

Hamilton Township Board of Supervisors
Minutes of January 21, 2026 Meeting

The Hamilton Township Board of Supervisors met in a duly advertised business meeting this afternoon with Chairman Jeffrey Rockwell calling the meeting to order at 3:00 PM. Members present in addition to Mr. Rockwell were Richard Troup, Patricia Clugston, Ginger Powell, Solicitor AJ Benchoff, Scott Bert with HRG, Lieutenant Tandy Carey of the Pennsylvania State Police – Chambersburg Barracks, Township residents Sean & Heather Kline and David & Virginia Hughes.

MINUTES – The Minutes of the January 5, 2026 Organizational Meeting and regular business meeting were approved as presented.

ACCOUNTS PAYABLE LIST – The Accounts Payable List was approved on a motion by Mr. Rockwell, second by Mr. Troup.

TREASURER’S REPORT – The Treasurer’s Report was received and reviewed without comment.

MARION VOLUNTEER FIRE COMPANY – The Township received the Marion Volunteer Fire Company’s 4th Quarter 2025 report and the 2025 Year-End reports, which detail the types and number of calls responded to, along with the 2025 Year-End Budget versus Actual comparison.

HRG – FRANKLIN COUNTY BRIDGE 23 – Correspondence was received from Herbert, Rowland & Grubic (HRG) regarding an upcoming design project located in Hamilton and Guilford Townships, Franklin County, Pennsylvania. The project, situated on Etter Road, includes the superstructure replacement of Franklin County Bridge 23, along with associated roadway and guide rail improvements.

PENNDOT RESPONSE TO REQUEST FOR FOUR-WAY STOPS ON WARM SPRING ROAD – In July 2025, the Township requested the Pennsylvania Department of Transportation (PennDOT) Local Technical Assistance Program (LTAP) to evaluate several four-way intersections within the Township. The following intersections were reviewed:

- Buckingham Drive and Nottingham Drive
- Warm Spring Road, Jack Road, Social Island Road, and Horst Lane
- Warm Spring Road, Leafmore Road, and Tallow Hill Road

An LTAP Technical Assistance Report was received in September 2025, which recommended consideration of painted stop lines for both stop-controlled approaches at the intersection of Buckingham Drive and Nottingham Drive.

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PENNDOT'S RESPONSE TO INSTALLATION OF FOUR-WAY STOPS ON WARM SPRING ROAD CONTINUED - Because Warm Spring Road is a state-maintained roadway, the LTAP report was forwarded to PennDOT for further review. PennDOT conducted an engineering and traffic study that included a three-year crash analysis, geometric review, sight distance evaluation, speed data, and traffic volume analysis. The results indicated that the criteria for installing multi-way stop control were not met.

PennDOT did identify and will complete safety enhancements, including replacing faded signs, increasing the size of select chevron alignment signs, and adding painted stop lines (see Exhibit A). No further action was required.

MODIFICATION OF REQUIREMENTS REQUEST FOR CAVALRY STATION – Scott Bert of Herbert, Rowland & Grubic (HRG), on behalf of UMH Properties, LLC, submitted a request for a modification to Section 304.B – *Standard for Managing Runoff* of the Township's Stormwater Management Ordinance No. 2022-174 in connection with the proposed Cavalry Station subdivision. The request sought relief from the release rate requirement that reduces the post-development two-year runoff rate to the pre-development one-year runoff rate. Mr. Bert presented the modification request. On a motion by Mr. Rockwell, seconded by Mr. Troup, the Board voted to approve the modification.

CAVALRY STATION BUILDING SETBACKS – “BY-RIGHT” INTERPRETATION – Scott Bert of HRG, on behalf of UMH Properties, LLC, submitted a by-right interpretation request for building setbacks pursuant to Section IX, 902 of Hamilton Township's Subdivision and Land Development Ordinance (SALDO). The SALDO states, “The minimum setback from the right-of-way line of a dedicated public street shall be thirty-five (35) feet.” HRG indicated that no dedicated public streets are proposed within the development; therefore, the proposed twenty (20) foot building setbacks along private roads are permitted by right and do not require a Modification of Requirements. Following discussion and comparison with setbacks for private streets and existing mobile home parks within the Township, a motion was made by Mr. Troup and seconded by Mr. Rockwell to approve the twenty (20) foot building setback as proposed.

STEVEN & LAURIE HILL SUBDIVISION PLAN – The Board reviewed a subdivision plan for property located off Forest Road owned by Steven and Laurie Hill. The plan proposes the creation of a section of their property, identified as Parcel D, to be added to the adjoining property owned by Delvin and Suzanne Zullinger. No construction or earthmoving is proposed. On a motion by Mr. Rockwell, seconded by Mr. Troup, the plan was unanimously approved.

RESIDENT CONCERN – BROOKDALE DEVELOPMENT – The office received correspondence from Township resident Mr. Sean Kline expressing concerns regarding the townhome development being constructed along the extension of Clover Drive to Forest Road within the Brookdale Development (Phase IV). Mr. Kline noted that the development appears to conflict with the Brookdale Development's Declaration of

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RESIDENT CONCERN (BROOKDALE DEVELOPMENT) CONTINUED - Protective Covenants, Restrictions, and Easements. Solicitor Benchhoff advised that the Hamilton Township Board of Supervisors does not review or enforce private covenants or restrictions, but rather reviews subdivision plans for compliance with the Township's Subdivision and Land Development Ordinance (SALDO) and the Pennsylvania Municipalities Planning Code (MPC). Solicitor Benchhoff further stated that Mr. Kline retains the right to seek private legal counsel to pursue any legal remedies related to enforcement of private restrictions, if applicable. No action was required by the Board.

HERITAGE GREENS LLC / WHISKEY RUN PHASE I – Solicitor Benchhoff received an email from Alexander Sharpe, Esquire, on behalf of his client Heritage Greens LLC, Developer of Whiskey Run Vista. Asking the Township for required parameters for an emergency access easement when executing the agreement between Heritage Greens LLC and D-111 Group LLC. The Board had a brief discussion about the width of the easement needing to be at least 24 ft. wide and have a stable base as stated in our driveway standards.

The email also asked for specific provisions for an HOA Declaration, which the Township has none. Mr. Benchhoff will respond to the email based on the discussion with the Board. No action was required.

BOROUGH OF CHAMBERSBURG (BOC) WASTEWATER TREATMENT PLANT CAPITAL IMPROVEMENTS – FINANCEIAL SUPPORT LETTER – An email was received and submitted to the Board of Supervisors from Lance Anderson, P.E., Director of Water & Wastewater with Borough of Chambersburg. The email informed the Board that grant funding sources were being sought to support a regional, comprehensive wastewater treatment plant capital improvements project. As part of the application process, they are requesting that all Townships and Authorities provide a Letter of Financial Support. A sample letter was provided. On a Rockwell/Troup motion, the Board approved the Letter of Financial Support instructing the Secretary to make a slight modification to the letter and returning it to the Borough.

BEAR VALLEY FRANKLIN COUNTY PA JOINT AUTHORITY – WATER DISTRIBUTION SYSTEM IMPROVEMENTS AND UPGRADES – NOTICE OF INTENT – The Board received a Notice of Intent from Gwin, Dobson & Foreman Engineers (GD&F) on behalf of their client Bear Valley Franklin County Pennsylvania Joint Water Authority. The notice was to inform the Board of Supervisors of their intent to submit a permit application to the Pennsylvania Department of Environmental Protection (DEP). The permit application is associated with the project for various upgrades to the water distribution system. Replacing existing water mains and perform upgrades to the existing Fort Loudon Water Treatment Plant. On a motion made by Mr. Rockwell, seconded by Mr. Troup, the Board authorized the Secretary to complete the Municipal Notification of Planned Land Development Form and return it to Bear Valley Water Authority.

EXECUTIVE SESSION – At 3:55 PM the Supervisor's went into Executive Session to discuss a personnel matter. Returned to regular meeting at 4:14 PM. No action taken.

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37. ADJOURNMENT – There being no further business this afternoon, the meeting was adjourned at 4:15 PM on a Rockwell/Troup motion.

Respectfully submitted,

A handwritten signature in blue ink that reads "Patricia L. Clugston". The signature is written in a cursive style with a large, sweeping initial "P".

Patricia L. Clugston
Secretary

Exhibit A

Grier, Ron J. <rgrier@pa.gov>

1/6/2026 2:33 PM

RE: [External] Re: Hamilton Township All-Way Stop Control

To hamiltontwp@comcast.net <hamiltontwp@comcast.net> Copy Christopher Flad <cflad@pa.gov> •
Mark Porambo <mporambo@pa.gov>

Franklin County – Hamilton Township
Warm Spring Road (SR 0995) & Leafmore Road (T-486)/Tallow Hill Road (T-467)
Warm Spring Road (SR 0995) & Jack Road/Social Island Road (SR 3012)
Multi-Way Stop Studies

Dear Patricia Clugston:

This is in response to your email dated September 12, 2025, regarding the subject intersections.

Based on your request, PennDOT conducted engineering and traffic studies in accordance with 67 Pa Code § 212.106, (*Additional Warrants for Stop Signs or Yield Signs*), at the aforementioned locations. Elements considered in the studies were a three-year crash analysis, geometric review, sight distance, speed data, and traffic volume. Results of the studies indicate conditions for multi-way stops were not met.

However, PennDOT will complete the following safety enhancements:

-Warm Spring Road (SR 0995) & Leafmore (T-486)/Tallow Hill Road (T-467):

- Replace the faded Cross Road Sign (W2-1) and Advisory Speed Plaque (W13-1P) for northbound SR 0995
- Install Double-Line Advance Street Name Plaques (W16-8AP) below the Cross Road Signs for both approaches of SR 0995
- Install Conspicuity Plaques (W16-102P) above the Cross Road Signs for both approaches of SR 0995
- Hamilton Township should consider adding Stop Lines as well as Stop Ahead Signs (W3-1) for both approaches of their roadways for better intersection conspicuity

-Warm Spring Road (SR 0995) & Jack Island/Social Island Road (SR 3012):

- Straighten the crooked Stop Sign (R1-1) installation on eastbound SR 3012
- Replace the faded custom Intersection Warning Signs for both approaches of SR 0995
- Install Stop Lines for eastbound and westbound SR 3012
- Increase all 18"x24" Chevron Alignment Signs (W1-8) to match the solitary pair that is 24" x 30"

Your interest in highway safety is greatly appreciated. If you have any questions please contact Mark Porambo, of the District Traffic Unit at 717-783-8147.



Ronald Grier | Traffic Studies/Signing Section Supervisor

PA Department of Transportation | PennDOT Engineering District 8-0
Maintenance Division | Traffic Unit
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rgrier@pa.gov

www.pa.gov/pennidot

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From: HAMILTON TOWNSHIP <hamiltontwp@comcast.net>
Sent: Monday, September 29, 2025 3:45 PM
To: Flad, Christopher <cflad@pa.gov>; Grier, Ron J. <rgrier@pa.gov>
Subject: [External] Re: Hamilton Township All-Way Stop Control

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