East Hanover Township, Lebanon County
Municipal Building
1117 School House Road
Annville, PA 17003
Special Session – July 17, 2026

The Board of Supervisors convened a special session at 11:00 am for general and all purposes, including discussion about a development proposal for the property located at 10244 Allentown Blvd. The meeting was open for the public to attend.

Chairman	-	Edward Heagy	Present
Vice-Chairman	-	Stefan Wentling	Present
Secretary/Treasurer	-	Dennis Grubb	Present
Township Manager	-	Erik Harmon	Present

10244 Allentown Blvd –

Township Manager, Erik Harmon, provided a summary of the request received from a developer regarding 10244 Allentown Blvd. The property is approximately 44 acres in size and is located in the High Density Residential zoning district. Townhouses are permitted in this district, provided the development is served by public water and public sewer. Currently, there is no public sewer or water nearby, with the closest public sewer connection being approximately 3,000 feet to the west along Jonestown Road in neighboring East Hanover Township, Dauphin County (EHTDC). The Developer had previously submitted an extension/connection request to the EHTDC Municipal Authority, which was denied. Recently an attorney for the Developer contacted the Township Solicitor, Colleen Gallo, to ask if the Township would consider accepting dedication of a sewer collection & conveyance system, and wastewater treatment plant. Harmon had asked the Township's wastewater engineer, Brad Youst with Hanover Engineering, to provide some information and feedback about this request.

Mr. Heagy asked Mr. Harmon to read aloud the questions/comments provided by the wastewater engineer. (Note: The numbered list below represents the comments from the engineer. Discussion/questions at the meeting are shown in italics. Comments/questions have been summarized for brevity.)

1. Are there any other options, such as draining to (or, pumping to) the EHTMA / Grantville sewer system?
   As stated above, the Developer's request to extend and connect to the EHTDC sewer system was denied.
2. How will the developer provide public water to the site? Would the proposed public entity have the right to extend water service into this part of the Township and would any other inter-agency agreements or regulatory approvals be required?
   We have only received preliminary information from the Developer, but it seems that their intention is to construct a Community Water System (sourced by on-site wells), permitted through PADEP. It is worth noting that our zoning ordinance requires both public water and sewer to be provided for Townhouse development in the RHD district. The Developer has only approached the Township regarding the sewer system, so we're not sure what they're planning to do about "Public Water."
   Heagy commented that any public water and public sewer constructed for this development should be able to be expanded to serve the surrounding area within the High-Density Residential zoning district – the Township would not want multiple systems to serve this area of the Township.
   Wentling commented about the definitions of public water & public sewer and asked what other entities could potentially own and operate the water and/or sewer systems. Harmon commented that you could potentially have a company such as Pennsylvania American Water Company own and operate the water system as they are considered a public utility.
3. Does the Township want to operate a collection / conveyance system and a treatment facility for wastewater?
   This is to be determined. Grubb asked if the Township is legally required to accept dedication of the sewer

system. Harmon answered that the Solicitor would need to provide an answer to that question, but the Township also needs to consider zoning/land use laws when considering this request.

4. How would the Township staff the WWTP? Josh has a pump station operators permit, but I'm not aware that he is certified for WWTP operation. The Township would need at least two certified operators to handle plant operations responsibilities. Would they be Township staff or contracted through an O&M firm?
   The Township does not currently have a licensed wastewater treatment plant operator on staff, but if the BOS is to consider this request, we need to incorporate these costs into a rate study.
5. Who will do the rate study to determine the fees the Township will need to collect to cover all costs of operating the system, providing customer service, and performing all required monitoring, reporting, and future permit renewals of the system's operation?
   The Township would either have our engineer prepare the rate study or the Developer's engineer would prepare the study and the Township's engineer would review the study.
6. Would the projected revenue generated be adequate to cover routine operation and maintenance as well as to build a sinking fund to support equipment replacements over time?
   The rates would need to be structured in a manner to cover routine operation and maintenance as well as to build a sinking fund (capital improvements fund). The rate study would need to include this consideration.
   Grubb asked if the existing Ono Sewer System and the proposed system for 10244 Allentown Blvd would have separate accounting. Harmon answered that yes, he believes the accounting would be separated for the two systems because they would have two separate and distinct customer bases.
7. When in the life of the project would the WWTP become the Township's property and responsibility? It would need to be constructed and operational to serve the first new customer in the development unless some temporary (i.e., pump and haul) arrangement were put in place before a meaningful number of homes were occupied and supplying influent for the plant's process to work well and meet effluent quality limits.
   Harmon stated that these are logistical issues that would need to be addressed if the Township is to consider accepting this request. These details would need to be specifically addressed in an agreement, with financial security and a 12- or 24-month maintenance bond.
   Ginger Troxell, 19 Wolf Lane, asked if this system is constructed, would residents outside of this development be required to connect to public water & sewer?
   Harmon answered that studies required to obtain permits for construction of the sewer system, such as the 537 plan update, would need to evaluate any known on-lot sewage disposal system issues, and properties with known issues close to the development may be required to connect.
8. What percentage of the new units would need to be connected and paying fees before the Township accepts dedication?
   Harmon suggested the percentage be determined when the rate study is prepared as well as consider requiring capacity reservation payments for future homes to be constructed/occupied after the Township accepts dedication of the system.
9. How would the Township (and the homebuyers) be protected if the development failed and was never fully built-out?
   Financial security would be required for all public improvements, but the Township would need to consult with the Solicitor regarding this concern.
   Heagy asked if the wastewater engineer would know of any similar developments where the Developer constructed the collection system and the treatment plant and asked Harmon to follow up with the engineer.
10. Will the applicant be required to post funds to cover the operation of the system for a defined period of time? At a minimum, the time frame should cover operational costs until the system is up and running and there are enough users for self-sufficiency to cover the cost of operations and maintenance and also

to contribute to the capital improvements sinking fund for the system.
The Township will need to consider this along with financial security and a maintenance bond.

11. Any proposed WWTP will require an amendment to the Township's Act 537 Plan, including evaluation of alternatives for this site as well as research and review of potential sewer service needs for other nearby properties. It can be seen from the Zoning map that this site may be one of the largest properties within the RHD district, but it's not the only one that could be developed at high density. Having multiple treatment plants to serve all such developments in this Zoning district would not be prudent.
No additional comments or discussion.
12. There will need to be assessments of the waterway Chapter 93 use classification and preliminary discussion with DEP regarding the possibility of actually obtaining approval for a new WWTP discharging within this sub-basin of the Susquehanna River basin. If a new discharge is feasible, there will likely be stringent nutrient limits on any permit issued for WWTP design, construction, and operation.
Harmon commented that the Developer would be required to obtain any and all permits required.
13. Are there any OLDS issues on nearby properties that could be addressed by a plant and collection system serving some of the surrounding area. (This question might also be posed to the County Health Department.)
Harmon commented that this will be investigated as part of the 537 Plan update.
Niccole Rice, 28 Park Drive, asked if the Developer will have to pay for the 537 Plan update. Harmon confirmed the Developer will prepare or pay for the update and any other studies, plans, etc. necessary to obtain permits.
Ginger Troxell, 19 Wolf Lane, asked if the Developer has shared any information about the target demographic for this development. Heagy responded that the Township does not have this information but assumes the Developer has done their own research.
14. If a need is uncovered for service to surrounding properties, how would the cost of plant up-sizing and collection system extension be addressed?
This would be a potential discussion with the Developer. Heagy asked if there is any grant funding available for sewer expansions to connect properties with malfunctioning on-lot systems. Harmon said that the Township could look into this possibility.
15. Will the WWTP and its site need to be planned for future plant expansion, and/or future tank and equipment replacements?
This needs to be discussed and planned for.
16. If the Township contributes to any part of the initial or future capital costs, a study will be required to establish the appropriate Tapping Fees for any properties outside of this development that connect to the sewer system.
No additional comments or discussion.
17. Will there be a homeowners' association? While the Ordinance requires public utilities, will the Township be approached to allow private sewer (and water?) systems and have a HOA be responsible to operate and maintain the systems? DEP approval of private ownership and operation may obligate the Township to accept the responsibility to ensure safe, permit-compliant operation if the private entity fails to do so.
It is likely that an HOA will be required for other common elements.

Having no further business to discuss, the Board of Supervisors unanimously agreed to adjourn the meeting at 12:10 p.m.

Respectfully Submitted,

Erik Harmon

Township Manager