

**LONDONDERRY TOWNSHIP BOARD OF SUPERVISORS  
REGULAR MEETING MINUTES  
783 S. GEYERS CHURCH RD  
MIDDLETOWN, PA 17057  
May 5, 2025 7:00 pm.**

**REGULAR MEETING:**

**Call to Order:** Chairman Ron Kopp called the Public Meeting to order at 7:02 p.m.

**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  
Mike Wood, P.E., HRG Engineer  
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 legal and personnel items pending. No action was taken.

**Citizens Input** - None

## **Approval of Minutes**

Chairman Kopp requested a motion for the April 7, 2025 Work Session Meeting Minutes.

It was moved by Mr. Hershey and seconded by Mr. Shellenhamer that the Board approve the April 7, 2025 Board of Supervisor Meeting Minutes. The motion carried unanimously.

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

- Request approval to advertise the full time hiring for a Codes Office Coordinator

Mr. Blechertas stated the Township is requesting to advertise the full time hiring of a Codes Coordinator/Admin person. This position has been budgeted for the year 2025. He said due to the Zoning/Codes and MS4 Departments moving downstairs after renovations and them having their own entrance there is a need for this position. The new hire will also be assisting with duties from the Zoning and Codes Officer.

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

- Request approval of a free pavilion rental of the large pavilion at Sunset Park for Pack 97 on Thursday May 22, 2025.

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

- Request approval to close Water St. from Hollendale to the boat ramp access drive during the May 24 and 25 Air Show.

Mr. Blechertas said he received a request from a resident to close Water Street from Hollendale to the boat ramp access drive during the May 24 & 25<sup>th</sup> Air Show. He said the resident is concerned about the safety of the residents that live along water street, for it is a prime area to view the air show. Mr. Blechertas said the road would only be open to the residents that live there.

There was a discussion regarding who will enforce the road closure and if the Townships Public Works Department would have the equipment to block off the road.

Mr. Shellenhamer made the motion to approve the road close on Water St. from Hollendale to the boat ramp access drive during the May 24 and 25 Air Show. It was second by Mr. Geyer. The motion carried unanimously.

- Request approval of a not-to-exceed quote from Perfect Choice Contracting Inc. for interior renovation work at a cost of \$4,200.00.

Mr. Blechertas said due to the air conditioning unit in the office having to be replaced and the access closet being extremely small to remove the existing unit there is a need to remove the door and wall. The quote is to have the existing door and wall removed and install a double bi-fold door and repair the wall for easier access for maintenance and service.

Chairman Kopp requested a motion to not-to-exceed \$4,200.00 for interior renovation work from Perfect Choice Contracting.

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

- Request approval of Change Order #4 for the Swatara Creek Rd Project in the amount of \$9,330.00 for additional guard rail near the Vine St overpass.

Mr. Blechertas said there has been 4 change orders to date. The first was paid by HRG for soil testing, the second was the repaving of the sewer pipe trench by the bridge underpass which was paid by the Township, the third was the extension of time with no cost and the 4<sup>th</sup> is the protentional of adding guardrails for about 200 feet.

Mr. Wood stated there is a surplus of about \$16,000 in savings on the project which will help offset the change orders.

There was a discussion regarding the cost of the project and the change orders.

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

**Treasurer's Report** – Brian Marchuck

- Mr. Marchuck presented the Board with the treasurer's report and open purchase orders for May 2025

Chairman Kopp requested a motion for the treasures report and open purchase orders for May 2025 as presented.

It was moved by Mr. Shellenhamer and seconded by Mr. Hershey to approve the treasures report and open purchase orders for May 2025 as presented. The motion carried unanimously.

**Zoning and Codes** – Duane Brady

\* Chairman Kopp recused himself from PC25-02 Kopp Final Minor Subdivision Plan\*

- PC25-02 Kopp Final Minor Subdivision Plan

Doug Herr, from Hershey & Land Surveyors, is working with the Kopp family regarding a final minor subdivision plan. He said Adam and Sandra Kopp own property located at Colebrook and Schoolhouse Road. There are 2 properties, lot #1 being 73 acres, and lot #2 being 5 acres. Mr. Herr stated the Kopp family is looking to reduce lot #2 to 2 acres and add the 3 acres to the 73 acres to the farm. He said there will be replacement testing on the site this week and all other comments have been addressed. Mr. Herr is asking for 2 deferrals, 1 waiver and the approval of the plan.

Mr. Brady stated that on April 14, 2025 the Planning Commission is recommending approval of the Kopp Final Minor Subdivision Plan.

- Motion to recommend approval of requested waiver from Section 22-303.1 Minor Subdivision Application for submission of preliminary plan.

Supervisor Geyer requested a motion for the requested waiver from Section 22-303.1 Minor Subdivision Application for submission of preliminary plan

It was moved by Mr. Shellenhamer and seconded by Ms. Dale to approve the request as stated above. The motion carried unanimously, with Chairman Kopp being recused.

- Motion to recommend approval of requested deferral from Section 22-506 Curbs and Gutters.

Supervisor Geyer requested a motion for the requested deferral from Section 22-506 Curbs and Gutters.

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

- Motion to recommend approval of requested deferral from Section 22-507 Sidewalks

Supervisor Geyer requested a motion for the requested deferral from Section 22-507 Sidewalks.

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

- Request approval of PC25-02 Kopp Final Lot Add-On Plan conditioned on approval of the sewage planning module by the SEO.

Supervisor Geyer requested a motion for PC25-02 Kopp Final Lot Add-On Plan conditioned on approval of the sewage planning module by the SEO.

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

- Hershey Soccer request for Zoning Amendment to be forwarded to the PC

Anthony Potter, Attorney and President of the Hershey Soccer Club, owners of the former Par-Line Golf Course, stated he is requesting an overlay district text amendment to the Londonderry Township Zoning Ordinance. He said this would allow HSC to convert the golf course into a multi-purpose active recreation facility and allow active recreation facility as a conditional use in the agricultural overlay district. Mr. Potter also stated that this would allow the community to enjoy the benefits of green space and active recreation space as

Londonderry Township continues to grow. He said he is seeking a referral to move the text amendment to the Planning Commission for review.

There was a discussion regarding the Naaman Center (Team Challenge) lease to the HSC and the proposed text amendment, time frame of the MPC.

- Request to send the proposed text amendment to the Planning Commission for their review and recommendation to the Board of Supervisors.

It was moved by Mr. Shellenhamer and seconded by Ms. Dale to approve sending the text amendment for the proposed use of the formal Par-line golf course to the Planning Commission for their review and recommendation to the Board of Supervisors. The motion carried unanimously.

- Duane Brady provided the Board with his monthly report for April 2025
- Request approval of Resolution 2025-16 Deferment of Seasonal Dwelling OLSDS Pumping Reports on Specific River Islands.

Mr. Brady said that Resolution 2025-16 is for authorizing owners of the documented seasonal dwellings located on specific islands in the Susquehanna River to be allowed to defer their on-lot sewage disposal system pumping report requirements until June 1, 2029 through June 30, 2030. He said there will be an affidavit that each owner of the islands would have to complete.

There was a discussion regarding the deferment and the recording of the records on the islands.

It was moved by Mr. Hershey and seconded by Ms. Dale to approve Resolution 2025-16 Deferment of Seasonal Dwelling OLSDS Pumping Reports on Specific River Islands. The motion carried unanimously.

- Request approval of Resolution 2025-17: DEP Resolution for Plan Revision for New Land Development at 291 Schoolhouse Rd.

Mr. Brady stated back in January 2025, PC24-04 was approved for a minor subdivision plan on Schoolhouse Road. DEP and Tim Wargo, Londonderry Township's SEO, have been working on the sewage planning module. DEP

has requested that their template resolution be passed by the Board and a transmittal letter be signed by the Township. He said Mr. Wargo has reviewed the Resolution provided by DEP and the information is correct.

There was a discussion regarding the need for the resolution by DEP and the type of record reporting on DEP's end.

Chairman Kopp requested a motion for Resolution 2025-17: DEP Resolution for Plan Revision for New Land Development at 291 Schoolhouse Rd..

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

**MS4 Environmental Department** – Monique Dykman

- Request approval of a KOMPAN proposal for playground equipment, freight and installation for \$77,643.10 under PA COSTARS Contract #014-E22-281.

Ms. Dykman stated the purpose is for the two small playgrounds at Sunset Park, funded through a grant. The total project cost is estimated to be around 95,000.00 and the Township would be responsible for 1/3 of the amount. The Public Works department will be removing the old equipment from the park.

It was moved by Ms. Dale and seconded by Mr. Shellenhamer to approve a KOMPAN proposal for playground equipment, freight and installation for \$77,643.10 under PA COSTARS Contract #014-E22-281. The motion carried . unanimously

- Monique Dykman provided the Board with her monthly report for April 2025
- Ms. Dykman stated the Township did not receive any responses from the RFP sent out pertaining to the park site plans for Sunset and Braeburn Park. She said she had sent out over a dozen RFP's to Engineering firms. JMT Engineering did not receive the packet and wanted to look over. They have submitted a proposal of \$28,800.00.

Mr. Blechertas said there are 2 site plans for Sunset and Braeburn Park. DCNR wants to see a completed comp plan, park and rec plan and site plans. When the Township applies for a grant it needs to be backed up with the site plans along with the PROS plan. In the quote we received for Sunset and Braeburn, the Engineer would create site plans for the redevelopment of the existing parks. JMT will analyze the parks, hold 2 public meetings, get feedback from the public, then design improvements at Braeburn and Sunset Park.

The consensus from the Board is to move forward with the information presented.

#### **Public Works – Andy Brandt**

- Andy Brandt provided the Board with his monthly report for April 2025

Mr. Brandt provided a list of his Top 5 Future Road projects. He said his top five would include S. Geyers Church Rd, Brinser Road, Round Top Road, Newbery Road and Roush Road.

There was a discussion regarding the list and what concerns there are for each road.

- Mr. Brandt requested approval of an HVAC contract to Riverstone Heating & Cooling at a cost of \$8,606.41 for the public works building (lowest of 4 quotes).

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

- Mr. Brandt request approval for the payment to CNS – Driving Training Center for CDL Class B training at a cost of \$3,700.00.

It was moved by Mr. Shellenhamer and second by Ms. Dale 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 April 2025

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

Mike Wood provided the Board with his monthly report for April 2025



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

Nothing to report.

**Public Safety Coordinator – Bart Shellenhamer**

Nothing to report.

**New Business:** None

**Old Business:** None

**Citizens Input:**

Lori Sedler spoke on behalf of her mother Patricia Pacella, resident of the Pine Manor Mobile Home Park. She stated that the water quality and pressure in her mothers' home is a huge concern. Ms. Sedler provided a cup full of sediments found from her mother's water source, and stated the residents are now being charged \$60 a month for waste water and nothing has changed.

There was a discussion regarding the upcoming connection of the Mobile Home park to public water and sewage, who to contact regarding the resident's issues (DEP & Attorney General's Office) and what involvement the Township has.

Mr. Thom Bell, resident of the Township, is concerned about the loud rumbling noise coming from the Amazon warehouses at all times of the day/night. He said the loud noise started about a few weeks ago.

Supervisor Geyer stated he hears it also.

Mr. Blechertas said he will reach out to Amazon and investigate the matter.

Ms. Sedler asked if the Township was responsible for the individual pole lighting on each lot of the Penn Manor Park and the street lights off of Rt. 230 entering into the park.

Mr. Geyer stated that the individual pole lighting would not be regulated by the Township.

Mr. Shellenhamer said the light on RT. 230 is a private light.

**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 9:05pm.

Signature on file

Secretary – Mike Geyer