

East Hanover Township Planning Commission
Meeting Minutes
April 16, 2026

Members:

*Marvin Smith
*Justin Beamesderfer
*Mike Long
*Dennis Grubb
*Kenneth Moyer

*= Present for the meeting

Others Present:

Erik Harmon, Township Manager
Steve Dellinger, Township Planner, Hanover Engineering

The meeting was called to order at 7:30 pm.

All members were present.

Minutes from the previous meeting (March 19, 2026) were approved. Minutes from the public meeting at the Ono Fire Hall (March 31, 2026) were approved with one revision.

Public Comments: None.

New Business: None.

Old Business: None:

Other Business:

- The Commission reviewed a summary of the comments received at the public meeting regarding the Agricultural Conservation District regulations, held on March 31, 2026.

They discussed comments related to a potential decrease in property value and concerns that the proposed zoning amendments might make properties less attractive for voluntary conservation programs, such as the Army Compatible Use Buffer (ACUB) program. Mr. Harmon stated that he spoke with the FTIG REPI Coordinator (ACUB is transitioning to a new name—Fort Indiantown Gap Readiness and Environmental Protection Integration (REPI) Program) and with Mr. Tom Inge of the Ward Burton Wildlife Foundation, the primary partner for the Fort Indiantown Gap ACUB program, about these concerns.

Both the REPI Coordinator and Mr. Inge stated that they did not believe the zoning changes would diminish their interest in partnering with landowners for conservation deed restrictions or conservation easements. They emphasized that property size and location are the primary factors when ranking a property's potential for ACUB/REPI. They also noted the permanence of the ACUB/REPI program compared to zoning regulations, which can change over time. However, they acknowledged that the zoning amendments could potentially affect the "Fair Best Use" appraisal

obtained as part of the ACUB/REPI process, since the number of permitted subdivisions would be reduced.

The Commission also reviewed comments regarding voluntary inclusion in the zoning change and concerns about government control and property restrictions. A question was raised about whether previous subdivisions occurring after November 11, 1984 (the current date used to determine a parent tract, which forms the basis for limiting the number of permitted subdivisions) would count against future subdivision allowances. For example, if a property is currently permitted six (6) additional lots, has already subdivided three (3) lots since November 11, 1984, and the new regulations would allow only four (4) additional lots, would the property have only one remaining subdivision lot? The Commission noted that this issue would need to be addressed in the draft regulations.

The Commission reviewed comments regarding permitted uses, specifically agriculturally oriented commercial establishments. They also reviewed comments about the fairness and scope of the proposed zoning district, with some commenters suggesting that the changes should apply to all agricultural lands. Doug Porter, 5 Groff Road, asked why the Commission is focusing on contiguous groups of properties 50 acres and larger. The Commission discussed comments related to allowing larger subdivisions—such as new lots 50 acres or more, as well as lot additions—and considered whether establishing a minimum lot area for the parent tract would be beneficial.

The Commission will continue to review the draft regulations at future meetings.

- Mr. Dellinger provided additional information on data centers, including draft regulations from a nearby township with comments from Mr. Dellinger. The Commission discussed on-site energy generation, potential impacts related to sound, electricity usage, air emissions, decommissioning, and water usage. They reviewed possible setbacks, minimum lot size, maximum building height, buffering requirements, and backup generators. They also examined the differences between large and small data centers and how those categories might be defined within the ordinance. At this time, the Commission is leaning toward allowing data centers as a special exception use with specific criteria. Members will review the draft ordinance provided and a model ordinance to be provided by Mr. Smith prior to the next meeting.
- The Commission previously deferred discussion of several topics to a future meeting. These include Transportation Studies and Official Map Development; No-Impact Home Businesses; I-81 Proposed Development and Intermodal Truck Parking; Microbreweries/Distilleries/Wineries; Bulk Water Extraction; Industrial Hemp; Natural Gas Compressor Stations, and well setbacks.

Monthly Zoning Permits Review: The Commission reviewed the list of zoning/building permits issued (8) since the previous meeting.

The meeting was adjourned at 8:54 pm.

Submitted by Erik Harmon