

# UNION TOWNSHIP BOARD OF SUPERVISORS MEETING MINUTES

The Union Township Board of Supervisors met in regular session on Wednesday January 10, 2024. The meeting was held at the Municipal Building, 3111 State Route 72, Jonestown, PA.

Kerry McCrary called the meeting to order at 6:40 p.m.

Present:

Kerry McCrary, Chairman  
Gary Longenecker, Vice Chairman  
Brent McFeaters, Township Manager  
Bryan Michael, Road Crew Supervisor  
Paul Bametzreider, Township Solicitor  
Steve Sherk, Township Engineer  
Chief Farneski, Cleona Police Department  
Eighty-five (85) Attendees

**Public Comments** – None

**BOS Minutes** - Approve the BOS Meeting Minutes for December 13, 2023, a motion was made by Kerry McCrary and seconded by Gary Longenecker. All Approved.

**Financial Report** - Approve the Financial Report for December 2023, a motion was made by Gary Longenecker and seconded by Kerry McCrary. All Approved.

**Cleona Borough Police Services** – Chief Farneski reported that there were 62 incidents, and 35 parking citations were handled throughout the previous month.

**Northern Lebanon Fire and Emergency Services** – Rob Taylor, handouts (Only when provided by the NLFES)

**Life Lion Ambulance Services** – Eric Zaney, handouts (Only when provided by Life Lion)

**Planning Commission** – Brent McFeaters

1. **John R. and Norma J. Sando – Minor Subdivision Plan** – Approve a waiver for Section 5.02.D., please see waiver letter dated 1/3/2024. Accept a 90-day time extension as granted in Chrisland Engineering’s letter dated 1/1/2024. The motion was made by Kerry McCrary and seconded by Gary Longenecker. All Approved.
2. **Greenpoint Fire Company – Final Land Development Plan** – Approve waivers for the following Sections 3.04.B, 5.04.C.1, 5.20.A.12, 5.13.A, 5.13.B, and 14.j., please see waiver letter dated 12/20/2023. Accept a 90-day time extension as granted in Chrisland Engineering’s letter dated 1/2/2024. The motion was made by Kerry McCrary and seconded by Gary Longenecker. All Approved.
3. **Axis Jonestown Storage 1, LLC. – Preliminary/Final Land Development Plan** – Approve waivers for the following Sections 304.B, 5.11.C.17, 5.13.A, 5.13.A, and 5.13.A, please see waiver letter dated 12/5/2023. Accept a 90-day time extension as granted in Chrisland Engineering’s letter dated 1/2/2024. The motion was made by Kerry McCrary to defer to Section 5.13.A, to install sidewalks/curbing along the frontage of Jonestown Road, seconded by Gary Longenecker. All Approved. The

motion was made by Kerry McCrary to approve all other Sections and the 90-day time extension, seconded by Gary Longenecker. All Approved.

4. **Home 2 Suites - Land Development Plan** - Accept a six-month time extension as granted in Chrisland Engineering's letter dated 1/2/2024. The motion was made by Kerry McCrary and seconded by Gary Longenecker. All Approved.

**Zoning Officer's Report** – Steve Sherk stated that there was a handout in the Supervisors packet showing all permit fees that were recorded and all enforcement noticed that are ongoing at this time.

**BOS Meeting was placed on a brief hold for the Public Hearing** – Ordinance #190, Tim and Debra Shuey rezoning request for property located at 30 Bohn's Lane, Jonestown, PA 17038. The request is asking that the existing 8.671-acre tract of land be rezoned from an Agricultural use to an Industrial use, (parcel number 33-2312152-414031-0000). The developer is Burkentine and Son's Builders, Inc.

**PUBLIC HEARING COMMENTS – Ordinance #190**, Tim and Debra Shuey rezoning request for property located at 30 Bohn's Lane, Jonestown, PA 17038. The request is asking that the existing 8.671-acre tract of land be rezoned from an Agricultural use to an Industrial use, (parcel number 33-2312152-414031-0000). The developer is Burkentine and Son's Builders, Inc.

Atty. Bametzreider said the public hearing will now be open to the floor to discuss Ordinance #190. David Tshudy, the attorney for Burkentine gave some background as to the property being rezoned at 30 Bohn's Lane. This property adjoins the Eugene Mease property (Ordinance #185) which had been rezoned to industrial about a year ago. Accompanying Attorney Tshudy is Mickey Thompson, VP for Land Development for Burkentine Builders and Justin Mosari of Kimley-Horn Engineering and Design Consultant. Mickey Thompson, VP for Land Development for Burkentine Builders said they have prepared a preliminary plan to determine what could be put on the property and came up with a site plan (which he pointed out is just a sketch plan of the general concept). Mickey Thompson stated that this site's concept was to address some of the previous concerns from residents in the area, from the previous rezoning, such as noise, lights, etc. Mickey Thompson also explained that this site concept is far from approval and that the rezoning is the first step of the process.

There were numerous residents from the township that had concerns about the truck traffic, noise, lights, etc. Most residents (22) that spoke were opposed to the rezoning on 30 Bohn's Lane.

Mickey Thompson also addressed the residents that there was NO conversation prior to this hearing with any Supervisor or payments made to any Supervisor of the Township.

Paul Bametzreider concluded the public hearing was adjourned at 8:41 pm.

**BOS Meeting resumed** –

**Road Foreman's Report** – Bryan Michael – no report

**Engineer's Report** – Steve Sherk commented on the following topics:

1. **Resolution #3-2024, Escalator Clause** – helps guard against inflated bids because the contractors are protected if the Asphalt Price Index increases by more than 10% between the bid opening and actual construction. It also gives the Township the advantage of a

rebate if the API decreases by more than 10%. The motion was made by Kerry McCrary and seconded by Gary Longenecker. All Approved.

2. **Improvements to be made to the intersection of Fisher Avenue, Old Forge Road, and the I-81 NB ramp and Green Light Go upgrades** – Bid openings – Award the Bid to Construction Master Services, LLC in amount of \$436,693.00. The motion was made by Kerry McCrary and seconded by Gary Longenecker. All Approved.
3. **Local Share Account (LSA) Grant for Old Forge Road, I-81 NB Ramp, Fisher Avenue Intersection Improvements.** Union Township was officially awarded an LSA grant in the amount of \$73,001 to improve the intersection of Fisher Avenue, Old Forge Road, and the I-81 NB ramp. As previously discussed, the LSA and Green-Light-Go project improvements have been combined and bid on the same contract. Our traffic subconsultant, ELA Group, initially submitted the Highway Occupancy Permit (H.O.P.) and Traffic Signal Permit Plans to PennDOT in early August. ELA has received several rounds of comments from PennDOT with the most recent comments being relatively minor. ELA Group expects the H.O.P. and Traffic Signal Permit to be issued very soon. Bids were opened for the project this morning. See my letter dated 1/10/2024 with a summary of bid results as well as our recommendation for tentative bid award.
4. **PennDOT Green Light-Go Agreement – Fisher Avenue - Signal Improvements.** See item 1 above as the LSA and Green-Light-Go project improvements were bid together on the same contract. The Township has until May 15, 2024, to complete construction of the GLG funded improvements and the final invoice must be submitted to PennDOT by May 31, 2024. Any GLG funded work completed after May 15, 2024, will not be eligible for reimbursement. However, LSA funded work completed after May 15, 2024, is still eligible for reimbursement. Since the last Board of Supervisors' meeting, PennDOT has advised the Township that no time extensions will be granted for the GLG grant reimbursements. Although the Agreement between the Township and Contractor will require substantial completion of the project by May 15, 2024, it is possible there will be a delay in procurement of the replacement traffic signal mast arm. Therefore, the Township will require the Contractor to complete as much work as possible that is eligible for reimbursement under the GLG grant by May 15, 2024. It is our understanding that all GLG funded work except for one radar detection unit to be mounted on the replacement traffic signal mast arm at the I-81 NB ramp should be able to be completed by the grant deadline. We are currently preparing a grant reimbursement request for engineering, design, and permitting expenses incurred through the end of November. 5
5. **Culvert Replacements at 10/15 Campmeeting Road and 112/129 Campmeeting Road.** A GP-11 permit for both culverts was issued by DEP on December 22, 2023. It is our understanding that the Township intends to replace the culvert at 112/129 Campmeeting Road. This work may start as soon as the Township is ready to proceed. However, there are wetlands located at the 10/15 Campmeeting Road culvert which are potential bog turtle habitat. Therefore, the culvert replacement and associated work for the culvert replacement at 10/15 Campmeeting Road must occur between November 1st and March 31st in accordance with USFWS regulations. Lane Enterprises previously provided Co-Stars quotes in the amounts of \$5,850.00 (no fish baffles) for Culvert #1 at 112/129 Campmeeting and \$8,140.00 (no fish baffles) for Culvert #2 at 10/15

Campmeeting. These quotes will require updating as the pricing was only good through mid-August. DEP has confirmed that fish baffles are not required for either culvert.

6. **We've submitted a grant application in the amount of \$69,515 for the Statewide Local Share Account (LSA) for installation of Culvert #2 at 10/15 Campmeeting Road.** The grant awards likely won't be announced until next summer or fall.

#### **Solicitor's Report –**

1. Ordinance #190 – Tim and Debra Shuey rezoning request for property located at 30 Bohn's Lane, Jonestown, PA 17038. The request is asking that the existing 8.671-acre tract of land be rezoned from an Agricultural use to an Industrial use, (parcel number 33-2312152-414031-0000). The developer is Burkentine and Son's Builders, Inc. The motion was made NOT to rezone 30 Bohn's Lane by Gary Longenecker and seconded by Kerry McCrary. All Approved.

#### **New Business –**

2. Appoint Earl Kindt, Jr. to the NLCA Board, for a five-year term. The motion was made by Kerry McCrary and seconded by Gary Longenecker. All Approved.
3. Approve a one-year maintenance agreement with Dyna Tech, to service the township's generator. The annual maintenance fee is \$375.00. The motion was made by Kerry McCrary and seconded by Gary Longenecker. All Approved.
4. Approve the culvert quote for Campmeeting Road from lane Enterprise. The quote for the culvert is \$6,100.00 (38' of 53"x43" polymer lined Arch CMP). The motion was made by Kerry McCrary and seconded by Gary Longenecker. All Approved.

**Old Business** – there was no old business.

**Traffic Committee** – Traffic Committee will meet right after the BOS meeting tonight. Members are Kerry McCrary, Brent McFeaters, and Bryan Michael.

**Bills Payable** - General, Recycling, Liquid Fuels, Street Light, and Payroll - \$88,563.65, a motion was made by Kerry McCrary and seconded by Gary Longenecker. All Approved.

**Date of the next Planning Commission Meeting** is Wednesday February 7, 2024, at 7:00 p.m.

**Date of the next Lickdale Sewer Treatment Plant Meeting** is Wednesday February 14, 2024, at 6:30 p.m.

**Date of the next Board of Supervisors Meeting** is Wednesday February 14, 2024, beginning right after the Lickdale Sewer meeting.

The meeting was adjourned at 8.58 p.m.

Recording Secretary,

Brent McFeaters, Manager