Township of South Hanover
Board of Supervisors
161 Patriot Way
Hershey, PA 17033
Tuesday, September 22, 2026

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

Public Present: Amber Elia, Paul Stuber, Linda Stuber, Joe Cronin, Jim McConkey, Justin Gulliver, Kim Ringwood, MaryAnn Pruden, Anju Singh, Terry Shaffer, SJ Wenrich, Susan Omslaer, Lori Flickinger, Janel Leymeister, David Marchese, Marlene Cronin, Stefanie Demers (Parks and Recreation Director), Justin Strohm (Public Works Foreman), and Anna Miller (the Sun)

Call to Order: Chairman Cordaro called the Township of South Hanover Board of Supervisors meeting to order on Tuesday, September 22, 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 for reasons of property, privileged legal communications under § 708(a)(5), and potential litigation surrounding the data center ordinance under § 708(a)(4).

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.

Anju Singh – 103 Cardinal Ln
Ms. Singh said that she would like to focus on actions instead of words. The original ordinance draft favored the developer and was unacceptable to the community, so residents requested a stronger ordinance, at which time a data center proposal was introduced. Ms. Singh said that she did not believe that the timing was a coincidence but strategic because now an adopted ordinance would not apply retroactively to the proposal. She said that pausing the adoption of an ordinance is also strategic. What is the goal of these strategies? Ms. Singh believes that money is the motive.

MaryAnn Pruden – 15 Kellock's Run Rd
Mr. Pruden said that Supervisor Busher said that the residents' expectations for the ordinance are a moving target. It is a moving target because information is always changing. She said she visited Data Center Alley and took recordings of each data center's noise level. Removing residential parcels from the overlay is the most important step toward providing adequate protection for the residents, the Township, and adjacent communities. Data center use should only be allowed on the

industrial Quarry parcel.

Terry Shaffer – 139 Grandview Dr
Mr. Shaffer said that said he understands where his fellow citizens are coming from but there also needs to be understanding basic trust between Supervisors and residents. Leaving the residential parcels in the overlay can be more effective in getting a developer to agree with a data center ordinance and prevent litigation. At some point an ordinance needs to be passed. Since there is already a proposal in place, an ordinance would not matter right now. Mr. Shaffer believes that the Supervisors are trying to understand where both sides are coming from and other residents should stop assuming the worst just because Supervisors are not jumping to add every detail presented by residents.

Amber Elia – 245 Thrush Dr
Ms. Elia asked how residents can make public participation more useful to the process. What does useful input look like from the Supervisors side of the table? Ms. Elia wants the Supervisors to tell residents to explain exactly how they want information to be presented to be used efficiently and effectively.

Joe Cronin – 25 Elm St
Mr. Cronin said Theo Von and Erin Brockovich discussed on a podcast that developers are using warehouse applications to break ground and then shift to get their accessory use additions through minor land development applications in later phases. He reminded everyone that there is still a warehouse application sitting there with the paused data center proposal.

Vice Chairman Tomasic said that there has been plenty of good input already and everyone should take a minute to listen to what Mr. Shaffer said because it sums up a process that is working.

Motion to Approve September 8, 2026, Meeting Minutes: Supervisor Studer made a motion to approve the meeting minutes of September 8, 2026, with corrections. Seconded by Secretary Cassel. **Motion passed 3-0-1. Vice Chairman Tomasic abstained.**

Solicitors' Report:
Solicitor Miller said that due to last-minute submission, there was an item with a time restriction that did not make it on the agenda. It is recommended that the Supervisors take a vote to amend the agenda for this meeting and obtain any public comment on the additional item. This amendment would add "FOR DISCUSSION AND ACTION: Payment #2 in the amount of $31,614.41 to New Enterprise Stone & Lime Co., Inc. for the 2026 Roadway Project" under the Engineer's report. Supervisor Studer made a motion to make the amendment recommended by the Solicitor. Vice Chairman Tomasic seconded. **Motion passed 4-0.**

Engineer's Report:
FOR DISCUSSION AND ACTION: Brinser Park – Horst Excavating – Application for Payment No. 1 - $11,108.70
Zoning Officer Chlebnikow provided application for payment number one for Horst Excavating in the amount of $11,108.70 for the Brinser Park renovation. Secretary Cassel made a motion to approve payment to Horst Excavating. Supervisor Studer seconded. **Motion passed 4-0.**

FOR DISCUSSION AND ACTION: Swatara Creek PS Force Main Replacement – PACT ONE, LLC – Application for Payment No. 2 - $129,865.00

Zoning Officer Chlebnikow provided payment application number two to PACT ONE, LLC in the amount of $129,865.00 for the Swatara Creek Pump Station Force Main replacement. Supervisor Studer made a motion to approve payment to PACT ONE, LLC. Secretary Cassel seconded. **Motion passed 4-0.**

FOR DISCUSSION AND ACTION: McKinney – 41 Hanshue Road – Preliminary Subdivision & Land Development Plan – Review Time Extension

Zoning Officer Chlebnikow said that the applicant of the 41 Hanshue Road plan has granted a time extension. Secretary Cassel made a motion to accept the time extension. Supervisor Studer seconded. **Motion passed 4-0.**

FOR DISCUSSION AND ACTION: 2026 Roadway Project – New Enterprise Stone & Lime Co., LLC – Application for Payment No. 2 – $31,614.41

Chairman Cordaro asked if there was any public comment for this newly added item. There was no public comment.

Secretary Cassel made a motion to approve payment to New Enterprise Stone & Lime Co., LLC in the amount of $31,614.41. Supervisor Studer seconded. **Motion passed 4-0.**

FOR INFORMATION: September 2026 Active Project Status Report

Zoning Officer Chlebnikow provided a report for the Supervisors to review the status of active Township projects.

Manager's Report:

FOR APPROVAL: Fire Police for Hummelstown Arts Festival and Halloween Parade

Manager Wuestner said that at the last meeting, these items were not submitted in time to be on the agenda, so the Supervisors gave permission to add them for retroactive approval. Supervisor Studer made a motion to approve the use of the South Hanover Fire Police at the Hummelstown Arts Festival and Halloween Parade. Secretary Cassel seconded. **Motion passed 4-0.**

FOR APPROVAL: Recommendation from Parks and Recreation Board – Trees for Patriot Park

Manager Wuestner introduced Parks and Recreation Director Stefanie Demers to present the plan for planting trees in Patriot Park as recommended by the Parks and Recreation Board. Ms. Demers said that there will be approximately sixty-three trees planted. The cost of each tree is approximately $250. One of the benefits to these trees would be the shade provided to anyone at the park or on the walking path. Chairman Cordaro asked if it would be possible to plant trees native to this area. Ms. Demers said it is something that can be investigated. Secretary Cassel made a motion to approve the purchase of trees to plant in Patriot Park based on the recommendation from the Parks and Recreation Board. Supervisor Studer seconded. **Motion passed 4-0.**

Mrs. Demers mentioned that the Fall Fest and Market will be held on October 17th from 10 am until 2 pm.

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

Treasurer's Report:

FOR INFORMATION: 2027 Minimum Municipal Obligation (MMO) for Pensions

Treasurer Heilman noted that no action is required for this item. He must certify that the information has been provided to the Supervisors. Chairman Cordaro asked if this is paid from the Township General Fund. Treasurer Heilman said yes, it is paid from the account that pays employees. It is the Township's contribution to employee pension funds.

Treasurer Heilman noted that the Sewer Authority audit is complete. Once the Township audit is complete, both sets of documents will be provided to Supervisors.

Secretary Cassel asked for the highest priority of each department to be documented as we approach budget discussions. He noted that we need to find a way to get the fire department the radios they need to continue their services.

Other Business:

Payroll and Invoices:

Motion: Secretary Cassel made a motion to approve the payment of payroll of $31,036.87 and invoices of $**393,337.87**. Chairman Cordaro asked if these payroll and invoice numbers included the payment to New Enterprise Stone & Lime Co., LLC. Treasurer Heilman said it does. Seconded by Supervisor Studer. **Motion passed 4-0.**

Payable Accounts & Payroll Total

General Fund (SH1)	$144,751.25
Sewer Revenue Fund (SH2)	$223,119.18
Fire Protection Fund (SH3)	$2,188.72
Parks & Rec Escrow Fund (SH5)	$11,108.70
Engineering Escrow Fund (SHE)	$4,830.52
Payroll Fund (SHP)	$85.02
Account Payable Total	**$393,337.87**
P/E 09-13-26 Payroll Total	$31,036.87
Grand Total	**$424,374.74**

Motion to Adjourn: Supervisor Studer made a motion to adjourn. The meeting adjourned at 7:30 p.m.

Respectfully Submitted,

Cheyanne Hench
Administrative Assistant