Township of South Hanover
Board of Supervisors
161 Patriot Way
Hershey, PA 17033
Tuesday, July 28, 2026

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

Public Present: Justin Strohm (Public Works), Anju Singh, MaryAnn Pruden, Srishti Gleeson, Jim McConkey, Chris Meehan, Terry Shaffer, and Anna Miller (the Sun).

Call to Order: Chairman Cordaro called the Township of South Hanover Board of Supervisors meeting to order on Tuesday, July 28, 2026, at 6:34 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 the Sunshine Act § 708(a)(4) on litigation involving the data center ordinance and § 708(a)(5).

Public Comment:
Solicitor Miller announced that public comments will be held to three minutes per person and the Supervisors have chosen to enact § 710.1(a) under the Sunshine Act which allows the Supervisors to limit public comment to South Hanover residents and taxpayers only.

Anju Singh – 103 Cardinal Ln
Ms. Singh thanked the Supervisors for their hard work to produce an ordinance that has set the bar high with numerous "first in library" additions. She asked if there was a ten-year plan that would put everything back in green status instead of neutral status. Is there a way to monitor and enforce the noise limits or national pollution monitoring? Ms. Singh is concerned that making amendments to this ordinance will be just as challenging as trying to pass it in the first place.

MaryAnn Pruden – 15 Kellock's Run Rd
Ms. Pruden said that although this draft is better than what we started with, there was still no valid explanation given for why the residential parcels have been included. The Township maintains that they do not know who added the parcels or when and why they were added. There is no formal action, record, or communication in existence regarding these parcels. Why is there no clarification why the proposed single-family homes or apartments have been rejected in the past? Until the residents' questions are adequately answered, there is no transparency or trust.

Srishti Gleeson – 103 Cardinal Ln

Ms. Gleeson said that low frequency sound, vibrations, and light pollution are continuous biological threat triggers that can flood our bodies with cortisol and adrenaline. The World Health Organization identifies environmental noise as the cause of hypertension and cardiovascular events. Sustained environmental noise directly correlates to anxiety, depression and reduced cognitive resilience in adults and children. When residents say "no" to a data center, no is a complete sentence.

Jim McConkey – 40 W. 3rd St, Hershey

Mr. McConkey asked how many data centers do we really need. He searched with the help of A.I. but found no answer. There are over four thousand active data centers in the United Stated right now. A.I has the potential to do a lot of good, and the tax benefits may be attractive, but at what cost for residents?

Chris Meehan – 9 Wagner St

Mr. Meehan said that residents have been coming for months to design a set of rules for an outsider to come into the Township, permanently destroy over two hundred acres of land, generate short term construction jobs, staff the building with their own people, and then fly the coop, leaving the residents to deal with the fall out. Where is the benefit to the residents? Who is going to monitor if they stay in line with the ordinance? Once it starts, it is game over for us.

Terry Shaffer – 139 Grandview Dr

Mr. Shaffer said that he supports the ordinance and wants the Supervisors to pass it. Residents want regulations to make a data center design more favorable to them, not the developers. The residential parcels need to be removed. The ordinance is not a finished product, only the starting point. Transparency on why the parcels have been added needs to be a priority. Supervisors showing up with rewritten comments that are amended as the public speaks need to include information regarding the remarks that citizens make, this is whitewashing. Inaccurate information on the website for more than a business day or two is unacceptable.

Motion to Approve July 14, 2026, Meeting Minutes: Supervisor Studer made a motion to approve the meeting minutes of July 14, 2026. Seconded by Vice Chairman Tomasic. **Motion passed 3-0. Secretary Cassel abstained.**

Solicitors' Report:

Solicitor Miller stated that the attorney for the applicant of the data center has requested a continuance and it is before the Zoning Hearing Board solicitor.

FOR DISCUSSION AND ACTION: Temporary Access Agreement between South Hanover Township and Derry Township

Solicitor Miller said that this easement is for the replacement of the force main that runs through Derry Township property. Vice Chairman Tomasic made a motion to approve the temporary access agreement between South Hanover Township and Derry Township. Supervisor Studer seconded. **Motion passed 4-0.**

Engineer's Report:

FOR DICUSSION AND ACTION: Shiffler – 165 S. Hoernerstown Road – Pre/Final Minor

Subdivision & Lot Add-On Plan – Review Period Time Extension
Engineer Engle said that a review period time extension has been granted by the applicant for the 165 S. Hoernerstown Road plan which gives a new deadline of October 28, 2026. Secretary Cassel made a motion to accept the time extension. Supervisor Studer seconded. **Motion passed 4-0.**

FOR INFORMATION: Active Projects Status Report for July 2026
Engineer Engle provided a status report for active projects in the Township.

Engineer Engle said that the attorney for the McKinney plan at 41 Hanshue Road requested a waiver for the public sewer connection requirement. No action is required at this time since it is not on the agenda.

Manager's Report:

FOR APPROVAL: Fire Police for National Night Out and Tunnel Towers
Manager Wuestner said that the South Hanover Township Fire Police have been requested to attend two events outside of the Township. Secretary Cassel made a motion to approve the Fire Police assisting with National Night Out at East Hanover Township and the Tunnel to Towers event in the Borough of Hummelstown. Supervisor Studer seconded the motion. **Motion passed 4-0.**

FOR APPROVAL: McNamee Strategic Consulting LLC (MSC) to submit this proposal/Agreement.
Manager Wuestner said that the proposal from MSC is for the Gaming Grant application for debt reduction for Patriot Park and the fire company's pumper tanker. Secretary Cassel made the motion to approve MSC to submit the application. Supervisor Studer seconded. **Motion passed 4-0.**

Manager Wuestner said that she met with PennDOT and Patty Kim regarding the dangerous intersection of Union Deposit and Hoernerstown Roads. They are willing to consider a three or four-way stop sign and removing some bushes to improve sight distance. PennDOT will do a study at both Union Deposit Road and Hoernerstown intersection and the Grandview and Union Deposit Road intersection to resolve the safety issues.

Manager Wuestner reminded everyone that there is a concert on Friday and National Night Out is Tuesday, August 5th at East Hanover Township.

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

Treasurer Report:

FOR DISCUSSION AND APPROVAL: Proposed 2027 Budget Schedule
Treasurer Heilman drafted a schedule for the 2027 budget. He said that the budget will be presented for approval at the first meeting in December. Supervisor Studer made a motion to approve the proposed schedule for the 2027 budget. Vice Chairman Tomasic seconded. **Motion passed 4-0.**

FOR INFORMATION: Requisition and Certificate #4 for Sewer Expansion Project
Treasurer Heilman told the Supervisors that the Sewer Authority approved the invoices for the requisition and certificate number four for the sewer expansion project.

Treasurer Heilman said that the Township received the signed intermunicipal agreement amendment number ten with DTMA.

Other Business:
Vice Chairman Tomasic thanked Treasurer Heilman for the work he does for the Township.

Payroll and Invoices:
Motion: Secretary Cassel made a motion to approve the payment of payroll of $33,950.66 and invoices of $243,204.97. Seconded by Supervisor Studer. **Motion passed 4-0.**

Payable Accounts & Payroll Total

General Fund (SH1)	$122,227.80
Sewer Revenue Fund (SH2)	$88,034.21
Fire Protection Fund (SH3)	$23,455.41
Parks & Rec Escrow Fund (SH5)	$2,687.50
Engineering Escrow Fund (SHE)	$6,800.05
Account Payable Total	**$243,204.97**
P/E 07-19-26 Payroll Total	$33,950.66
Grand Total	**$277,155.63**

Motion to Adjourn: Supervisor Studer made a motion to adjourn. The meeting adjourned at 7:08 p.m.

Respectfully Submitted,

Cheyanne Hench
Administrative Assistant