



TOWN OF NORTH EAST

PUBLIC NOTICE

Mayor and Commissioners of the Town of North East

Annexation Resolution No. C-2026-05-01-A

Annexation Plan Resolution No. C-2026-05-02-A

P.L.L. Corporation, 10 Lums Road and 30 Lums Road, North East, Maryland

RESOLUTIONS of the Mayor and Commissioners of the Town of North East presented pursuant to the authority of Article XI-E., Constitution of the State of Maryland, and MD Code, Local Government, § 4-401, et seq., for the enlargement of the corporate boundaries of the Town of North East by the annexation of certain land contiguous to and adjoining the existing corporate boundaries of the Town of North East.

WHEREAS, in accordance with MD Code, Local Government, § 4-404, a Petition for Annexation, ("Petition") was presented to the Mayor and Commissioners of the Town of North East on May 13, 2026, by P.L.L. Corporation, by and through its officers, Lynn L. Howard and Thomas W. Amrein, ("Petitioner"); and

WHEREAS, the improved land subject to annexation is owned entirely by the Petitioners and the sole resident of the property has indicated his consent to the annexation by his signature on the Petition for Annexation; and

WHEREAS, upon presentation of the Petition for Annexation to the Mayor and Commissioners of the Town of North East on May 13, 2026, the presiding officer caused to be made a verification of the signatures of the Petitioners and that the Petition met the requirements of MD Code, Local Government, § 4-404 (a) and (b); and

WHEREAS, after verifying the Petition is in compliance with MD Code, Local Government, § 4-404 (a) and (b) a resolution proposing the change of boundaries as requested by the petition shall be introduced to The Mayor and Commissioners of the Town of North East; and

WHEREAS, the Mayor and Commissioners of the Town of North East received ANNEXATION RESOLUTION No. C-2026-05-01-A at the regularly scheduled Town meeting held on May 27, 2026 with the intent to annex the described land into the corporate boundaries of the Town of North East.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Commissioners of the Town of North East that the corporate boundaries of the Town of North East, as filed by the Town with the Clerk of the Circuit Court for Cecil County, the Maryland Department of Legislative Services, and as described in the Charter of the Town of North East, shall be amended to include the following described property:

BEING THE LAND ACQUIRED BY P.L.L. CORPORATION FROM LOWELL L. HOWARD AND VIRGINIA B. HOWARD BY DEED DATED DECEMBER 29, 1992, RECORDED IN LIBER NDS 417 FOLIO 26 AND FROM JAMES WARREN HUBER, JR. AND CHESLEY S. HUBER BY A DEED DATE SEPTEMBER 17, 2021, RECORDED IN LIBER CMN 4988 FOLIO 47, ALL AMONG THE LAND RECORDS OF CECIL COUNTY, MARYLAND, BEING ALSO A SMALL PORTION OF MARYLAND ROUTE 272 RIGHT-OF-WAY BETWEEN LUMS ROAD AND PENINSULA DRIVE, AND BEING MORE PARTICULARLY BOUND AND DESCRIBED IN MARYLAND COORDINATE SYSTEM (NAD83/2011) AS FOLLOWS:

BEGINNING AT A CAPPED IRON ROD (BOHLER) FOUND AT THE INTERSECTION OF THE DIVISION LINE BETWEEN THE LANDS OF ANDREW L. JOHANSON (LIBER CMN 5004 FOLIO 363) ON THE SOUTH AND THE LANDS OF P.L.L. CORPORATION (LIBER CMN 4988 FOLIO 47) ON THE NORTH AND WITH THE EASTERLY RIGHT-OF-WAY LIMITS OF MARYSVILLE ROAD (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), THENCE WITH SAID EASTERLY RIGHT-OF-WAY LIMITS, THE FOLLOWING THREE (3) COURSES AND DISTANCES;

1. 162.59 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2834.79 FEET, A CENTRAL ANGLE OF 003° 17' 11", AND A CHORD BEARING AND DISTANCE OF NORTH 09° 24' 46" WEST, 162.57 FEET TO A CAPPED IRON ROD (BOHLER) FOUND, THENCE;
2. CONTINUING ALONG A NON-TANGENTIAL LINE, SOUTH 82° 13' 50" WEST, 15.25 FEET TO AN X-CUT FOUND, THENCE;
3. CONTINUING, NORTH 07° 52' 05" WEST, 139.64 FEET TO A MAG NAIL FOUND MARKING THE INTERSECTION OF THE SAID EASTERLY RIGHT-OF-WAY LIMITS WITH THE SOUTHERLY RIGHT-OF-WAY LIMITS OF LUMS ROAD (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), THENCE WITH SAID

SOUTHERLY RIGHT-OF-WAY LIMITS THE FOLLOWING THREE (3) COURSES AND DISTANCES;

4. NORTH 82° 25' 48" EAST, 175.77 FEET TO A CAPPED IRON ROD (BOHLER) FOUND, THENCE;
5. CONTINUING, SOUTH 07° 40' 10" EAST, 14.58 FEET TO A CAPPED IRON ROD (BOHLER) FOUND, THENCE;
6. CONTINUING, NORTH 82° 19' 50" EAST, 222.00 FEET TO A CAPPED IRON ROD (BOHLER) FOUND, THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LIMITS AND WITH A LINE THROUGH THE RIGHT-OF-WAY OF NORTH EAST ROAD – MD ROUTE 272 (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY);
7. NORTH 83° 11' 39" EAST, 294.28 FEET TO THE INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LIMITS WITH THE EASTERLY RIGHT-OF-WAY LIMITS OF NORTH EAST ROAD – MD ROUTE 272, THENCE WITH SAID EASTERLY RIGHT-OF-WAY LIMITS;
8. SOUTH 40° 59' 11" WEST, 10.65 FEET, THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LIMITS AND WITH A LINE THROUGH SAID RIGHT-OF-WAY OF NORTH EAST ROAD – MD ROUTE 272;
9. SOUTH 83° 11' 39" WEST, 280.84 FEET TO A 3/4" IRON PIPE FOUND AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LIMITS OF LUMS ROAD WITH THE DIVISION LINE BETWEEN THE LANDS OF CHESAPEAKE CARE RESOURCES, INC. (LIBER NDS 512 FOLIO 376) TO THE EAST AND THE LANDS OF P.L.L. CORPORATION (LIBER NDS 417 FOLIO 26) TO THE WEST, THENCE WITH SAID DIVISION LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES;
10. SOUTH 10° 42' 25" EAST, 274.96 FEET, THENCE;
11. CONTINUING, SOUTH 81° 21' 35" WEST, 200.00 FEET TO AN IRON PIPE FOUND MARKING THE INTERSECTION OF SAID DIVISION LINE WITH THE DIVISION LINE BETWEEN THE LANDS OF SAID CHESAPEAKE CARE RESOURCES, INC. TO THE SOUTH AND LANDS OF P.L.L. CORPORATION (LIBER CMN 4988 FOLIO 47) TO THE NORTH, THENCE WITH SAID DIVISION LINE;
12. CONTINUING, NORTH 87° 21' 14" WEST, 47.07 FEET TO AN IRON PIPE FOUND AT THE INTERSECTION OF THE DIVISION LINE BETWEEN THE SAID LANDS

OF ANDREW L. JOHANSON TO THE SOUTH AND THE SAID LANDS OF P.L.L. CORPORATION TO THE NORTH, THENCE WITH SAID DIVISION LINE AND

13. SOUTH 78° 21' 50" WEST, 151.20 FEET TO THE POINT OF BEGINNING. CONTAINING 117,833 SQUARE FEET OR 2.705 ACRES.

THIS PARTICULAR DESCRIPTION was prepared by Robert C. Harr, Jr. of Bohler Engineering, a Professional Land Surveyor in the State of Maryland and in accordance with the Minimum Standards of Practice for Land Surveyors of the Annotated Code of Maryland. License expires January 16, 2027.

THE PURPOSE OF THIS PARTICULAR DESCRIPTION is for the annexation of the parcels of land described herein to the corporate limits of the Town of North East and not for the transfer or conveyance of the land.

BE IT FURTHER RESOLVED that Parcel 181, Map 025E, known as 30 Lums Road, currently zoned by Cecil County as Business General (BG) will be annexed into the Town with a zoning classification of Highway Commercial (HC) and be located in the "HCOD" Highway Commercial Overlay District pursuant to the zoning ordinance of the Town of North East; and

BE IT FURTHER RESOLVED that Parcel 393, Map 025E, known as 10 Lums Road, currently zoned by Cecil County as Suburban Transition Residential (ST) will be annexed into the Town with a zoning classification of "RMC" Residential Multifamily-Commercial and be located in the "HCOD" Highway Commercial Overlay District pursuant to the zoning ordinance of the Town of North East; and

BE IT FURTHER RESOLVED that a copy of ANNEXATION RESOLUTION No. C-2026-05-01-A, following its introduction, along with a plat detailing the area to be annexed, shall be available for public inspection at the Town Hall, 106 South Main Street, North East, Maryland, during normal business hours; and

BE IT FURTHER RESOLVED, that the aforementioned and described land shall, upon annexation be subject to all provisions of the Charter of the Town of North East, Code of Ordinances of the Town of North East, laws, policies and regulations of the Town of North East; heretofore, and subsequently enacted by the Mayor and Commissioners of the Town of North East; and

BE IT FURTHER RESOLVED that the aforementioned and described land being annexed shall be subject to a levy of Town taxes including but not limited to real estate taxes, personal taxes, water fees and charges; and

BE IT FURTHER RESOLVED that in addition to, but not as part of, the ANNEXATION RESOLUTION No. C-2026-05-01-A, the Mayor and Commissioners shall adopt an ANNEXATION PLAN for the area to be annexed. The ANNEXATION PLAN shall be consistent with the municipal growth element of the Town of North East comprehensive plan; and

BE IT FURTHER RESOLVED that notice of the PUBLIC HEARINGS and of the proposed change to the corporate boundaries of the Town of North East shall be published in the Cecil Whig on June 5, 2026 and June 12, 2026 and on the Town of North East Website on June 5, 2026; and

BE IT FURTHER RESOLVED that immediately following the June 5, 2026 publication in the Cecil Whig a copy of ANNEXATION RESOLUTION No. C-2026-05-01-A shall be provided to the County Council of Cecil County, the Cecil County Department of Planning, and the Maryland Department of Planning, which shall be entitled the right to be heard before the public at the PUBLIC HEARING on the proposed annexation; and

BE IT FURTHER RESOLVED that the North East Planning Commission will hold a PUBLIC HEARING for the purpose of receiving oral or written comments after which they will form a recommendation to the Mayor and Commissioners regarding the proposed annexation (ANNEXATION RESOLUTION No. C-2026-05-01-A and ANNEXATION PLAN Resolution No. 2026-05-02-A). Said PUBLIC HEARING will be July 7, 2026 at 7:00 p.m. at the North East Town Hall Meeting Room, 106 South Main Street, North East, Maryland.

BE IT FURTHER RESOLVED that the Mayor and Commissioners of the Town of North East shall hold a PUBLIC HEARING for the purpose of receiving oral or written comments regarding the proposed annexation (ANNEXATION RESOLUTION No. C-2026-05-01-A and ANNEXATION PLAN Resolution No. 2026-05-02-A) on July 8, 2026, at 7:00 p.m., at the North East Town Hall Meeting Room, 106 South Main Street, North East, Maryland; and

BE IT FURTHER RESOLVED that not less than thirty (30) days prior to the July 8, 2026 PUBLIC HEARING, a copy of ANNEXATION PLAN Resolution No. C-2026-05-02-A shall be provided to the County Council of Cecil County, to the Cecil County Department of Land Use and Development Services, and to the Maryland Department of Planning that outlines the extension of services and public facilities, as may be applicable, for the aforementioned land. The ANNEXATION PLAN Resolution No. C-2026-05-02-A shall be subject to public review and discussion at the PUBLIC HEARING, as well as subject to commentary received from Cecil County and the

Maryland Department of Planning. The ANNEXATION PLAN Resolution No. C-2026-05-02 shall contain a description of the proposed land use and shall be consistent with the municipal growth element of the Town of North East comprehensive plan; and

BE IT FURTHER RESOLVED that the ANNEXATION RESOLUTION No. C-2026-05-01-A shall be subject to adoption by the Mayor and Commissioners of the Town of North East on July 8, 2026, following the PUBLIC HEARING and, if adopted, it shall become effective forty-five (45) days after said adoption unless a petition for referendum hereon shall be filed in accordance with MD Code, Local Government, § 4-408, et seq. In addition, the ANNEXATION PLAN Resolution No. 2026-05-02-A shall be subject to adoption by the Mayor and Commissioners of the Town of North East on July 8, 2026, following the PUBLIC HEARING. A copy of the ANNEXATION RESOLUTION No. C-2026-05-01-A and the ANNEXATION PLAN Resolution No. 2026-05-02-A shall be sent to the Town Clerk and the Clerk of the Court for Cecil County. In addition, within ten (10) days of the ANNEXATION RESOLUTION No. C-2026-05-01-A taking effect, a copy shall be sent to the Maryland Department of Legislative Services and the Maryland Department of Planning.

A copy of the ANNEXATION RESOLUTION No. C-2026-05-01-A shall be available for public inspection during regular business hours.

Kelly A. Benson, Mayor
Melissa MacKenzie, Administrator

ADA NOTICE – The Town of North East is committed to ensuring that individuals with disabilities are able to fully participate in public meetings. Anyone planning to attend a public hearing or public meeting announced by the Town of North East, and who wishes to receive auxiliary aids, services or accommodations is invited to contact the Town at least 48 hours in advance, by calling 410-287-5801 or through the Maryland Relay Service (1-800-735-2258 TTY/Voice).