

The regular meeting of the Monroe Township Board of Supervisors was called to order by Chairman Thompson. The Pledge of Allegiance was said by all.

ATTENDANCE

Tim Thompson, Chairman
Wilbur Wolf, Vice Chairman

Ryan Jongezoon, Engineer
Gib Patton, Solicitor
Karen Lowery, Secretary

Mr. Thompson thanked the attendees for participating in the meeting. He added that the meeting is being live streamed and asked for cell phones to be silenced. If making a comment, please state your name and if you are a resident. Please speak up and keep comments to no longer than 3 minutes.

PUBLIC COMMENT

Jeff Akers, resident, acting as a facilitator for his neighbors previously emailed a list of talking point to the Supervisors regarding the Meadows of Ashcombe development. The talking points listed previous review of the sketch plan and concerns of the new development connecting to Lucinda Lane. He requested that the plan not be approved, and returned to the Planning Commission to work toward a safer traffic plan.

Tina Prins, resident, asked that the Board consider using PA Municipal Planning Code 609.2 that provides a 180 moratorium to revise the Zoning Ordinance to address data centers. The data centers will steam roll us and dry up the wells.

Rodney May, resident, stated the plan is in violation of the SALDO Section 602.3.1.b - minimize the impact of the project upon non-site trips. A second entrance would be the least impact on tax payers who have resided here for 20+ years.

Suzanne Sunday, resident, shared there will be a Memorial Day Ceremony at the Mt. Zion Cemetery on May 25th. She added that on May 23rd at 10:30 am Col. Beltz will have a presentation about Col. Zinn at the Cumberland County Historical Society and on May 24th at 2 pm there will be a walking tour of Churchtown focusing on our history and our hero's. A wayside marker was placed at the cemetery for Col. Zinn thanks to the DPW's help. And another wayside marker is going to be placed to share history about the fields where there were 2,000 Confederate troops and 150 stolen supply wagons.

Rachel and Chris Backert, residents, shared they have two children and Lucinda doesn't have sidewalks., so 50 extra cars would make it unsafe for children to bike, walk, skate on the road. The extra traffic will also affect Rosegarden and there needs to be concern for the safety of all children.

Phil Walsh, non-resident, stated the plans show 16 closed depressions and he hopes the developer would have a geotechnical assessment done on the area.

Heather Nairn, resident, added that it's not just about the kids, there are also seniors who walk and there aren't any sidewalks. There road isn't make for extra traffic, as it's not paved, it's just oil and chipped.

Diane Billman, resident, stated that the March Planning Commission minutes state Mr. Rogalski noted there was a scoping meeting with PADOT where the second entrance was eliminated and reinstating the Lucinda Lane connection. She questioned when the meeting happened. The residents of Lucinda feel out of the loop because they thought the new development wouldn't connect due to previous discussions, so they didn't look for additional meetings regarding this matter.

PERSONS TO BE HEARD

Deanette McMichaels stated that on February 12 she originally shared concerns about her home being built inconsistently with the plans that were approved. The Department of Labor and Industry investigated her concerns and found that no amended plans were submitted to changes being made. There were issues found with the HVAC, the finished basement, insulations and exterior steps. Six inspections were done and the certificate of occupancy issued by Approved Code Services, a third-party company. She added that she is the end unit of a three-unit structure and similar conditions may exist in the other units. She would like to follow up on the review mentioned in February and find out what action will be taken since violations have been confirmed. Will the township formally acknowledge the construction deviated from the approved plans without approvals, review other homes in community to determine if similar violations exist, and will immediate action be taken to address the know safety hazards including the non-compliant exterior steps. What changes will be implemented to ensure a certificate of occupancy is not issued when homes do not match approved plans. She asked for a clear written response defining the next steps, outlining the position of the township and actions that will be taken. She provided a summary and a 4-page letter from Labor and Industry to the Board to accompany the binder provided in February.

CONSENT AGENDA

1. Approval of Minutes – March 31, 2026 – Stormwater/MS4 Workshop
 - April 9, 2026 – Regular Meeting
 - April 27, 2026 – Fire Company Workshop
2. Roadmaster's Report – April 2026
3. Engineer and Zoning Report - April 2026
4. Zoning Report – April 2026
5. Fire Marshal Report – April 2026
6. Reaffirm Allenberry Resort Plan
7. Reaffirm Porches of Allenberry Phase 4 Plan
8. Authorize the Transmission of the Maple Lane Farm Market Sewage Module to DEP
9. Approval of Bills (as prepared)

On the motion of Mr. Wolf, and seconded by Mr. Thompson, and by majority vote of the Supervisors, it was duly RESOLVED to approve the Consent Agenda with minor edits.

OLD BUSINESS

FIREHOUSE FEASIBILITY UPDATE

Mr. Jongezoon will need the list of previous expenses from the fire company to work on a list of what the fire company is responsible for and what the township is responsible for as far as the lease.

Mr. Thompson stated a workshop was held to discuss the three options with the firehouse and the Supervisors agreed the best option was to build a new fire house with a cost around \$9 million. They felt the new building having a life of 100 years vs. renovating the current building with a life of 30 years was a better option. The new building is not a definite, but they are now looking at available funding, grants, and low interest loans to see what is available.

PARK PLAN UPDATE

Mr. Jongezoon said they are working on this and will have a draft to the Board in late June.

TOWNSHIP MANAGER HIRING UPDATE

Mr. Thompson said in the first round of applications they didn't find what they were looking for, so they will continue the search. Applications are being accepted through May 22nd and they will interview those who meet the qualifications.

ALLENBERRY RESORT SEWER CAPACITY DISCUSSION

Mr. Thompson said a meeting was scheduled with South Middleton last week, but South Middleton had to cancel and the meeting has been rescheduled for June 8th.

INVESTMENT OPTION DISCUSSION – RESOLUTION 2026-12

Mr. Thompson said the Board is looking at options to invest approximately \$4 million, but there are restrictions that the money be available at any time. We are receiving about \$19,000 in interest currently, but if invested we could potentially receive \$90-100,000 per year. He added that a meeting has been scheduled with PLGIT on May 26th to learn more. Mr. Wolf added that this resolution would establish a relationship with PLGIT and give us the authority to join PLGIT if we choose too, there is no commitment. We will be exploring multiple investment options.

On the motion of Mr. Wolf, and seconded by Mr. Thompson, and by unanimous vote of the Supervisors, it was duly RESOLVED to adopt Resolution 2026-12 to join PLGIT.

TRASH CONTRACT DISCUSSION

Mr. Thompson said we are in the last year of our trash contract and we need to look at bidding services for the upcoming years. Options have been presented to continue with the large toter and the bag option or have a large toter and low volume toter option. If we proceed with the toter option and no bags, all trash would have to fit within the toter and there would be changes to how yard waste is collected. Mr. Wolf added that is we remove the bag option and go

with 2 sizes of totter trucks would be fully automated. He suggested bidding it both ways and then we can choose which option would be best. There was also a question about holding a pre-bid meeting and if it needed to be mandatory to place a bid. Mr. Wolf felt the meeting should be held, but it doesn't need to be mandatory. Mr. Thompson agreed with the pre-bid meeting and bidding the collection with two options.

Diane Billman, resident, stated that Penn Waste disposes of the trash at the incinerator which produces energy rather than taking it to a landfill and suggested finding out how bidders dispose of the trash. She added that Penn Waste has limited recycling.

9/11 NATIONAL MEMORIAL TRAIL ALLIANCE

Mr. Thompson said the 9/11 National Memorial Trail Alliance request approval to place 6 signs throughout the township to mark the trail. We reached out the property owners and only heard back from two. The Board agreed to allow the signs at the two locations where the property owners responded, but not the other locations.

NEW BUSINESS

MEADOWS OF ASHCOMBE'S PRELIMINARY PLAN

Tim Mellott and Stephanie Sferlazza were present for the plan. Mr. Mellott said the proposed plan is for single-family detached homes with open space areas that will be built in 3 phases. There are 117.4 acres and according to the density limits they could fit 279 homes on this land, but have chosen to plan for 98 homes that would fit more consistently with the area. The main entrance will be on W. Grantham Road, with a stub connection to Lucinda Lane. Public water will be provided by Veolia Water from Cope Drive and there will be a fire hydrant added near Lucinda Lane. The sewer plan has been approved by Dillsburg Area Authority. The stormwater facilities have been designed to accommodate runoff from the McCormick Development. A sketch plan had been reviewed and discussed that showed two entrances on W. Grantham Road and after hearing concerns from Lucinda residents the developer was willing to not make the connection to Lucinda Lane. Mr. Mellott said he, Cumberland County, Paul Stone from Pennoni and Eric Kinard, the PennDOT District Manager held a meeting on December 17, 2025 to discuss the entrances and that is when PennDOT would not permit the 2nd entrance on W. Grantham Road. PennDOT publication 441 lists a provision that may allow additional entrances if there is 600ft. between entrances, but PennDOT again said no. Mr. Mellott stated that before the meeting ended, he clearly asked again if there would be any circumstances that could be met for a 2nd entrance to be permitted on W. Grantham and he was told no, a connection was available to Lucinda. Mr. Mellott then suggested a speed hump for the Lucinda connection to discourage traffic and the peak hour traffic study showed about 7 cars. He added they are willing to make the connection a cul-de-sac if that is what the township prefers and there will only be one access to the new development.

Mr. Thompson asked Mr. Jongezoon if it would be worth going back to PennDOT to revisit this matter since the entrances would be over 500' apart. Mr. Jongezoon said the chances of PennDOT changing their answer is very low. Mr. Mellott added their determination was a position of safety.

Mr. Wolf said PennDOT staff are doing their jobs, but believes it would be worth speaking with the District Engineer or the Secretary of Transportation along with our local

Representative and Senator before we give up on the idea. Mr. Mellott asked if the Township Engineer could be asked to reach out directly. The Board agreed. Mr. Mellott asked why they couldn't just go to the cul-de-sac option. Mr. Thompson said that one concern from the DPW is that a cul-de-sac creates a snow removal issue the Fire Company shared concerns about a gated connection could slow their response to an emergency.

Jeff Sibio, resident, asked why the cul-de-sac couldn't be used. In previous discussions there wasn't to be a gate, so that shouldn't be a concern. He referred to the traffic engineering and said that routing has nothing to do with closest main road, but has to do with the destination. He added that he ran a route analysis on the back third of the new development and it showed that most will exist through Lucinda/Rosegarden for any south bound route.

Beth Masland, resident, questioned if the boulevard entrance was wide enough to make a single access acceptable to PennDOT that the stub doesn't have to be open. Mr. Mellott clarified that it has nothing to do with the boulevard or width of the road, it has to do with the number of trips. This would be a single access to W. Grantham for 98 homes. Ms. Masland added that the 30 homes on Lucinda tend to go through Rosegarden if they are heading to Giant.

Rachel Backert, resident, said Rosegarden also has 3 entrances and sidewalks. And the high traffic time is also bus stop time, so it's a concern for parent. She added that those buying in that new development are choosing one exit.

Mr. Thompson asked if the cul-de-sac would be open for emergencies. Mr. Mellott said the roads wouldn't connect but there would be a grass or gravel area to allow access. He added that when Lucinda Lane was built the stub street was installed and paved so people knew the intention.

Maribeth Bucher, non-resident, said safety is a concern whether they have sidewalks or not. Rosegarden has maybe 3 stop signs and the rest are yields and no one yields. She feels that Rosegarden residents should also have a say since the traffic will come through their development as well.

Louise Henry, resident, said there is already a traffic problem at Williams Grove Road and W. Grantham.

Richard Esser, resident, asked if PennDOT is only saying one road or are they concerned with the road on the east end. Mr. Mellott said PennDOT is only concerned with having a limited number of connections on the state routes. Mr. Esser asked if the east entrance could be a right turn only. Mr. Mellott said he's not been given any chance for a 2nd entrance at all.

Jim Hoehn, resident, said Lucinda residents are concerned about their safety and we don't want the connection. There could be something done to allow emergency access. He suggested we contact our Representative and Senator to have a conversation.

Mr. Thompson said it sounds like the developer is okay with the cul-de-sac option. The best way forward is to allow one month for Monroe to reach out to all contacts to come up with a solution.

Mr. Wolf suggested we hold off any further discussion until we address the issue with PennDOT. He feels if we can get a 2nd authorized entry on Grantham Road that will eliminate the issue. He asked that the Township Engineer initiate the discussion and wait for answer before we go down any other road.

Mr. Mellott said they are fine with a single access and if a second entrance would be more dangerous why go that way. Mr. Wolf said because he is not fine with a single access.

Unknown, concerned about future residents and concerned there is no park/play space for the kids. She feels bad that the kids from Lucinda go over to the Rosegarden play area. Monroe should provide play space. Mr. Mellott said the township has a park and recreation requirement in their ordinance where land/improvements can be dedicated to the township or a fee in lieu of can be paid that is then used toward existing public parks. Townships typically prefer to have the money paid to maintain existing parks rather than have pocket parks. Mr. Mellott asked if the Rosegarden park is private, the residents said no.

Matt Lewis, resident, said the argument doesn't hold because the kids from their area can't get to the main township parks on their own. There needs to be a better rational.

Mr. Wolf understands there are items that will need to be looked at, such as the stub, the park, how funds are applied, access to Grantham Road, and more., He would like to address the access issue and get the answer before moving. If we need to cycle the plan back to the Planning Commission, if need be. Mr. Mellott asked that that decision be provided within the next month so they can address to keep the process moving. Mr. Jongezoon said that is a discussion for the Township and Planning Commission to have and provide input.

Maribeth Bucher, non-resident, said that Silver Spring Township when open space was provided, they would also require a soccer field or something similar since it all has be mowed and maintained.

Rodney May, resident, said there are ordinances in place that address everything that has been talked about.

Sharon Nelson, Planning Commission Chair, pointed out part of the requirement for a subdivision is that a percentage of land be open space. It was asked if the open space would be open to the public or owned by the homeowner's association and the answer was the latter. Mr. Mellott stated the path from the development to the Ashcombe's are would be public, but the area down to the creek would be private.

AWARD OIL/CHIP & LINE PAINTING BIDS FOR 2026

On the motion of Mr. Thompson, and seconded by Mr. Wolf, and by unanimous vote of the Supervisors, it was duly RESOLVED to award the oil and chip bid to Russell Standard at a cost of \$144,399.64 and award the line painting bid to Alpha Space Control at a cost of \$5,406.70.

APPOINT RECREATION BOARD MEMBER

On the motion of Mr. Thompson, and seconded by Mr. Wolf, and by unanimous vote of the Supervisors, it was duly RESOLVED to appoint Ann Orner to the Recreation Board with a term expiring in December 2030.

BOILING SPRINGS TRIATHLON

On the motion of Mr. Thompson, and seconded by Mr. Wolf, and by unanimous vote of the Supervisors, it was duly RESOLVED to approve the Boiling Springs Triathlon's request to use Township roads for their event on August 1, 2026.

EMPLOYEE HANDBOOK ADDENDUM – CDL CERTIFICATION AGREEMENT

Mr. Thompson explained a CDL is a requirement of employment, but new hires may not have their CDL. The addendum establishes that the township would pay for the class at a cost of \$6,000 and the employee would then have to sign an agreement to work for a certain number of years or payback the money if they leave before the time is up.

On the motion of Mr. Wolf, and seconded by Mr. Thompson, and by unanimous vote of the Supervisors, it was duly RESOLVED to approve addendum 803 CDL Certification as presented.

AUTHORIZATION TO HIRE DPW EMPLOYEES

On the motion of Mr. Thompson, and seconded by Mr. Wolf, and by unanimous vote of the Supervisors, it was duly RESOLVED to hire the two candidates as recommended on a memo from Mr. Greene dated May 7, 2026.

RESOLUTION 2026-11 ADOPTING MEETING RULES

Mr. Thompson stated the Board is looking to put rules in place to keep the meetings running efficiently and effectively. Mr. Wolf added that the rules clarify who can speak at the meetings, such as landowners, tax payers and those who are determined to have a standing. The rules would also change the amount of time for public comments from 5 minutes to 3 minutes.

On the motion of Mr. Wolf, and seconded by Mr. Thompson, and by unanimous vote of the Supervisors, it was duly RESOLVED to adopt Resolution 2026-11, which adopts meeting rules.

PURCHASE OF SPEED WARNING SIGNS

Mr. Thompson said there was some discussion about speed radar signs and how they can make the public aware of their speed. He feels that the sign mounted radars would be best and the DPW could make heavy pedestals for the radar signs so they could be moved. He would like to see signs at each end of Churchtown and then two other signs to be put in problem areas.

On the motion of Mr. Wolf, and seconded by Mr. Thompson, and by unanimous vote of the Supervisors, it was duly RESOLVED to purchase four speed warning signs and create pedestals with a total cost not to exceed \$10,000.

RESOLUTION 2026-13 STORMWATER FEE CHANGE

Mr. Thompson stated the Supreme Court made a ruling that the stormwater fee can't be a fee, it must be a tax. And today PSATS published that the ruling was for a municipality following home rule, not 2nd Class Township Code. 2nd Class Township's may collect the fee. We aren't sure what the future regulations will be from DEP, so the fee is going to be paused beginning with the 3rd quarter of 2026. Mr. Wolf added that this does not change the past levied fee and any amounts that are due. Some residents have paid ahead and we will figure out an accounting resolution to return those funds. Mr. Wolf stated that this is a pause, the fee maybe reinstated at some point and it may increase.

On the motion of Mr. Thompson, and seconded by Mr. Wolf, and by unanimous vote of the Supervisors, it is duly RESOLVED to adopt Resolution 2026-13, which pauses the stormwater fee beginning the 3rd quarter of 2026.

MONROE FIRE COMPANY REQUEST FROM FUNDRAISING MONIES

On the motion of Mr. Thompson, and seconded by Mr. Wolf, and by unanimous vote of the Supervisors, it was duly RESOLVED to approve a disbursement of \$10,000 to the Monroe Fire Company from the Community Day donations fund that has been set aside for them.

ORDINANCE 2026-01 VERIZON FRANCHISE FEE RENEWAL

On the motion of Mr. Wolf, and seconded by Mr. Thompson, and by unanimous vote of the Supervisors, it was duly RESOLVED to adopt Ordinance 2026-01, approving the Verizon Franchise Fee Renewal.

ACCEPT RESIGNATION OF DPW EMPLOYEE RODNEY COPENHAVER

On the motion of Mr. Thompson, and seconded by Mr. Wolf and by unanimous vote of the Supervisors, it was duly RESOLVED to accept the resignation of Rodney Copenhaver from the DPW.

PUBLIC COMMENTS

Kelly Miller, non-resident, she is a local business owner and a transplant from Nevada. She feels for Ms. McMichaels. She grew up in Nevada and worked in the construction industry where there was rapid growth and building plans weren't followed. What Ms. McMichaels said is important, is there any reassurance from the third-party firm for following the building codes.

Deanette McMichaels, resident, thanked the Board for allowing her to speak and share her concerns. She mentioned Approved Code Services during her statement, but added that she also has had words with Mr. Rogalski and they exchanged things. She had no issues building new homes in Hampden and they trusted the system. Monroe was the worst new build experience. She would be concerned if the same engineer who was in charge during the building of her home is still in charge for the building of new homes.

Chris Backert, resident, asked for clarification of what will happen next with the Meadows of Ashcombe plan, will this be on the June agenda. Mr. Thompson said we will hear something in the future and we will see how it goes at the next Planning Commission meeting. Mr. Wolf clarified that this matter will be on the June agenda we don't know what the discussion will be. We have not decided to send the plan back to the Planning Commission at this time, but that could happen at the June meeting depending on what information we get.

Patricia Leib, Joseph T. Simpson Library Board Trustee, thanked the Supervisors for their support. The library is more than books, they give people the opportunity to print, scan, and upload. They are looking for a Monroe Township resident to join the Board of Trustees and she would love to talk to anyone who is interested.

Debra Sunday, resident, is sympathetic to the traffic concerns on Lucinda Lane. She lives on Longmeadow Street which used to be a dead end, but now it connects into Trindle Station and is used as a short cut.

Louise Henry, resident, stated lives at the intersection of Park Place and Williams Grove Road. She doesn't want to look at a data center and doesn't think farm land should be taken for a data center.

Phil Walsh, non-resident, shared concerns about the Nature Preserve and 6 springs that feed Trout Run in Upper Allen Township. He is also concerned about what will happen to a Civil War era farm that was built in 1861 and is on the proposed land.

Steve Johnson, non-resident, thanked the Board of putting Ordinance 2025-03 in place which sets guidelines for locations, noise and water. The land proposed for the data center is zoned R1, not Industrial or Highway Commercial, so the zoning would have to be changed which the Board is not obligated to do. He shared three requests with the Board, 1) make application materials, letter of intent or pre-application records public prior to the June 11th meeting; 2) commit that any rezoning or overlay decision will be measured against Ordinance 2025-03 and the Comprehensive Plan and to share if anyone from the township has been in contact with the applicant; and 3) commit that the parcels currently zoned as R1 will remain R1. Mr. Thompson said he is not aware of any applications being submitted to the township.

Louise Lehrman, resident, asked if the data center should be allowed to present to the Board. Mr. Thompson stated the new meeting rules may limit that ability. He asked Mr. Patton if we are legally obligated to allow them to present. Mr. Patton said he doesn't know more than the initial contact was made for a presentation and council advised to allow residents to speak on this matter. He maintains the position not to engage on any specifics or particulars on this. He suggested that we do not comment on this matter any further until we get things ironed out.

Lisa Watts, landowner, shared environmental and public health concerns associated with data centers. She provided a handout to the Board. She asked how would company be able to mitigate all of the health and environmental concerns when not one other data center has succeeded.

STAFF COMMENTS

Mr. Wolf thanked all of the audience who stuck it out and thanked everyone who is going to participate in this activity moving forward. This is civics in action and this is where all of the politics start. He thanked those involved.

Mr. Thompson said that Community Day will take place on June 20th. Volunteers are needed for the games and there will be sign-up sheets available during Election Day.

Mr. Thompson also appreciates the public's engagement and thanked everyone for attending.

ADJOURN

On the motion of Mr. Thompson, and seconded by Mr. Wolf, and by unanimous vote of the Supervisors, it was duly RESOLVED to adjourn the meeting at 9:40 PM.

Respectfully submitted,

Karen M. Lowery, Secretary