

NORTH EAST TOWNSHIP SUPERVISORS
PUBLIC HEARING/MEETING
TUESDAY SEPTEMBER 8, 2026
7:30 PM

Chairman Russ LaFuria called the meeting to order with the Pledge of Allegiance. Also, in attendance were Supervisors August Neff and Fredrick Shunk, Attorney Tim Wachter, and Secretary Erica Carlstrom.

Township Solicitor Tim Wachter opened the conditional use hearing concerning the application submitted by Evandale Farms on May 1st, 2026. Solicitor Wachter entered the conditional use application and Planning Commission recommendation into the record. The applicant also provided, or agreed to provide electronically, proof of notice send by FedEx to property owners within 500 feet of the subject property. Township Secretary confirmed that the hearing had been advertised in the newspaper, and the advertisement and proof of publication were entered into the record.

Solicitor Wachter explained the hearing procedure, including applicant testimony, questions from the Board and Township Supervisors, public comment, applicant response, and Board deliberation. It was confirmed that the Board would deliberate after the hearing and that no decision would be issued that evening. The Township has 45 days following the hearing to issue a written decision.

Attorney Craig Zonna presented on behalf of Evandale Farms. The applicant requested approval of the conditional use for farm stays and agritourism as described in the application and recommended by the Planning Commission. The property consists of approximately 77 acres with a larger 425-acre farm, all located north of Cole Road. The current use is agricultural.

The proposed agritourism activities would include farms tours, hayrides, walking and hiking trails, farm-related educational activities.

The proposal includes 16 temporary, removable farm-stay cabins, with a maximum capacity of four adults per cabin. The cabins are intended to be brought to the property on wheels and would not be permanent structures.

Additional representations made by the applicant included:

- Agritourism hours would be the same as the farm, described as dusk to dawn
- Trash and rubbish would be handled by a private contractor with regular pickup and removal.
- There would be no signs
- There would be no food or beverage service
- There would be no childcare service
- There would be no carnival or amusement rides
- There would be no motorized off-road vehicle activities or racing
- There would never be more that 100 attendees on the property
- The owner agreed to comply with the additional requirements contained in the Planning Commission recommendation.
- The owner agreed to comply with all applicable conditional-use requirements under Article 10, Section 100.2.57 of the North East Township Zoning Ordinance

Attorney Zonna stated that Engineer John Zack and his firm had been retained to ensure compliance with applicable water, sanitary, and stormwater requirements. Mr. Zack testified regarding the engineering and land development aspects of the proposal. He stated that his firm was working with the applicant to ensure compliance with applicable local rules, ordinances, and statutes. He confirmed that the property had been surveyed using LiDar and aerial data to obtain

one foot contours. The information would be used to develop the stormwater management plan and determine appropriate locations for the proposed cabins and other improvements. John stated that the cabins would comply with applicable setback requirements and would substantially exceed the minimum setbacks. He estimated that the cabins would generally be at least 500 to 600 feet from residences and well beyond an applicable 50-foot setback. Mr. Zack stated that the project was intended to remain rustic and rural in character and was not intended to operate as a typical short-term VRBO-type development. He reported that the applicant had met the Pennsylvania Department of Environmental Protection and the health board concerning sanitary facilities. An investigation into suitable soils for an on-lot system had not produced a suitable location, and additional investigation would be required. A connection to the public sewer system, potentially in the vicinity of Lakeview Golf Course area, was identified as one possible alternative. Mr. Zack agreed to coordinate with local fire and emergency services regarding applicable life-safety requirements and emergency response planning.

Supervisors discussed the anticipated length of guest stays and the distinction between temporary farm stays and permanent residential use. It was stated that permanent residences would not be permitted. A potential maximum stay of approximately one to two weeks was discussed. Supervisor August Neff also raised concerns regarding additional visitors to cabins. The applicant stated that the four-adult capacity per cabin would be enforced and that additional guests would not be permitted to use the cabins for parties or gatherings exceeding the approved capacity. The applicant indicated that the property would be monitored by cameras and that the owner would be responsible for policing occupancy and guest requirements.

Supervisor Fredrick Shunk raised questions regarding the regulatory classification and suitability of the proposed manufactured/mobile cabin units for commercial rental use. Discussion addressed the distinction between manufactured housing regulated under the HUD Code and industrialized housing subject to the Pennsylvania Uniform Construction Code. Supervisor Shunk expressed concern that recreational or trailer-type units may not necessarily have the same structural, electrical, egress, and life safety features required for conventional residential structures. The applicant acknowledged the concerns and agreed to comply with all applicable laws, building code requirements, inspection requirements, and certification procedures. They also agreed to follow whatever process is necessary to ensure that the proposed units are properly certified and suitable for the proposed use. Supervisor Shunk indicated that incorporating appropriate compliance requirements into the conditions would address the concern. Supervisors also discussed the temporary nature of the cabins and the Planning Commission recommendation concerning removal of cabins that are not utilized for a specific period, understood during the discussion to be approximately one to two years.

Township Engineer Mark Corey asked whether there would be a maximum number of cabins for purposes of stormwater management. It was confirmed that the maximum proposed number is 16 cabins.

The applicant had no additional closing remarks.

Before closing the evidentiary record, the applicant indicated that a map was available for introduction but had primarily been prepared for purposes of answering questions. Solicitor Wachter closed the evidentiary record. Supervisors were advised that it had 45 days to issue a written decision. It was further stated that the Board would deliberate in executive session following the meeting and that a decision was anticipated within the next several meetings.

The conditional-use hearing was adjourned.

A motion from August Neff and the second from Fredrick Shunk approved the minutes of August 17th, 2026 meeting as presented and passed by unanimous vote. Secretary Erica Carlstrom presented the Treasurer's report for the month of August 2026 and by a motion from August Neff and the second from Russ LaFuria was accepted as presented and passed by unanimous vote. Bills were presented for August 17th – August 31st, 2026 for approval and payment as follows:

General Fund Checks	#5008-5032	\$	86,835.80
General Fund Debits	Ach's	\$	200.72
Water Fund Checks	#3560-3579	\$	319,874.62
Sewer Fund Checks	#3263-3281	\$	151,091.68

Total approved by a motion from Fredrick Shunk and the second from August Neff was \$558,002.82 and passed by unanimous vote.

Correspondence:

A request was received from Wreaths Across America scheduled for Saturday, December 19th. Lee Ellsworth is requesting if snow removal is needed that the Township would be able to help with that. She also noted that the Fire Police would be involved for traffic control.

Old Business: None

New Business:

Resolution #2026-013; Route 89 Sewer Tap in Fee. The resolution is described as documenting and finalizing the previously established tapping fee of \$12,148.83 with no debt or additional charges included. Supervisor Russ LaFuria made a motion to approve and sign Resolution #2026-013 with a second motion received from August Neff. All in favor.

Supervisors discussed Change Order No 1 for the Damsite Road Culvert project. The change order represented an increase of \$2,612.50 and was described as a reconciliation of final quantities, including modifications of additional guide rail. A motion was received from Supervisor LaFuria to approve Change Order No 1. August Neff made the second motion. All in favor.

Supervisors discussed final payment to McLallen Construction for the Damsite Road Project. The final payment, including the change order, is \$121,712.50. Supervisor Shunk made a motion to approve the final payment. The second motion was received from Russ LaFuria. Passed by unanimous vote.

Supervisors entered into an executive session for a legal matter.

After announcements and with all business concluded, a motion to adjourn at 8:50 PM was received from August Neff. Meeting Adjourned.

Respectfully submitted,

Erica Carlstrom, Secretary