

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

**Call to Order:**

Chairman Ron Kopp called the Public Meeting to order at 7:00 p.m.

**PUBLIC HEARING**

Township Solicitor, James Diamond stated the purpose of the Public Hearing was to present the Comprehensive Plan for Londonderry Township.  
A stenographic record of the hearing is recorded separately.

Chairman Kopp closed the Public Hearing at 7:24 pm.

NOTE: Public Comments are attached to the minutes as a separate handout.

**REGULAR MEETING:**

**Call to Order:** Chairman Kopp, reconvened the Board of Supervisors Regular Meeting at 7:25 pm.

**Salute the Flag**

**Roll Call / Attendance - Members Present**

Ron Kopp, Chair  
Mike Geyer, Vice-Chair/Secretary  
Bart Shellenhamer, Member  
Mel Hershey, Member  
Anna Dale, Member

**Absent Members: None**

**Also Present:**

David Blechertas, Township Manager  
Jim Diamond, Esq., Solicitor  
Duane Brady, Codes/Zoning Officer  
Andy Brandt, Public Works  
Sam Risteff, Golf Course Manager

Robert Gomboc, Golf Course Superintendent  
Mike Wood, P.E., HRG Engineer  
Michelle Phillips, Executive Secretary

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

**Citizens Input –**

Lewis Whittle from Middletown, stated he is a member for the East Middletown Cemetery Association and is in charge of taking care of the cemetery on Harrisburg Pike next to the Scottish Inn. He said Dauphin County offices provided funds to assist with preserving the historic cemetery. Mr. Whittle stated he has observed dog feces, trash, and vandalism in the fenced cemetery and was wondering what can be done about the issues.

Mr. Diamond, Township solicitor stated normally it would be a State Police matter and the Township is limited in what powers are provided by the state.

There was a discussion regarding who is responsible for such matters and how to resolve the issues being presented.

The Board of Supervisors agreed to look into what avenues, if any, can be taken to what to resolve the matter.

Kevin Little, Township resident asked if there was anything listed in any Ordinances or possibly the Comp Plan to protect and preserve cemeteries in the Township.

There was a discussion regarding what organization will be able to assist with preserving the cemetery's, the protection of cemetery's regarding the state law, historical records, protecting the dignity of those in their resting place and the several other cemeteries in the township.

Thom Bell, resident of the Township stated he is concerned about the traffic from Amazon. He said the top entrance for Amazon is a disaster and has limited visibility in and around that part of East Harrisburg Pike. Mr. Bell said the rear Amazon warehouse is also insane. He suggested a traffic study be done with more defined signage along both routes for Amazon.

James Young, resident of the Township stated he is concerned about the amount of tractor trailers and dump trucks along Schoolhouse Road and Colebrook Road and the speed of vehicles.

Ellen Reigle, resident of the Township asked if there is anything that can be done about the tractor trailers and Google routing them along roads that should be driven on.

Dave Blechertas, Township Manager stated letters have been recently sent to all warehouses regarding tractor trailers and the routes that should be utilized.

### **Executive Session**

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

### **Approval of Minutes**

Chairman Kopp requested a motion for the February 19, 2025 Work Session Meeting Minutes and the March 3, 2025 Public Hearing & Board of Supervisor Meeting Minutes.

It was moved by Mr. Hershey and seconded by Mr. Shellenhamer that the Board approve February 19, 2025 Work Session Meeting Minutes and March 3, 2025 Public Hearing & Board of Supervisor Meeting Minutes. The motion carried unanimously.

### **Manager's Report** – David Blechertas

- Request approval to adopt the Comprehensive Plan for Londonderry Township

Mr. Blechertas requested a motion to adopt or reject the Comprehensive Plan for Londonderry Township.

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

- **Informational presentation from Crane Clean Energy Center**

Dave Marcheski, Communications Manager for Crane Clean Energy Center stated that he and fellow colleagues are here to talk to the Township about the restart process.

Trevor Orth, Plant Manager, Crane Unit 1 presented the Board with a presentation regarding the Restart Overview:

- Crane Clean Energy Center Unit 1 History
- Power Demand Explodes, U.S. Prepares for AI Boom
- Journey to Restart Crane Unit 1, Community Asset
  - Constellation has reached a long-term agreement with worldwide sustainability leader, Microsoft, to bring Crane Clean Energy Center (Unit 1) back online.
    - 20-year contract with Microsoft
    - Adds 835 MWs of the most valuable commodity in the world: clean, firm, reliable energy
    - Creates more than 3,400 jobs including 650+ permanent jobs at the plant
    - 1.6B of private investment from Constellation. NOT seeking any new or special sources of gov't funding
    - 1.6B in PA state GDP and \$3.6B of estimated tax revenue
    - Provides 7 million MWhs of new, reliable supply annually
    - About 150 “Boomerang” employees are returning to the plant
    - Committing 1M to the community to support work force development and other needs
    - Strong support at the local, state and Federal levels
- Crane Unit 1 Restart Timeline and Staffing Update
  - 300 full-time hired
  - 150 accepted, on-boarding
  - First ILT Class begins this month
  - Hiring Second ILT class to begin January 2026
  - Start-up of plant 2027

Craig Smith, Sr. Mgr., Site Regulatory Assurance spoke about:

- Regulatory Approvals and Restart Activities
  - Plant will restore to the 2019 operating reactor license basis
  - Upgrades to plant electrical generating equipment
  - During decommissioning no major reactor plant components or equipment were removed
  - New Main power transformers
  - Main Electrical Generator Upgrades
  - New cooling tower internal Structure
- Crane Unit 1 - Regulatory Timeline

- Environmental permit requests
  - National Pollutant Discharge Elimination System (NPDES)
  - Susquehanna River Basin Commission (SRBC)
    - Surface and Ground water withdraw
    - Consumptive use
  - Pennsylvania Air Operating permit
  - Pennsylvania Drinking Water permits
- Current status of the site emergency preparedness program for a Non-Operating Reactor
  - Emergency Plan and Regulatory Requirements
    - Independent Spent Fuel Storage (ISFSI) only Emergency Plan
  - Onsite Emergency Response Organization Status
  - Offsite Emergency planning Status
- Emergency Plan Restoration
  - Program will be restored to the previously approved, robust and comprehensive Emergency Plan
- Offsite Response organization restoration
  - Constellation and Counties inside the 10-mile Emergency Planning Zone (EPZ) will update offsite Radiological Emergency Plans (REP)
  - Primary alert and notification system upgraded from sirens to the Integrated Public Alert and Warning System (IPAWS)
    - IPAWS utilized modern technology to simultaneously alert and provide instruction to the public
    - Uses cellular phones, radio, TV, Emergency Alert System, and more to notify the public
    - Back up notification system will be an independent electronic mass notification system

Dave Marcheskie, Community Relations Mgr. spoke about Community Updates and Government Affairs

- Leading our 1M in charitable giving & workforce development commitment through 2030
  - \$25,000 to Lower Dauphin Communities That Care's Bookmobile
  - \$20,000 to Susquehanna greenway Association
  - \$25,000 to Central PA Food Bank
  - <\$3,000 to Girl Scouts in the Heart of PA, Middletown Softball, Girls on the Run, Elizabethtown Rotary

- \$25,000 Allocated for Londonderry Township Fire Department (Aug or Oct)
- Executing CCEC Community Engagement Plan:
  - Attending quarterly Londonderry Township public meetings with Local SGA to provide restart milestones
  - Conducting bi-quarterly outreach events to drive awareness & CCEC's commitment to the community
  - Hosting ongoing media & stakeholder tours
    - 20+ media outlets, legislators since announcement

Alex Charlton, State Government Affairs spoke about:

- Bi-Partisan Support for Crane Unit 1 Restart
  - Overwhelming support from state elected officials
  - PA legislators restarted the bi-partisan, bi-cameral Nuclear Energy Caucus with four Caucus co-chairs and 38 legislative members from all four caucuses

There was a short discussion regarding any upcoming permits that may be needed in the near future.

- Request approval for the Londonderry Fire Police to provide services for:
  - Bunny Run – Hummelstown April 19, 2025
  - Make a Wish Caravan – Elizabethtown, May 10, 2025
  - Hummelstown Huger Run – Hummelstown, May 10, 2025
  - 5<sup>th</sup> First Responders Ride – Londonderry, May 17, 2025
  - Blue Angels – Londonderry Township May 24,25, 2025
  - Memorial Day Parade - Elizabethtown May 26, 2025
  - Middletown 50<sup>th</sup> Arts and Craft Fair June 14, 2025

Chairman Kopp requested a motion to approval the Londonderry Fire Police to provide services for:

- Bunny Run – Hummelstown April 19, 2025
- Make a Wish Caravan – Elizabethtown, May 10, 2025
- Hummelstown Huger Run – Hummelstown, May 10, 2025
- 5<sup>th</sup> First Responders Ride – Londonderry, May 17, 2025
- Blue Angels – Londonderry Township May 24,25, 2025
- Memorial Day Parade - Elizabethtown May 26, 2025
- Middletown 50<sup>th</sup> Arts and Craft Fair June 14, 2025

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

- Request approval of a proposal by ADP to provide payroll and timeclock services to Londonderry Township at a cost of \$6,442.40 the 1<sup>st</sup> year cost.

Mr. Blechertas stated that at the previous meeting the Board approved TrustPoint HCM as the Townships payroll and time clock provider. In having the solicitor review the contract an agreement could not be established. He said he would like to go with the Townships 2<sup>nd</sup> choice which is ADP. Mr. Blechertas stated the Township solicitor has approved the contract.

Chairman Kopp requested a motion for a proposal from ADP to provide payroll and timeclock services to Londonderry Township at a cost of \$6,442.40 for the 1<sup>st</sup> year.

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

- Request approval of a quote from Peiffer Plumbing and Heating for purchase and installation of a new HVAC unit for the Admin Building at a cost of \$10,800

Chairman Kopp requested a motion for a quote from Peiffer Plumbing and Heating for purchase and installation of a new HVAC unit for the Admin Building at a cost of \$10,800.

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

- Request approval for Resolution 2025-14, destruction of Township records.

Chairman Kopp requested a motion for Resolution 2025-14, destruction of Township records.

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

- Request approval for Resolution 2025-15, disposal of property.

Chairman Kopp requested a motion for Resolution 2025-15, disposal of property.

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

There was a discussion regarding the next 3 motions for the Sunset Golf Course. The first would be the funding for the project, Mr. Marchuck, the Finance Director stated that he has done an analysis of the golf course funding and feels very confident all 3 projects can be done at this time. Second was the timing of the project, Mr. Blechertas stated that there would be no closure of the golf course during this project. Next discussed, was that the golf course fully funds itself with no tax dollars of the Residents.

- Request approval to issue notice of intent of award, issue of award, and notice to proceed, to the lowest responsible bidder for the General Construction Contract to Lauer Construction Services for \$399,348.00 contingent on solicitor's approval for the Sunset Golf Clubhouse Project.

Chairman Kopp requested a motion to issue notice of intent of award, issue of award, and notice to proceed, to the lowest responsible bidder for the General Construction Contract to Lauer Construction Services for \$399,348.00 contingent on solicitor's approval for the Sunset Golf Clubhouse Project.

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

- Request approval to issue notice of intent of award, issue of award, and notice to proceed, to the lowest responsible bidder for the Mechanical Contract to Garden Spot Mechanical, Inc for \$284,000.00 contingent to solicitor's approval for Sunset Golf Clubhouse Project.

Chairman Kopp requested a motion to issue notice of intent of award, issue of award, and notice to proceed, to the lowest responsible bidder for the Mechanical Contract to Garden Spot Mechanical, Inc for \$284,000.00 contingent to solicitor's approval for Sunset Golf Clubhouse Project.

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

- Request approval to issue notice of intent of award, issue of award, and notice to proceed, to the lowest responsible bidder for the Electrical Contract to Lauer Construction Services for \$27,807.00, contingent to solicitor's approval for the Sunset Golf Clubhouse Project.

Chairman Kopp requested a motion to issue notice of intent of award, issue of award, and notice to proceed, to the lowest responsible bidder for the Electrical Contract to Lauer Construction Services for \$27,807.00, contingent to solicitor's approval for the Sunset Golf Clubhouse Project.

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

### **Treasurer's Report** – Brian Marchuck

- Mr. Marchuck presented the Board with the treasure's report and the open purchase order report for the month ending 03/31/2025

Chairman Kopp requested a motion to approve the bills/open purchases as presented for month ending 03/31/2025.

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

### **Zoning and Codes** – Duane Brady

- PC25-01 Saienni Subdivision

Angela Marcus, from Light-Heigel & Associates, INC. presented the Saienni Subdivision plan. The plan is to subdivide 3 lots on Schoolhouse Road. She said the owner is selling the lots so he may build his dream home on the back side of the land.

There was a discussion regarding a PennDOT HOP and a note being on the plan, the plan being perked and probed, the Hunters & Anglers Firing range being so close to the lots, lot size per the ordinance, payment of back taxes and having notes on the plan and the deed itself when lots are sold advising of the firing range.

Chairman Kopp stated his concern is the proposed lots are within 100 yards of the firing range. He would like there to be a note on the plan such as "Buyers Beware" for future homeowners buying the lots.

- Request approval for the waiver from Section 22-303.1 Minor Subdivision Application for submission of preliminary plan.

Chairman Kopp requested a motion for the waiver from Section 22-303.1 Minor Subdivision Application for submission of preliminary plan.

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

- Request approval for the deferral from Section 22-303.1.A (1) for submission of Erosion and Sediment Control Plan

Chairman Kopp requested a motion for deferral from Section 22-303.1.A (1) for submission of Erosion and Sediment Control Plan.

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

- Request approval for the deferral from Section 22-506 Curbs and Gutters

Chairman Kopp requested a motion for the deferral from Section 22-506 Curbs and Gutters.

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

- Request approval for the deferral from Section 22-507 Sidewalks

Chairman Kopp requested a motion for the deferral from Section 22-507 Sidewalks. It was moved by Ms. Dale and seconded by Mr. Hershey to approve the request above as stated. The motion carried unanimously.

- Request approval of PC25-01 Saienni Final Minor Subdivision Plan

Chairman Kopp requested a motion on PC25-01 Saienni Final Minor Subdivision Plan conditioned on Plan Note 21 being amended to read, "... A copy of the Final Plan shall be issued to the purchaser of each lot within the subject subdivision and a notation shall be included on the deeds for the lots created by the plan." And that the payment for Fee in Lieu of Dedication be paid in the mount of \$8,800

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

- Duane Brady provided the Board with her monthly report for March 2025
- Request approval to purchase Codes/MS4 cubicles from Arnolds Office Furniture at a cost of \$10,733.50 the lowest of 3 quotes.

Chairman Kopp requested a motion to purchase Codes/MS4 cubicles from Arnolds Office Furniture at a cost of \$10,733.50.

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

- Request approval for the codification of Supplement 28, Ordinance 2025-01 with General Code at a cost not to exceed \$1,030.

Chairman Kopp requested a motion for the codification of Supplement 28, Ordinance 2025-01 with General Code at a cost not to exceed \$1,030.

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

#### **MS4 Environmental Department** – Monique Dykman

- Mr. Blechertas provided the Board with the MS4 monthly report for March 2025
- Request approval of a proposal from HRG to provide engineering services related to the C2P2 grant at Sunset Park at a cost not to exceed \$10,000.00. (Cost is fully funded by a grant)

Mr. Blechertas stated the Township received a grant from DCNR for the purchase of playground equipment.

There was a discussion regarding the requirements for the grant, what work if needed could be done by the Public Works Department and plans for possible playground equipment.

Chairman Kopp requested a motion for a proposal from HRG to provide engineering services related to the C2P2 grant at Sunset Park at a cost not to exceed \$10,000.00.

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

- Request approval of a proposal from LandStudies at a fixed fee total of \$224,695.00 for design work & engineering on Phase 4 of the Conewago Creek Project (grant funded)

Mr. Blechertas stated the proposal is for design work & engineering on Phase 4 of the Conewago Creek Project. He said there is over 1 million

dollars of grant funding left over from Phases 1-3. The Township would like to extend the same stream restoration and sediments removal that was done previously, south to the Route 230 bridge. Mr. Blechertas said four proposals were submitted and LandStudies was the lowest price of all complete submittals. The expiration dates for the grants are soon approaching and he is looking to move forward with the project.

Chairman Kopp requested a motion for a proposal from LandStudies at a fixed fee total of \$224,695.00 for design work & engineering on Phase 4 of the Conewago Creek Project.

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

**Public Works** – Andy Brandt

- Andy Brandt provided the Board with his monthly report for March 2025
- Request approval to hire Dave Naples for seasonal parks effective March 19, 2025

Chairman Kopp requested a motion to hire Dave Naples for seasonal parks effective March 19, 2025.

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

- Request approval of Resolution 2025-13 and the public advertising for the sale of Township Property consisting of an Ingersoll-Rand T30Air Compressor through Municibid

Chairman Kopp requested a motion of Resolution 2025-13 and the public advertising for the sale of Township Property consisting of an Ingersoll-Rand T30Air Compressor through Municibid.

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

- Request approval for the purchase of line painting on multiple Township roads from D.E. Gemmill at a cost of \$15,473.46 under COG bid pricing

Chairman Kopp requested a motion for the purchase of line painting on multiple Township roads from D.E. Gemmill at a cost of \$15,473.46 under COG bid pricing.

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

- Request approval of a donation from Tool Shed of America in the form of salt spreader lids at a value of \$800.00 as being in the best interest of the Township under Section 1502 of the Second-Class Township Code and approve a tax-deductible letter for Tool Shed confirming the donation.

Chairman Kopp requested a motion for a donation from Tool Shed of America in the form of salt spreader lids at a value of \$800.00 as being in the best interest of the Township under Section 1502 of the Second-Class Township Code and approve a tax-deductible letter for Tool Shed confirming the donation.

It was moved by Mr. Shellenhamer and seconded by Ms. Dale to approve the request above as stated. The motion carried 4-1 with Mr. Geyer recusing himself from the vote.

- Request approval to repair a quick coupler on the mini excavator at cost of \$1,363 by Cleveland Brothers.

Chairman Kopp requested a motion to repair a quick coupler on the mini excavator at cost of \$1,363 by Cleveland Brothers.

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

#### **Golf Course and Bar & Grill** - Sam Risteff

- Sam Risteff provided the Board with his monthly report for March 2025
- Request approval to purchase two new Pitco Fryers from KaTom Restaurant at a cost of \$2,056.76 for use in the Sunset Clubhouse

Chairman Kopp requested a motion to purchase two new Pitco Fryers from KaTom Restaurant at a cost of \$2,056.76 for use in the Sunset Clubhouse.

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

- Request approval of seasonal hires as submitted

Chairman Kopp requested a motion for the seasonal hires as submitted.

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

- Request approval of the purchase of a Greens Groomer with Electric Lift from Andre & Son at a cost of \$ 4,250.00

Chairman Kopp requested a motion of the purchase of a Greens Groomer with Electric Lift from Andre & Son at a cost of \$ 4,250.00

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

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

- Mike Wood provided the Board with his monthly report for March 2025

**Solicitor's Report** – Jim Diamond, Esq.

No report

**Public Safety Coordinator** – Bart Shellenhamer

No report

**New Business:**

Mr. Blechertas stated that there will be a Board of Supervisors Work Session meeting on April 16, 2024.

**Old Business:** None

**Citizens Input:** None

**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 Mr. Shellenhamer seconded by Mr. Geyer the meeting was adjourned at 10:29pm.

**Signature on file**

Secretary – Mike Geyer