Township of South Hanover
Board of Supervisors
161 Patriot Way
Hershey, PA 17033
Tuesday, July 14, 2026

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

Public Present: Joe Cronin, Jim McConkey, MaryAnn Pruden, Anju Singh, Joann Peda, Dave Lerch, Dylan Taylor, Tom Brumbaugh, Anna Miller (the Sun).

Call to Order: Chairman Cordaro called the Township of South Hanover Board of Supervisors meeting to order on Tuesday, July 14, 2026, at 6:32 p.m., followed by the Pledge of Allegiance, and a moment of silence.

Executive Session: Solicitor Miller announced that prior to this meeting the Board had an executive session under § 708(a)(1) regarding personnel, § 708(a)(4) on litigation involving the data center ordinance and § 708(a)(5).

Public Comment:

Manager Wuestner announced that public comments will be held to three minutes per person.

Joe Cronin – 25 Elm Street

Mr. Cronin read a statement by a member of the community that could not attend the meeting. The statement said the public just learned that HCI did not pull their warehouse application so now the Township faces a warehouse plan, a data center plan, and a validity challenge from the developer. The Township released a letter on June 23rd that said the new application withdraws HCI's prior application to develop distribution centers in the IP district. On the evening of June 23rd, HCI sent a letter to the Board of Supervisors stating that there is no intention of withdrawing the pending by right warehouse application currently in front of the Township. On June 24th, the Township updated their website with both the data center application and the validity challenge but nowhere was it ever publicly corrected that the warehouse plan had not been withdrawn. The Supervisor's not making HCI's letter public was a breach of trust and further erodes hopes of building transparency. Due to this letter not being public knowledge, residents were provided misinformation to elected officials of neighboring municipalities, making them lose their credibility. Residents and reporters need the most accurate and up-to-date information to inform the public. Inaccurate information makes us look uninformed and undermines all credibility with the public and takes away from our ability to support the community.

Jim McConkey – 40 W. 3rd St, Hershey
Mr. McConkey asked what happens when the multimillion dollar corporation violates the ordinance. What are the enforcement mechanisms when violations happen and do these mechanisms need to be written into the ordinance? Fines, litigation, and permit revocations are proven effective elsewhere. Standards need to be unambiguous, penalties need to be meaningful, and inspections need to be rigorous and frequent. Adequate staff and funding at these centers are required to keep them in line.

MaryAnn Pruden – 15 Kellock's Run Road
Ms. Pruden said she agrees with the speakers before her. She noted that during a meeting in 2023, Chairman Cordaro and Supervisor Studer said no to apartments being developed on the Quarry property. At the same meeting, Chairman Cordaro agreed that affordable housing is necessary but Supervisor Studer said that the traffic around that property is a concern. Ms. Pruden said that this shows that the best interest of the residents has not ever been considered.

Anju Singh - 103 Cardinal Lane
Ms. Singh asked why the residential parcels are included in the overlay. She said that if the property is not viable for a data center without those parcels, which is not the Township being exclusionary. It is not the Townships job to make property viable for developments.

Joann Peda – 42 Bonnywick Drive
Ms. Peda said a townhall question and answer session is necessary, public comment is great, but it still leaves residents with no answers. She stated that when Supervisors read prewritten statements, it is very dismissive of residents.

Dave Lerch – 7111 Fox Meadow Drive
Mr. Lerch said that he keeps hearing the Supervisors say that data centers are not as bad as residents are saying but he has yet to hear any Supervisor mention the benefits of a data center. Is there a property tax discount or reimbursement? Who is responsible for the sewer and water connections and usage? Mr. Lerch is confused why the Supervisors keep making excuses for the data centers, he thought the Supervisors were here for the benefit of the residents, not the benefit of outside corporations coming in and trying to make millions of dollars.

Dylan Taylor – Grandview Drive
Mr. Taylor said although he agrees with the previous speakers, he wants to thank the Supervisors for putting the ordinance together. It will never be perfect, but something in place is better than nothing.

Motion to Approve June 23, 2026, Meeting Minutes: Supervisor Studer made a motion to approve the meeting minutes of June 23, 2026, with corrections. Seconded by Vice Chairman Tomasic. **Motion passed 4-0.**

Motion to Approve July 1, 2026, Meeting Minutes: Vice Chairman Tomasic made a motion to approve the meeting minutes of June 23, 2026, with corrections. Seconded by Supervisor Studer. **Motion passed 4-0.**

Solicitors' Report: The Solicitor had nothing to report.

Engineer's Report:

FOR DISCUSSION AND ACTION: 2026 Roadway Project – Contract 1 – Microsurface – Asphalt Maintenance Solutions, LLC – Application for Payment No. 1 – revised ($277,770.70).
Supervisor Studer made a motion to approve the application for payment to Asphalt Maintenance Solutions LLC in the amount of $277,770.70. Vice Chairman Tomasic seconded. **Motion passed 4-0.**

FOR DISCUSSION AND ACTION: Samar Investments - 289 Hershey Road – Preliminary/Final Land Development Plan – Review Time Extension
Engineer Engle said that a 90-day time extension has been granted by the applicant, which extends the plan review period to October 30, 2026**.** No revised plans have been submitted. Manager Wuestner noted that she received a receipt of the Highway Occupancy Permit. The Planning Commission recommended that the Board of Supervisors accept this time extension. Supervisor Studer made a motion to accept the time extension. Supervisor Busher seconded. **Motion passed 4-0.**
Supervisor Busher noted that the language used for these plans is important. The applicant grants the Township an extension. Chairman Cordaro said that the Township can either accept or deny a time extension. Accepting the extension provides more time to review the plans, denying it requires action to be taken on the plan.

FOR DISCUSSION AND ACTION: McKinney – 41 Hanshue Road – Preliminary Subdivision & Land Development Plan – Review Time Extension
Engineer Engle said that a time extension has been granted by the applicant, extending the plan review period to September 30, 2026. No revised plans have been submitted. The Planning Commission recommended that the Board of Supervisors accept this time extension. Vice Chairman Tomasic made a motion to accept the time extension. Supervisor Busher seconded. **Motion passed 4-0.**

FOR DISCUSSION AND ACTION: McKinney – 41 Hanshue Road – Preliminary Subdivision & Land Development Plan
Engineer Engle said that the applicant wanted to know what cost the Township would seek for them to obtain utility easements across Hanshue Park. Supervisors Studer and Busher want to see the plans for this option before making any decisions. Supervisor Busher requested this item be tabled until plans can be provided and reviewed.

FOR DISCUSSION AND ACTION: RETTEW Proposal - Sanitary Sewer Needs Area 1 (Duke Street / Grandview Manor) and Needs Area 3 (Diff's Corner / Arwin Acres) Sewer Extension Alternatives Cost Update and Life Cycle Cost
Engineer Engle said that there were some updates to the original cost proposal for next state mandated sanitary sewer needs areas. Supervisor Studer made a motion to approve the updated proposal from RETTEW. Supervisor Busher seconded. **Motion passed 4-0.**

Manager's Report:

FOR DISCUSSION AND ACTION: Recommendation of EMC

Manager Wuestner recommended Ron Bouch for the position of EMC. Vice Chairman Tomasic made a motion to approve Ron Bouch as the new Emergency Management Coordinator. Supervisor Busher seconded. **Motion passed 4-0.**

Supervisor Busher thanked Manager Wuestner, the Public Works Department, and the Fire Company for their hard work during and after the storms over July 4th weekend. He also thanked Costco for their significant water donation**.**

FOR ACTION: Resolution 4-2026 CFA Grant Application for Hayshed

Manager Wuestner said that Resolution 4-2026 is to apply for an additional grant for the Hayshed Road project. Supervisor Studer made a motion to approve Resolution 4-2026. Supervisors Busher seconded. **Motion passed 4-0.**

FOR DISCUSSION: 2026-27 Gaming Grant Application

Chairman Cordaro said that Mr. McNamee was unable to attend this meeting. Manager Wuestner said that this grant is usually used for debt reduction for Township and Fire Company property. Chairman Cordaro said that a proposal should be requested from Mr. McNamee to prepare the application. It will be on the next meeting agenda for action.

Manager Wuestner said the joint Hanover's National Night Out is Tuesday, August 4th, hosted by East Hanover this year.

Manager Wuestner said that there is Public Hearing for the Data Center Ordinance scheduled for August 11th and a Zoning Hearing Board meeting for the two submissions will be August 17th.

Chairman's Report: The Chairman had nothing to report.

Treasurer Report: The Treasurer had nothing to report**.**

Other Business:

Supervisor Busher said the statement made earlier about the Supervisors not listening to the public is not true at all! The Supervisors met with the leaders of the concerned citizens of South Hanover to go over the ordinance revisions. Significant, necessary, meaningful changes that were made to the ordinance came from residents. The Supervisors made changes that were legally allowed. Residents asked for conditional use, Supervisors added conditional use. Residents were concerned about bonding, Supervisors added the strongest decommissioning bond seen in the Commonwealth so much so that other municipalities took our unofficial ordinance and passed it within a meeting or two. Supervisor Busher read a list of things in the ordinance that have been noted as "things the ordinance got right" by a social media group that grades advertised ordinances. Among the things listed, there were several listed as "first in the library" meaning it is the first time those items are seen in an ordinance throughout the Commonwealth. Supervisor Busher noted that he will not apologize for not putting the Township's legal strategy out to the public for the developers to have. He said that the Supervisors will give as much information to the public whenever legally possible.

Chairman Cordaro asked if the burn ban was still in place. Manager Wuestner said yes.

Payroll and Invoices:

Motion: Supervisor Studer made a motion to approve the payment of payroll of $69,049.42 and invoices of $514,770.85. Seconded by Vice Chairman Tomasic. **Motion passed 4-0.**

Payable Accounts & Payroll Total

General Fund (SH1)	$191,637.11
Sewer Revenue Fund (SH2)	$18,410.76
Fire Protection Fund (SH3)	$1,321.66
State Fund (SH4)	$277,770.77
Parks & Rec Escrow Fund (SH5)	$17,885.00
Street Light Fund (SH8)	$3,533.88
Fire Hydrant Fund (SH9)	$4,126.65
Payroll Fund (SHP)	$85.02
Account Payable Total	**$514,770.85**
P/E 06-21-26 Payroll Total	$36,392.23
P/E 07-05-26 Payroll Total	$32,657.19
Grand Total	**$583,820.27**

Motion to Adjourn: Supervisor Busher made a motion to adjourn. The meeting adjourned at 7:52 p.m.

Respectfully Submitted,

Cheyanne Hench
Administrative Assistant