

MINUTES

NON-LEGISLATIVE MEETING – JUNE 4, 2025

The June 4, 2025, Non-Legislative Meeting of the Lower Swatara Township Board of Commissioners was called to order at 7:00 P.M. by President Jon G. Wilt. President Wilt called for the pledge of allegiance followed by a moment of silence.

The following officials were in attendance:

- Jon G. Wilt, President
- Todd F. Truntz, Vice President
- Ronald J. Paul, Assistant Secretary
- Michael J. Davies, Commissioner
- Christopher DeHart, Commissioner
- Zachary Border, Manager
- Tracey Bechtel, Township Secretary
- Michael McAuliffe Miller, Solicitor
- Shawn Fabian, HRG
- Rich Snyder, Planning and Zoning Coordinator
- Scott Washinger, Public Works Director
- Brian Davis, MS4 Coordinator
- Tom Bell, Jr., Police Chief

Residents and visitors in attendance: Please see attached sign-in sheet.

President Wilt welcomed everyone to the meeting and opened the floor for public comment.

PUBLIC COMMENT: None

APPROVAL OF MINUTES:

A motion was made by Commissioner DeHart, seconded by Commissioner Davies to approve the Minutes of May 21, 2025, Legislative Meeting. The motion was unanimously approved.

AGREEMENT TO VACATE UNOPENED ROAD AND RELINQUISH RIGHT OF WAY-FLORENTINE STREET:

Mr. Fabian indicated this is associated with Cramer’s land development plan. Commissioner Paul commented that this is in the section down there where there are several hundred feet of non-curbed area between existing properties that are curbed on both sides. He noted that when vehicles are being loaded and unloaded, they are backed in over 230 into these open spaces, (parking lot). His concern is in order to protect the motoring public and to be safe, we should ask Mr. Cramer to finish off what he now owns and put curbing in there so that access can be controlled in some safe manner. To address Commissioner Paul’s

comments, Mr. Snyder explained that the dimensions are 50' wide x 125' deep off 230 going back towards the airport. The 50' wide width coincides with Florentine Street on the opposite side of 230. Mr. Cramer's plan intends to have the new driveway, the park and ride airport parking ingress and egress at that point across those 50'. In order to do that, PennDOT has required him to put curbing for that 50' section to turn in and then back to the right of way line with the radius. Mr. Cramer through his first and this current land development plan, has advised the Township and staff that with the new parking lot off of Whitehouse Lane, the trucks should not be parking on 230 or maneuvering in there. Their intent is for those trucks to go over to Whitehouse and offload, this will be the receiving parking lot, then they will clean, condition, and move the cars down to the current parking lot for sale. Commissioner DeHart questioned if they will be utilizing Whitehouse Ln as they are off-loading vehicles. Mr. Snyder stated that their intent is to offload them into their parking lot, behind the old Pizza Hut. Our right of way back there has not been completely improved, there is a large section at the rear of Whitehouse Ln that is overgrown and does not have any improvements to it, so they are going to go back into that area, off-load, and move the cars into the parking lot.

Mr. Snyder also mentioned that in the last two days Cramer has applied for a zoning permit for the stone lane that goes from the new parking lot down around the railroad track and into the current airport parking lot. The application is for paving that roadway, so he will have a paved internal system to move those cars.

Commissioner Davies asked if the existing or potential development plan includes a deferral or a request for relief from the requirement to curb. Mr. Snyder noted that the Board approved a deferral at one of the recent legislative meetings and the sidewalks along 230. Mr. Snyder believes it passed on a 4-1 vote. Mr. Border noted there was a lengthy discussion about the stormwater and where it would go, if they put a curb up the stormwater would go back out onto 230. Commissioner Paul commented that was only one part of the argument. Mr. Snyder stated that Mr. Cramer and his engineer were willing to accept the stormwater runoff of 230 into his facilities and treat them. If the curb went in, then we would have ponding on 230 which would require a lot more permitting to put drainage in especially downstream of the project because the drainage that is there is inadequate in terms of size to handle storm events.

Commissioner Paul asked if this is a legitimate plan submission that they are reviewing. Mr. Snyder indicated that Cramer's plan has already been approved by the Board, and one of the conditions of the approval was to approve the vacation of Florentine Street. For clarification Commissioner DeHart questioned that basically the State is requiring Mr. Cramer to make his entrance into his smart park where Florentine is now. Mr. Snyder indicated that is correct. He intends to have the ingress and egress and move the toll booth over to that point to come out on 230 verses going in pass the existing car operation. The toll booth will be in the vicinity where the last modular home was standing down there. Commissioner DeHart noted his concern

with entering and existing the toll booth and traffic potentially getting back up on 230. Mr. Snyder explained that would be reviewed by PennDOT as part of their traffic impact study and their HOP.

Commissioner DeHart commented that according to the numbers we get each month from parking taxes there are the same number of vehicles supposedly. Commissioner DeHart asked how far PennDOT will require them to put curbing at their entrance. Mr. Snyder replied that the curbing would come in at a radius and taper to nothing by the time it gets just after the right of way line. Mr. Snyder added that each lane will be 12'. Commissioner DeHart asked what the plan is for the remaining frontage. Mr. Snyder replied that it will remain as it is today. Commissioner DeHart added that his and Commissioner Paul's concern is that it is all-open, people will just shoot out while they are moving cars around. Whereas if you put curbing in, you could angle it to what area you would expect water to come and go. He has curbing in the area further down why wouldn't he just put it in here as well. Mr. Snyder noted that is why they asked for the deferral and not put it in right now because of the stormwater. Commissioner DeHart again asked if the Board approved the deferral, Mr. Snyder stated "Yes." Commissioner DeHart stated that the Board can come back and add it if we see a problem. Mr. Snyder replied "Yes."

Vice President Truntz noted that when they approved the deferral they did not discuss the vehicular in and out, which could have been a concern at the last meeting, but his concern was if we required him to put curbing in and it's a done deal, that's fine, but to turn around and tell him he needs to put curbing in and also dig up 230 and install an improved stormwater system, that seemed unfair to force upon a single property owner. Mr. Fabian made note that the Board approved the deferral and plan at their February 19, 2025 legislative meeting.

Vice President Truntz suggested that we just talk with Mr. Cramer and tell him that the Township expects him not to be backing cars in and out of 230, because of obvious safety reasons. Mr. Snyder noted that the other possibility we have since the plan is not ready to go for recording yet, we could potentially asked him to put a note on the plan indicating that with the new facilities constructed in Phase 1, it would be expected that trucks delivering or unloading vehicles be done at the new parking lot off of Whitehouse Ln. verses 230. Commissioner Paul remarked that he thought the ordinance required curbing to be extended when it is adjacent to other curbing or within so many feet of existing curbing. Mr. Snyder believes that it is in the subdivision and land development ordinance not necessarily in the zoning ordinance.

President Wilt asked if anyone would like to table this item so we can investigate it further. Mr. Snyder stated where Florentine's right of way would end is Mr. Cramer's entrance and exit from the new parking entrance and toll booth. They will curb that portion to meet the PennDOT standards. Anything beyond that which existed that they are not touching and have no intent to curb, was approved as a deferral. Solicitor Miller summarized what Commissioner Paul was pointing out that if they are going to curb either side of the vacated right of way to create a corridor, why can't they just keep curbing the edge to 230 even if

they are going replace it with grass. Mr. Snyder replied that it is something we would need to approach Mr. Cramer about.

A motion was made by Commissioner Paul to table the Agreement to Vacate Upopened Road and Relinquish Right of Way of Florentine Street till a discussion with Mr. Cramer takes place regarding the curbing.

CONDITIONAL OFFER OF EMPLOYMENT TO FOUR OF THE CERTIFIED LISTED CANDIDATES:

Chief Bell informed the Board that all of the individuals on the current list have been fully vetted, backgrounds have been completed, all the polygraphs done, the only outstanding item is the pre examine to the Academy for Cade Cartwright and he is scheduled to do that on June 14th. He indicated that the first four (4) names would be his recommendation on the list. These are all good viable candidates, none of them are perfect by any stretch of the imagination but they have proven that they have overcome any issues they may have had in their background years ago and are on the right path to be good quality police officers here for Lower Swatara Township.

President Wilt asked that the four that we will be putting money out for, do we already have the wording or a contract that they sign saying if they drop out, they must reimburse the Township. Chief Bell explained that it will be part of the conditional offer of employment that they would agree to a three (3) year hire with Lower Swatara, or we could go back for the cost of the training. Commissioner DeHart asked if they take the offer and attend class, can they do ride along at the same time. Chief Bell explained that they would be hired at Cadet salary while they go through the Academy, once they are through the Academy, then contractually they would bump up to probationary salary until they come off probation, then go to a full one-year salary. Commissioner DeHart asked if the Chief could utilize them for National Night Out. Chief Bell indicated that they could, depending on the schedule of the Academy. Commissioner Davies inquired if all four of the candidates will be doing the Academy, Chief Bell answered Yes. Chief Bell added that they do have the reserved slots for them at the Academy and he also spoke with Ms. McClain that all four can be absorbed in the Police budget for this year without a problem. The Class runs from July 7th till mid-December.

A motion was made by Vice President Truntz, seconded by Commissioner DeHart to approve conditional offer of employment to four (4) of the certified listed candidates by the Civil Service Commission. The motion was unanimously approved.

SALE OF TOWNSHIP PROPERTY VIA MUNICIBID:

A motion was made by Vice President Truntz, seconded by Commissioner Davies to approve the sale of a 2003 Dodge Durango for \$2,877.00 via Municibid. The motion was unanimously approved.

DEPARTMENT REPORTS:

Planning and Zoning/Codes Department:

Mr. Snyder presented the monthly report. Updates to projects include **Cramer Auto** – Punchlist items are being completed in preparation for final Financial Security Adjustment. Final inspection of the former Pizza Hut was completed, work is almost complete; **McDonald's Restaurant** – Both a Pre-Construction Meeting and commencement of site work are pending; **Linden Centre Hotel #2** – Under slab utilities were completed, framing is to begin; **Union Knoll** – A pre-construction meeting was held on 5/7/2025. Preliminary site work is pending; **MASD New K-3 Elementary** – Both site work and building construction are progressing. The Operations Building is nearing completion. Foundation and under slab utilities are completed, masonry walls and steel are being constructed; **Catherine Hershey School** – Site work is nearing completion. Final inspections were completed; work is almost complete. Teachers will begin occupancy in July 2025, and students will begin such in August 2025. **Illuminated Integration Office and Trade Shop** – LST punchlist items were completed; and a final Financial Security Adjustment will be on the BOC Legislative Agenda for 6/18/2025. LSTMA punchlist items are pending completion; **The Ponds on Fulling Mill** – Both site work and building construction are progressing; **Penn Preserve** – Both site work and dwelling construction on final lot of the development are nearing completion; **Penn State Chiller Building** – A pre-construction meeting was held 5/7/2025. Preliminary site work has commenced; **UGI CNG Facility** – A Pre-Construction Meeting was held on 4/04/2025. Preliminary site work has commenced.

The Zoning Hearing Board: **No pending items. The June 25th meeting has been cancelled.**

The Planning Commission: **Brook Meadow Farms (Preliminary/Final Plan)** – Tabled by the Planning Commission on 2/27/2025; **Greenfield Drive & Blue Raider Lane** – Upon another written request, tabled by the Plan Designer until 07/28/2025; **Palomba LDP** – Recommended for approval by the Planning Commission on 5/22/2025. **The June 26th meeting has been cancelled.**

Permit activity for the month of May 2025 is as follows: Commercial – 2; Residential – 9; Sewer – 6; Sign – 0; Shop drawings – 1; Demolition – 0; Zoning – 4; Street Cut – 1.

Mr. Snyder noted a fair amount of time between the entire department staff writing and editing revisions to both our subdivision and land development and zoning ordinances, their intent is to have those completed by weeks end so they can go to the zoning auditor then when they come back they will present them to the Board of Commissioners, Planning Commission and the Zoning Hearing Board for discussion with the intent that in fall of this year have them ready and hold a public hearing.

Public Works Department

Mr. Washinger updated the Board on the following: **Public Work:** Parks are continually being mowed in between the rain events. All pavilions are being pressure-washed. **Police Enforcement:** 17 signs were ordered in the language of (except residential deliveries). These signs will replace the existing signs under the no trucks signage, so the police can enforce those areas with the truck traffic. **Shireman's Park:** Mr Washinger will schedule the mowing for Shireman's Park the week beginning June 2, 2025. Mr. Washinger informed the Board that he had four mowers out there today, the problem is they only have one trailer, so he will be requesting the purchase of another trailer at the next legislative meeting so they can take four mowers out there at one time instead of jockeying one trailer back and forth which will save time. Commissioner DeHart asked if we have a place to store the new trailer. Mr. Washinger indicated that he is looking into selling other items on Municibid that are currently being stored that they don't use any more. He can move those old items out and store the new trailer inside.

Mr. Washinger noted additional signs were ordered that states Park Closed, No Trespassing, Violator's will be prosecuted. He also padlocked the pickle ball courts to keep people from using them till the park opens. The concrete pads for the existing 8 benches that need to be placed in are on hold till the weather can permit the construction. **Fire House:** The vapor lock system is in. When testing the compressor, it was found out that the pressure from the compressor did not meet the required pressures under the criteria within a certain time frame, to bring the pressure up to standard operations for the dry chemical system. A new compressor was ordered. Mr. Washinger noted that there was another leak in the roof area. If we were to repair the roof, it would cost a little over \$10,000. Mr. Washinger asked the Board if they want to just repair or if they want to put a whole new roof on. Commissioner DeHart commented that for replacement it would cost probably three quarters of a million dollars. Vice President Truntz stated that the immediate concern is, we got to stop the leaks, we already had damage in there and now have new flooring. He suggests we repair it with some assurances a) that it's going to hold and b) if we do have an issue the contractor will come back and fix it, but if we can't get those assurances then he feels we will need to replace it. Commissioner Davies commented that we don't have a choice but to make the building waterproof for the time being. He completely supports the expenditure to repair the roof but sometime in the next year or so we need to get someone in to tell us what a real replacement with a quality roofing system that will meet the specs necessary for a building for that purpose would cost. Vice President Truntz requested that staff please communicate with the fire department about status of what is happening.

Mr. Washinger reported on the yawning, he received a quote for \$38,000, we are required to get other quotes, which he will look into. Mr. Border noted that because of the price we will have to go out for a full bid unless we find a Costars member. Commissioner DeHart asked if we can go under as an emergency. Mr. Border indicated he has reached out to legal counsel and was told this does not fall under as an

emergency. Vice President Truntz offered that obviously this is an integral part of the ingress and egress of the fire house. He thinks with the Solicitor's blessing that this component be looked at as a Bonafide emergency. If we could get a contractor out there to take those bricks out that are ready to fall and get them to a point where we can at least use it as an entrance and exit till the proper repair is completed, would that be a possibility? Solicitor Miller stated that he would have to understand better the emergency part of it; right now, neither he nor Ms. Flower sees it as an emergency, but he is willing to listen to additional facts.

Fiddlers Elbow Road: Mr. Washinger noted that there was a meeting with HRG, Kinsly and Marcus Lepperd from PennDOT and it was determined that we could use liquid fuels to repair this road in its entirety. An estimated cost would be around \$500,000.

Commissioner Davies asked staff to provide the Board with an update to other intended paving projects that we are going to be working on by July.

Commissioner DeHart noted that the basketball court in Old Reliance Park is separating down the middle and asked Mr. Washinger to go check it out. He would also like to see a small pavilion be put up this year near the jungle gym area to provide some shade.

MS4/Stormwater Department:

Mr. Davis updated the Board on the following: **Stormwater Complaints** – There are no outstanding stormwater complaints at this time. **Draft MS4 Permit** – The Department of Environmental Protection is still reviewing comments from municipalities regarding the new MS4 permit and will have a final version available in early summer. **WREP Program** – WREP has not had another session since March. Tri-County is still developing a scope for GIS and survey mapping of each Township's BMPs. Once this scope is developed, and estimates for the work are provided by engineering consults, the program members will reconvene to discuss the overall value of the work to be performed. In the meantime, Tri-County is working to obtain additional funds/grants so that it might undertake a few stormwater projects within its members' borders. County staff have reviewed its member lists of known stormwater issues and identified four projects worth pursuing. Two of these projects are in Lower Swatara, the restoration above Lisa Lake and a flood mitigation in the Flats. Tri-County has asked us to put together a project scope and cost estimate for the projects so they might apply for funding through this year's Growing Greener Grant. The engineering costs associated with developing these documents will be reimbursed by the WREP program. **Storm Fest** – Lower Swatara will be participating in Camp Hill Borough's Storm Fest on July 23rd at 5:30 pm; an intermunicipal fair focused on providing the public with education about stormwater management and environmental protection. Our participation in this event will help us meet our MCM#1 permit requirements. Mr. Fabian noted that he has attended every year, and you get about 500 + people circulating so it is a very well-attended event. **Stormwater Ordinance Updates** – Updates to our stormwater ordinance are on hold, pending the final terms from the draft MS4 permit. Depending on the requirements set out by DEP, the Township may

benefit from making certain changes to this ordinance. **Old Reliance Dam** – HRG has provided the engineered shop drawings for the trash rack to be installed at the outlet structure, and we have ordered one to be fabricated from a local shop. Once the rack is delivered and installed, the repairs/maintenance requested by DEP will be complete.

MANAGER’S REPORT:

Salt Shed Engineered Plan

Mr. Border reported that the next step to this process would be to send the sketch plan to Timber Tech, which is the company that will do an engineered plan for \$7,200, we will get a sealed plan which will be ours and we can send it out to bid. He will have approval for the engineered plan on the agenda next month.

Firehouse Recruitment Proposal

Mr. Border mentioned that he sent out the updated version. Vice President Truntz noted that, Tom Schaaf who is a department member and Township resident as well as being in this business, was very impressed by this proposal. Unfortunately, this situation is Nationwide, people are no longer volunteering to fire departments but we still have fire and emergency services to staff, in his personal opinion, we will be looking at a paid or partially paid fire department at some point, but to the extent that this proposal would market to the public, we could perhaps get some recruits that would delay, which he perceived as an inevitable situation. He feels it is worthwhile, and the experts seem to think this is a very good program at a good price. Commissioner DeHart commented that it is an investment to the Township. We think police departments are expensive; fire departments are a lot more. He rather pay \$14,000 verses two million if we can hold it off for another four or five years.

Commissioner DeHart pointed out that during the air show this past holiday weekend the crew spent 4 days and our volunteers weren’t even provided a meal, which is an issue we need to address with the airport/airshow, but we rely on these volunteers a lot and to spend \$14,000 to help recruit some additional personnel it is worth it, because when you make a call you want someone to show up. Vice President Truntz added the guys are getting burnt out, we must do something. Mr. Border noted that he will put this on the legislative meeting for approval.

Truck mapping

Mr. Border noted that at the last meeting Commissioner DeHart mentioned updating the maps for the truck routes. The Chief found websites where we can update the GPS information, and Ms. Munz will be working on sending those updates out.

Website

Mr. Border stated that he did reach out to our IT provider to verify security concerns that Commissioner Davies had. They are good with the proposal so he will have this item on the legislative meeting agenda. In response to Commissioner DeHart's question, there is an upfront charge, but the monthly maintenance fee is cheaper than what we have been paying with the current company.

Vice President Truntz brought up an ongoing issue, he noticed on Facebook that residents were once again upset with the trash service, as he understands it, because of the memorial day holiday, pickup was pushed to Saturday and those residents in the Township who were scheduled to be picked up Saturday didn't get service because Republic Service had people calling off or not showing up. He asked if the Township did anything, he understands the position that Republic is in but are we notifying them of a breach of contract or anything like that. Mr. Border indicated that the problem is the Township doesn't have much leverage and asked the Solicitor as to how we could handle this. Solicitor Miller responded that we could notify them of a breach, the problem is that with the number of pickups they do, missing houses, missing pickups do happen. So, every time they miss a pickup, if we call that a breach, we are going to be writing a fair number of letters. Vice President Truntz pointed out that this was half of the Township. Solicitor Miller suggested that we should bring it to Republic's attention formally and if it repeats itself, then it is probably a breach, but we should start by emailing Republic saying you missed half of the Township, you owe us something for that and see what they do. If we provide them with written notification, the clock will start in terms of this becomes a pattern and it's a breach and then we will have the documentation. Vice President Truntz added that he thinks we owe it to the residents, one component of it is Republic Services is somewhat helpless because they are at the mercy of the people who work for them, we're somewhat in a weak position because it's not like there are a lot of other trash haulers that are lined up to bid on this contract, so there are constraints that are just there, but by the same token, he doesn't want the public to think that we're not hearing concerns, we're not addressing them, so he would appreciate it if Mr. Border could start this process. Commissioner DeHart commented that he saw an advertisement for Penn Waste. They are having the same problem, they need people. Commissioner Davies added that his neighborhood was one that was affected, they did not receive trash pickup (garbage sitting at the curb) for eleven days. He called them and was told he would have to wait till the following Friday. Mr. Border then notified them, and they showed up on Tuesday. Mr. Border added that Republic Services' customer service is another problem that adds to the frustration.

ENGINEER'S REPORT:

Mr. Fabian reported on the following: **Richard L. Shireman Park** – The contractor is working on the conversion of the sediment basin into the final stormwater basin. HRG is continuing to push them to get

the site into a position to schedule the substantial completion walk. **Fiddler's Elbow Box Culvert** – HRG had a meeting with Veolia to discuss the timeline of their waterline lowering work. They confirmed with PADEP that Veolia will need to submit a GP-5 permit for the waterline lowering due to the stream crossing, but PADEP has agreed to expedite their review since construction is close to starting and they have already issued permits for the other components of the project, but Mr. Fabian could not get a commitment on what “expedite” means. **Hazard Mitigation Grant Program** – HRG is working on scheduling the pre-construction meeting and working on timeline for 105 Wyoming to move out so we can get a start date, at this point the substantial completion is set for June 30, 2025, with the notifications that we must make for the landowners for the abatement of asbestos in the buildings it looks likely that this date will have to shift. **2024 CIP Stormwater Improvement Project** – HRG did schedule for that additional utility work and put a notice out to the residents, weather pending, it looks like Monday will be favorable. Hopefully, they can get final dimensions on this high-pressure gas line so that we can find an engineering solution to it to move the project forward. **Rosedale Avenue Bridge Repair Project:** HRG completed all the joint permit information, it was submitted and is being reviewed at PADEP. **Municipal Bond Stormwater Projects (Georgetown and Turnpike Industrial):** Wetlands delineation and survey work are now both complete, they expect post processing to be completed over the next 1-2 weeks. They began the preliminary design of both sites. **2025 Georgetown Park Improvements:** The submission for the Greenways, Trails, and Recreation Program (GTRP), HRG received the package for confirmation of the submission which was in by the deadline.

Commissioner DeHart asked what the cost was for the Georgetown recreation area. Mr. Fabian believes it was around \$300,000, which we are trying to get one grant to help match the other so hopefully we are successful in both.

GOOD AND WELFARE:

Commissioner DeHart thanked everyone for coming out. He also wanted to reiterate the airshow, and it all went well for the Township, there were minimal traffic problems. He thanked the Chief and his personnel for helping to police the airport. Most loved it, some didn't like the noise, but once again they utilized our volunteer services and got nothing back. We will work on improving that next year, but overall, it was a positive event.

Commissioner Davies thanked Chief Bell for expediting the hiring process and the vetting process for candidates for the police force. It is very important that we have our police force get up to strength and get people into training and into the Academy. Chief Bell thanked the Board for their willingness to look toward the future and to make it possible, he could not have done it without the Boards approval.

Commissioner Paul noted that the Public Works have been cutting the rights-of-way along roads, and it really looks good.

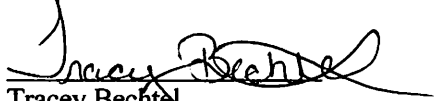
Vice President Truntz thanked everyone for coming out and wished everyone a good night.

President Wilt thanked everyone for coming and called for a brief executive session.

ADJOURN:

Hearing no other comments, a motion was made by Commissioner Paul, seconded by Commissioner Davies to adjourn the meeting and convene into executive session. The motion was unanimously approved, and the meeting adjourned at 8:12 P.M.

ATTEST:


Tracey Bechtel
Township Secretary

PLEASE **PRINT** NAME CLEARLY
BOARD OF COMMISSIONERS JUNE 4, 2025
WORKSHOP MEETING (7:00 PM)

Name/Organization	Address/Contact Information
Dale Messink	Resident