

BOARD OF SUPERVISORS MEETING MINUTES

The Union Township Board of Supervisors met in regular session on Wednesday, May 13, 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
Bryan Michael, Road Foreman
Paul Bametzreider, Township Solicitor
Scott Rights, Township Sewer Engineer
Steve Sherk, Township Engineer
Twenty (20) Attendees

Sewer Public comments – None

Approve the Lickdale Sewer and the Board of Supervisors Meeting Minutes for April 8, 2026, a motion was made by Kerry McCrary and seconded by Gary Longenecker. All Approved.

Approve the Sewer Financial Report for April 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. Dusty stated they replaced the coolant level sensor and the diaphragm on both DelPAC pumps this past month. Dusty also reported for the month of April 2026 that the average daily flows were 74,000 gallons and the total monthly flows were 1.93 million gallons. There was 2.92" 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, the Solicitor and our office continue to work with the Developer and Engineer to review sanitary sewer easement matters. In addition, the sanitary sewer capacity required 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). A revised plan submission is still pending.

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 have essentially 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: 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 commenced preparation of the application during the month. The initial work focuses on assembling historical WWTP influent and effluent sampling data.

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 \$26,246.68, a motion was made by Kerry McCrary and seconded by Gary Longenecker. All Approved.

Township Public Comments – There was a discussion about the children at play signs being proposed on Ridge Road, an ongoing hole in the roadway at 267/269 Fort Swatara Road, and paving concerns at 143 Greenpoint School Road.

Township Financial Report - Approve the Financial Report for April 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 80 numbers this month. The Chief also stated that there were 30 moving violations, 15 parking violations, few accidents, and a few domestic numbers.

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 May 31, 2026, to August 29, 2026. The motion was made by Kerry McCrary and seconded by Stephen Lum. All Approved.
2. 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 June 1, 2026, to August 30, 2026. Revised Preliminary/Final Land Development Plan received. See Steve’s review letter. Plan expires on June 1, 2026. The motion was made by Kerry McCrary and seconded by Gary Longenecker. All Approved.
3. Lebanon Newswanger Solar Farm – Final Land Development Plan – 107 Awol Road. – Accept a 90-day time extension, extending the plan from May 31, 2026, to August 29, 2026. The motion was made by Kerry McCrary and seconded by Stephen Lum. All Approved.
4. Review of the following Zoning Text Amendments:
 - A. Short-Term Rental Ordinance – no changes – a motion was made by Kerry McCrary and seconded by Gary Longenecker. 2-1 vote to Approve.
 - B. Non-Commercial Keeping of Livestock & Domestic Fowl – remove the line of “Furthermore, incidental sales are limited to occasional irregular sales with no on-site retail area, signage, or routine customer pick-ups.” – a motion was made by Kerry McCrary and seconded by Gary Longenecker. All Approved.
 - C. Fences, Walls and Hedges – recommended changes from the PC Board, change the 6 feet to 8 feet in the maximum height requirement for fences around gardens, trees, etc., and to exempt all required fence permits for any use associated with an Agricultural Operation or Farm and any use in the Open Space – Timberland Conservation District excepting fences associated with pools (as per PC members recommendations at their May 6, 2026 meeting) - A motion was made by Kerry McCrary and seconded by Gary Longenecker. All Approved.
 - D. Parking and Storage of Unlicensed Vehicles – no changes – a motion was made by Kerry McCrary and seconded by Gary Longenecker. All Approved.
 - E. Roadside Stands – Home Goods/Home Made - no changes – a motion was made by Kerry McCrary and seconded by Gary Longenecker. All Approved.

Zoning Officer’s Report – Brent McFeaters

Brent McFeaters stated that there were 12 permits issued last month and fees for those permits were \$402.00. Properties that are in violations are as follows – 8 Yingst Drive, 23 Spruce Lane,

90 and 96 Racehorse Drive, 405 Jonestown Road, 10776 Allentown Blvd., 47 Whitetail Lane, and 3031 PA State Route 72.

Road Foreman's Report – Bryan Michael –

Bryan Michael stated that the road guys are mowing grass, inspecting paving, and replacing road signs.

Engineer's Report – Steve Sherk

1. Logistics Park, Phase 2 - Revised Final Subdivision and Land Development Plan - 112/122 Old Forge Road - to approve a Letter of Credit reduction in the amount \$128,495.40 to allow the remaining balance of \$0.00, as per Steckbeck Engineering's email dated April 28, 2026. A motion was made by Kerry McCrary and seconded by Gary Longenecker. All Approved.
2. Miscellaneous Zoning Ordinance Updates. In advance of the Township's Code of Ordinances re-codification, we recently drafted several zoning text amendments intended to address perceived gaps and ambiguities in the current zoning ordinance. 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, and Limited accessory commercial sale of goods and services not grown or produced on the premises / roadside stands.

The Planning Commission completed its review of the draft amendments at its recent meeting and recommended that the following amendments be forwarded to the Board of Supervisors:

- The Short-Term Rental Ordinance, as drafted.
- The Non-Commercial Keeping of Livestock and Domestic Fowl text amendment, as drafted.
- The Fences, Walls, and Hedges text amendment, with two recommended revisions: increasing the permitted fence height from 6 feet to 8 feet for gardens and trees (i.e., no permit required for fences below 8 feet) and exempting agricultural and open space uses from fencing permit requirements.
- The Parking and Storage of Unlicensed Vehicles text amendment, as drafted.
- The Roadside Stands / Homemade Goods text amendment, as drafted.

Following preliminary review by the Board of Supervisors, the next step would be to submit the draft zoning text amendments, as amended, 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.

3. 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 has completed all base repairs and wearing course installation on Green Point School Road over the past two weeks. 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. The Township Road crew will also be placing additional stones along the edge of the roadway to back up some of the more abrupt drop-off areas. The remaining work along Campmeeting Road is required to be completed by September 30th in accordance with the contract's special provisions.

Solicitor's Report – Paul Bametzreider

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

Paul Bametzreider stated that he is working on the Data Center Ordinance, giving information on the abandoned/historic cemetery, and the basin along Old Forge Road. The motion was made by Kerry McCrary to allow Paul to advertise a bid for this property to be sold, the basin is located along Old Forge Road and adjoins the Freightliner property. There was a second from Gary Longenecker. All Approved.

Township Business –

1. Resolution #4-2026 - Approve to sign an agreement with DCED to allow them to conduct and pay for a study that would address concerns for a regionalized fire company (this study would be no expense to the Township). This is due to the drop in the number of volunteer fire fighters. A motion was made by Kerry McCrary and seconded by Gary Longenecker. 2-1 vote to Approve.
2. A request has been made for two children at play signs be installed at or around 9 and 16 Ridge Road. A motion was made by Kerry McCrary and seconded by Gary Longenecker. All Approved.
3. Election Day is Tuesday, May 19, 2026, polls open at 7:00 a.m.
4. Memorial Day Parade being held on Monday, May 25, 2026, starting at 8:30 a.m.

Bills Payable - General, Recycling, Liquid Fuels, Street Light, and Payroll - \$115,752.14, a motion was made by Kerry McCrary and seconded by Gary Longenecker. All Approved.

The Date of the next Planning Commission Meeting is Wednesday June 3, 2026, at 7:00 p.m.

The Date of the next Board of Supervisors Meeting is Wednesday June 10, 2026, at 6:30 p.m.

The meeting was adjourned at 8:26 p.m.

Recording Secretary,

Brent McFeaters, Manager