquid fuels funds for this project, so work should not commence before April 1st. The work is required to be completed by September 30th in accordance with the contract's special provisions. Steve Sherk stated that he had all documents needed from the paving vender to continue with the projects.

Solicitor's Report – Paul Bametzreider

1. Approve the HOP Indemnification Agreement – MAHG, LLC – 81 room hotel. The motion was made by Kerry McCrary to approve the agreement and not be released the agreement until outstanding fees are paid to the Township and seconded by Gary Longenecker. All Approved.
2. Ordinance #196 - 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. Also, would like to remove an existing Handicap space at 417 Jonestown Road, which is no longer needed. The motion was made by Kerry McCrary and seconded by Gary Longenecker. All Approved.
3. Mohamed Kenz – Update - a complaint was prepared by Paul Bametzreider for the Township, to be served to Mr. Kenz, and a motion was made by Kerry McCrary and seconded by Stephen Lum. All Approved.

Township Business –

1. Approve the Memorial Day Parade route being held on Monday May 25, 2026, starting at 8:30 am (approximately 60 mins)– Staging area will take place within the Lebanon Free church parking lot. The parade will travel along Shepherd Street onto Jonestown Road

then heading east and over the bridge. Along with route approval, the organizers must provide Union Township with an insurance certificate removing the liability from the Township if something were to happen along the parade route within the Union Township. Parade Contact is Nate Carpenter – 717-623-5576. The motion was made that Nate Carpenter must provide proof of insurance and he takes care of road closures for this event (like years passed) by Kerry McCrary and seconded by Gary Longenecker. All Approved.

2. Approve the amount for the Tire Collection Contribution (last year's amount was \$650.00). The Lebanon Tire collection will be held on Wednesday April 29, 2026, from 8:00 AM to 4:00 PM, drop off location will be the Lebanon Expo Center located at 80 Rocherty Road, Lebanon PA 17042. Pre-registration closes on April 13, 2026. Pre-registration must be filled out/completed and emailed to Lydia.mohn@lccd.org. Forms are in the foyer area of the township building in the bin. The motion was made by Kerry McCrary to cover the tire costs up to \$650, seconded by Gary Longenecker. All Approved.

Bills Payable - General, Recycling, Liquid Fuels, Street Light, and Payroll - \$63,311.99, a motion was made by Kerry McCrary and seconded by Stephen Lum. All Approved.

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

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

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

Recording Secretary,

Brent McFeaters, Manager