

Hamilton Township Board of Supervisors  
Minutes of August 5, 2026 Meeting

The Hamilton Township Board of Supervisors met in a duly advertised business meeting this evening, with Chairman Jeffrey Rockwell calling the meeting to order at 7:00 PM. Members present, in addition to Mr. Rockwell, were Rich Troup, Ron Yeager, Patricia Clugston, Ginger Powell, and Solicitor AJ Benchoff. Also in attendance were Shawn Muntz with Dynamic Engineering, Craig Kissinger with Byers and Runyon Surveying and Glenn Dice, Township residents Chris Wagner, Deby Noll, Thomas Christie, Zane Sollenberger, Kathy Sollenberger and Richard and Terry Murphy.

MINUTES – The Minutes of the July 15, 2026 regular business meeting were approved as presented.

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

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

MARION VOLUNTEER FIRE COMPANY 2ND QUARTER REPORTS – Our office has received various reports from the Marion Volunteer Fire Company regarding their activities during the 2nd quarter 2026. Reports included fire and rescue calls, EMS calls, and budget to date.

CUMBERLAND VALLEY ANIMAL SHELTER – The July 2026 animal intake report was received from the Cumberland Valley Animal Shelter. The report indicates that five stray cats were accepted at the Shelter.

PERSONS TO BE HEARD - Several residents from Hillcrest Avenue were in attendance to address the Board of Supervisors regarding their concerns with the proposed Cavalry Station Subdivision and Land Development Plan.

The residents expressed concerns including, but not limited to, the following:

- Traffic safety for children, pedestrians, and other residents due to the anticipated increase in traffic on Hillcrest Avenue.
- Potential vehicle conflicts and accident concerns at the proposed development entrance and at the intersection of Third Street and Hillcrest Avenue.
- Stormwater management and the potential for increased stormwater runoff.
- Security and public safety within and surrounding the proposed development.
- Potential impacts to existing private wells serving nearby residences.
- The potential impact of the proposed development on surrounding property values.
- The capacity of existing public utilities and whether the proposed development may place additional demands on those systems.

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PERSONS TO BE HEARD CONTINUED -

- Whether existing trees along the property line will be preserved or removed as part of the development.
- Whether fencing, buffering, landscaping, or other measures will be provided to clearly separate the proposed development from adjoining residential properties.

After each resident was given an opportunity to address the Board, and with the approval of the Board of Supervisors, the Township Solicitor directed the Township Secretary to forward the residents' questions and concerns to the project engineers for review and response.

Upon receipt of the project engineers' response, the information will be shared with the residents.

MAJESTIC RIDGE, LLC – SUBDIVISION PLAN FOR LOT ADDITIONS - Craig Kissinger, with Byers and Runyon Surveying, presented a proposed Subdivision Plan for lot additions involving properties located off Brechbill Road and Greenside Court. The plan was previously reviewed by the Hamilton Township Planning Commission, which recommended approval. Following review and discussion, the Board of Supervisors, on a Troup/Yeager motion, approved the plan.

DENNIS ROSENBERRY – SUBDIVISION PLAN TO SUBDIVIDE PARCEL “A” - The proposed subdivision plan involves subdividing Parcel A from lands owned by Dennis Rosenberry for the purpose of creating a lot addition to existing property owned by Mr. Rosenberry at 5519 Mountain Road. The plan was previously reviewed by the Hamilton Township Planning Commission, which recommended approval. Following review, the Board of Supervisors, on a Yeager/Troup motion, approved the plan.

HAMILTON 30 DEVELOPERS, LLC – SUBDIVISION PLAN AND PROPOSED LAND DEVELOPMENT PLAN FOR WAWA FOOD MARKET & FUELING STATION - Shawn Muntz, with Dynamic Engineering, presented a proposed Subdivision Plan and Land Development Plan for property located at 871 Lincoln Way West.

The first plan involves the subdivision of the property and includes lot additions from properties located at 875 and 873 Lincoln Way West. Following review, the Board of Supervisors, on a motion made by Mr. Yeager and seconded by Mr. Troup, approved the subdivision plan.

The second plan proposes the construction of a Wawa Food Market and Fueling Station on the property. Both plans were previously reviewed by the Hamilton Township Planning Commission, which recommended approval. Following review and discussion, the Board of Supervisors, on a Yeager/Troup motion, approved the land development plan, subject to receipt of a letter of approval from the Hamilton Township Municipal Authority and completion of the required administrative agreements and bonding.

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**UMH PROPERTIES, INC. – CAVALRY STATION DEVELOPMENT – PROPOSED PRELIMINARY SUBDIVISION PLANS** - UMH Properties, Inc. submitted proposed Preliminary Subdivision Plans for the Cavalry Station development. The proposal includes the consolidation of two existing parcels and the subsequent subdivision into 94 mobile home dwelling lots and four open-space areas. The Township Secretary reported that approval from the Pennsylvania Department of Environmental Protection (DEP) for the Sewage Facilities Planning Module is still pending. Due to the outstanding DEP approval, the Board of Supervisors determined that the agenda item should be tabled until the required approval is received. On a motion made by Mr. Yeager and seconded by Mr. Troup, the Board agreed to table the matter pending receipt of DEP approval.

**DISABLED VETERAN REAL ESTATE TAX EXEMPTION** - The Commonwealth of Pennsylvania Department of Military and Veterans Affairs issued a letter regarding Jerrod T. Jones, 31 Buckingham Drive, verifying that he is totally and permanently disabled as a result of service-connected causes incurred during a period of war or armed conflict. The Department recommended that Mr. Jones be approved for an exemption from real estate taxes on his property. Based upon the documentation provided, the Board of Supervisors, on a Troup/Yeager motion, unanimously approved the exemption from Hamilton Township real estate property taxes. The Township Secretary was directed to notify Mr. Jones, the Hamilton Township Tax Collector, and the Franklin County Tax Assessment Office of the Board's action.

**ETTER ROAD PAVING PROJECT** - The contract for the Etter Road paving project has been awarded, and the contractor is prepared to begin paving. Prior to paving, the Roadmaster would like to cut back a bank along the roadway. However, a buried telephone line is located within the bank and must be relocated before the work can proceed. Brightspeed has been contacted regarding relocation of the cable; however, no date has been scheduled for the work. The Board expressed concern that the paving season is quickly coming to an end and that further delays could prevent the project from being completed this year. After a brief discussion, the Supervisors agreed to revisit the matter at the August 19, 2026 meeting.

**PROPERTY LIEN** - The Treasurer presented the Board with unpaid sewage enforcement fees totaling \$285.00 for services provided in 2023 and 2024. Multiple attempts have been made to obtain payment from the property owner without response. The Supervisors discussed the possibility of placing a lien against the property. However, upon the advice of the Township Solicitor, the Board agreed to make one final attempt to collect the outstanding balance by establishing a reasonable monthly payment plan. On a motion made by Mr. Yeager and seconded by Mr. Troup, the Board instructed the Treasurer to establish a payment plan of \$25.00 per month until the outstanding balance is paid in full.

**FLUORITE DRIVE – SPEEDING** - Mr. Troup reported receiving complaints from residents of Fluorite Drive regarding vehicles traveling at excessive speeds along the

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FLUORITE DRIVE – SPEEDING CONTINUED - roadway. Prior to the meeting, the Township Secretary requested that the Roadmaster verify whether speed limit signs were posted on Fluorite Drive. The Roadmaster reported that one 25 mph speed limit sign is currently posted on the eastbound side of the roadway. On a Yeager/Troup motion, the Board voted to install an additional 25 mph speed limit sign on the westbound side of Fluorite Drive.

ADJOURNMENT – There being no further business to come before the Board, the meeting adjourned at 8:11 p.m. on a motion by Mr. Rockwell, seconded by Mr. Troup.

Respectfully submitted,



Patricia L. Clugston  
Secretary