HAMPDEN TOWNSHIP BOARD OF COMMISSIONERS
July 2, 2026 7:00 p.m.

Call to Order by President Smith

President Smith called the Regular Meeting to order at 7:00 p.m. Proof of Publication was available.

Attendance

President, Kristin S. Smith
Vice–Pres., Dr. Ryan Argot
Asst. Secretary, John M. Smith
Commissioner, Albert H. Bienstock
Commissioner, David J. Fish

Solicitor, Lisa Coyne
Manager, Keith B. Metts - absent
Assistant Township Manager/Director of Public Works, Jeremy Miller
Recording Secretary, Claudia Doyle
Police Chief, Jason Yerg
Chief of Fire Rescue Services, Landon Churchill
Comm. Director, Issy Stence

Overview

President Smith said the Board met in Executive Session for one (1) hour and 15 minutes to discuss matters of personnel and possible litigation.

Pledge of Allegiance

- President Smith asked for a moment of silence for the fallen State Police Trooper then led the audience in the Pledge of Allegiance.

Presentation

Presentation to EMT Paul Rundle

Comm Argot read the resolutions for Paul Rundle and congratulated him on his retirement and thanked him for his years of service to Hampden Township.

Comm Bienstock spoke about his personal experience with the EMS and expressed his appreciation for all they do.

Police Department Officers

Magisterial Judge Christine Line swore in Police Officers Samantha Haenitsch and Nicholas Lerew.

Consent Agenda

President Smith explained the purpose of the Consent Agenda and asked if any of the Board members and/or audience would like items removed and/or discussed from this agenda.

MOTION by Comm Fish to approve the Consent Agenda. The motion, seconded by Comm Argot, carried unanimously and approved the following items:

Approve conditional appointment of the recommended applicant to fill the vacant position of Public Works Maintenance Worker I, effective as soon as practicable, to serve a six-month probationary period.

Ratify and approve a list of part-time and seasonal employees for various Departments.

Extend the probationary period for full-time regular employment for the Community Development Secretary through August 4, 2026.

Accept the voluntary resignation of Joshua George, Public Works Maintenance Worker II, effective July 21, 2026 and authorize advertisement to fill the vacant position.

Approve Resolution No. 2026-23 and the Kenneth E. Fetrow Public Employee Longevity Award recognizing Paul Rundle's years of service with Hampden Township and congratulating him upon the occasion of his retirement.

Authorize award of the Pump Station 11 check valve replacement project to PSI, Inc. at a cost not to exceed $48,500.00 through Co-Stars Contract No. 016-E22-228. Lowest of three (3) quotes. The project was included on the 2025 Wastewater Master Plan and in the 2026 budget.

Approve purchase of a 21.5 yard wide container from Lancaster Truck Body at a cost not to exceed $8,650.00 through Co-Stars No. 025-E22-436. Lowest of three (3) quotes.

Approve the purchase of 73 voice over IP phones from B&H Photo at a cost not to exceed $6,223.85. Lowest of four (4) quotes. Planned and budgeted for in 2026.

Approve Compensating Change Order No. 1 for a contract price deduct of $8,625.75 for the 2024 Stormwater Rehabilitation Project.

Approve Change Order No. 12R1 for a contract price deduct of $2,085.70 for the Smith Drive Park Project. This is related to the removal of materials and labor to install the anti-spalling compound on the exterior concrete pavements.

Approve a recording deadline extension for the Salem Meadows Townhome Preliminary/Final Land Development Plan to July 31, 2026; PC File No. 24-10-01. The recording extension fee has been paid by the developer.

Authorize release of Mid Penn Bank Letter of Credit No. 1256 in the amount of $202,400.00 for the Changes Salon project. All work has been completed.

Authorize release of Travelers Casualty and Surety Company of America Bond No. 107912031 in the full amount of $15,240.00 held for Pennsylvania American Water Street Cut Permit 2023-84 located at 36th Street and Bedford Drive. All work is complete and the maintenance period has expired.

Authorize release of the cash security in the amount of $5,951.00 and cash escrow in the amount of $231.00 held for Street Cut Permit 2024-89 and Stormwater Management Permit SW24-11 to Milligan Construction for work associated with 61 Conodoguinet Avenue. All work is complete and the maintenance period has expired.

Authorize reduction of HARCO National Insurance Company Bond No. 0812948 from $159,574.10 to $19,723.00 for work completed in association with the Good Hope Office Park Building No. 4 Land Development project.

Approve execution of a revised Operation and Maintenance Agreement for Stormwater Management Best Management Practices (SWM BMPs) for the Jasper Ridge Development located at Lewis Court.

The next Board of Commissioners meeting will be held July 30, 2026.

Public Hearing

Proposed text amendment to the Chapter 27 Hampden Township Zoning Ordinance with regards to Data Centers being a Conditional Use in the Industrial General (IG) Zoning District.

Solicitor Coyne opened the Public Hearing at 7:14 p.m.

The Public Hearing closed at 7:32 p.m.

MOTION by Comm John M. Smith to approve Ordinance No. 2026-03 amending Chapter 27 of the Zoning Ordinance to Permit Data Center, Data Center Accessory Use, and Data Center Electric Substations as Conditional Uses within the Township's Industrial General (IG) Zoning District and Establishing Part 19 [Zoning Requirements for Data Centers] under Chapter 27. The motion was seconded by Comm Bienstock.

Discussion on the motion. President Smith spoke about how the Board got to this point, thanked the HEAT members, residents, Township and Cumberland County Planning Commissions and Township staff. She said this gives the Township protection, and the Board will periodically review this ordinance as new information comes to light to improve on it.

Comm Bienstock spoke about the history of drafting this ordinance and the importance of having an ordinance in place regarding Data Centers.

Comm John M. Smith said he had problems with the original ordinance that was presented last September because it allowed a Data Center in Technology Boulevard, which is Office Park General. He said there is housing surrounding that area and the setback was only about 50 feet from houses and this ordinance has at least 200 feet and upwards of 300 feet depending on the scale. He also spoke about how the data centers would be powered.

Jeff Keyser, Broadridge Drive, spoke about the language regarding solar and PV panels.

Comm Argot thanked the community and all who were involved in providing feedback before and now and the work that the team has done on a community issue.

Wendy Smith, Prowell Drive, expressed her admiration and gratitude from the HEAT Board for the work the commissioners and people of the Township have done on this ordinance.

Solicitor Coyne administered the Roll Call vote.

Comm John M. Smith - Aye
Comm Al Bienstock - Aye
Comm Dave Fish - Aye
Comm Ryan Argot - Aye
Comm Kristi Smith - Aye

Solicitor Coyne said motion carried with a unanimous vote of 5-0.

Planning Commission

Preliminary/Final Subdivision and Land Development Plan for 1500 Lamb's Gap Road, located at 1500 Lamb's Gap Road, 5 lots, 2.845 acres, zoned Residential Suburban, owned by Magnolia Real Estate Services, LLC, submitted by Romeo Land Surveying, Inc. PC File No. 25-03-02 with a **time limit deadline of September 4, 2026.** The Planning Commission recommended approval contingent upon: (1) Addressing all Township Plan Review Comments; (2) Addressing all Township Zoning Review Comments; (3) Addressing all Township Stormwater Review Comments; (4) Addressing all Cumberland County Comments; and (5) Approval of the Director of Public Works.

The Planning Commission recommended approval of the plan with the waivers below:
1. L.D.O. 304.2.A - Submission of Preliminary Plan
2. L.D.O. 504.2.A - Minimum Component Widths for existing streets
3. L.D.O. 505.1.A - Curbs Along Existing Streets
4. L.D.O. 505.3.2 - Street Widths

MOTION by Comm Argot to table the above referenced plan. The motion, seconded by Comm Bienstock, carried unanimously.

Monthly Report from the Hampden Township Police Chief

Lt. Funk spoke about the events the police department participated in and went over the monthly report. The department attended the Hampden Elementary Field Day, an emergency preparedness drill with the Naval Support Activity Police and Cumberland County SWAT Team, the Township's Fun Food Fest and a summer program at Harrisburg Christian Academy with the Hampden Township Volunteer Fire Company (HTVFC). He said the Township has the highest call volume in Cumberland County.

Comm Argot asked about the license plate readers and where they are located. Lt. Funk went over the procedures of determining where they are located.

Comm Fish asked about the Pennsylvania fireworks law and enforcement. Lt. Funk said the law states no fireworks within 150 feet from a building or a vehicle. He said the department knows it will be focusing a lot on fireworks during the Fourth of July weekend and will be prepared.

Monthly Report from the Chief of Fire Rescue Services

Chief Churchill talked about the calls for service this past month and how many firefighters respond to each call, the top firefighter for the month, the events the department participated in and the Safer Grant the department applied for. He said there were no major fires this past month.

Chief Churchill said Comm Argot and Firefighter Brooke Washburn both completed written testing for Firefighter One Certification and will be moving on to skills testing. He said the department is very grateful for the donation of bottled water from Operation Hydration, considering the heat that the firefighters have been working in and the department hosted a handful of complex rescue trainings with over 30 members in attendance. He also talked about a new service available to the community called Community Connect and the need to replace or repair fire apparatus.

Assistant Township Manager/Director of Public Works

Mr. Miller talked about a land development plan for an addition at Foust Machine and Tool Facility. He said the improvements are minor and suggested modifying the land development requirements.

MOTION by Comm Bienstock to waive Chapter 27 Land Development requirements subject to conforming to all applicable stormwater, excavation and fill ordinances. The motion, seconded by Comm John M. Smtih, carried unanimously.

Mr. Miller said the Township received three (3) quotes for the extension of the walking trails along Technology Parkway and Mountain View Road. He said the lowest proposal was from Findleys Construction at a cost of $11,000.00. He said Township staff would provide the asphalt material through a state contract purchase of asphalt with a total estimated cost for material of $8,500.00.

MOTION by Comm John M. Smith to award the walking trail extension project to Findleys Construction. The motion was seconded by Comm Argot.

Discussion on the motion. President Smith asked if this includes any portion on Mountain View Road or just Technology Parkway. Mr. Miller said Mountain View Road and Technology Parkway. President Smith said the sidewalk goes most of the way down Mountain View Road but ends just a little bit before Technology Parkway. A new walking trail would connect all the way up to Rivendale Boulevard.

Motion carried unanimously.

Mr. Miller said the Armitage Golf Course roof and façade projects should be completed in a couple of weeks and the deck project went out for bids, and those bids are due at the end of July and he hopes to make a presentation to the Board at the July 30 meeting.

Comm Fish asked if it is possible to put in some type of path where Pinebrook ends and the entrance of the golf course begins. Mr. Miller said that is something that will be looked at because walkability is a priority for the Township and as staff works through the Comprehensive Plan, a lot of the opportunities that might be there to connect some of the walking trails and sidewalks will be evaluated. Discussion followed on the areas throughout the Township that would benefit from sidewalks and walking trails, grant opportunities and the continued engineering challenges with these types of projects.

Public Comment

No public comments.

Commissioners Remarks and Updates

Comm Fish

Thanked staff for all the work they did for the Fun Food Fest event. He said when it was time to leave the fire department was directing traffic but the food trucks were also leaving at the same time and maybe next year this process can be reviewed. He said the event was very good and he enjoyed participating in it.

Comm Bienstock

Comm Bienstock said Township staff from the different departments work together to make the Food Fun Fest event safe and successful every year.

Comm Argot

Comm Argot said he recently took a tour of Hampden Pool and got a better understanding of the recent upgrades and the additional work that is needed. He attended a mini conference on agricultural security areas and the graduation ceremony of one of Hampden's fire lieutenants from a fire academy in West Virginia, reviewed the EMS report and said the 2027 budget

discussion will start in September. He asked that the Township have some discussions with someone who knows the tax law to talk about details and ramifications regarding various taxes for the Board and the community to have a better understanding of the different avenues on how township government is funded.

Thanked the County Library System and New Hope Ministries for opening their doors to help keep people safe during this heat wave and suggested this is something the Township should consider for the future.

Comm John M. Smith

Comm John M. Smith had no report.

President Smith

President Smith read off the Frederickson Library Representative's monthly report.

- The Library is a cooling center.
- Jessica Woolridge, the Children's Librarian, is making weekly visits to the Creekview Camp for story-time activities.
- The blueberry orders are due on July 7th and pickup will be on July 14th. The price is $37.00 for a 10-pound box.

President Smith said very soon we will be wishing a happy 250th to the country and wished everyone a happy Fourth of July. She said the heat has been dangerous, especially with the humidity and thanked the Township's Public Works staff, the Fire Company, EMS, the Police Department and all the employees that are working outside in this hot weather.

Solicitor's Report

Solicitor Coyne had no report.

Adjournment

MOTION by Comm Bienstock to adjourn the meeting at approximately 8:28 p.m. The motion, seconded by Comm Argot, carried unanimously.

Respectfully submitted,

Claudia Doyle

Claudia Doyle, Recording Secretary