Township of South Hanover
Board of Supervisors
161 Patriot Way
Hershey, PA 17033
Tuesday, August 25, 2026

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

Township Personnel:
Mike Miller, Solicitor
Lynn Wuestner, Manager
Brian Engle, Engineer
Cheyanne Hench, Admin. Assist.
Art Heilman, Treasurer

Public Present: Jim McConkey, Anju Singh, Annette Hauck, Robert Holbrook, Lori Flickinger, Justin Gulliver, Joe Cronin, Fire Chief Shane Peterson and Fire Company President Tom Brumbaugh and Anna Miller (the Sun)

Call to Order: Chairman Cordaro called the Township of South Hanover Board of Supervisors meeting to order on Tuesday, August 25, 2026, at 6:43 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 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.

Jim McConkey – 40 W. 3rd St, Hershey
Mr. McConkey said that the draft ordinance is missing an important safeguard to protect private wells. Who monitors the wells and pays for the testing before and after?

Anju Singh – 103 Cardinal Ln
Ms. Singh said that although South Hanover has one of the best Data Center Ordinances in the Commonwealth, the pause on the proposal from the developer provides an excellent opportunity for the Township to make the ordinance better. Why are the residential parcels included? Residents do not give informed consent for data centers to be here, but the law says we must allow them. That does not mean the Township has to roll out the red carpet and give them more than is required.

Annette Hauck – 7120 Fox Meadow Dr
Mrs. Hauck read a statement from MaryAnn Pruden who was not in attendance at this meeting.

Mrs. Hauck said that the residents would like the Supervisors to schedule a discussion and debate to get some of their questions answered. She asked the Solicitor to clarify what he meant when announcing executive session.

Robert Holbrook – 7100 Fox Meadow Dr
Mr. Holbrook said that he has been a resident for forty-eight years. He wants to know why the residential parcels were added and who made the decision to add them. Has any member of the Township or Board of Supervisors been contacted by HCI or any other developer about nondisclosure agreements? What does the tax revenue on a data center look like? Mr. Holbrook said that the residents need a clear view to make sure they would benefit from this.

Lori Flickinger – 7107 Fox Meadow Dr
Ms. Flickinger said that a data center will cause Hummelstown to be known as the next Loudoun County. She asked what is with all the secrecy that is preventing the Supervisors from providing answers to the residents. As a teacher, she would have done anything she possible could to get the answers her students were asking for, otherwise they would eat her alive.

Justin Gulliver – 14 Grandview Dr
Mr. Gulliver said that the residents are upset due to the lack of updates on all things data center related during the pause.

Joe Cronin – 25 Elm St
Mr. Cronin wanted to provide a public update for the Facebook group.

Motion to Approve August 11, 2026, Meeting Minutes: Supervisor Studer made a motion to approve the meeting minutes of August 11, 2026, with corrections. Seconded by Supervisor Busher. **Motion passed 5-0.**

Solicitors' Report: The Solicitor responded to Mrs. Hauck and Mr. Gulliver stating that the topics discussed during executive session fall under the Sunshine Act and his colleague Jim Diamond has been on the data center case and there has been nothing substantive to give an update on.

Engineer's Report:
FOR DISCUSSION AND ACTION: McKinney – 41 Hanshue Road – Preliminary Subdivision & Land Development Plan - Waiver of SALDO Section 508.1.A – Connection to Public Sewer.
Ambrose Heinz, attorney for this applicant, said that the ACT 537 plan designated this area as on lot disposal, not public sewer. When sewer is required, the applicant will connect but the cost required for this plan to connect to sewer right now is not feasible or necessary. Engineer Engle said that if the Supervisors grant the waiver, the applicant will be responsible for maintaining their on-lot systems and provide proof of pumping to the Township along with any fees. Manager Wuestner also noted that DEP can mandate this area at any time to connect. Supervisor Busher made a motion to approve the request to waive the public sewer connection requirement and allow on lot disposal systems for the subdivision plan for the McKinney property under the condition that an iron clad and fully executed agreement is provided to and approved by the Township Solicitor. The agreement must state that the applicants acknowledge and accept that connection to

public sewer may be a state-mandated requirement to be fulfilled at any time in the future while putting into detail all rights and responsibilities of the parties involved. Secretary Cassel seconded. **Motion passed 5-0.**

FOR DISCUSSION AND ACTION: Carey SWM Plan – 12 Eastfield Road – Minor Stormwater Management Plan and O&M Agreement

Engineer Engle said that all comments for the review of 12 Eastfield Road have been addressed and conditional approval is recommended. Secretary Cassel made a motion to approve the minor stormwater management plan and operations and management agreement for this plan under the conditions that the O&M agreements are fully executed by the applicant and all outstanding balances are paid. Supervisor Studer seconded. **Motion passed 5-0.**

FOR DISCUSSION AND ACTION: Swatara Creek PS Force Main Replacement – PACT ONE, LLC – Application for Payment No. 1 – $560,310.00

Engineer Engle said that RETTEW reviewed this application for payment, and they recommend approval by the Supervisors. Supervisor Studer noted that an excellent job was done on this project. Supervisor Studer made a motion to approve application for payment number one to PACT ONE in the amount of $560,310.00. Supervisor Busher seconded. **Motion passed 5-0.**

FOR DISCUSSION AND ACTION: Inflow and Infiltration Study Proposal – RETTEW – $20,200.00

This item was tabled by acclamation.

FOR INFORMATION: August 2026 Active Project Status Report

Engineer Engle provided a status report for active projects in the Township.

Manager's Report:

FOR APPROVAL: 2027 Meeting Dates

Manager Wuestner requested that the Public Safety Advisory Board and Zoning Hearing meeting times be changed to match all other meetings that start at 6:30 p.m. Secretary Cassel made a motion to approve the proposed meeting schedule with the conditions that the Public Safety Advisory Board and Zoning Hearing Board meetings will change to 6:30 p.m. and the start time for Sewer Authority is an error and should be 5:30 p.m. Supervisor Busher seconded. **Motion passed 5-0.**

Manager Wuestner said that the Brinser Park project will start within the next week.

The last concert of the summer series will take place on Friday.

Chairman's Report:

DISCUSSION: Future Budget Needs

Chairman Cordaro announced that in preparation of the 2027 budget, there has been discussion to raise taxes. The Municipal taxes cover the cost of the contracted professional services and the volunteer fire company's equipment. He said that Municipal taxes have not been raised in twenty years. Chairman Cordaro said since the cost of operating is increasing, the best thing to do would be to gradually increase the taxes over the next few years rather than one significant increase. Vice

Chairman Tomasic noted that a volunteer fire company is a lot cheaper than a paid one. Supervisor Busher said that public safety has always been and will always be the Township's number one priority. Supervisor Busher noted that there is state and county assistance for emergency services that comes from state and county taxes, but those funds prevent a financial hole. He asked if there was a tax restructuring that could be considered such as adding amusement or hotel tax.

Treasurer's Report:

FOR DISSUSSION AND APPROVAL: Motion to Pay USDA Debt Service

Vice Chairman Tomasic made a motion to authorize the transfer of $47,324.98 from the General Fund and $23,983.02 from the Fire Protection Fund to the USDA Sinking Fund on or before September 8, 2026, to fund the semi-annual debt service payment of $71,308.00 from the USDA Sinking Fund to the USDA and to authorize such debt service payment due on September 8, 2026, for the Township of South Hanover, General Obligation Bond, Series of 2017. Secretary Cassel seconded. **Motion passed 5-0.**

Treasurer Heilman noted that the Township was awarded a $300,000 grant of casino funds from Dauphin County, but we have not yet received the grant agreement. The grant award letters include a warning not to proceed with the grant project until a grant agreement is established.

Other Business:

Payroll and Invoices:

Motion: Secretary Cassel made a motion to approve the payment of payroll of $30,258.01 and invoices of $762,941.58. Seconded by Supervisor Studer. **Motion passed 5-0.**

Payable Accounts & Payroll Total

General Fund (SH1)	$113,067.35
Sewer Revenue Fund (SH2)	$638,453.72
Fire Protection Fund (SH3)	$2,800.03
Parks & Rec Escrow Fund (SH5)	$5,957.78
Engineering Escrow Fund (SHE)	$2,662.70
Account Payable Total	**$762,941.58**
P/E 08-16-26 Payroll Total	$30,258.01
Grand Total	**$793,199.59**

Motion to Adjourn: Supervisor Busher made a motion to adjourn. The meeting adjourned at 8:13 p.m.

Respectfully Submitted,

Cheyanne Hench
Administrative Assistant