BOARD OF SUPERVISORS MEETING MINUTES

The Union Township Board of Supervisors met in regular session on Wednesday, August 12, 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
Nineteen (19) Attendees

Public Hearing - was delayed until after the Sewer meeting business was completed.

Sewer Public comments – None

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

Approve the Sewer Financial Report for July 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 he needs a new quote from Envirep for headworks pump parts. Dusty explained that the Supervisors authorized the purchase and replaced the actuator which then needed to be ratified by the Supervisors. The motion was made by Kerry McCrary and seconded by Stephen Lum. All Approved. Dusty also reported for the month of July 2026 that the average daily flows were 79,000 gallons and the total monthly flows were 2.11 million gallons. There was 2.36" 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. 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 most recently provided sanitary sewer design comments to the Developer's Engineer on July 8. A plan resubmission addressing the comments is pending. The sanitary sewer capacity required for the project was 1,080 gpd (5 EDUs).

b. 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. FSWA is currently completing the supplementary influent and effluent sampling required for 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. Since the application is due prior to the Board's September meeting, we will bring a draft application for Chairman McCrary's signature at the meeting.

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 $28,432.64, a motion was made by Kerry McCrary and seconded by Gary Longenecker. All Approved.

Public Hearing – started at 6:35 pm. **– Ordinance #197** Data Centers, **Ordinance #198** Roadside Stands in the Timberland Conservation and Agricultural Zoning Districts, **Ordinance #199** Fencing, Walls, and Hedges, **Ordinance #200** Short Term Rentals, **Ordinance #201** Keeping of Non-Commercial Livestock and Domestic Fowl, and **Ordinance #202** Unregistered and or Uninspected Vehicles and Trailers. Discussion took place for all the above mentioned ordinances and the Public Hearing convened at 7:15 pm.

Township Public Comments – None

Approve the Township Financial Report for August 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 89 numbers this month. The Chief also stated that there were 41 moving violations, 15 parking violations, traffic study was done on Jonestown Road, bad check at Love's, bad crash on Old Forge Road, and person stole tools from Sid Tools.

Northern Lebanon Fire and Emergency Services – Zachary Zerbe, handouts (Only when provided by the NLFES).

Life Lion Ambulance Services – Joel Hocking, handouts (Only which an 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 August 29, 2026, to Friday, November 27, 2026. Waiting for Financial Security, payment of rec fee, signed plans, and approval of related agreements (SWM O&M Agreement, Developer's Agreement, and Sidewalk Deferral Agreement). Plans will expire on August 29, 2026. The motion was made by Kerry McCrary and seconded by Gary Longenecker. All Approved.

2. 181 Ridge Road – Minor Subdivision Plan – Accept 180-day time extension, extending the plan from August 14, 2026, to February 10, 2027. Plan expires August 14, 2026. The motion was made by Kerry McCrary and seconded by Stephen Lum. All Approved.

3. Lebanon Newswanger Solar Farm – Final Land Development Plan – 107 Awol Road. – Accept a 90-day time extension, extending the plan from August 29, 2026, to Friday, November 27, 2026. Plan expires on August 29, 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 $1,455. Properties that are in violations are as follows – 429 Jonestown Road, 488 Awol Road, 27 Silvertown Road, 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, painting stop bars and arrows, and replacing road signs.

Engineer's Report – Steve Sherk

1. Miscellaneous Zoning Ordinance Updates. The Board previously completed its preliminary review of five draft zoning text amendments addressing short-term rentals, livestock and domestic fowl, unlicensed vehicles and trailers, fences and walls, and roadside stands/accessory sales. The revised drafts were forwarded to the Township Solicitor for review and advancement through the adoption process. It is our understanding that the Township may have received comments from the Lebanon County Planning Department, although we have not yet received and reviewed them. We are also awaiting confirmation that the required public hearings have

been scheduled and advertised. At this point, the next procedural steps are primarily with the Township Solicitor.

2. 2026 Paving Projects. Green Point School Road was completed in May. The remaining work along Campmeeting Road commenced on Monday and should be completed this week. All work is required to be completed by September 30, 2026, in accordance with the contract's special provisions.

3. Marlin D. & Gloria J. Champ – SWM Plan. SESI inspected the bonded improvements and reviewed the submitted as-built plan. Permanent stabilization remains incomplete, and the as-built plan requires revisions to address inconsistencies involving the infiltration bed, basin and spillway elevations and dimensions, easements, supporting calculations, and professional certification. SESI recommends reducing the letter of credit by $19,978.50, leaving a balance of $12,472.74 until permanent stabilization is established and an acceptable revised as-built plan is submitted. The motion was made by Kerry Mcrary and seconded by Gary Longenecker. All Approved.

4. Old Forge Road Basin Tract. SESI reviewed the recorded Deed of Dedication and subdivision plan and confirmed that the widened Old Forge Road right-of-way containing the stormwater basin/Pond 1 was included in the property conveyed by Lickdale Associates to Union Township. The Township Solicitor subsequently advised that, if the Township elects to sell the basin tract, it will first need to be subdivided from the remainder of the dedicated Old Forge Road right-of-way.

Solicitor's Report – Paul Bametzreider

1. Reviewed the Ordinances for approval from the public hearing – The motions for Ordinances 197, 198, 199, 201, and 202 were made by Kerry McCrary and seconded by Gary Longenecker. All Approved. Ordinance 200 was tabled for further discussion at the next Supervisors meeting in September 2026.

2. Burkentine Builders & Sons – Preliminary Final/Land Development Plan –PA Jonestown Steel Grid Warehouse, LLC - 3217 State Route 72 – Land Development Improvements agreement (Bonding/LOC), Stormwater Facilities Maintenance and Monitoring agreement and the Deed for Sanitary Sewer easement. The motion was made by Kerry Mcrary and seconded by Gary Longenecker. All Approved.

3. V/S Lebanon Galvanizing, LLC. - 153 Micro Drive – received a letter from V/S Galvanizing that they are submitting an air operating permit application to DEP's Air Quality Program to remove a restriction in their current operating permit.

4. Mohamed Kenz – 11 Wolfe Lane – Court date is September 2, 2026, at 8:30 am in courtroom #1, Judge Tylwalk.

Township Business –

1. The Learning Mill – 418 Jonestown Road – addressed a sinkhole near the edge of our R/W on Jonestown Road. The cost of excavation and repairs for the sinkhole was $10,000.00. The Supervisors opted not to compensate for the invoice provided, due to it may set a precedent in the future.

Approve Township bills Payable - General, Recycling, Liquid Fuels, Street Light, and Payroll - $107,527.85, a motion was made by Kerry McCrary and seconded by Gary Longenecker. All Approved.

Date of the next Planning Commission Meeting is Wednesday September 2, 2026, at 7:00 p.m.

Date of the next Board of Supervisors Meeting is Wednesday September 9, 2026, at 6:30 p.m.

The meeting was adjourned at 8:07 p.m.

Recording Secretary,

Brent McFeaters, Manager