

# MANCHESTER TOWNSHIP BOARD OF SUPERVISORS

March 10, 2026

## MEETING

The Manchester Township Board of Supervisors held its regularly scheduled and duly advertised meeting on Tuesday, March 10, 2026, which was called to order at 6:00 p.m. by Chairman Brandstedter.

## PARTIES PRESENT

Rodney K. Brandstedter, Chair  
Craig M. Miller, Vice Chair  
Debra K. McCune, Supervisor (Virtual)  
Harry M. Long, Jr., Supervisor  
David J. Chiaverini, Supervisor

Timothy R. James, Manager/Secretary  
Kim A. Hackett, Asst. Secretary  
Lawrence Young, Solicitor  
B.J. Treglia, P.E., Engineer  
David Lash, NYCRPD Police Chief

## PUBLIC COMMENT

Mr. Brandstedter invited the public to ask questions or offer comments on any agenda item as the board considers it. He advised that the board would recognize the public at the conclusion of the agenda items to address any questions or concerns about non-agenda items.

## APPROVAL OF MINUTES

Mr. Long made a motion, seconded by Mr. Miller, to approve the minutes of the meeting held February 10, 2026, as presented.

Motion carried. Ayes-4, Nays-0.

## UNFINISHED BUSINESS

### Draft Ordinance – Data Centers / Energy Storage Systems Facilities

As summarized in item #2 of the manager's report, Solicitor Young reported on the status of the proposed data centers / energy storage systems facilities ordinance. Mr. Long made a motion, seconded by Mr. Chiaverini, to authorize a draft data center ordinance to be forwarded to the township and county planning commissions for comment due to the use of conditional use action not previously established in the township zoning ordinance, and table any further action until a future meeting.

Motion carried. Ayes-4, Nays-0.

### Event / Noise – Draft Ordinance

As summarized in item #3 of the manager's report, Solicitor Young provided a draft ordinance to the board of supervisors for their review and comment. After a brief discussion, Mr. Brandstedter requested that the board members provide feedback to Solicitor Young in anticipation of discussion and / or action next month. Mr. Long made a motion, seconded by Mr. Chiaverini, to table action on a draft event / noise ordinance until a future meeting.

Motion carried. Ayes-4, Nays-0.

**NEW BUSINESS****Penn Avenue Partners – Final Subdivision / Land Development Plan – Review #2025-14**

Josh George of Landworks Civil Design, LLC, was present to present the final subdivision / land development plan for Penn Avenue Partners, 1201 Pennsylvania Avenue. Mr. George reported that a separate access road has been added from the approved preliminary plan. Cathy Long, 131 Willis Road, questioned a second means of access on the plan. Dave Corbett, 1530 Angel Drive, questioned the grading at the revised entrance road. Mr. Miller made a motion, seconded by Mr. Chiaverini, to approve the following waivers:

- 1) §22-403.4.1 – request to deviate from the required plan scale.
- 2) §26-126.7.1.5 – requirement to place inlets such that the maximum gutter spread for a 25-year storm event is no greater than ½ of the travel lane width and a maximum depth of 3” at the curbline.
- 3) §22-702.1.D – requirement for minimum separation of centerlines of 300 feet for streets not in alignment (opposite sides of the street).

Motion carried. Ayes-3, Nays-1 (Long opposed).

Mr. Miller made a motion, seconded by Mr. Chiaverini, to approve the final subdivision / land development plan (Review #2025-14) for Penn Avenue Partners, 1201 Pennsylvania Avenue, conditional upon the completion of open items.

Motion carried. Ayes-3, Nays-1 (Long opposed).

**Petition to Amend Zoning Map for Parcels 232, 236 & 240 Church Road**

As summarized in item #4 of the manager's report, Attorney Stacey MacNeal, representing properties at 232, 236 and 240 Church Road, was present to present a petition to amend the township zoning map from the current Office (O) zone to Industrial (I) zoning density. Mr. Miller made a motion, seconded by Mr. Chiaverini, to authorize forwarding the petition to amend the zoning map for properties at 232, 236, and 240 Church Road, to the township and county planning commissions for recommendations.

Motion carried. Ayes-4, Nays-0.

**National Fish & Wildlife Foundation Grant – Stillmeadow Park / Watershed Project**

As summarized in item #5 of the manager's report, Mr. Miller made a motion, seconded by Mr. Chiaverini, to authorize the staff and consultants to submit a National Fish and Wildlife Foundation Chesapeake Bay Small Watershed Grant request of not to exceed \$500,000 toward the Stillmeadow Park / Watershed Project, Phase 3.

Motion carried. Ayes-4, Nays-0.

**2026 Sanitary Sewer Maintenance Projects – Bid Authorization**

As summarized in item #6 of the manager's report, Engineer Treglia provided a report on the preparations of the 2026 sanitary sewer maintenance project bid specifications. Mr.

Long made a motion, seconded by, Mr. Miller, to authorize the staff to advertise and bid the 2026 sanitary sewer maintenance projects.

Motion carried. Ayes-4, Nays-0.

### **RECOGNITION OF PUBLIC**

Andrew Reiber, 2839 Dewberry Road, was present to express concern about the planned June 20, 2026, outdoor concert at 2950 Lewisberry Road. Mr. Reiber expressed dismay that the 2025 concert was permitted to occur.

Drew Zimmerman, 3835 Susquehanna Trail, was present to express concern with the proposed subdivision plan at 3830 Susquehanna Trail requirement to reestablish a driveway with a turnaround to a currently abandoned home. Mr. Zimmerman reported the proposed subdivision plan had been tabled at the February 26, 2026, Manchester Township Planning Commission due to the issue.

### **SUPERVISOR'S COMMUNICATION AND COMMITTEE REPORTS**

No discussion was held at this time.

### **OTHER BUSINESS/REPORTS**

Police Chief Lash presented an activity update for the Northern York County Regional Police Department.

### **EXECUTIVE SESSION**

No executive session was held at this time.

### **APPROVAL OF VOUCHERS**

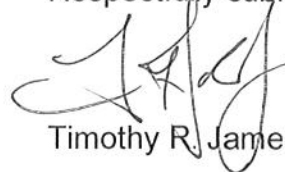
Mr. Miller made a motion, seconded by Mr. Chiaverini, to approve the payments of the vouchers as listed on the Treasurer's Check Vouchers Lists: February 24 and March 10, 2026.

Motion carried. Ayes-4, Nays-0.

### **ADJOURNMENT**

Being no further business, Mr. Brandstedter adjourned the meeting at 7:25 p.m.

Respectfully submitted,



Timothy R. James, Secretary

