BOARD OF SUPERVISORS MEETING MINUTES

The Union Township Board of Supervisors met in regular session on Wednesday, September 9, 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
Eleven (11) 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 August 12, 2026, a motion was made by Kerry McCrary and seconded by Gary Longenecker. All Approved.

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

Operator's Report – Brent McFeaters

Brent McFeaters stated that the plant is running well. Brent stated that we got the new quote from Envirep for headworks pump parts for $4,597.70. The motion was made by Kerry McCrary and seconded by Gary Longenecker. All Approved. Brent stated that the Rotork Actuator was installed and is running great. Brent reported for the month of August 2026 that the average daily flows were 85,000 gallons and the total monthly flows were 2.35 million gallons. There was 7.18" 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: The application was completed and submitted to PADEP on September 1. Recent experience suggests it will be at least a year until we receive the updated permit. 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 Forge Creek.

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 $31,472.81, a motion was made by Kerry McCrary and seconded by Gary Longenecker. All Approved.

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 83 numbers this month. The Chief also stated that there were 21 moving violations, 6 parking violations, had a few calls from Sure Stay Hotel.

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 – No meeting held in September - Steve Sherk

Zoning Officer's Report – Brent McFeaters

Brent McFeaters stated that there were 9 permits issued last month and fees for those permits were $927.00. Properties that are in violations are as follows – 429/593/451/503/405 Jonestown Road, 488 Awol Road, 27 Silvertown Road, 5098 Quartermaster Road, 67/97 Campmeeting Road, 10724 Allentown Blvd., 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. 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 October 1, 2026, to December 31, 2026. Revised Final Land Development Plan resubmitted. Plan expires on October 1, 2026. The motion was made by Kerry McCrary and seconded by Gary Longenecker. All Approved.
2. Approve the 2026 Change Order #1 for the Greenpoint School Road and Campmeeting Road paving projects. The motion was made by Kerry McCrary and seconded by Gary Longenecker. All Approved.
3. 2026 Campmeeting Road paving project - Approve payment to Pennsy Supply, Inc. for base repair, sealing, scratch work, and overlay construction for Campmeeting Road. The payment to be made is $138,544.72. The motion was made by Kerry McCrary and seconded by Gary Longenecker. All Approved.
4. Old Forge Road Basin Tract. SESI previously 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 advised that the basin tract will first need to be subdivided from the remainder of the Old Forge Road right-of-way if the Township elects to sell it. SESI has since prepared a proposal, addressed to John and Susan Lehman, for the necessary subdivision/lot addition work. The proposed work would subdivide an approximately 1.3-acre tract containing the existing stormwater basin and adjoin it to the adjacent Lehman property and would also include evaluation of future hotel access north of the basin and investigation of potential wetland constraints. The Lehmans would be responsible for the cost of the proposed surveying, engineering, and related subdivision work.

Solicitor's Report – Paul Bametzreider

1. Discuss/approve Ordinance #200, Short Term Rentals, which was tabled at the August 12, 2026, meeting. The motion was made by Kerry McCrary and seconded by Gary Longenecker. 2 Approved and 1 disapproved (Stephen Lum).
2. Discussion on the Codification process for the Township. Paul stated that the Township should consider recodify their books and Ordinances.

3. Discuss an easement or sell land to the Serfass property for better access to Old Forge Road. The motion was made by Kerry McCrary to sell the property needed for access, pay subdivision costs, hire a reputable appraiser to appraise the property being sold, and for Brent McFeaters to contact the developer to explain the conditions mentioned above, seconded by Gary Longenecker. All Approved.

Township Business –

1. Approve the 2026 MMO financial numbers for the year. The motion was made by Kerry McCrary and seconded by Gary Longenecker. All Approved.
2. The Lebanon County Conservation District has been monitoring mosquitos throughout the year. They have just contacted me about collecting two mosquitoes within the past month, that carried the West Nile virus. The district recommends wearing repellant, long sleeves and long pants when outside late evenings and night.

Approve Township bills Payable - General, Recycling, Liquid Fuels, Street Light, and Payroll - $91,089.60, a motion was made by Kerry McCrary and seconded by Gary Longenecker. All Approved.

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

Date of the next Board of Supervisors Meeting is Wednesday October 14, 2026, at 6:30 p.m.

The meeting was adjourned at 7:28 p.m.

Recording Secretary,

Brent McFeaters, Manager