Township of South Hanover
Board of Supervisors
161 Patriot Way
Hershey, PA 17033
Tuesday, August 11, 2026

Supervisors:
Stephen Cordaro, Chairman
Frank Tomasic, Vice Chairman
Robert Cassel, Secretary
Jack Studer, Assistant Secretary
Kevin Busher

Township Personnel:
Brett Flower, Solicitor
Lynn Wuestner, Manager
Brian Engle, Engineer
Cheyanne Hench, Adm. Asst. - absent
Art Heilman, Treasurer

Public Present: Tristyn Youngbluth, Scott Marto, Anju Singh, Terry Shaffer, MaryAnn Pruden, Randy Hauck, Annette Hauck, Kim DeBock, Greg Burgdorf, Joe Cronin, Steve Cummings, Justin Gulliver, Amber Elia

Call to Order: Chairman Cordaro called the Township of South Hanover Board of Supervisors meeting to order on Tuesday, August 11, 2026, at 6:31 p.m., followed by the Pledge of Allegiance and a moment of silence.

Executive Session: Solicitor Flower announced that prior to this meeting the Board had an executive session to receive legal advice.

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.

Tristyn Youngbluth - 7148 Union Deposit Rd
Ms. Youngbluth noted that there are several dangerous intersections that need safety improvements. Manager Wuestner said that she met with Senator Patty Kim and PennDOT and there will be action going on at those intersections.

Scott Marto – 34 Shetland Dr
Mr. Marto asked if speed humps will be placed in the Sand Beach area when the roads are repaved after the sewer construction is done. Manager Wuestner said that when the Township is ready for the paving project, it will have to be discussed with PennDOT.

Anju Singh – 103 Cardinal Ln
Ms. Singh thanked the residents of the Township and surrounding areas for showing up to meetings and educating themselves and each other. The draft ordinance is very strong with several "first in library" items but can be better. How are regulations going to be enforced? Ms. Singh noted that we are located within a ten mile radius of Three Mile Island, which brings up the lack of

discussion for risk management, emergency management and emergency evacuation plans. There was still no answer as to why the residential parcels were added to the ordinance. Ms. Singh said the decommissioning bond should be green status, not neutral status.

Terry Shaffer – 139 Grandview Dr

Mr. Shaffer said that he believes the Data Center Ordinance is necessary but could be better. The five residential parcels need to be removed. Although it was necessary, the statement released by the Township on August 2, 2026, was a bit over the top and came across to discredit the citizen's group, even though it was not the intent of the statement. Mr. Shaffer believes that more focus should be on the Zoning Hearing Board preparation for the best outcome for the Township residents.

MaryAnn Pruden – 15 Kellocks Run Rd

Ms. Pruden said that on June 8, the Hanover Company emailed the Supervisors a noise study for their Hummelstown project. There are concerns that the Supervisors have about this report that are shared by the residents. Ms. Pruden asked for a public explanation to answer the following questions. Why are the residential parcels still being included in the overlay even though the developer has demonstrated a reasonable use of only the Quarry site? Why is the setback reduced to four hundred feet when the Hanover Company has demonstrated that five hundred feet is doable on only the Quarry site? Why is the building height remaining at fifty-five feet when the noise study was modeled using thirty? Ms. Pruden also said that in the current draft of the ordinance, there are no noise restrictions during emergency generator use. Emergency use is also not defined and federal definitions allow many uses under "emergency" that the average person would not consider an emergency. She also said that there is no setback listed for electrical substations. Let's close the loopholes to protect the residents.

Randy Hauck – 7120 Fox meadow Dr

Mr. Hauck said that it does not make sense to include residential parcels in the overlay and no one understands why it was done to begin with. Can the residents get an explanation?

Annette Hauck – 7120 Fox Meadow Dr

Mrs. Hauck said that she reviewed the noise study and was concerned because the three hundred foot right of way that was mentioned ends right on her property line. She said the residential parcels need to be removed. Yes, we must permit a data center, but we do not have to allow them to ruin our neighborhood with a hyperscale data center.

Kim DeBock – 48 Grandview Dr

Ms. DeBock said that she submitted recommendations for amendments and additions to the ordinance to the Supervisors.

Greg Burgdorf - 7139 Union Deposit Rd

Mr. Burgdorf asked what the process and schedule look like for the Supervisors to finalize the Data Center Ordinance. What are the details to include additional modifications and changes to have the ordinance approved? Residents would like to understand how their concerns, comments, and recommendations will be included in the final ordinance.

Joe Cronin – 25 Elm St
Mr. Cronin said it is obvious that there is a large spectrum of emotion, intention, and assumptions coming through during these meetings. All contributions should remain evidence-based, realistic, and defensible. Doing our best applies in more ways than one. Supervisors should be treated the same way we would like to be treated even if we do not agree with them. Let's focus on adding to the ordinance to ensure that nothing harmful can occur or leave any resident at risk. We need to let the developer know that they need to play by our rules and if they decide not to build here, that is their decision. The residents and Township officials need to work together to achieve the goal.

Steve Cummings – 7130 Silver Fox Ct
Mr. Cummings wanted to address the potential risks of the requested zoning changes from HCI. The residential parcels should be removed and definitions should be clarified.

Justin Gulliver – 14 Grandview Dr
Mr. Gulliver said that Veolia water posted a notice on his door that they are replacing a lead service line and his home had no water being supplied to it. There was also a Brita water filter attached to his doorknob. They left his front yard completely "messed up". Veolia did not give clear answers to his questions. This also happened to several of Mr. Gulliver's neighbors.

Amber Elia – 245 Thrush Dr
Ms. Elia said that on June 9th she described the commitments of the resident's Facebook group that she created and included accuracy, respectful engagement, thoughtful participation, and contributing something we can be proud of into the public record. Ms. Elia said that part of the commitment is allowing new information to develop by understanding. She wanted to clarify something that she had previously put on the record. Ms. Elia said that differences have developed within the broader resident organizing effort about how information should be evaluated and communicated. The resident Facebook group that she has put together has been put on pause and will not be reactivating it any time soon as she is responsible for what she puts her name behind and can no longer represent this Facebook group as it no longer reflects the commitments she made on June 9th.

Motion to Approve July 28, 2026, Meeting Minutes: Secretary Cassel made a motion to approve the meeting minutes of July 28, 2026, with corrections. Seconded by Supervisor Studer. **Motion passed 4-0. Supervisor Busher abstained.**

Solicitors' Report: The Solicitor had nothing to report.

Engineer's Report:
FOR DISCUSSION AND ACTION: 2026 Roadway Project - Contract 2 – Paving – New Enterprise Stone & Lime Co., Inc. – Application for Payment No. 1 – $284,529.67
Engineer Engle said that New Enterprise Stone & Lime Co., Inc. has essentially completed the project, although there are a few areas that need to be touched up due to heavy rainfall. Secretary Cassel made a motion to approve the application for payment number one to New Enterprise Stone & Lime Co., Inc. in the amount of $284,529.67. Supervisor Studer seconded the motion. **Motion passed 5-0.**

FOR DISCUSSION AND ACTION: Steele – 206 E. Canal Street – Minor Stormwater Management Plan - Plan approval and O&M Agreement approval

Engineer Engle said the applicant addressed all RETTEW's comments prior to the July 29th review. This plan is only adding a garage, not a dwelling. Vice Chairman Tomasic made a motion to approve the minor stormwater management plan and O&M agreement for the Steele property at 206 E. Canal St, with the conditions that any comments in the July 29th review letter be addressed and all outstanding fees be paid. Supervisor Busher seconded. **Motion passed 5-0**.

FOR DISCUSSION AND ACTION: McKinney – 41 Hanshue Road – Preliminary Subdivision & Land Development Plan - Waiver of SALDO Section 508.1.A – Connection to Public Sewer.

Engineer Engle said that the applicants, their engineering consultant and their attorney, Ambrose Heinz, are all in attendance. Mr. Heinz said except for the public sewer connection waiver request, there is a path forward for the subdivision and aside from other waivers the applicant will be requesting, RETTEW's comments can be addressed. The cost of connecting to public sewer is astronomical and not feasible. Mr. Heinz said that before the applicant spends any more money on this project, they wanted to present this waiver request to the Supervisors as it is a make or break decision for the project. Vice Chairman Tomasic made a motion to reject the public sewer connection waiver request as the Township requires other people in the Township to connect and the rule should be no different in this case. Mr. Heinz said that this is a unique scenario where the project is outside of the sewer connection area, it is designated for on-lot septic systems. Although one of the houses falls within the one thousand feet requirement in the subdivision and land development ordinance, none of the houses proposed in this plan are within the three hundred feet requirement in the Township sewer connection ordinance. Supervisor Busher seconded the motion to reject the waiver. Vice Chairman Tomasic said that it would be preferred for the plan to have a system built that meets public standards for the Township to maintain to relieve any disagreements about maintenance by other potential owners in the future. Chairman Cordaro clarified that the maintenance of a private pump station would rely on the agreement of all future lot owners within this development, which could present a problem. If the plan is constructed as proposed, a pump station can be added and dedicated to the Township. The dedication will give the Township ownership, allowing Township personnel to operate and maintain it according to Township standards. Supervisor Busher withdrew his second. Vice Chairman Tomasic withdrew his motion to reject the waiver. **This item was tabled until the next meeting.**

Manager's Report:

FOR DISCUSSION AND APPROVAL: 2027 Meeting Dates Schedule

Manager Wuestner presented the draft 2027 meeting dates schedule for review. This item will be on the next agenda for adoption so it can be placed in our fall newsletter.

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

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

Other Business: The Joint Workshop will take place on Tuesday, August 18th to discuss the Hayshed Road plans along with PennDOT feedback on the roundabout onto Red Top. The design

consultant will also attend.

Payroll and Invoices:

Motion: Secretary Cassel made a motion to approve the payment of payroll of $32,999.23 and invoices of $524,262.53. Seconded by Supervisor Studer. **Motion passed 4-0.**

Payable Accounts & Payroll Total

General Fund (SH1)	$476,461.06
Sewer Revenue Fund (SH2)	$7,603.40
Fire Protection Fund (SH3)	$1,728.91
Street Light Fund (SH8)	$3,783.77
Fire Hydrant Fund (SH9)	$4,120.52
Engineering Escrow Fund (SHE)	$30,437.34
Payroll Fund (SHP)	$127.53
Account Payable Total	**$524,262.53**
P/E 08-02-26 Payroll Total	$32,999.23
Grand Total	**$557,261.76**

Motion to Adjourn: Supervisor Busher made a motion to adjourn. The meeting adjourned at 7:46 p.m.

Respectfully Submitted,

Cheyanne Hench
Administrative Assistant