

**LONDONDERRY TOWNSHIP BOARD OF SUPERVISORS
WORK SESSION MINUTES
783 S. GEYERS CHURCH RD
MIDDLETOWN, PA 17057
August 20, 2025 7:00 pm.**

Call to Order:

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

Salute the Flag

Roll Call / Attendance - Members Present

Ron Kopp, Chair
Mike Geyer, Vice-Chair/Secretary
Bart Shellenhamer, Supervisor
Scott Merchlinski, Supervisor

Absent Members:

Anna Dale, Supervisor

Also Present:

David Blechertas, Township Manager
Jim Diamond, Esq., Solicitor
Duane Brady, Codes/Zoning Officer
Mike Wood, P.E., Engineer
Michelle Phillips, Executive Secretary

Attendees: See attached list for Residents/Guests in attendance

Executive Session

No Executive Session took place.

Citizens Input –On Agenda Items: None

Manager's Report – David Blechertas

- Review a request for PennDOT signage on 441 from a private resident.
- Review a request for PennDOT signage on Schoolhouse Rd from a private resident.
- Review a request for PennDOT signage on Roundtop Road from a private resident.

Mr. Blechertas stated he received three requests for signage, all on PennDOT roads. He said PennDOT requires the Township to apply for the signs and complete a traffic study to prove the signs meet the warrants. Last year, Kate Costik requested signage near her property on 441, but due to budget constraints it could not be done at that time. He said the cost of a traffic study is approximately \$3-4,000.00. Mr. Blechertas stated he received another request from Ms. Costik requesting signs that say “SLOW BLIND CURVE”, “BOAT CROSSING AHEAD”, and the possibility of a painted sign on the road saying “SLOW”. Her request is based on increased traffic from the opening of Crane Clean Energy and her home soon being a new bus stop.

The second and third request are for signage saying “Hidden Driveway” at 1251 School House Road and 1444 Round Top Road.

There was a discussion regarding the cost of each traffic study and the cost of the signs for which the Township will have to pay, PennDOT allowing for the signage if the traffic study warrants, the increased volume of traffic and the legal access of driveways to the Costik’s land.

Mr. Shellenhamer motioned to have a traffic study completed for Ms. Costik if the budget can sustain it this year and the other 2 will be put in the budget for 2026.

There was a discussion regarding whether a preliminary traffic study could be done to see if a full traffic study is needed.

Mr. Shellenhamer’s motion was amended.

Mr. Shellenhamer motioned to approve a full traffic study for the Costik’s location, along with a preliminary engineering study done for 1251 School House Road and 1444 Round Top Road to see if a full traffic study is warranted. Motion was seconded by Mr. Merchlinski to approve the request above as stated. The motion carried unanimously.

- Request approval of the purchase and installation of two new laptop computers from Omega Systems at a cost of \$3,485.72 with one unit paid by the general fund and one by the golf fund.

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

- A discussion and possible Board Action to refer the Data Center Ordinance back to the Twp. Planning Commission.

There was a discussion regarding the public comments from the Public Hearing, State Senate Bill 9-39, map revisions, requirements to have public water and sewer for Data Centers, tightening the sound decibel, setbacks, taxes, by-right, special exceptions, conditions for use and minimum lot size. The Board agreed to discuss their input with the Township Manager on what their thoughts and concerns are about the newly proposed Data Center Overlay Ordinance.

It was moved by Mr. Shellenhamer and seconded by Mr. Geyer to approve the referral the Data Center Ordinance back to the Township Planning Commission. The motion carried unanimously.

- Request approval of Pay App #2 for the Sunset Golf Clubhouse Project to Lauer Construction in the amount of \$137,523.30 as recommended by the project engineer.

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

- Review a request for a Letter of Support from Hope Within Ministries for a 2025-2026 Dauphin County Local Share Grant.

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

Treasurer's Report – Brian Marchuck

- Mr. Marchuck presented the Board with the Invoices & Open Purchase Orders for mid-August 2025

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

- Mr. Marchuck provided the Board with a budgetary report on the completion of the Township Building Renovation Project. He said Blue Scope

Construction's total bid award was for \$475,000.00, which came in under budget by 3%. The total project was \$501,000.00 and came in over budget of 5%. He said this was all net against the American Rescue Funds that were received of about \$354,000.00.

Mr. Blechertas stated the budget season is upon us and meetings have started this week with the department heads.

Public Works -David Blechertas

- Request approval of Resolution 2025-24 authorizing the disposal of obsolete playground equipment.

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

Golf Course and Bar & Grill – David Blechertas

- Request approval of Resolution 2025-25 authorizing the disposal of a frozen drink machine from the Golf Course snack bar.

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

New Business:

Mr. Diamond, Township Solicitor, spoke regarding the property for sale at the former 230 Diner. The court order states that the land taxes be waived, and a letter must be signed by the Township. This is a requirement of the Tax Claim Bureau.

Old Business:

Mike Wood, Township Engineer from HRG, provided an update on several projects happening in the Township.

The first is the Zion/Gingrich Bridge Superstructure Replacement Project. Mr. Wood stated the project will be delayed due to the unexpected weather which pushed back other steps of the project. He stated the plan was to narrow the bridge rail to rail by a little over 2 feet, accommodating the current bridge barrier standards. This would provide an adequate bearing width on the existing abutments for the beams and with the new width it would better reflect the true approach roadway widths.

The Board discussed this change and recommended to keep the width at 23” and not make it smaller.

The seconded item discussed was regarding the Swatara Creek Road Project. He said a depression has formed on the newly paved road at Newberry Rd and 950 Swatara Creek Road. Mr. Wood stated the contractor for this road project has been contacted to make the repairs. Next discussed, was the connection to public sewer at the River House. A revised Notice to Connect letter was sent to the owners. The last thing Mr. Wood commented on was that work continues regarding Pine Manor MHP connecting to public sewer and water.

Mr. Blechertas stated 1801 E. Harrisburg Pike has now been connected to public sewer. He also mentioned that he called to remind Amazon that the post construction traffic study is soon due.

There was a discussion regarding the drivers for Amazon using School House Road and signage.

Citizens Input Non-Agenda Items:

George Studenroth, Township resident said there was a really good report on ABC 27 news regarding AI distribution centers, and it will be shown again on the 11pm news tonight.

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. Merchlinski the meeting was adjourned at 8:20pm.

Signature on file

Secretary – Mike Geyer