

Approved 9/8/25

**HAMILTON TOWNSHIP
BOARD OF SUPERVISORS MEETING MINUTES
August 4, 2025**

CALL TO ORDER: The meeting was called to order at 7:00 PM by Ronald L. Weidner. Supervisors present were Ronald L. Weidner, Jeremy P. Smith, and Ryan M. Groft. Also present were Chad Clabaugh, P.E., from C.S. Davidson, Inc.; Solicitor Melissa Kelso, Esq.; and Secretary/Treasurer Megan Carper.

APPROVAL OF AGENDA PER ACT 65: Ronald L. Weidner provided the amended agenda to the Board of Supervisors. *Jeremy P. Smith made a motion to approve the agenda with the following amendment: Resolution 2025-21 to be added under New Business. This item meets the Act 65 expectation due to its urgency and a deadline before the next regular meeting, seconded by Ronald L. Weidner. **The motion was unanimously approved.***

APPROVAL OF MINUTES: Minutes of the regularly scheduled meeting on July 7, 2025, were presented. *Ronald L. Weidner made a motion to approve the July 7, 2025 Regular Meeting Minutes, seconded by Jeremy P. Smith. **The motion was unanimously approved.***

PUBLIC COMMENTS: There were no public comments at this time.

OLD BUSINESS:

1. **Pennwood Products – Stormwater Pond:** *Ronald L. Weidner made a motion to table the Pennwood Products stormwater pond waiver request as there were no additional updates, seconded by Jeremy P. Smith. **The motion was unanimously approved.***

NEW BUSINESS:

1. **Acceptance and Approval of the Minimum Municipal Obligation (MMO) for 2026:** *Ronald L. Weidner made a motion to table the Minimum Municipal Obligation (MMO) for 2026 while we wait for additional information, seconded by Jeremy P. Smith. **The motion was unanimously approved.***
2. **Neff O&M Agreement:** *Ronald L. Weidner made a motion to table the Neff O&M Agreement, seconded by Jeremy P. Smith. **The motion was unanimously approved.***
3. **JW Paving O&M Agreement:** *Ronald L. Weidner made a motion to table the JW Paving O&M Agreement, seconded by Jeremy P. Smith. **The motion was unanimously approved.***
4. **GPS Plan Update:** *Ronald L. Weidner made a motion to approve the GPS Plan update, seconded by Jeremy P. Smith. **The motion was unanimously approved.***
5. **Resolution 2025-21 – MS-4 Funds:** *Jeremy P. Smith made a motion to adopt Resolution 2025-21 to reinvest the maturing CD with an additional \$25,000 added annually upon maturity, seconded by Ryan M. Groft. **The motion was unanimously approved.***
6. **Yohe Septic Repair Waiver Request:** *Jeremy P. Smith made a motion to approve the Yohe septic repair waiver request to waive the 100 ft isolation distance requirement, seconded by Ronald L. Weidner. **The motion was unanimously approved.***
7. **Adams County Library System:** Presentation by Erica Duffy on library services and support.
8. **State Police:** Monthly report is posted on the bulletin board.
9. **Northeast Adams Co. No. 32 Fire:** Monthly report is posted on the bulletin board.
10. **United Hook & Ladder Co. No. 33:** Monthly report is posted on the bulletin board.
11. **Adams Regional EMS:** Monthly report is posted on the bulletin board.

PLANNING COMMISSION RECOMMENDATIONS FOR ACTION AND/OR STATUS REPORT OF ACTIVE PLANS:

1. **K-Hill Cul-de-sac Plan:** *Ronald L. Weidner made a motion to table for further discussion with applicant engineer, seconded by Ryan M. Groft. **The motion carried unanimously.***

COMMITTEES AND MEETING REPORTS:

1. **East Berlin Area Community Center (EBACC):** Ryan Groft reported that the EBACC board met on July 28th to review committee updates and budget items, including the hiring of Drew Neal from Neal Strategy Group as a new fundraising and grant-writing partner. Upcoming events include National Night Out on August 5th and an indoor clearance sale from August 14–16. In June, 270 volunteers contributed 1,476.25 hours, with \$16,541.08 in retail sales and \$3,314.07 in event revenue. The next board meeting is August 25th.
2. **Abbottstown Paradise Joint Sewer Authority (APJSA):** Kevin Moul – No Report.
3. **Emergency Management:** Paul Minnich – Paul Minnich reported significant flooding on July 12 in several areas of the township, including Old Mill Rd, Forest Dr, Woods Rd, and Protectory Rd. It was attributed to heavy rain, altered grading from nearby construction, and debris buildup. Township crews responded to clear blockages and restored

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proper water flow promptly. Paul also raised concerns about ongoing drainage issues and standing water near the former Lawrence property.

4. YATB Tax Board Reports: Jeremy Smith reported that at the July 28th YATB meeting, it was reported that EIT collections through Q2 were up 5.1%. The bureau's operating fund showed \$2.2 million in total income and \$1.3 million in expenses, resulting in a net operating income of \$855,670. The board adopted the Act 32 EIT rules and regulations, and Hamilton Township's ownership share in the event of liquidation was confirmed at 0.24%. A new policy was adopted to record meetings until minutes are approved. Roth contribution options were approved for the 457(b) plan.
5. ACTCC Tax Board Reports: Jeremy P. Smith - No report.
6. Roadmaster's Report: Ronald L. Weidner reported that recent flooding was the most significant issue last month. Don Blackburn is no longer employed by the Township. The remaining road crew have been doing very well during the transition. Ron emphasized that residents should call the Township office to report any road issues. Never hesitate to call and follow up either.
7. East Berlin Area Joint Authority: Ronald L. Weidner provided an update on the potential sale of the East Berlin area joint authority. The system's appraisal is complete, and a decision is pending. At a prior meeting, the board was split on whether to sell. Concerns were raised over PFAS contamination in one of the wells and the high cost of filtering it. York Water and American Water have shown interest in purchasing the system.

ENGINEER'S REPORT: Chad Clabaugh, C.S. Davidson, Inc. reported on various projects:

- Esh Subdivision – 2997.3.01.20: Aug. 2025 – CSD attended a meeting on 8-30-2025 to review some of the more substantial comments from the review letters, specifically the comments from the County Zoning review. The applicant indicated that they would like to proceed with just two of the three lots at this time to avoid the requirement to build a street at this time. We are currently waiting for a revised plan to that effect. Separately a separate effort will be initiated to revise the zoning in that area.
- Cashman Development Stormwater Management Plan – Aug. 2025: CSD reviewed the plan and issued a letter dated 7-23-2025 with 18 comments. CSD also sent an e-mail dated 7-23-2025 indicating the following:
 - That the township decided to review this plan against certain ordinance requirements such as the SALDO but not make it go through the Land Development process.
 - That, because this is a full storm plan (not just small project approach), it must go to the P.C. and the Supervisors for approval.
 - That one of the big-ticket items is the requirement to build a sidewalk.
- K-Hill – N. Pheasant Way Cul-De-Sac: Aug 2025 – The P.C. recommended conditional approval in April 2025 – No follow up from the applicant has been received to address the conditions of approval. A letter was issued dated 7-10-2025 providing a deadline of 10-31-2025 for a revised plan and supporting documentation to be provided.
- Final Grade Land Development: Aug. 2025 – CSD met with the applicant to review LD requirements as well as discuss existing “grandfathered” impervious. CSD also had correspondence with the applicant's engineer to review google imagery of existing impervious. We anticipate a new land development plan submittal in the near future.
- JW Paving Stormwater Plan: Aug. 2025 – CSD reviewed the revised plan dated 4-15-2025 and issued a letter dated 7-16-2025 with 2 comments.
- Neffs Properties Stormwater Plan (1113 Rte. 194 N.): Aug. 2025 – CSD reviewed the revised plan submitted on 7-1-2025 and issued a letter dated 8-4-2025 with 6 comments.
- Griffith Stormwater Plan – 727 700 Road: Aug. 2025 – A letter was sent to the applicant dated 7-15-2025 requesting a revised plan be provided by 10-31-2025 to avoid rejection of the plan.
- Little Life Enrichment Stormwater Plan: Aug. 2025 – CSD issued an e-mail / inspection report (with photos) on 7-16-2025. The applicant responded the same day indicating that they will address the comments as soon as they can get on their contractor's schedule.

SOLICITOR'S REPORT: Solicitor Melissa Kelso, Esq.– No additional comments at this time.

ZONING OFFICER'S REPORT – PMCA: James Graham. Ronald L. Weidner reported on the July 2025 report, which included eighteen permits or exemptions issued, zero stop work orders, two new complaints handled, ten pending violations, and four active subdivision/land development plans.

MOTION TO PAY THE BILLS: General Fund. *Ronald L. Weidner made a motion to approve payment of the General Fund bills, seconded by Jeremy P. Smith. The motion was unanimously approved.*

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PUBLIC COMMENTS:

- Mr. Yohe asked about the previously discussed AI/data center project, specifically its large electric demands and whether Med-Ed would upgrade the nearby substation. The Board shared that the developer recently pulled back from the project without explanation, and it's unclear if it will move forward.
- Ryan Fox shared that he recently planted 400 native trees on his property through a multi-agency erosion control program. He also asked if the Township currently participates in the Council of Governments (COG). The Board explained that they do not at this time, as prior participation offered little benefit. Ryan also suggested the Township consider inviting PLGIT to a future meeting. He inquired about the Roadmaster position and whether Chairman Ron Weidner is currently filling the role. The Board confirmed that he is, and Ryan expressed his support and confidence in the current setup.

COMMENTS from the Board of Supervisors:

- **Ron:** *"Thank you all for coming. Have a good Labor Day — won't see you until after that. If you see anything out there, call in and leave a message. We'll get to it. If we don't, call again. We don't let the voicemail fill up, so you can always leave a message. And if you see us out, feel free to flag us down when we go by or something."*
- **Jeremy:** *"Thanks, everybody, for coming and thanks for being patient last week as we had vacations and were short-staffed."*
- **Ryan:** *"Thanks for coming out and keep mowing."*

MEETING SCHEDULE:

- Planning Commission Meeting: Tuesday, August 19, 2025 at 7:00 PM
- Finance & Budget Committee Meeting: Tuesday, August 26, 2025 at 7:00 PM
- Board of Supervisors Regular Meeting: Monday, September 8, 2025 at 7:00 PM (*moved due to Labor Day*)

EXECUTIVE SESSION: An executive session was announced to occur immediately following the regular meeting for personnel matters.

ADJOURNMENT: *Ronald L. Weidner made a motion to adjourn at 7:55 PM, seconded by Jeremy P. Smith. **The motion was unanimously approved.***

Minutes were recorded and transcribed by

Megan Carper
Secretary/Treasurer