Township of South Hanover
Board of Supervisors
161 Patriot Way
Hershey, PA 17033
Tuesday, January 27, 2026

Supervisors:	**Township Personnel:**
Stephen Cordaro, Chairman	Andy Francos, Solicitor
Frank Tomasic, Vice Chairman	Lynn Wuestner, Manager
Robert Cassel, Secretary	Brian Engle, Engineer
Jack Studer, Assistant Secretary	Cheyanne Hench, Admin. Assistant
Kevin Busher	Art Heilman, Treasurer

Public Present: Justin Hoover, Dave Roeting, Justin Gulliver, Chrissy Unton, Sarah Gavigan, Amy Heebner, Natalie Geiger, David Allison, John Tinker, Tom Brumbaugh, Amy Zeigler, Jim Ryan (the Sun)

Call to Order: Chairman Cordaro called the Township of South Hanover Board of Supervisors meeting to order on Tuesday, January 27, 2026, at 6:35 p.m., followed by the Pledge of Allegiance, and a moment of silence.

Executive Session: Chairman Cordaro announced that the Board had an executive session prior to this meeting to discuss legal issues and personnel matters.

Chairman Cordaro also noted that the Board of Supervisors held an executive session on January 15, 2026, to discuss legal issues and personnel matters.

Public Comment: Manager Wuestner reminded everyone that public comment will be held to three minutes per person. Also, the same topic should not be discussed multiple times by several different commenters.

Chrissy Unton – 149 Christian Drive
Ms. Unton stated that she is concerned that there are no penalties in place for violating the ordinance. She asked, "why make an ordinance if there is nothing in place to hold anyone accountable?" Ms. Unton stated that she does not like that the current proposed ordinance leaves tax paying residents responsible for the cost of cleaning up abandoned data centers. She stated that it seems like there was a good draft ordinance a few meetings ago that have since been watered down and giving more free reign to potential data centers.

Natalie Geiger – 1236 Sand Hill Road, Hummelstown
Ms. Geiger noted that she shares similar concerns as Ms. Unton. Ms. Geiger stated that South Hanover Township, Derry Township, and the Hummelstown Borough are neighboring each

other and should stick together as they can all affect each other with environmental impacts of a data center. She shared that her greatest concern is for local wildlife that would be affected by a data center. Ms. Geiger stated that most data centers are run by those who make money and they will ignore weak penalties just to keep their bottom line. Another concern of Ms. Geiger is the water usage of data centers as the current draft utilizes a lot of water. Ms. Geiger stated that communities with existing data centers have traced the water usage exacerbating the problem of pollution in the water leading to higher cancer cases, miscarriages, and birth defects in the nearby areas.

Amy Zeigler – 323 Hunter Path Road, Hummelstown

Ms. Zeigler wanted to discuss the watered-down draft ordinance. She mentioned that she researched Data Center Alley in Virginia. It noted that unlike traffic noise that rises and falls, data center noise is constant and is often tonal and can penetrate windows and walls. This constant noise can create a torture tactic scenario leading to severe sleep deprivation, chronic anxiety, hypertension, and a complete loss of the peaceful enjoyment of their property. Ms. Zeigler also wants to know why residents must pay parking tickets or fines for not clearing snow from their property or illegally dumping their garbage when this ordinance shows that a data center will have no financial consequences for noncompliance. She stated that she preferred the decommissioning bond from December 23, 2025, draft, stating that it would ensure the land be restored back to its original condition. She feels that it gives the Township so much power and control over the decommissioning process.

Justin Gulliver – 14 Grandview Drive

Mr. Gulliver noted that although he has the same concerns as the previous commentors, his main concern is the sound decibel levels for nighttime. He said that studies show that every time you double the distance, the sound levels drop by six decibels.

Dave Roeting – Hummelstown

Mr. Roeting thanked the Supervisors for listening to the comments from residents of surrounding municipalities even though they are not required to. Mr. Roeting noted that the nearest data center is at the Hershey Medical Center and he has a connection there to schedule a tour for the manager or any supervisor that would like to go there to learn more.

Motion to Approve January 13, 2026, Meeting Minutes: Supervisor Studer made a motion to approve the meeting minutes of January 13, 2026. Seconded by Vice Chairman Tomasic. **Motion passed 4-0. Supervisor Busher abstained.**

Solicitors' Report: The Solicitor had nothing to report.

Engineer's Report:

FOR DISCUSSION AND ACTION: Madden – 113 Jillian Way – Minor SWM plan; O&M agreement

Engineer Engle stated that this item is for a minor stormwater management plan for the

installation of an impervious paver patio. Engineer Engle told the Supervisors that this plan has gone through the necessary reviews and RETTEW recommends approval for the minor stormwater management plan and operations and maintenance agreement for the Madden property at 113 Jillian Way. Secretary Cassel made a motion to approve the minor stormwater management plan and operation and maintenance agreement for the Madden property at 113 Jillian Way subject to the engineer's comment letter. Supervisor Busher seconded. **Motion passed 5-0.**

FOR DISCUSSION AND ACTION: Buehler – 107 Jillian Way – Minor SWM plan; O&M agreement

Engineer Engle stated that this item is for a minor stormwater management plan for the installation of a pool and patio. Engineer Engle told the Supervisors that this plan has gone through the necessary reviews and RETTEW recommends approval for the minor stormwater management plan and operations and maintenance agreement for the Buehler property at 107 Jillian Way. Secretary Cassel made a motion to approve the minor stormwater management plan and operations and maintenance agreement for the Buehler property at 107 Jillian Way subject to the engineer's comment letter. Supervisor Studer seconded. **Motion passed 5-0.**

FOR DISCUSSION AND ACTION: Hoover– 6 Dunover– Minor SWM plan; O&M agreement

Engineer Engle stated that this item is for a minor stormwater management plan for the installation of an accessory structure and driveway. Engineer Engle explained that this plan has gone through the necessary reviews and RETTEW recommends approval for the minor stormwater management plan and operations and maintenance agreement for the Hoover property at 6 Dunover. Supervisor Studer made a motion to approve the minor stormwater management plan and operation and maintenance agreement for the Hoover property at 6 Dunover subject to the engineer's comment letter. Supervisor Busher seconded. **Motion passed 5-0.**

FOR INFORMATION: Monthly Active Projects

Engineer Engle stated that he will continue to provide monthly reports and will answer any questions the Supervisors may have. Supervisor Busher noted that a few of his friends in his development are very excited about the upgrades coming to Brinser Park.

Manager's Report:

FOR APPROVAL: Dauphin County Tax Bureau Interest Free Period

Manager Wuestner informed the Supervisors that like in previous years, the Dauphin County Tax Bureau is offering a 30-day interest free period for residents to pay their delinquent property taxes. She stated that if they do not want to participate, she needs to notify the county. Supervisor Studer stated he is not sure why the Township would not participate since this is a great incentive for residents to pay their taxes. Manager Wuestner asked the Supervisors to take an official vote just to have it on record that they support participation. Supervisor Studer made a motion to approve the Township participating in the interest free period. Seconded by Secretary Cassel. **Motion passed 5-0.**

FOR APPROVAL: Resolution 2-2026 Tax Collector Fees

Manager Wuestner told the Board members that Resolution 2-2026 request was made by the Tax Collector to increase tax collection fee compensation for duplicate transaction records provided and insufficient funds. Manager Wuestner stated that other Tax Collectors throughout the county have also increased their fees. Vice Chairman Tomasic noted that the increase pertains to companies, not residents except for insufficient funds. Supervisor Busher made a motion to approve Resolution 2-2026 allowing for the fee increase. Secretary Cassel seconded. **Motion passed 5-0.**

FOR APPROVAL: Noise Screening Amendment for the Hayshed Road Extension to Red Top Road Project

Manager Wuestner noted that this item was on the last meeting's agenda, but it was tabled. Manager Wuestner stated that a noise screening amendment for the Hayshed Road extension project was submitted by Bowman. Supervisor Studer made a motion to approve the noise screening amendment for the Hayshed Road extension in the amount of $20,633.09. Supervisor Busher seconded. **Motion passed 4-0. Secretary Cassel abstained.**

FOR DISCUSSION AND APPROVAL: Landscaping Plan for Patriot Park

Engineer Engle stated that the estimate provided for this item was prepared at the request of Mr. Scott Plouse. Vice Chairman Tomasic stated that with all the other money being spent throughout the Township between building the new Public Works building and purchasing the new pumper tanker for the fire company, why spend this amount of money right now? Engineer Engle noted that Mr. Plouse mentioned that landscaping is something that is budgeted. Supervisor Busher stated that Patriot Park looks to be in great shape, but he can think of a few safety upgrades that could be made instead of the money for landscaping. Secretary Cassel requested this item be tabled to allow the Supervisors more time for consideration.

FOR DISCUSSION AND APPROVAL: Motion to Authorize Bid Advertising for Brinser Park

Manager Wuestner presented the Brinser Park upgrade plans. These upgrades will provide handicap accessibility and shade from tree cover. She noted that most of the cost for these upgrades will be covered by a DCNR grant. Secretary Cassel made a motion to authorize advertising for the bids for Brinser Park. Supervisor Busher seconded. **Motion passed 5-0.**

FOR DISCUSSION: 289 Hershey Road Review by Public Safety Advisory Board

Manager Wuestner shared that the Public Safety Advisory Board reviewed the plans for 289 Hershey Road. Fire company president Tom Brumbaugh noted that his main concerns are the lack of fire hydrants around the property and the road width for emergency vehicle access.

FOR DISCUSSION Revolutionary War Soldier Recognition/Cemetery Naming and America 250 Celebration

Manager Wuestner stated that she met with the Historical Society to discuss and plan a celebration for the Semi quincentennial. This celebration will be a weekend long event, held on the weekend of Flag Day, June 13-14, 2026. Manager Wuestner noted that this celebration will consist of a house decorating contest, a Revolutionary War Soldier Recognition at the cemetery, a family parade through the Village, a cookout at the Township Building and more.

FOR DISCUSSION AND APPROVAL: Day Camp Increase in Weeks

Manager Wuestner told the Supervisors that after summer camp ended, the Parks and Recreation coordinator sent out surveys to the parents to get feedback for potential adjustments. Some of the survey respondents requested an eight-week camp. Supervisor Busher made a motion to approve the option of 8-week attendance for summer camp in addition to the 6-week option. Secretary Cassel seconded. **Motion passed 5-0.**

Chairman's Report:

FOR DISCUSSION AND ACTION: Authorization to Advertise Data Center Ordinance

Chairman Cordaro noted that some things noted in the currently proposed Data Center Ordinance the public commenters may not be aware of. Supervisor Studer mentioned that there may be misunderstandings that the Supervisors weakened the noise decibel levels. He noted that the decibel level at the Data Center is lessened the farther away from residents it is and although this ordinance is not perfect, it is the best that can be expected.

Chairman Cordaro mentioned that there are a required number of environmental reports, including noise study and water usage that need to be submitted. Also, bonding has been placed and clarified, addressing decommissioning of a Data Center. A zoning permit will need to be issued and the already existing means of enforcement through the Zoning Officer will need to be followed. Supervisor Studer noted that there will be no use of ground water, just the quarry and any additional water sources will need to be approved by the Susquehanna River Basin Authority. Chairman Cordaro said that at this point, only a plan for the warehouse has been submitted but there is nothing in the Township's current ordinances about Data Center usage, so it is imperative to get something enacted to be able to protect the Township and its residents.

Supervisor Busher said that he has seen comments online that he would like to put to rest. He noted that it is not incumbent upon the Supervisors to listen to neighboring municipalities, anyone that has attended the meetings knows how he feels about unity with neighboring municipalities. As for the "watering down" of the ordinance, Supervisor Busher mentioned that this is how legislation is made, governing bodies go with what they want and then with what is possible. He would consider reducing the noise level a little. Supervisor Busher stated that the choice between a Data Center or a Warehouse is a true choice that is upon the Township. In the ordinance there is no fine because the Township can fine a Data Center all they want, but the Data Center company will create a shell company to avoid paying. This is the reason the bonding was put back in the ordinance. Supervisor Busher noted that the ordinance does not eliminate accessory use for a Data Center. The buffer has been included with the utilization of soundwalls. A significant number of plans will need to be included with submission to hold the Data Center company accountable, including decommissioning plans. Supervisor Busher stated that one single data center cannot be compared to side-by-side rows of Data Centers on Data Center Alley in Virginia. It is not a feasible comparison. Supervisor Busher suggested lowering sound decibels to be the same across the board and striking line C from section 2213 pertaining to bond requirements. Vice Chairman Tomasic noted that he wants to see a stronger ordinance and does not approve advertising as it stands. Secretary Cassel mentioned that he would like some more time to review the ordinance before deciding. Supervisor Studer noted that he does not want to

see any more delays and thinks a vote to advertise is necessary. Solicitor Francos noted that the ordinance can be approved for advertisement now and if any changes are made, it would just need to be readvertised.

Supervisor Busher made a motion to remove line C from section 2213 pertaining to Bond requirements. Supervisor Studer seconded the motion. **Motion passed 5-0.**

Supervisor Busher made a motion to lower the noise decibels to 55 across the board. Vice Chairman Tomasic seconded for the purpose of strengthening the ordinance. **Motion passed 5-0.**

Supervisor Studer made a motion to approve advertisement of the ordinance with the changes discussed. Supervisor Busher seconded the motion. Vice Chairman Tomasic said he would still like a stronger ordinance and his biggest concern is large powerlines through the Township. **Motion passed 3-2. Vice Chairman Tomasic and Secretary Cassel opposed.**

Treasurer's Report:

FOR DISCUSSION AND ACTION: Purchase Treatment Capacity at DTMA for Sand Beach Area

Treasurer Heilman informed the Supervisors that Derry Township Municipal Authority confirmed that they have enough capacity to treat the Sand Beach area. He noted that since the Township is moving forward with the sewer extension project timeline, it was necessary to get this confirmation. Supervisor Studer made a motion to authorize sending the draft agreement to DTMA for review. Supervisor Busher seconded. **Motion passed 5-0.**

FOR INFORMATION: Reduction of USDA Loan Amount by $1,173,000

Treasurer Heilman noted that because of the construction bids being lower than anticipated, the amount of the loan being received from the USDA will be $1,173,000 less than the original loan amount requested. Treasurer Heilman stated that the USDA agreed to a 7% contingency.

FOR INFORMATION: Closing of $7,397,000 Interim Loan with M&T Bank

Treasurer Heilman told the Supervisors that closing for the interim loan with M&T Bank will be on January 29, 2026. Nothing further is required from the Supervisors.

FOR APPROVAL: Resolution 3-2026 Fee Resolution

Treasurer Heilman provided Resolution 3-2026 to reflect the changes in fees through the Township. Vice Chairman Tomasic made a motion to approve Resolution 3-2026 listing the fees for 2026. Secretary Cassel seconded. **Motion passed 5-0.**

Other Business:

Supervisor Busher wanted to thank the road crew for everything they did during the monumental storm. He also thanked the residents for following the direction of the Township to make it easier for the road crew to maintain the roads during the storm.

Payroll and Invoices:
Motion: Secretary Cassel made a motion to approve the payment of payroll of $31,408.75 and invoices of $70,783.99. Seconded by Vice Chairman Tomasic. **Motion passed 5-0.**

Payable Accounts & Payroll Total

General Fund (SH1)	$51,296.16
Sewer Revenue Fund (SH2)	$12,056.51
Fire Protection Fund (SH3)	$3,711.46
Engineering Escrow Fund (SHE)	$3,719.86
Account Payable Total	**$70,783.99**
P/E 01-18-26 Payroll Total	**$31,408.75**
Grand Total	**$102,192.74**

Motion to Adjourn: Vice Chairman Tomasic made a motion to adjourn. The meeting adjourned at 7:49 p.m.

Respectfully Submitted,

Cheyanne Hench
Administrative Assistant