

HAMPDEN TOWNSHIP BOARD OF COMMISSIONERS

Board of Commissioners Meeting -

May 29, 2025 - 7:30 PM

Agenda

The Commissioners reserve the right to take official action to approve, deny or modify any discussion item or other matters noted on this agenda whether or not there is reference to a motion or approval being part of the agenda item.

1. Call to Order

NOTICE IS HEREBY GIVEN that the May 29, 2025 Board of Commissioners meeting will be held in person at the municipal building, 209 S. Sporting Hill Road, Mechanicsburg. Any persons interested in participating in the meeting, in order to provide comments or ask questions, must attend the meeting in person at the municipal building. Any persons desiring to solely listen to the public meeting may do so via the internet at Website URL <https://bit.ly/4drHb3d>. Persons listening to the meeting remotely will not be permitted to provide comments or ask questions during the meeting.

If you are a person with a disability and require an auxiliary aide, service or other accommodation to participate, please contact the Township Manager at (717) 761-0119 to discuss how your needs may be best accommodated. Keith B. Metts, Township Secretary Hampden Township.

2. Pledge of Allegiance

3. Presentation

- a) Presentation of the Hampden Township Citizenship Award to Deep Gupta.

4. Planning Commission

- a) Presentation and possible motion to refer to the Planning Commission a Text Amendment to the Zoning Ordinance, Chapter 27, Part 2 (Definitions), Section 203 (Specific Words and Phrases) and Part 6 (Residential-Country), Section 602 (Permitted Uses). **Request submitted by Michael J. Pykosh, Esq., Dethlefs, Pykosh, & Murphy, for a proposed age restricted 55 and over residential development in the area of Lamb's Gap Road and Dusty Lane.**
- b) Request consideration to schedule a Public Hearing for proposed amendments to Chapter 27, Hampden Township Zoning Ordinance and Chapter 22, Hampden Township Land Development Ordinance. The Board of Commissioners may make a motion to recommend approval with, or without conditions, to table the request, or deny the request. **The draft revisions were prepared by staff.**

The Planning Commission recommended approval of the text amendments.

If approved for a public hearing, the hearing will be held July 31, 2025.

- c) Preliminary/Final Land Development Plan for Cumberland Technology Park Lot 4A, Lot 4B - Wawa, located at Cumberland Technology Park Lot 4A, Lot 4B, 3 lots, 3.8 acres, zoned Office Park, owned by Elysian Partners, LLC, submitted by H. Edward Black & Associates, LTD. PC File No. 25-03-01 with a **time limit deadline of June 11, 2025.** The Planning Commission recommended denial of the plan, unless the applicant grants the Board of Commissioners a time limit deadline extension by May 23, 2025.

The following written waiver requests have been submitted for this plan:

1. L.D.O. 304.3.A.1 - Preliminary Plan Submission
2. L.D.O. 402.4.H - Requirement for a Transportation Study

The Board of Commissioners may make a motion to approve or deny the waiver requests.

The Board of Commissioners may make a motion to approve, deny or table the proposed Preliminary/Final Land Development Plan.

5. Consent Agenda

The following is a list of routine items which do not appear to be controversial in nature and which probably do not require additional discussion. They can be acted on by one motion in their current form. If discussion is desired on any particular items, any member of the Board, or the public, may request the item be removed from the Consent Agenda and that item will be considered separately.

- a) Ratify and approve a list of part-time and seasonal employees for various Township Departments.
- b) Approve the voluntary resignation of Coleen Redifer, Patrol Officer, effective May 30, 2025.
- c) Approve Resolution No. 2025-17 authorizing disposition of various surplus Police Department service weapons and accept a proposal from Witmer Public Safety Group, Inc. to trade surplus weapons for replacement service weapons.
- d) Approve award of the Revised 2024 Stormwater Rehabilitation Project to Mr. Rehab, LLC at a cost not to exceed \$786,222.00 through Co-Stars Contract No. 016-E22-220. Lowest competitive bid received.
- e) Approve award of the Recreation Building HVAC Upgrade to McClure Company at a cost not to exceed \$68,771.00 through Co-Stars Contract No. 117888. The lowest of four (4) proposals.
- f) Approve Resolution Nos. 2025-11, 2025-12, 2025-13, 2025-14, 2025-15 and 2025-16 recognizing Brandon Bellis, Kellen Conway, Brent Gaspich, Carter McClellan,

Genevieve Michak and Pranavi Surapaneni for their service as Junior Commissioners and authorize advertisement for the 2025-2026 Junior Commissioner Program.

- g) Approve Resolution No. 2025-22 declaring a list of Township-owned items as surplus for disposition.
- h) Approve Resolution Nos. 2025-18, 2025-19, 2025-20 and 2025-21 recognizing Hampden Township Volunteer Fire Company Fire Police members Ryan Argot and Scott Kearns and Firefighters Luke Hilkert and Justin Taylor.
- i) Accept a time limit deadline extension for the proposed 1500 Lambs Gap Road Subdivision and Land Development Plan through September 1, 2025; PC File No. 25-03-02.
- j) Ratify a time limit deadline extension for the 1800 Good Hope Road Preliminary/Final Land Development Plan through August 6, 2025; PC File No. 25-02-02.
- k) Accept a recording extension deadline for the Hampden Summit/Mansoor Preliminary/Final Land Development Plan through August 29, 2025; PC File No. 23-11-02, subject to payment of applicable fees.
- l) Approve Moratorium Street Cut Permit Application No. 2025-78 for main line repairs near 6100 Charing Cross, subject to staff review and approval.
- m) Approve the warrants payable for the month of May 2025.
- n) Approve the regular meeting minutes of May 1, 2025.
- o) The next regular Board of Commissioners meeting will be held Thursday, June 26, 2025 at 7:30 p.m.

6. Zoning Hearing Board

- a) Special Exception request to the Hampden Township Zoning Hearing Board for Sikh Society of Harrisburg, applicant, represented by Erik Hume, Esq., Saxton & Stump. The property location is 1790 and 1800 Good Hope Road in the Office-Park Zoning District. The applicant proposes parking within a front yard setback. The Hampden Township Zoning Ordinance requires that the Planning Commission hear the Special Exception request and provide an advisory report to the Zoning Hearing Board.

The Zoning Hearing Board will consider the request at its June 18, 2025 meeting.

- b) Hema Bairavan Venkataraju, applicant, requesting a variance from the Hampden Township Zoning Ordinance to build a deck at a residential property. The subject property is 190 Sruthi Drive located in the Residential-Suburban Zoning District.

The Zoning Hearing Board will consider the request at its June 18, 2025 meeting.

7. Monthly Report from the Hampden Township Police Chief

- a) Discussion, and possible motion, to appoint a candidate from the Certified Eligibility List to the position of Patrol Officer.
- b) Report from Police Chief Jason Yerg.

8. Assistant Township Manager/Director of Public Works

- a) Report from Assistant Township Manager/Public Works Director Jeremy Miller.

9. Township Manager's Report

- a) Discussion, and possible motion, to approve a lease for a digital billboard on Township-owned property along the Carlisle Pike, subject to Manager and Solicitor approval.
- b) Discussion, and possible motion, to approve a Memorandum of Understanding with various municipalities for shared use of yard waste processing equipment.

10. Audience Participation

11. Legislative Update

12. Commissioners

- a) Discussion, and possible action, to appoint a member to the Hampden Township Sewer Authority.

13. Junior Commissioners

14. Solicitor's Report (If Needed)

15. Executive Session (If Needed)

16. Adjournment