

**LONDONDERRY TOWNSHIP BOARD OF SUPERVISORS
REGULAR MEETING MINUTES
783 S. GEYERS CHURCH RD
MIDDLETOWN, PA 17057
SEPTEMBER 2, 2025 7:00 pm.**

Call to Order: Chairman Kopp, called the Board of Supervisors Regular Meeting to order at 7:00 pm.

Salute the Flag

Roll Call / Attendance - Members Present

Ron Kopp, Chair
Mike Geyer, Vice-Chair/Secretary
Anna Dale, Member
Scott Merchlinski, Member

Absent Members:

Bart Shellenhamer, Member

Also Present:

David Blechertas, Township Manager
Monique Dykman, MS4 Coordinator
Andy Brandt, Public Works Director
Sam Risteff, Golf Course Manager
Mike Wood P.E., Township Engineer – HRG
Brett Flowers, Eckert Seamans Cherin & Mellott, LLC
Michelle Phillips, Executive Secretary

Attendees: See attached list for Residents/Guests in attendance.

Executive Session

An Executive Session took place prior to the meeting to discuss pending legal items. No action was taken.

Citizens Input – On agenda items:

Steve Wisniewski – Township resident stated Monique Dykman has done an excellent job working on grants and with all of her projects.

Approval of Minutes

Chairman Kopp requested a motion to approve the August 4, 2025 Public Hearing & Board of Supervisors Meeting Minutes and the August 20, 2025 Board of Supervisors Work Session Meeting Minutes

It was moved by Mr. Merchlinski and seconded by Ms. Dale that the Board approve the August 4, 2025 Public Hearing & Board of Supervisors Meeting Minutes and the August 20, 2025 Board of Supervisors Work Session Meeting Minutes. The motion carried unanimously.

Manager's Report – David Blechertas

- Public Hearing regarding cable franchise renewal for Londonderry Township.

Mr. Blechertas stated all Pennsylvania municipalities have a Cable/TV franchise agreement that allows for Cable/TV services to place their cable and lines in the Townships right-of-way on telephone poles on Township roads. He said there is a fee paid by the Cable/TV provider to the municipality. The current agreement is coming up for renewal and as part of the renewal process the Board has retained Cohan Law Group to represent the Township. Cohan Law Group will negotiate a new agreement with Verizon and make sure all costs from the previous contract have been paid to the Township. He said as part of the overall process there will be a public hearing for which the Township will take public comment.

Chairman Kopp started the public hearing at 7:04 pm and read the opening remarks.

Ron Grierson, Township resident asked if future agreements could have the removal of ghost poles that are no longer in service be removed. He stated he has had one in his back yard for 2 years and that Verizon blames Comcast and Comcast blames Verizon.

Brett Flowers, Township Solicitor, stated that the removal of such ghost poles would not be part of the agreement for it will need to be a separate Ordinance. She said that Gettysburg Borough had passed one recently so there is precedent to addressing these ghost poles in legislation.

Andy Brandt, Public Works Director stated the Township has had issues with Verizon due to trees falling on the lines and no one coming out to address them. He said they will not maintain their lines until they are on the ground.

Mr. Blechertas stated he will pass the comments onto Cohan Law Firm. The goal is to maintain the cost being paid to the Township. He said when residents “cut cable” it reduces the fee that Verizon would pay to the Township. He also noted, every municipality has seen falling revenue due to residents disconnecting from cable.

Chairman Kopp concluded the public hearing at 7:14 pm.

- Discussion regarding the Harrisburg Rugby Football Club.

Eric Kovac, Vice-Chair of the Harrisburg Rugby Club provided a presentation regarding the history of the club, a timeline of the development for the Perseverance Lodge Fields at Sunset Park, addressed the issues from the Dauphin County Conservation District, what plans will be put into place to be compliant, how to maintain the fields and provided a 3-year plan. The 3-year plan included clearing land of debris and tree stumps, removing a soil pile, grading the land, building a waste water holding pond for irrigation, develop a parking lot with walkways, install floodlighting and building a full club house facility with locker rooms and showers. Mr. Kovac stated the club will provide a more accurate timeline once their engineer provides a plan.

Mr. Blechertas stated there is a tremendous amount of work that needs to be done regarding stormwater management. He also said the Club is several years past due on the goals that were committed to the Township.

- Request approval for the Londonderry Twp. Fire Police to provide services:
 - September 13, 2025 – Hummelstown Craft Show

It was moved by Mr. Geyer and seconded by Ms. Dale to approve the request above as stated. The motion carried unanimously.

- Request approval for Resolution 2025-26 supporting the submission of a Dauphin County Local Share Municipal Grant application for the purpose of

applying for funds to use in the Public Works Equipment Purchase project to purchase an excavator and an asphalt rejuvenator.

It was moved by Ms. Dale and seconded by Mr. Merchlinski to approve the request above as stated. The motion carried unanimously.

- Request to accept the resignation letter of Monique Dykman, MS4 Coordinator effective September 9, 2025 and approve staff to create a job announcement.

It was moved by Mr. Geyer and seconded by Ms. Dale to approve the request above as stated. The motion carried unanimously.

Treasurer's Report – Brian Marchuck

- Mr. Marchuck presented the Board with the Treasurer's Report and the open purchase order report for August 2025

Chairman Kopp requested a motion to approve the bills/open purchases as presented for August 2025.

It was moved by Ms. Dale and seconded by Mr. Geyer to approve bills/open purchases as presented. The motion carried unanimously.

- Request approval for Resolution 2025-27 to move additional funds to the Township's PSDLAF GTS bank account for the General and Golf Course Funds.

It was moved by Mr. Merchlinski and seconded by Ms. Dale to approve the request above as stated. The motion carried unanimously.

Zoning and Codes – Duane Brady

- Monthly Report – August 2025

Mr. Blechertas stated Mr. Brady was not able to attend tonight and asked if there were any questions from the Board to feel free to reach out to him.

- Request to appoint Elizabeth Felker to the Zoning Hearing Board to fill a vacancy and complete the remaining term which expires on 12/31/2029.

Mr. Blechertas stated the Township received a request from resident Elizabeth Felker, who is interested in filling a vacancy on the Zoning Hearing Board. He said Mr. Brady had set up a meeting with her and had a positive conversation with her.

Mr. Merchlinski motioned to appoint Elizabeth Felker to the Zoning Hearing Board to complete the remaining term which expires 12/31/2029, seconded by Ms. Dale. The motion carried unanimously.

- Modification Requests for SW25-07 Watson Major Stormwater Management Plan, 1366 Newberry Rd.

Mr. Wood, Engineer for the Township stated there are a few waiver requests needed for the Watson Stormwater Management Plan at 1366 Newberry Road. They included being slopes in a Rain Garden, dewatering outside prescribed 24-72 hour, the allowance of a stormwater facility to be placed 15 feet of the right-of-way line and slopes in a swale.

Todd Smeigh from DC Gohn Associates, Inc. stated he is working with the Watson's on this stormwater plan and a plan for erosion control. He said the Watson's lot is 5.4 acres at the southeast corner of Newberry and Schoolhouse Road which is a wooded steep lot with drainage features. The waivers being requested will allow the plan to move forward.

There was a discussion regarding the natural terrain, the lack of PennDOT's highways occupancy permit, the process for which a Stormwater Management Plan should have been presented, requested slope waivers, swales and the size of the areas for which the waivers are being asked. Also discussed was maintaining the existing trees on the land, post construction maintenance plan and an O&M agreement.

- Motion to approve the requested waiver from Section 28-305.6 Stormwater Management Facilities Standards and Methodologies to allow slopes greater than 3:1 in Rain Garden 1 as identified on the plan conditioned on the outstanding items from HRG's letter dated August 22, 2025.

It was moved by Mr. Geyer and seconded by Ms. Dale to approve the request above as stated. The motion carried unanimously.

- Motion to approve the requested waiver from Section 28-305.9 Stormwater Management Facilities Standards and Methodologies to allow dewatering outside prescribed 24 to 72 hours for Stone Bed 2 as identified on the plan.

There was a discussion regarding where Stone Bed 2 is located and how it will be filtrating water.

It was moved by Ms. Dale and seconded by Mr. Merchlinski to approve the request above as stated. The motion carried unanimously.

- Motion to approve the requested waiver from Section 28-305.13 Stormwater Management Facilities Standards and Methodologies to allow stormwater facilities to be placed within 15 feet of the right-of-way line of Newberry Rd.

There was a discussion regarding where the stormwater facilities will be placed and it being within 15 feet of the right-of-way.

It was moved by Mr. Merchlinski and seconded by Ms. Dale to approve the request above as stated. The motion carried unanimously.

- Motion to approve the requested waiver from Section 28-306.5.B Conveyance Facilities Standards and Methodologies to allow slopes greater than 3:1 in certain swales as identified on the plan.

It was moved by Ms. Dale and seconded by Mr. Geyer to approve the request above as stated. The motion carried unanimously.

MS4 Environmental Department – Monique Dykman

- Monique provided the Board with her monthly report for August 2025.

Ms. Dykman stated Manada Conservancy provided the Township with a letter advising they were unable to fulfill their obligations of the Swatara Creek Riparian Buffer Contract, Conewago meadow maintenance contract and the Sunset Golf Course meadow maintenance and install contract.

Their reason being an employee who is responsible for the maintenance has resigned. She said Manada will not be charging the Township for any work that was completed prior to the termination letter dated August 19, 2025. Therefore, a new company would need to be hired to fulfill the needs of the terminated contract. Ms. Dykman presented three contracts submitted by LandStudies to the Board.

There was a discussion regarding what needed to be done at each location, the cost of the contracts and how these projects will still stay in budget.

- Request approval to void Swatara Creek Riparian Buffer contract with Manada Conservancy due to incompleteness of their work.

It was moved by Ms. Dale and seconded by Mr. Merchlinski to approve the request above as stated. The motion carried unanimously.

- Request approval of a Swatara Creek Riparian Buffer Contract with LandStudies Inc for \$9,300.

It was moved by Ms. Dale and seconded by Mr. Merchlinski to approve the request above as stated. The motion carried unanimously.

- Request approval of a Conewago meadow maintenance contract with LandStudies Inc for \$2,700.

It was moved by Mr. Geyer and seconded by Ms. Dale to approve the request above as stated. The motion carried unanimously.

Public Works – Andy Brandt

- Andy Brandt provided the Board with his monthly report August 2025
- Request approval for HRG to obtain a DEP permit to replace (3) storm pipes on Swatara Creek Road at a cost of \$5,000.

It was moved by Mr. Merchlinski and seconded by Mr. Geyer to approve the request above as stated. The motion carried unanimously.

- Request approval to rent a crack sealing machine and purchase sealing materials from SealMaster for repairs to the Township roads in the amount of \$6,710.00.

It was moved by Ms. Dale and seconded by Mr. Geyer to approve the request above as stated. The motion carried unanimously.

- Request approval of a proposal for tree trimming at Sunset Park from EK Tree Services in the amount of \$3,550.00.

It was moved by Mr. Geyer and seconded by Ms. Dale to approve the request above as stated. The motion carried unanimously.

- Request approval of the rental of a paving machine to pave the walking path in Sunset Park in conjunction with the C2P2 grant requirements from Martin Paving at a cost of \$2,250.

It was moved by Mr. Merchlinski and seconded by Ms. Dale to approve the request above as stated. The motion carried unanimously.

- Request approval of the purchase of 15 tons of 25mm and 25 tons of 9.5 mm blacktop for Sunset Park in conjunction with the C2P2 grant requirements from Byler Quarries at a cost of \$2,721.40.

It was moved by Ms. Dale and seconded by Mr. Merchlinski to approve the request above as stated. The motion carried unanimously.

- Request approval of the purchase of (8) picnic tables for Sunset Park from Furniture Leisure at a cost of \$12,724.71. (below budget)

It was moved by Ms. Dale and seconded by Mr. Merchlinski to approve the request above as stated. The motion carried unanimously.

- Discussion regarding the yard waste facility policy and hours.

Mr. Brandt said the yard waste being dropped off at Public Works is being hauled out 4-6 times a month. He said along with the normal brush there is now wire, trash and even dead animals being left. Mr. Brandt stated the Township is not obligated to provide a yard waste facility and he is recommending that the hours be limited and a gate be installed.

Mr. Geyer stated he is in favor of limiting the hours and installing a gate system instead of shutting it down.

Mr. Brandt stated the Township has a gate and can put it up with a sign stating the hours.

Mr. Kopp stated for the record the Board has agreed to install a gate, change the hours of operation to Monday-Friday 6:30 a.m.-2:30 p.m. and post the facility.

Golf Course and Bar & Grill - Sam Risteff

- Sam Risteff provided the Board with his monthly report for August 2025.
- Request approval of a Sunset Golf Course meadow maintenance and install Contract with LandStudies Inc for \$4,375.

It was moved by Ms. Dale and seconded by Mr. Merchlinski to approve the request above as stated. The motion carried unanimously.

There was a brief discussion regarding the Roof and A/C Project.

Engineer's Report – Mike Wood P.E., HRG

- Mr. Wood provided the Board with his monthly report for August 2025.

Solicitor's Report – Brett Flowers

Nothing to report.

Public Safety Coordinator – Bart Shellenhamer

No report provided.

New Business: None

Mr. Blechertas stated he received a request from a Softball Team with both Township residents and Middletown residents looking to use the field at Braeburn Park for regular practices starting in the fall, Sundays from 12-3 and Tuesday 5-7pm. The team is willing to remove the overgrown grass from the in-field and make it playable for their needs. Mr. Blechertas suggested if approved, the Township should have a MOU with parameters between the Township and the Softball Team.

Mr. Geyer motioned to allow the team to practice at Braeburn Park during the times stated above and enter into a MOU with the Township, seconded by

Ms. Dale. The motion carried unanimously.

Mr. Blechertas suggested setting a time and date for Trick-Or-Treat night. He said other Boroughs and Townships in the area are having it on October 31, 2025 from 6-8pm and feels the Township should follow suit.

Ms. Dale motioned to set the above time and date for Trick-Or-Treat Night, seconded by Mr. Merchlinski. The motion carried unanimously.

Old Business: None

Citizens Input:

Lindsey Morris, resident of the Township asked where the water for the Data Centers would be coming from?

Mr. Blechertas stated staff is recommending a requirement in the Data Center Overlay Ordinance to have them connect to public water and sewer. He said there would be a will serve letter from PA American Water and DTMA to determine if they have the capacity to support a Data Center.

Lisa Daugherty, resident of the Township asked if the Data Center properties on RT 230 are required to use public water.

Mr. Blechertas stated yes, they were and even though Zeager Bros property is set back off of RT 230 a data center would still be required to connect to public water.

Mr. Merchlinski stated Amazon trucks continue to use the wrong entrance to the facility. He said they are now using the associate's entrance and are inadvertently backing out blindly onto RT. 230 due to it not being the correct location of entrance.

Mr. Blechertas stated he will call Amazon and give them an update on the concerns. He said Amazon has been working with the Township and advising drivers to use the correct roads and entrances. He also mentioned that Amazon has installed a sign advising drivers that the entrance is 200 feet ahead.

Executive Session -

"THE BOARD OF SUPERVISORS RESERVES THE RIGHT PURSUANT TO ACT 84 OF 1986 AS AMENDED TO HOLD EXECUTIVE SESSIONS BETWEEN THE

*TIMES OF THE BOARD'S OPEN MEETING FOR ANY PURPOSE
AUTHORIZED BY STATUTE"*

Adjournment

There being no further business to bring before the Board, a motion by Ms. Dale seconded by Mr. Merchlinski the meeting was adjourned at 8:53pm.

Signature on file

Secretary – Mike Geyer