

Approved 12/1/25

**HAMILTON TOWNSHIP  
BOARD OF SUPERVISORS MEETING MINUTES  
November 3, 2025**

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**CALL TO ORDER:** The meeting was called to order at 7:00 p.m. by Ronald L. Weidner. Supervisors present were Ronald L. Weidner, Jeremy P. Smith, and Ryan M. Groft. Also present were Solicitor Katie James, (representing Township Solicitor Melissa Kelso, Esq.); and Secretary/Treasurer Megan Carper.

**APPROVAL OF AGENDA PER ACT 65:** Ronald L. Weidner provided the agenda to the Board of Supervisors. *Jeremy P. Smith made a motion to approve the agenda as presented, seconded by Ryan M. Groft. **The motion was unanimously approved.***

**APPROVAL OF MINUTES:** Minutes of the regularly scheduled meeting on October 6, 2025, were presented. *Ronald L. Weidner made a motion to approve the October 6, 2025, Board of Supervisors Meeting Minutes as written, seconded by Jeremy P. Smith. **The motion was unanimously approved.***

**PUBLIC COMMENTS:** Al Oussoren asked why the November Finance & Budget Meeting was canceled. It was explained that the 2026 Budget was already completed and is being advertised for adoption at tonight's meeting.

**OLD BUSINESS:**

1. **Pennwood Products – Stormwater Pond:** Engineer reported no updates at this time and no active communication from the developer. Recommendation is to remove the item from the agenda until further notice. *Ronald L. Weidner made a motion to remove Pennwood Products from the agenda until the applicant provides an update, seconded by Ryan M. Groft. **The motion was unanimously approved.***
2. **JW Paving O&M Agreement:** *Ronald L. Weidner made a motion to table the JW Paving O&M Agreement as there were no additional updates, seconded by Ryan M. Groft. **The motion was unanimously approved.***

**NEW BUSINESS:**

3. **Authorization to Advertise the 2026 Proposed Budget:** *Jeremy P. Smith made a motion to authorize advertisement of the 2026 Hamilton Township Proposed Budget for public review, seconded by Ronald L. Weidner. **The motion was unanimously approved.***
4. **Authorization for Use of CPA for 2025 Audit and FY2026:** *Ronald L. Weidner made a motion to engage SEK, CPAs & Advisors to perform the 2025 audit and Fiscal Year 2026 financial review, seconded by Jeremy P. Smith. **The motion was unanimously approved.***
5. **Resolution 2025-25 – Transfer of Remaining Resident Escrow Accounts to Members 1st Federal Credit Union:** *Jeremy P. Smith made a motion to approve Resolution 2025-25 authorizing the transfer of residential escrow accounts to Members 1st Federal Credit Union, seconded by Ronald L. Weidner. **The motion was unanimously approved.***
6. **Liquid Fuels Estimated Allocation for 2026** is \$130,764.22. Estimated Turnback Allocation for 2026 is \$10,000.
7. **State Police:** Monthly report is posted on the bulletin board.
8. **Northeast Adams Co. No. 32 Fire:** Monthly report is posted on the bulletin board.
9. **United Hook & Ladder Co. No. 33 Fire:** Monthly report is posted on the bulletin board.
10. **Adams Regional EMS:** Monthly report is posted on the bulletin board.

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**MEETING WAS RECESSED AT 7:08 PM FOR THE PURPOSE OF CONDUCTING A PUBLIC HEARING TO CONSIDER AMENDMENT TO §150 ZONING: REZONING FROM MIXED USE CORRIDOR (MUC) TO AGRICULTURAL PRESERVATION (AP).**

1. **Zoning Ordinance Amendments – §150, Articles 11 & 12:** Chairman Ronald L. Weidner provided a summary of the proposed amendment to rezone approximately 169 acres from Mixed Use Corridor (MUC) to Agricultural Preservation (AP) to better align with the property's existing and intended agricultural use, aligning with consistent public feedback expressed during previous meetings in support of maintaining Agricultural Preservation within the Township. No public comments were received. *By roll call vote, Ronald L. Weidner, Jeremy P. Smith, and Ryan M. Groft each voted in the affirmative. **The amendment was adopted by unanimous vote.***

**PUBLIC HEARING ADJOURNED AT 7:11 PM.**

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

1. **K-Hill Cul-de-sac Plan:** A revised plan was received on October 30, 2025. *Ronald L. Weidner made a motion to table the K-Hill Cul-de-sac Plan pending further discussion and review of the new plan, seconded by Ryan M. Groft. **The motion was unanimously approved.***
2. **Esh Final Minor Subdivision Plan:** *Ronald L. Weidner made a motion to table the Esh Final Minor Subdivision Plan pending compliance with the items specified in the Township Engineer's October 21, 2025 review letter, seconded by Ryan M. Groft. **The motion was unanimously approved.***

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**COMMITTEES AND MEETING REPORTS:**

1. **East Berlin Area Community Center (EBACC):** Ryan M. Groft reported that a donation goal of \$100,000 by the end of 2025. September volunteer hours totaled 1,562.75; retail sales were \$19,790.44, and kitchen revenue was \$839.25. Upcoming events include a Clearance Sale (Nov. 5–8), Christmas Shop (Nov. 13–15), Walk-In Turkey Dinner (Nov. 13), Soup & Pie Sale (Nov. 26), and Black Friday Sale (Nov. 28). Next meeting is scheduled for Nov. 24.
2. **Abbottstown Paradise Joint Sewer Authority (APJSA):** Kevin Moul – No Report.
3. **Emergency Management:** Paul Minnich – No Report.
4. **YATB Tax Board Reports:** Jeremy P. Smith reported YATB disbursements were slightly down from last year, but EIT revenues are up 4.3%. Approved the 2026 operating budget of \$7.4 million and capital expenditures.
5. **ACTCC Tax Board Reports:** Jeremy P. Smith noted that the next ACTCC meeting is scheduled for Wednesday.
6. **Roadmaster's Report:** Ronald L. Weidner reported that mowing, trimming, and equipment maintenance continue. The International dump truck will require upcoming maintenance. At this time, the Road Crew currently consists of three employees and one to two on-call personnel available for snow removal as needed.
7. **East Berlin Area Joint Authority:** Ronald L. Weidner noted that the next meeting is scheduled for Thursday.
8. **Election Day:** Tuesday, November 4 – Township Office closed as the building serves as a polling location.
9. **Thanksgiving Holiday:** Office closed Thursday, November 27.
10. **Upcoming Zoning Hearing:** 484 Brough Road – Variance/Special Exception request. Hearing date to be announced.

**ENGINEER'S REPORT:** Ronald L. Weidner (on behalf of Chad Clabaugh, C.S. Davidson, Inc.) reported on various projects:

- Miller Storm Plan – 160 Pine Run Rd.: Nov. 2025 – CSD reviewed the revised plan dated 10-7-2025 and issued a letter dated 10-15-2025 recommending approval conditioned on the enactment of the stormwater operation and maintenance agreement.
- Esh Subdivision – Nov. 2025 – CSD provided a letter dated 10-21-2025 with 7 comments. The planning commission recommended conditional approval conditioned on comments 1,2,3,5, and 7 that letter.
- Cashman Development – Stormwater Management Plan – Nov. 2025 – The waivers were approved, and the plan was conditionally approved at the Oct. BOS meeting. A revised plan was received on 10-7-2025 via e-mail to address the conditions of approval. CSD will review and provide correspondence.
- Redding Rentals - Athletic Complex – Nov. 2025 – The Traffic Study for the proposed Athletic Complex was submitted for review on 10-27-2025. CSD will review prior to the December P.C. meeting.
- K-Hill – N. Pheasant Way Cul-De-Sac – Nov. 2025 – A revised plan was submitted on 10-30-2025 to address conditions of approval. Also, a security cost estimate was submitted on 10-31-2025. CSD will review both and provide recommendations.
- Final Grade Land Development – Nov. 2025 – We received correspondence from the applicant anticipating revised plans to be submitted by Nov. 5, 2025. This will allow CSD to review by Nov. 18th P.C. meeting.

**SOLICITOR'S REPORT:** Solicitor Katie James – No additional comments at this time.

**ZONING OFFICER'S REPORT – PMCA:** The Zoning Officer issued 11 permits during the month of October, including new dwellings, accessory buildings, and various residential improvements. There are currently 2 open complaints and 1 pending zoning violation under review. One zoning hearing application remains pending for 484 Brough Road.

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

**PUBLIC COMMENTS:**

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- Gary inquired about the orange markings along Pine Run Road and Winding Lane. The Roadcrew will look into it and report back.
- Dylan Ellicot had a few follow up questions regarding the zoning officer report. Discussion followed by numerous other residents.

**COMMENTS FROM THE BOARD OF SUPERVISORS:**

**Ronald L. Weidner** – “Thank you all for coming out tonight, and have a happy and safe Thanksgiving.”

**Jeremy P. Smith** – “Thanks everyone for coming. Have a great Thanksgiving.”

**Ryan M. Groft** – “Appreciate everyone being here this evening. Have a wonderful Thanksgiving.”

**MEETING SCHEDULE:**

- Planning Commission – Tuesday, November 18, 2025, at 7:00 p.m.
- Finance & Budget Meeting – Tuesday, November 25, 2025, at 7:00 p.m. - Cancelled
- Board of Supervisors Meeting – Monday, December 1, 2025, at 7:00 p.m.

**ADJOURNMENT:** *Ronald L. Weidner made a motion to adjourn at 8:04 p.m., seconded by Jeremy P. Smith. **The motion was unanimously approved.***

Minutes were recorded and transcribed by

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Megan Carper  
Secretary/Treasurer