



**HOPEWELL TOWNSHIP OF THE BOARD OF SUPERVISORS
CUMBERLAND COUNTY, PA**

Regular Meeting Minutes – February 2, 2026

The Board of Supervisors of Hopewell Township met on February 2, 2026 at 7:00pm. The Meeting was opened with the Pledge of Allegiance. It was announced that the meeting would be recorded.

Present: Ed Hoover, Ted Diehl, John Cover, Bedrudin Becirovic, Jenny Hart, Jamie Kensinger

Agenda Public Comment: None.

Zoning Hearing Map Hearing:

Bedrudin introduced himself and called the Funk Property hearing to order. Cheryl swore Andrew Miller in as the Code and Zoning Officer for Hopewell Township and he said that the advertisement was published in the Shippensburg News Chronicle on January 15th and 22nd, the letters were sent to adjacent properties on January 12th, and the property was posted on January 27th. Susan Bucknam stated that she represents the applicants and that her understanding was that she was present for a decision hearing.

Susan went started with a closing argument and stated that the present case was about rezoning her clients 73 acres from Village Residential (VR) to Agricultural (AG). She said that it is a large agricultural parcel and that the township violates state laws and planning codes by not rezoning it to AG). She stated that the hearing was not about the poultry barn, but about the zoning. She said that the county recommended the board reach out to other neighbors and see if they wanted to be AG, as well. She went on to say that her client has a constitutional right because the agricultural property was preexisting, non-conforming. She stated that her clients don't need to rezone to move forward with the poultry barn.

Susan spoke about the county's comprehensive plan and that "Protect the best first" pertains to her clients. She said the poultry barn would increase economic growth in the area. The property has class 2-4 soils. She said that the rezoning is consistent with the township's 2024 Comprehensive Plan because it states that agriculture is the prime use in the township and needs to be protected. She said the population growth is low in the township. She said that there is not sufficient sewage capacity if the client sold the property to be made into a residential development. She said that there were a lot of comments from the public, but she did not respond because there is not always a need. She reiterated that the application is to rezone.

Susan said that public comments from last time included one individual owning a vacant lot next to the property. She said that he bought it knowing it was in an agricultural area. She said that her client is the one that should be worried about property value because of it being VR. She went on to say that another neighbor mentioned concerns about manure running onto their property, but the property has had manure applications for generations. She said that her client would do a voluntary nutrient management plan.

She mentioned general concerns about it being a poultry operation and said that the neighbors bought their properties knowing it was in an agricultural area. She also addressed a comment from someone that does not live in the township that said that her client could be lying about the project. Susan also said if a farmer is not complying with their plans, report them to the Conservation District and DEP. She said that her client is a good neighbor and is a good steward of his land. She asked for the property to be rezoned to agriculture.

Ed stated that public comment was open. Seeing none, he closed public comment.

John stated that he looked at the property when it was for sale, and he was told it was VR. He asked Mr. Funk if he knew that the property was VR when he purchased it. Mr. Funk stated that he would not have known that ag land would be so restricted. John stated that the property was VR for a reason. John stated that Susan stated that there was a hardship because of it being VR, but people looked at it and did not get the property because it was VR. Susan said they did not need to prove hardship because it was not a variance meeting. She said that the township is taking property without just compensation. John said that it has been VR since the 70's or 80's and that they are at this meeting to what is best for the residents of Newburg when it comes to VR and AG. Susan said it is an existing operation, and they will continue as such. John said that those selling the property said that the land was only for crops, but not for animals. John reiterated that they bought it the way it is. Susan said if they go to litigation, the state law is on their side. She said that she has not seen any records of when it was rezoned. She said that her client has a constitutional right. John said that he doesn't understand when she talks about the rich soil and farmland, but they were shown where they are going to put a road through it and use half the acreage and put a commercial operation on it. Susan said it is animal agriculture and it wouldn't be half the property.

Kim Spencer directed her concerns to Susan and stated that they are used to having agriculture around them, but they weren't talking about 70-80 thousand chickens, and that it is the issue. Susan questioned Kim on why she would live in an agricultural area and not want to be around agriculture. Kim responded that she doesn't want it in her backyard and that the property was zoned VR when they bought it.

Brenda Kelley, 101 Clover Hill, said that she did not understand why it could be said that it was not about the chicken barns. Susan said that it is about the zoning, but that her client does not need to rezone to put the chicken barns on the property. Brenda asked for clarification and asked Susan if her client could put the barns up tomorrow and not be in violation of anything. Susan replied with that

being correct and it is his constitutional right as long as he does not abandon it. Susan defined abandonment as intent to not continue use and empty for one year. She said she was not litigating a non-conforming use, as it has been established.

Jason McConnell, 215 Newburg Road, stated that 80 thousand chickens consume around 32,000 gallons of water a day. He went on to say that 80,000 chickens create 2,080 lbs. of waste a day, times 2 barns would be 64,000 gallons of water a day, and 4,160 pounds of waste. Jason asked where the water would be coming from. Mr. Funk stated that the water sounds high, but he didn't know.

Danny Forrester stated that he was disappointed in what is happening. He said that the applicants are asking for spot zoning to occur.

Abner Zook stated that he is for agriculture, but there is a place for it and that place is not in town and that it was rezoned before the applicant purchased it. Susan responded that she doesn't know where there is proof of when the rezoning took place. John stated that he was told that the county rezoned it. John reiterated that it was bought as VR.

Roger Ashway asked how big of an area VR is. John stated 525 acres. Ed stated that it is the area in Newburg and that this would be taking 14% of VR. Roger said he understands both ways, as he is farmer.

Susan asked what the board would be doing about the ag security areas in the VR zone and said that there cannot be unreasonable restrictions and practices. Ed said that the other poultry barn was in place before zoning took place. Susan said it is in close proximity to her client's property.

Ryan Singer, 113 Minick Drive, stated that no one was present to argue about farming that exists, but to talk about a new barn. He said that he bought his property looking around and when things are VR, you expect them to stay that way, and this barn would bring down his property value.

Ed asked if there were any more comments. Seeing none, he asked if Susan had anything else to say. She said no.

Nikki Urban asked if the township's attorney was going to be spoken to. John said that they have been talking to him and plan to enter executive session. Nikki stated that Susan said that they could put the poultry barn up tomorrow and asked why they haven't then? Susan said because they want to get the zoning cleared up so there wouldn't be a problem in the future. Nikki said you can smell the poultry barns. She said that they love agriculture and farmers, but they purchased the properties as VR and they want them to stay that way.

Marilyn Zinn stated that she is pro-ag but thinks that we need to be respectful to our neighbors. She said she used to rent the land the applicant now owns, and she was clearly told what she could and could not do on the property. She brought up Susan's comment about being good stewards of the land. She said that there are greenhouses on the property that are now covered in weeds.

Ed asked if there were any other comments. There were none. The supervisors went into executive session at 7:41pm.

The meeting reconvened at 7:50pm

Ted stated that the heart of the matter of the decision is rezoning of the land at the Funk farm. He said that the decision is digressionary. He stated that the supervisors had been doing their research and reviewing the Comprehensive Plan, and that there are 525 acres of VR land. He said that taking away the 73 acres would reduce the VR zone by over 14%. He said that Hopewell is agricultural and VR is 2.9% of the township and to reduce it by 14% is a lot. He stated that the board is pro-ag, but they feel that switching it over to AG is not in the best interest of the township, Newburg, or the community. Ted made a motion to deny the rezoning of the Funk farm to VR to AG. John seconded. Motion carried.

Zoning hearing adjourned at 7:53pm.

Ed reopened the Board of Supervisors meeting.

Old Business: John made a motion to accept the Board of Supervisors minutes from January 5th. Ted seconded. Motion carried.

Reports:

Treasurer Report: Jenny stated that the revenue for January 6, 2026 – February 2, 2026 was \$379,523.43. The total expenses were \$36,990.41. The total revenue was \$342,533.02. The top three expenses were Hamilton & Musser at \$4,440, Martin & Martin at \$3,303.55, Blue Mountain Small Engine Repair at \$2,310.50. John made a motion to approve the revenue & expenditures and pay the bills. Ted seconded. Motion carried.

Jenny stated that she was recommending a transfer of \$382,066.03 from the General Account to the ICS Account. This would leave around \$180,000 in the General Account. John made a motion to transfer the money. Ted seconded. Motion carried.

Zoning/Permits Officer Report: Jamie stated that there was one Land Use Permit and one Driveway Permit since January 5, 2026.

Waste Management Landfill Report: Jason stated that in 2025 that they accepted 7,171 loads from the local community, leading to a total savings for residence of around \$400,000 for the year. There was a total of around 130,000 loads for the year, with over 500,000 tons. John asked Jason to talk about the work he has been doing on keeping the roads clean. Jason said that he has 2-6 guys throughout the year picking up trash and litter. Jay Shuman said that some trucks leaving the landfill do not put their covers back on and that the landfill should be checking to make sure they do. Jason said he would bring it up to Heidi. Bob Kramer stated that if they would advertise the date that they do clean up the roads, they might get some volunteers. Justin Forrester asked if they are planning anything new for the year. Jason said they are building a new cell, which will be the last section for the Hopewell piece. Justin asked how many years are left on the landfill. Jason said between 8-10 years. Ted said that the landfill is bringing in more revenue because Jason is doing a great job.

Fire Department Report: Ed stated that the board met with Chancler Gray and they were able to discuss concerns and issues. Ed said it was fact finding to find out where the parties stand and that there will be a great relationship moving forward.

Park & Recreation Report: Susan Hoover said that in 2025 they met with the BOS and were able to budget for some additions and events. She said that they plan to organize a Fun Run in early summer with health information available to the community. Susan invited the public to come to the meetings.

Planning Commission Report: Sue Heberlig stated that the Planning Commission met on January 15th and they reorganized with Travis Ruhl being Chair and Jeremy Heckman being Vice Chair. She said that they are hopeful to have more board members soon, as they are down to three. Sue said they reviewed the changes in the Solar Ordinance, as they wanted to see incidental devices used only for accessory functions, not primary functions, in the ordinance. The Planning Commission recommended the Ordinance for approval.

New Business:

John made a motion to accept the Solar Ordinance with the changes. Ted seconded. Motion carried.

Jamie explained that Newburg Borough approached the township about an intergovernmental agreement, because they no longer have a tax collector and they wanted to use Harry Killian, as they have in the past. John made a motion to implement the resolution and Ted seconded. Motion carried.

John made a motion to advertise that the township would be accepting bids for the East Creek Road bridge repair in the Shippensburg News Chronicle in the February 5th and 12th editions. Ted seconded. Motion carried. John announced that the bids would be opened on March 2nd. Abner asked about what materials the bridge would be made from. John explained metal vs. concrete for the bridge.

Jamie explained that the resolution for the intergovernmental agreement for garbage collection was updated and the new cost per quarter would be \$69.25 for full service, \$63.25 for full service for senior citizens, and \$47.75 for recycling only. John made a motion to accept the resolution. Ted seconded. Motion carried.

John explained that the boiler wasn't running. The boiler was full of water which meant it was a total failure and that a new boiler would need to be installed. Jamie stated that an emergency purchase had to be made to insure we would not have any further damage to the property. She said that a boiler would meet and pass labor and industry standards with a 50-gallon electric water heater being placed beside the new boiler to supply domestic hot water to the hand wash sinks. She explained that cost estimate was \$18,685. John made a motion to ratify the emergency expense and Ed seconded. Motion carried.

Jamie explained that Positive Pay is a safeguard on the General Account and the Gas Account to help prevent fraudulent checks and to secure the account even more. Jamie asked for Jenny to be added to Positive Pay. John made a motion to put Jenny on Positive Pay and Ted seconded. Motion carried.

Ted made a motion to make Jenny the Alternate Right to Know Officer. John seconded. Motion carried.

Ed stated that there are two vacancies on the Planning Commission and that four people showed interest in it. Ted made a motion to appoint Marilyn Zinn to the two-year position. John seconded. Motion carried. Ted made a motion to appoint Colton Yentzer to the one-year position. John seconded. Motion carried. Jeff Yentzer said he would tell him and promised that Colton would do a great job.

John made a motion to reimburse Jenny Hart \$75 a month for cell phone. Ted seconded. Motion carried.

Ted made a motion for Ed to have a phone through the township instead of using his own phone. Jeff asked if he would be available 24/7. Danny asked if he would be using his current phone number. Ed stated that he would be using a different number. John seconded the motion. Motion carried.

Sonny Bender stated that the last two supervisors, Tyler Gamble and David Elliott, had phones through the township. Jamie explained that Tyler was getting the reimbursement and that he did not have a township phone. Ted stated that Dave still had his phone. Sonny

said that it is not a fringe benefit and that Dave should not have that phone. Clarification was made that the township removed Dave from the account. Sonny said that he would file a complaint with the ethics board against Dave. Sonny said he appreciates this board in how they conduct business. John said that Bedrudin stated that he would send Dave a letter to return township property.

Nikki Urban said that an exit interview should be conducted and that she knows Jamie has experience in HR and could do these.

Sonny asked how many laptops the township has. Jamie said two and that she is not sure if the other one works.

Ed stated that they would be tabling the fee schedule review. It was asked what the fees were for Public Gatherings. Jamie answered that it is \$100 for 50-450 people and \$300 for anything over 450. Ed made a motion to table the discussion about the fee schedule. Ted seconded. Motion carried.

Nikki asked if interest was being made off the 19 million dollars and not just bank interest. Jamie explained that the savings account is an ICS account which kind of works like retirement money, how it can earn more based on the market, like retirement accounts. Jay Shuman said that the interest they make off the account is one of the top 4 incomes they make. Nikki asked if a financial firm gives us advice. Jamie explained that the auditing company/the CPAs look at the finances once a year and they also are keeping an eye on the market and during the audit they give advice on what they think the township should be doing with the money to make the most off it. Jamie gave the example that this year, the CPA said that the township should consider moving some from F&M to a PLGIT account because the interest earnings are better there. Nikki said that that makes her feel better.

Brenda Kelly, 101 Clover Hill, stated that Lucy Hart reached out the Shank family, the family that would be putting waste on the property near Clover Hill. She said the meeting went well and that the site will be managed well. The Shanks were open to resolve any issues that may arise.

Brenda asked if the township planned to be at the Pizza and Policy event on the 12th with Barb Gleim. She stated that it will be at the New Firehouse. Jamie said she would put it on the Facebook page and the website. Lucy Hart reiterated what Brenda Kelly stated about the Shank family property, and she said that they have been good to work with. Brenda asked the board to attend and asked them to take a stand against the food waste management sites. Brenda said she is getting her water tested and will continue to do so periodically.

Tammy Hoover, 421 Three Square Hollow Road, thanked the board for listening to the residents and responding calmly. She said all three supervisors know what is going on and it's not like the chaos in the past.

Kim Spencer asked what happens from here with the zoning regarding the Funk property. Bedrudin stated that the applicant does have the right to appeal. Kim asked if the barn could go there now, then what is the purpose of the hearing and Bedrudin said that the decision is digressionary and it is difficult to know what the applicant will decide to do next. Marilyn Zinn said she believes that Susan Bucknam will appeal. She also asked if the fees that the applicant owes have been paid. Jamie said it has not been. Kim asked what the fees were for. Jamie explained that they originally applied for a variance meeting and the process had started, which involved certified mailings and some other items and then the applicant decided to not pursue the variance, but the work had already been done. Marilyn asked how much it was for. Jamie said it was around \$700. Bedrudin stated that they offered to pay a small amount of it.

Lucy asked if an ordinance can be created to manage or prevent FPR sites. The board stated that they would not be able to because of it being agriculture. Lucy asked about the right of way at Enola Road and if that was still being investigated. The board confirmed it was being investigated, but a Driveway Permit was issued.

Dennis Weaver thanked the supervisors for the work done for plowing the snow.

Ed read off the upcoming meetings and events:

Upcoming Meetings:

- **Parks & Rec. Board Meeting – February 11 @ 7:00pm**
- **Planning Commission Meeting – February 19 @ 6:30pm**
- **BOS Meeting – March 2 @ 7:00pm**

Chair Signature _____

Upcoming Events:

- **Office Closed: Presidents' Day – February 16**

Vice Chair Signature _____

Ed acknowledged Mr. Zook on being part of the Marine Corp.

John made a motion to adjourn the meeting.

Ted seconded. Motion carried.

Meeting adjourned at 8:49pm

Minutes compiled by Jamie Kensinger

Roadmaster Signature _____