

BOARD OF SUPERVISORS MEETING MINUTES

The Union Township Board of Supervisors met in regular session on Wednesday, July 8, 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 two (22) Attendees

Sewer Public comments – None

Approve the Lickdale Sewer and the Board of Supervisors Meeting Minutes for June 10, 2026, a motion was made by Kerry McCrary and seconded by Gary Longenecker. All Approved.

Approve the Sewer Financial Report for June 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 on the standby generator at the Ingram Micro pump station. Dusty also reported for the month of June 2026 that the average daily flows were 76,000 gallons and the total monthly flows were 1.96 million gallons. There was 2.95" 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. Jonestown Steel Grid Warehouse, LLC (formerly 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 a gravity 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 Township Solicitor has provided the Developer's Engineer with a draft copy of the easement agreement for execution which is pending. The capacity required for the

project was 9,710 gpd (39 EDUs). Our recommendation is that the Board take action to approve the sanitary sewer design as shown on the plans last revised June 25, 2026. The motion was made by Kerry McCrary and seconded by Stephen Lum. 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 reviewed the most recent set of revised land development plans and have provided comments to the Developer's Engineer requesting additional revisions. In addition, the Board approved the PADEP Sewage Facilities Planning Module Exemption request at the June meeting and returned to the Developer's Engineer for processing with 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. We recently provided FSWA with a list of additional sampling data that is required to complete the application. 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.

Solicitor's Sewer Report – Paul Bametzreider

Paul Bametzreider stated that there was nothing to report for this month.

Sewer Business – None

Approve Sewer bills payable – Sewer Fund in the amount of \$28,049.61, a motion was made by Kerry McCrary and seconded by Gary Longenecker. All Approved.

Township Public Comments – None

Approve the Township Financial Report for June 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 104 numbers this month. The Chief also stated that there were 29 moving violations, 27 parking violations, few domestic calls, Freightliner bomb threat, and a body found in a vehicle at Love's.

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 – Accept a 90-day time extension, extending the plan from July 30, 2026, to October 28, 2026. Plan expires July 30, 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 – Action needs to be taken on all waiver requests, Land Development Improvements agreement (Bonding/LOC), Stormwater Facilities Maintenance and Monitoring agreement and the Deed for Sanitary Sewer easement. Applicants are also seeking plan approval. Plan expires on August 30, 2026. The motion was made by Kerry McCrary to approve all executed agreements (mentioned above) provided by the developer and seconded by Gary Longenecker. All Approved. The motion was made by Kerry McCrary to approve the plans conditionally until proper financial security is provided by the developer for the warehouse project and seconded by Stephen Lum. All Approved. Kyle and Tammy Boltz and Kevin Albert expressed some concerns to storm water flows onto their properties from the proposed warehouse site.

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. The motion was made by Kerry McCrary and seconded by Gary Longenecker. All Approved.

SALDO Section §5.02.G - A waiver from the requirements of §5.02.G, which requires that adequate easements or rights-of-way be 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. The motion was made by Kerry McCrary and seconded by Stephen Lum. All Approved.

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 and seconded by Gary Longenecker. All Approved.

SALDO Section 5.13.A- Curbs - The surrounding properties with frontages on Wolfe Lane and PA Route 0072 do not have curbing or sidewalk along their respective rights-of-way, therefore constructing them in this case would not promote pedestrian connectivity. The applicant is thereby requesting a waiver, noting the developer's intent to construct

improvements with consideration to the context of the surrounding area. The motion was made by Kerry McCrary and seconded by Stephen Lum. All Approved.

SALDO Section 5.13.B - Sidewalks - The surrounding properties with frontages on Wolfe Lane and PA Route 0072 do not have curbing or sidewalk along their respective rights-of-way, therefore constructing them in this case would not promote pedestrian connectivity. The applicant is thereby requesting a waiver, noting the developer's intent to construct improvements with consideration to the context of the surrounding area. The motion was made by Kerry McCrary and seconded by Gary Longenecker. All Approved.

SALDO Section 3.04.B - Application - The applicant is respectfully requesting a waiver from this provision for permission to submit a combined Preliminary/Final Land Development Application. The associated fees per the Union Township Fee Schedule for Preliminary/Final applications are provided with this application. The motion was made by Kerry McCrary and seconded by Stephen Lum. All Approved.

SWMO Section – 11.i.1 - The applicant is respectfully requesting a waiver from this provision due to unsuitable results of infiltration testing (i.e. 0 in/hour). The applicant is proposing an MRC Basin in accordance with PADEP Standards in lieu of infiltration feasibility. The motion was made by Kerry McCrary and seconded by Gary Longenecker. All Approved.

3. MAHG, LLC, 81-Room Hotel - Akens Engineering – Final Land Development Plan - 3068/3078 State Route 72 – Accept a 90-day time extension, extending the plan from July 1, 2026, to October 1, 2026. Revised Final Land Development Plan resubmitted. Plan expires on July 1, 2026. The motion was made by Kerry McCrary and seconded by Gary Longenecker. All Approved.
4. Jonestown Group, LLC - 55+ Development – Preliminary Subdivision and Land Development Plan. 142 Awol Road – Accept a 90-day time extension, extending the plan from July 13, 2026, to October 18, 2026. Waiting on plan revisions. Plan expires July 13, 2026. The 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 10 permits issued last month and fees for those permits were \$357.00. Properties that are in violations are as follows – 23 Spruce Lane, 98 Hoover, 10776 Allentown Blvd., 429 Jonestown Road, 102 Hoover, 160 Bordnersville, 488 Awol Road, 149 Fisher Avenue, and 3031 PA State Route 72.

Road Foreman's Report – Bryan Michael

Bryan Michael stated that the road guys are mowing grass, cleaning up tree limbs from the storms, preparing to install culvert pipe on Bordnersville 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.

The public hearing for consideration of the amendments has not yet been advertised, but we expect it will occur in August.

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. Green Point School Road was completed in May. The remaining work along Campmeeting Road is required to be completed by September 30, 2026, in accordance with the contract's special provisions. Although the remaining paving schedule hasn't been

confirmed by Pennsy Supply, we expect Campmeeting Road will be completed later this month or early August.

Solicitor's Report – Paul Bametzreider

Mohamed Kenz – a civil complaint was filed by Paul Bametzreider for the Township and Mr. Kenz's attorney (Tucker Hall) replied to our solicitor.

Paul Bametzreider stated that he will be advertising the Data Center Ordinance and the additional Text Amendments Ordinances for the public hearing next month.

Township Business – None

Approve Township bills Payable - General, Recycling, Liquid Fuels, Street Light, and Payroll - \$333,917.42, a motion was made by Kerry McCrary and seconded by Stephen Lum. All Approved.

The Date of the next Planning Commission Meeting is Wednesday August 5, 2026, at 7:00 p.m.

The Date of the next Board of Supervisors Meeting is Wednesday August 12, 2026, at 6:30 p.m.

The meeting was adjourned at 7:44 p.m.

Recording Secretary,

Brent McFeaters, Manager