

1 SWATARA TOWNSHIP  
2 BOARD OF COMMISSIONERS

3 IN RE: CONDITIONAL USE HEARING  
4 APPLICATION FOR WIEDEMAN FUNERAL HOME  
5 & CREMATION SERVICES, INC.  
6 LOCATION: SOUTH HARRISBURG STREET  
7 OBERLIN, HARRISBURG, PA  
8 CHAPTER 295-59.1

9 Public Hearing held at  
10 Swatara Township Municipal  
11 Building, 599 Eisenhower  
12 Boulevard, Harrisburg, PA 17111  
13 on Wednesday,

14 August 8, 2018  
15 6:00 p.m.

16 BEFORE: THOMAS CONNOLLY, PRESIDENT  
17 RICHARD BOUDER, COMMISSIONER  
18 CHRISTINE ZUBECK, COMMISSIONER  
19 LEE STINNETT, ESQUIRE  
20 SALZMANN & HUGHES

21 APPEARANCES:

22 ROBERT IHLEIN, ZONING OFFICER &  
23 DIRECTOR OF PLANNING AND ZONING

24 N. FRANCES PECK, REPORTER  
25 84 MEADOW RUN PLACE  
HARRISBURG, PA, 17112  
TELEPHONE: 717-572-3295

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FOR APPLICANT:

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Marcel Mileo	5

N. FRANCES PECK, REPORTER  
84 MEADOW RUN PLACE  
HARRISBURG, PA 17112  
TELEPHONE: (717) 571-3295



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SOLICITOR STINNETT: Now is the time and place for the duly advertised public hearing for a Conditional Use Application filed by the Wiedeman Funeral Home & Cremation Services, Incorporated, for a conditional use approval under Chapter 295.59.1.2. to construct and operate a funeral home and crematory in the Single Family Residential Zoning District.

I would ask that the witnesses please be sworn in by the reporter over there, and Mr. Ihlein, if you would please, discuss the advertising for tonight's meeting.

MR. IHLEIN: I followed the protocol for advertising of a public hearing as stated in the Township Zoning Ordinance. So, that involves publication in the newspaper, of general circulation two times. So, that happened in the Harrisburg Patriot News on July 31, and it was for two weeks. I put it in two separate times. On July 17 and July 31, and I have submitted that to the Board, and to our recorder of permanent record, as well as the counsel for the Applicant.

In addition to that, I posted the property on July 31. I put three notices up along the road frontage, notice of this hearing tonight. And, also, I sent a total of nine notices out based on the record that I could obtain from the Dauphin County Office of Assessment, those people who are owners of record, properties adjoining, adjacent to, across from the subject property. So, all those people, including the Applicant and

1  
2 Board of Commissioners have been given notice of this hearing  
3 tonight.

4 Anything else, sir?

5 SOLICITOR STINNETT: No.

6 If you would like to begin your presentation, take the  
7 floor please.

8 (Off the record.)

9 MARC MILEO, having  
10 been sworn, testified as  
11 follows:

12 MR. MILEO: I've got an easel with the exhibits.

13 MR. IHLEIN: I did give them copies of that.

14 MR. MILEO: All right, good.

15 MR. IHLEIN: Did you want to start with this one, the  
16 site image?

17 MR. MILEO: The overall site image? Yes, we can  
18 start with that. Let me also show that subdivision plan.

19 MR. IHLEIN: I might be able to pull up an image of  
20 the subdivision plan as well.

21 MR. MILEO: Good evening, Board. My name is  
22 Marcel Mileo, I'm with Navarro & Wright Consulting Engineers,  
23 and you probably know Craig Bachek that works there as well.

24 So, I've been working with them on the Funeral  
25 Home Project, the Wiedeman Funeral Home Project, and the

1  
2 rendering that you have, of course, is the section right here  
3 (indicating.) But I see the image there that has the cemetery,  
4 so, essentially on the subdivision plan this is almost a 30- acre  
5 parcel that can be separated, five acres of that 30-acre  
6 parcel. And on Monday, the Planning Commission recommended  
7 approval, and approved the waivers as well, so, we're off to a  
8 good start.

9                   So, this evening, we are here to seek the  
10 Conditional Use Approval for a funeral home and crematorium  
11 on the property, which is R-S, Single-Family Residential  
12 District. And as you probably know, it's a conditional use that's  
13 permitted in that district.

14                   So, now let me just bring up the rendering then I can  
15 walk you through the site. So, here is South Harrisburg Street.  
16 Of course, the cemetery is over here and it is a five-acre site.  
17 And what we've done is this whole frontage has good site  
18 distance and good visibility, but it gets better as you go down  
19 towards the south. So, we located the entrance at a location  
20 where it had very good visibility and thus its safe.

21                   So, when you come in, this is a one-way entrance  
22 and a one-way exit, which we feel is safe for the circulation in  
23 the parking lot area, and also for the processions. We feel that  
24 they'll be able to come out easier with this type of circulation.  
25 So, this is one-way towards in, this is one-way coming out

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(indicating).

So, then we have you come in, we have 141 parking spaces. It's very nicely lit, the light fixtures are kind of symmetrical and try to look pleasant, and the way that we wanted it to. We have a car porch, or a portico share here, it's two-way, so people can be dropped off by the funeral home. We also have a handicapped parking right here (indicating) and there's a stripped walkway right there, so the handicapped could park there and come into the funeral home.

And then, when you go around the back, that's where we have a garage, which is 2,460 square feet. The funeral home is 9,000 square feet, and the purpose of this garage area is for where they'll be washing up of the vehicles here, the limousines. This is where they bring bodies to the funeral home, (indicating) and so its somewhat of a functional area as well as it needs privacy to be able to bring the bodies in. And we didn't want to a co-mingling of the people that are going to the funeral home, and the activities that are taking place back here. So, we purposely separated it that way.

And, we also provided, according to the requirements of the zoning ordinance, as well as just to make the site look beautiful, this nice, thick evergreen screen and shade trees, and flowered trees, the entrance would have a little accent of plantings there with the sign.

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And, overall, this should be a very attractive project. The building is very attractive to look at. You'll be driving by and looking up and seeing it. So, we're very happy with the way that is unfolding. Where the building coverage permitted is 35-percent, and we have about five-percent. The impervious permitted is 50-percent, and we have about 35-percent.

So, we're here to seek the conditional use approval, based on the amendment that was recently made, and, so the conditions to this use being able to be developed here, there were five.

The first one was the funeral home must be adjacent and contiguous with an active cemetery. So, you can see that adjacent to it we have an active cemetery, the Churchville Cemetery, so we're fulfilling that requirement.

And then it brings out that all rooms available for funerals, and viewing shall be located within the principal building. And, so that is exactly the case. It's only one building, so they're all within that building.

And then the third one, there shall be no receiving vault, preparation room, or display of merchandise visible from outside of the building. And, so the parlors are located here, as you can see on the floor plan. We have other rooms here that are being used towards the rear, the crematory, and other facilities that are for the purpose of. . . They're not the public

1  
2 areas, or the offices. So, they're located back here in the corner  
3 the farthest possible from this area. We kind of designed it that.  
4 So, that condition is being fulfilled by no having windows in  
5 those areas.

6 And then it requires a minimum size lot of four  
7 acres, and we have five acres, so that condition is being  
8 fulfilled.

9 And then we have a requirement of one space per  
10 100-square feet of gross floor area that is being used for  
11 memorial services, viewing areas, business office, and product  
12 display.

13 So, if you add up the parlor, the offices, the foyer,  
14 the sitting room and the restrooms, and the file room and other  
15 similar type of uses, that gives you a total of almost 7,000-  
16 square feet. And, so, at one parking space per 100-square feet,  
17 that requires 70 parking spaces. So, we have 141 spaces, and  
18 the reason for it is we know that a funeral home needs that  
19 many parking spaces, according to the owners experience. So,  
20 we will have more parking spaces than what the zoning  
21 ordinance requires.

22 So, that's the presentation. I'll be glad to discuss the  
23 project, or answer any questions that you might have.

24 COMMISSIONER CONNOLLY: It looks like we don't  
25 have any.

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MR. MILEO: You know, you can see it very clearly, and you can appreciate how all the conditions that are binding upon this type of development, and this as a conditional use, they are all being fulfilled, and we look forward to the project. And, so, tonight we're looking for that conditional use approval.

MR. IHLEIN: I'll put this in there, I don't know if there's any comments about the floor plan layout?

MR. MILEO: Right. The green area, the preparation room, the casket selection room, the cremation area, the refrigeration, plus the parlors, that was all the areas that I was saying that there's no windows that you can view into those areas, as required by the condition. And then, the blue areas in the front are the offices spaces, and then that is your foyer (indicating), so there are windows that look into that area. That's just a basic floor plan. It will be more refined as time goes on by the architect.

SOLICITOR STINNETT: If there are no questions from the Board.

COMMISSIONER CONNOLLY: We don't have any.

SOLICITOR STINNETT: Would the public please?

MR. DONATO: Joe Donato, 701 South Harrisburg Street, just a block or so down from this location.

Approximately how far back on the lot will the building be? Do you have any idea on that? From the rendering it

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looks like it sits back quite a nice distance.

COMMISSIONER CONNOLLY: If you want, it might be better if you put that over here on an angle, we've already seen it. Maybe we can still get a view of it. I think what's going to happen is probably all questions were answered by seeing what you were talking about. The other people were looking at the back of it.

MR. MILEO: Right. (Repositioned the plans.) Sorry about that.

This chart here shows you 90-feet, that bar scale there. So, that's 90-feet. So, from the street that would be one, two, three. . . That's about 270-feet from the street.

MR. DONATO: Okay, very good, thank you.

COMMISSIONER CONNOLLY: So, possibly this is back farther than the church? We don't see it on ours, no?

MR. DONATO: No, the church sits much further back and further down the street.

COMMISSIONER CONNOLLY: It looks like the way it turns he has a line. . . I can't say it's not on there, but I mean I can see the church property.

MR. IHLEIN: I can try to bring that one back. It looks like I didn't quite capture the church, but yet the church is pretty far down and back. There is really on one driveway in and out there that I know of.

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2 COMMISSIONER CONNOLLY: The reason I brought  
3 it up is if you're not familiar with it, you wouldn't know that  
4 church is there. And I think the same thing is going to happen  
5 to. . . I mean, for your business to be successful, the people  
6 that are doing business with you will be able to find it, but it's  
7 certainly looks like it's a significant distance from the road, the  
8 way it's landscaped, it certainly doesn't create any issue. I drive  
9 there almost everyday.

10 MR. BOUDER: It certainly is an improvement.

11 SOLICITOR STINNETT: If there are no questions  
12 from the public then the Board can, by motion, elect to approve  
13 the Conditional Use Application, if you feel the Applicant met  
14 your criteria, by the Chapter 295.9.1. Just for the general  
15 background what will happen next, we will prepare a findings of  
16 fact to include all necessary, and will be distributed and that will  
17 be provided to the Applicant within 45-days. So, that's the next  
18 step assuming that you vote to approve the Conditional Use  
19 Application.

20 COMMISSIONER CONNOLLY: At this time I'll make  
21 a motion to accept and approve the Conditional Use Application  
22 of the Wiedeman Funeral Home & Cremation Services for the  
23 Conditional Use under Chapter 295.9.1.

24 COMMISSIONER ZUBECK: I second it.

25 Any discussions? The motion is seconded. Hearing

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none, are there any negative votes?

The motion passes unanimously.

Thank you.

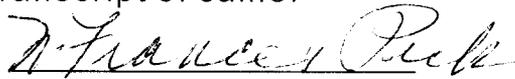
Packet of Documents -  
Produced and marked for  
identification as Applicant's  
Exhibit No. AP-1, and  
admitted into evidence.

Packet of Documents -  
Produced and marked for  
identification as Township  
Exhibit No. 1, and admitted  
into evidence.

(The hearing concluded at 6:23 p.m.)

CERTIFICATION

I hereby certify that the proceedings taken and  
transcribed by me in the within matter are fully and accurately  
transcribed from the recordings and my notes, and that this is a  
true and correct transcript of same.



N. Frances Peck, Reporter

**WIEDEMAN FUNERAL HOME & CREMATION SERVICES, INC.**

Swatara Township, Dauphin County

**LEGEND**

- Property Line
- 30' Vegetated Buffer Screen
- Concrete Sidewalk
- Bituminous Pavement
- Light fixture
- Existing trees
- Proposed deciduous trees
- Proposed evergreen trees

**SITE DATA**

LAND USE: Funeral and Cremation Services  
 LOT AREA: 5 Acres  
 LOT WIDTH: 436 Ft +/-  
 BUILDING COVERAGE: 11,460 SF; 5.76% (95% max)  
 IMPERVIOUS COVERAGE: 77,728 SF; 35.70% (50% max)  
 SANITARY AND WATER: Public  
 BUILDING HEIGHT: 30 Ft +/-  
 PARKING: 141 Spaces (70 Required)  
 YARDS: FRONT - 248 Ft (25' min)  
 SIDE - 61 Ft (25' min)  
 REAR - 92 Ft (25' min)



August 6, 2018

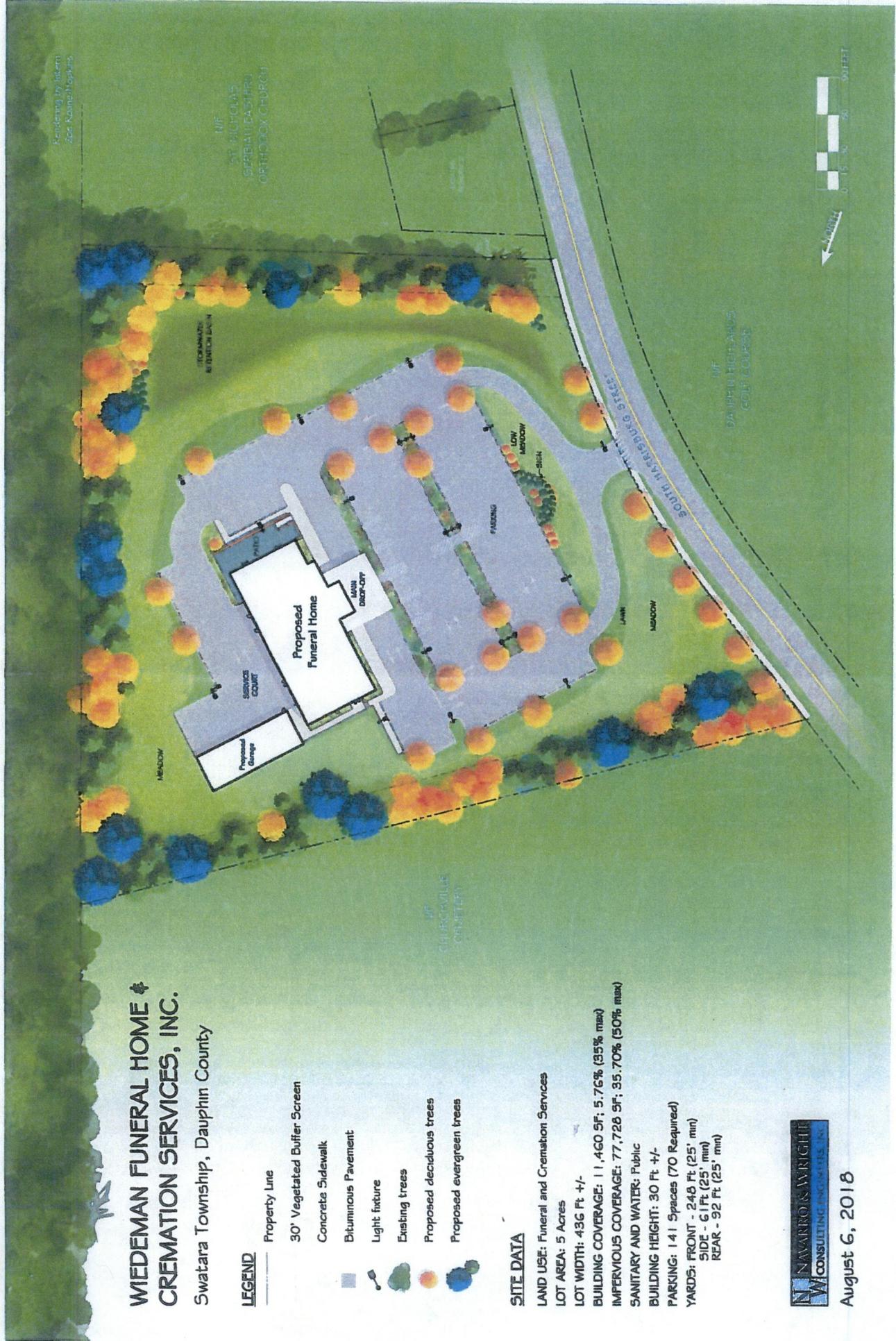
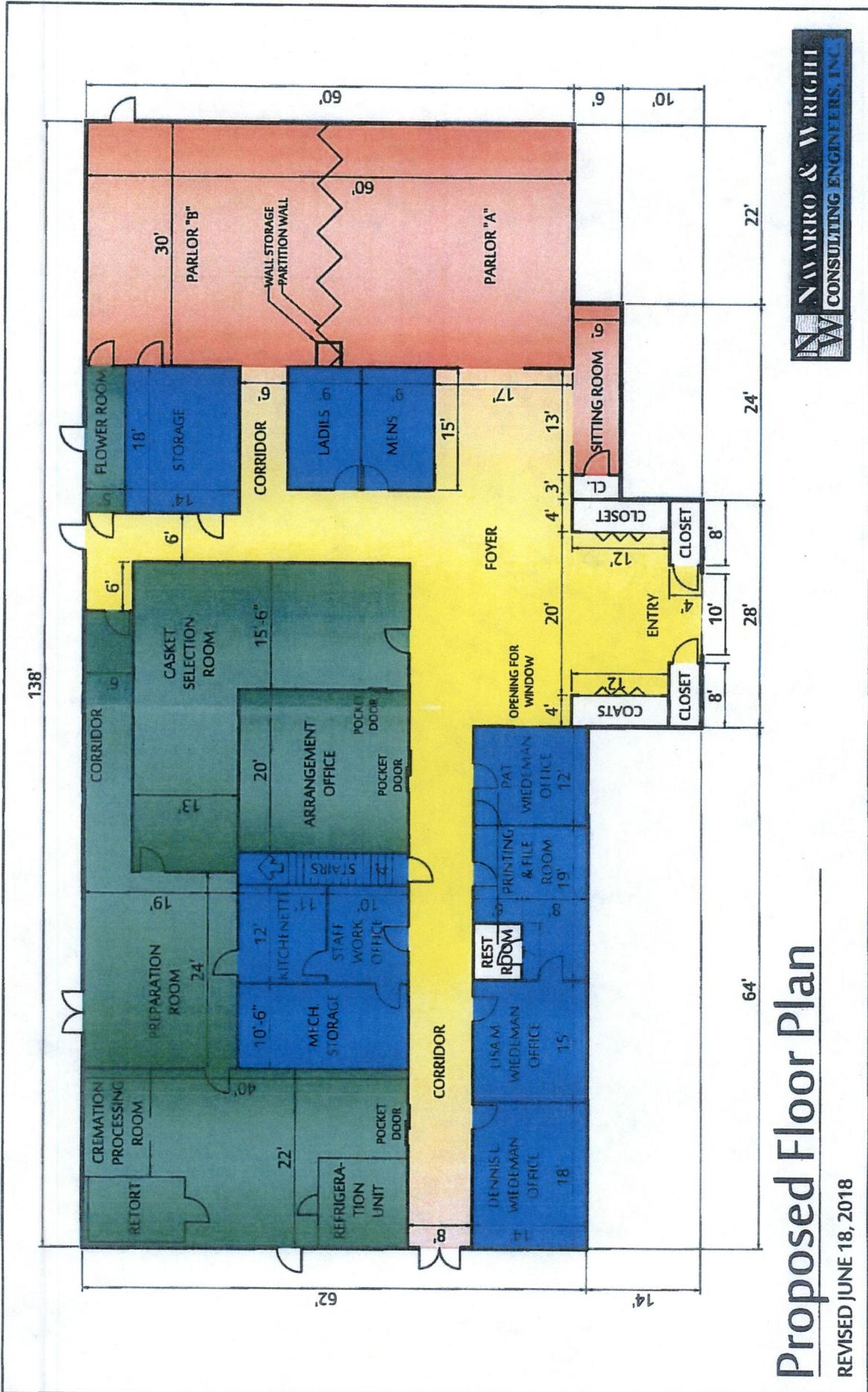


EXHIBIT "D"



Proposed Floor Plan

REVISED JUNE 18, 2018

# SWATARA TOWNSHIP

## BUILDING AND CODES DEPARTMENT

TO: Swatara Township Zoning Hearing Board  
FROM: Robert E. Ihlein, Zoning Officer & Director of Planning and Zoning  
DATE: June 26, 2018  
SUBJECT: Application of Wiedeman Funeral Home & Cremation Services, Inc. for Conditional Use approval under Chapter 295.59.1 to construct and operate a funeral home and crematory in the Single Family Residential (R-S) zoning district.

Members of the Board,

Following are my Findings of Facts regarding this Application. Also included is the record of the Hearing Notice Requirements.

### PROPERTY AND SITE ANALYSIS FINDINGS OF FACT

- The subject property is located on a proposed 5-acre lot created via a subdivision of land owned by the Churchville Cemetery of Oberlin on South Harrisburg Street in the Single Family Residential (R-S) zoning district. See Exhibits A and B for general area map and aerial images.
- The Uniform Parcel Identifier (UPI) of the proposed lot is 63-046-003.
- There are no structures currently on the proposed lot.
- The subject property is bounded on the north by land owned by Swatara Township currently designated as open space. To the east of the property is land owned by St. Nicholas Church and some single-family residences. Across Harrisburg Street to the south is the Dauphin Highlands Golf Course.
- The applicant has applied for approval of a land development proposing a new 9,000 square foot funeral home and crematory with a parking lot and other site improvements. See Exhibit C for an image of the proposed site design.

- The township zoning ordinance allows “Funeral Home” as a permitted use granted by Conditional Use in the R-S Zoning District. The Applicant seeks Conditional Use permission from the Township Board of Commissioners to construct and operate a funeral home with a crematory facility on the subject property.
- The criteria contained in Chapter 295.59.1 for Funeral Homes in the R-S District include the following:
  - a. must be adjacent and contiguous with an active cemetery;
  - b. all rooms available for funerals and viewings shall be located within the principal building;
  - c. there shall be no receiving vault, preparation room, or display of merchandise visible from outside the building;
  - d. minimum lot size shall be four (4) acres;
  - e. off street parking shall be required at one (1) space per 100 square feet of gross floor area used for memorial services, viewing areas, business office, and product display.

#### DETERMINATION

- a. The property is adjacent and contiguous to the Churchville Cemetery, which is active.
- b. All of the rooms available for funerals and viewings are located in the principal building.
- c. The building is set back almost 250 feet from the roadway and surrounded by a vegetated buffer, so the receiving vault, preparation room, or merchandise should not be visible from outside the building.
- d. The lot size is five (5) acres.
- e. The required minimum number of parking spaces based on the formula in the ordinance is 70. The plan shows 141 spaces will be provided, 10 of which are ADA accessible.

*Therefore, the proposed land development and construction and operation of a funeral home and crematory at this site meets all the conditions and regulations contained in the current Township Zoning Ordinance.*

## HEARING NOTICE REQUIREMENTS

Regarding the Notice Requirements contained in the Township Zoning Ordinance, Chapter 295-14.A for the hearing to be conducted on August 8, 2018 I submit the following:

The applicant submitted a Preliminary/Final Land Development Plan for review on June 26, 2018, requesting Conditional Use under 295.59.1 to allow the construction and use of the property for a funeral home and crematory. The Board of Commissioners set a date and time of August 8, 2018 at 6:00 pm to conduct the hearing.

- (1) Ad. Public notice of the hearing was published in the Harrisburg Patriot News on July 17, 2018 and again on July 31, 2018. A copy of one of the ads is attached as Exhibit E. Actual proof of publication will be supplied when it becomes available and will be made part of the record.
- (2) Posting. The property was posted by me personally on the afternoon of July 31, 2018 in three different locations along the property frontage. Four photographs indicating the location of the notices are attached as Exhibit F. A copy of the actual notice is attached as Exhibit G.
- (3) Persons given notice. The applicant and the Chairperson of the Swatara Township Board of Commissioners were given notice of the hearing. No other persons or groups had requested to be given notice of this hearing. An image of the parcels near the affected property is attached as Exhibit H. A table showing the property address, owner of record and their mailing address is attached as Exhibit I. A copy of the notice was also posted on the township web site.

This is the end of the notice of the hearing and my findings of fact.

## SUPPLEMENTAL INFORMATION

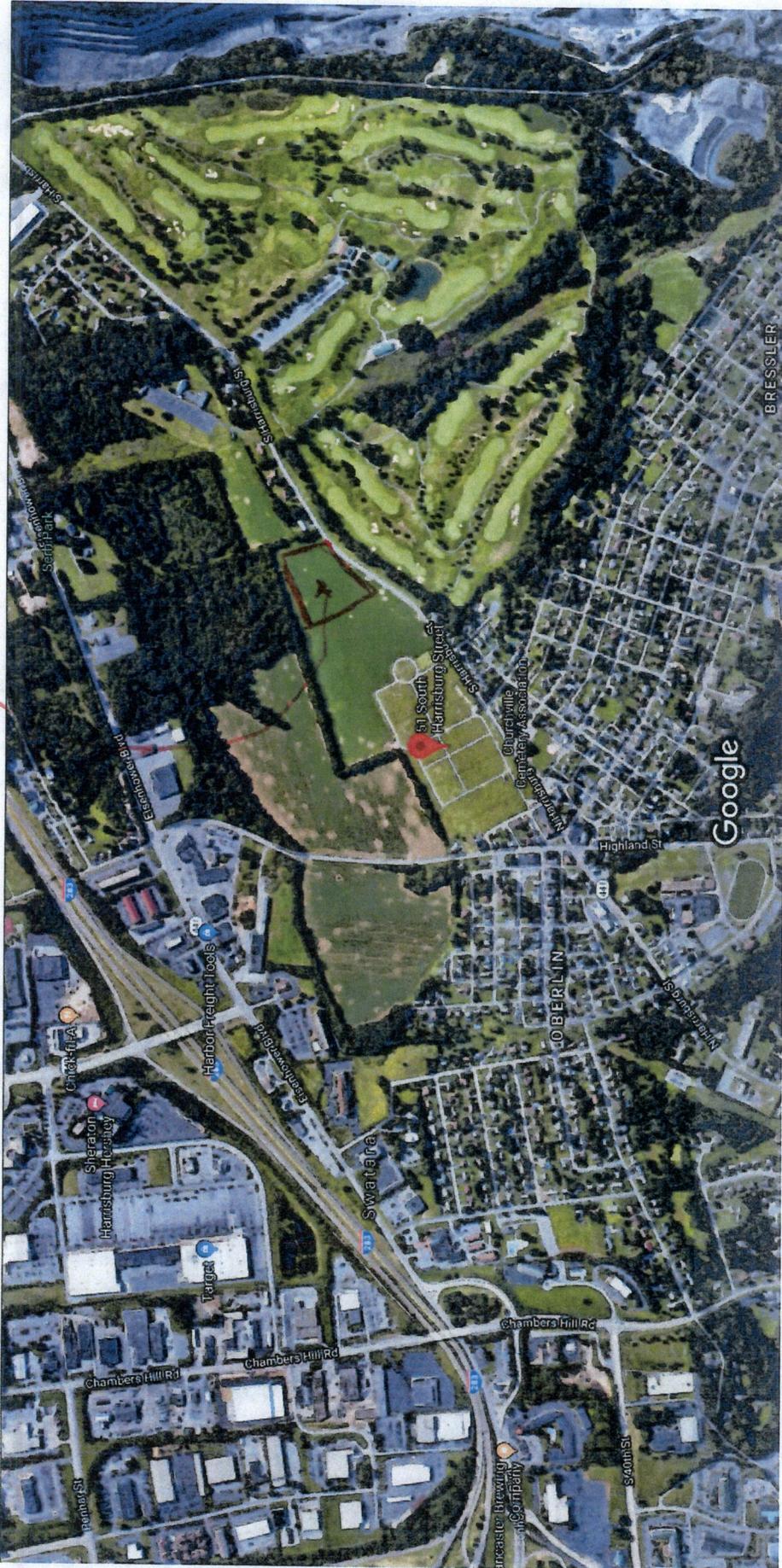
See Exhibit "J" for the "South Harrisburg Street Traffic Data Summary".

###

EXHIBIT "A"

Google Maps 51 S Harrisburg St

WIEDEMAN PROPERTY



BRESSLER

Google

Imagery ©2018 Google, Map data ©2018 Google 500 ft

EXHIBIT "B"

Google Maps 51 S Harrisburg St

WIEDEMAN PROPERTY

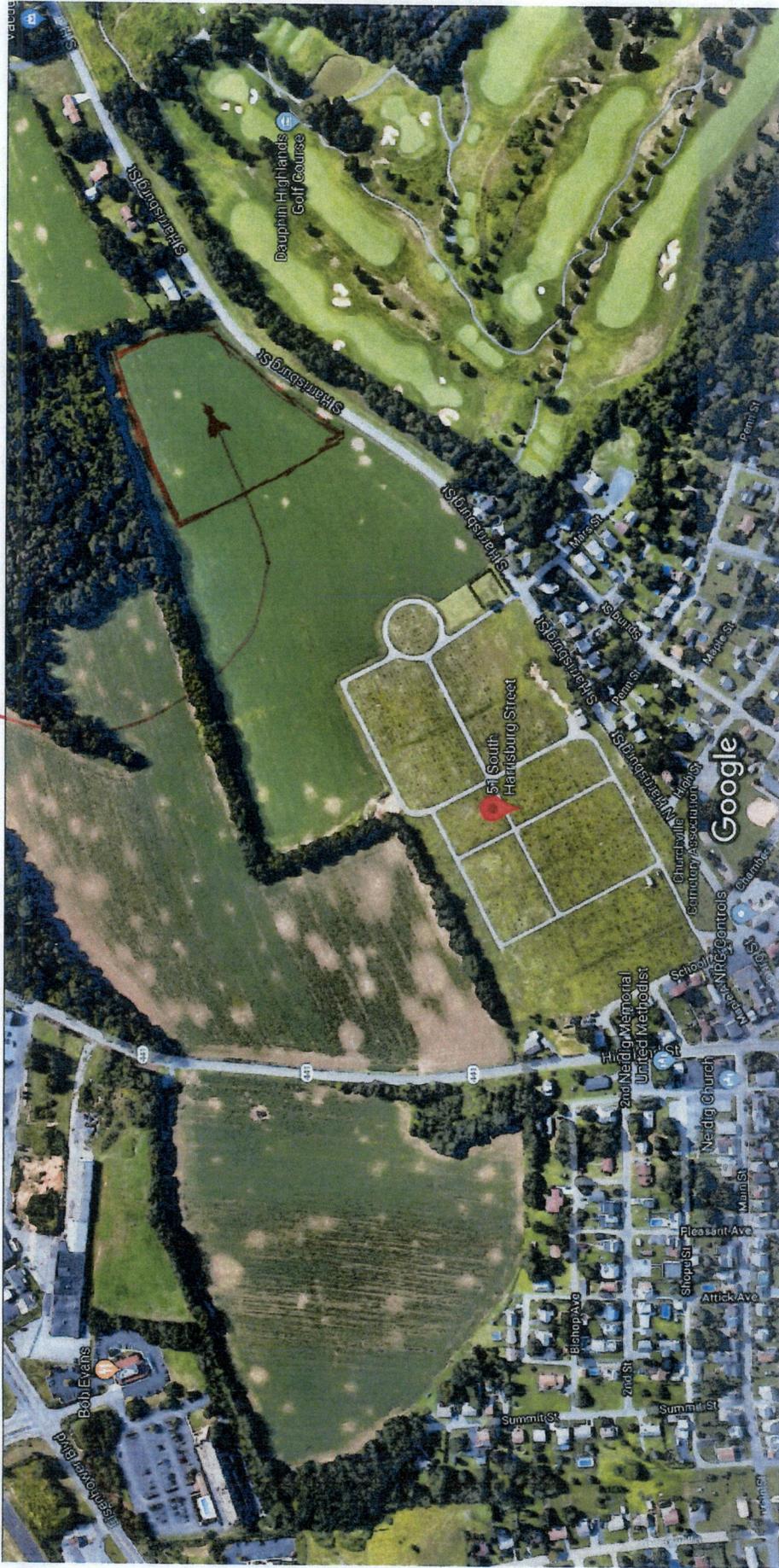


EXHIBIT "E"

JULY 31, 2018

# PUBLIC NOTICE

**Patriot-News:** All notices must be received 2 business days prior to publication.

**Community weeklies:** Monday at 5 p.m. for following issue.

Lengthier notices may require additional notification.

For additional information regarding requirement for Public Notice Ad

Contact: 717-255-8119 • Fax 717-257-4726 • email [legals@pennlive.com](mailto:legals@pennlive.com)

**YOUR RIGHT TO KNOW**  
government are emb  
citizens to be inform  
these notices. We str  
to exercise their righ  
**The Patriot-News**  
**PennLive.com an**

## ESTATE NOTICES

### ESTATE NOTICE

**LETTERS OF ADMINISTRATION** on the Estate of John A. Chiffo, late of Palmyra, Lebanon County, Pennsylvania, deceased, were granted to Christina Lee Chiffo on May 18, 2018. All persons knowing themselves to be indebted to said Estate are requested to make immediate payment, and those having claims will present them, without delay, to the undersigned in writing:

Christina Lee Chiffo, Executrix  
P.O. Box 875  
Rogersville, MO 65742

### ESTATE NOTICE

**LETTERS TESTAMENTARY** on the Estate of ELAINE SARAH KENDALL, a/k/a SARAH E. KENDALL, late of Hampden Township, County of Cumberland, Pennsylvania, deceased

**LETTERS OF ADMINISTRATION** for the Estate of Sistine R. Barbush, III, deceased, late of West Hanover Township, Dauphin County, Pennsylvania, having been granted to the undersigned on July 9, 2018, all persons indebted to the Estate are requested to make immediate payment and those having claims against the Estate are requested to present them for settlement without delay to:  
Ann L. Barbush, Administrator  
c/o Craig A. Hatch, Esquire  
Halbruner, Hatch & Guise, LLP  
2109 Market Street  
Camp Hill, PA 17011

### LETTERS OF ADMINISTRATION

**Letters of Administration** on the Estate of Michael Arthur Watring, late of the Borough of Lemoyne, County of Cumberland and Commonwealth of Pennsylvania, deceased, have been granted to the undersigned. All persons indebted to the said Estate are requested to make immediate payment and those having claims will present them without delay to:

Suzanne E. Sarnowski  
5 Rusty Drive  
Mechanicsburg Pa 17056

Gerald J. Shekletski, Esquire  
Stone LaFaver & Shekletski  
P.O. Box E  
New Cumberland Pa 17070

**Letters Testamentary** on the Estate of SALVATORE FILARDO, late of Silver Spring Township of Cumberland County, Pennsylvania, deceased, have been granted to the undersigned. All persons knowing themselves to be indebted to said Estate will make payment immediately, and those having claims will present them for settlement to:

Gilda Dexter, Executor  
17850 Southeast 125th Circle  
Summerfield, FL 34491

OR  
Michael C. Giordano,  
Attorney & Counselor at Law  
221 W. Main Street  
Mechanicsburg PA 17055

Your home for house hunting  
[PennLive.com](http://PennLive.com)

Letter of administration in the estate of Sally A Hagan, late of Conewago Township, Elizabethtown, Pennsylvania deceased May 14, 2018 were granted to the undersigned, all persons indebted to said Estate are required to make immediate payment, and those having claims will present them in writing for settlement without delay to:

Patricia A Seeley  
1612 Springhill Drive  
Hummelstown Pa 17036

**NOTICE** is hereby given that Letters Testamentary have been granted by the Register of Wills of York County, Pennsylvania, upon the estate of the following-named decedent, and all persons indebted to the estate are requested to make immediate payment, and those having claims against the estate shall make them known without delay to the Executor. Estate of - Lois Emily Rudy, a/k/a Lois E. Rudy Late of - Fairview Township, York County. Executor - Joel E. Rudy, 10806 Stanhope Place, Virginia, 22032.

### NOTICE

**NOTICE** is hereby given that the Ordinance for the issuance of bonds for the general fund as to the Bonds.

No other amendments or insertions were made to the Ordinance on final enactment.  
A complete text of the Ordinance may be examined by any citizen of the County at the Cumberland County Offices, 1 Courthouse Square, 2nd Floor, Carlisle, Pennsylvania, on regular business days from 8:00 a.m. to 4:30 p.m., prevailing time.

The proceedings for the incurring of the debt referred to above will be filed with the Pennsylvania Department of Community and Economic Development, Harrisburg, Pennsylvania (the "Department"), on or after August 3, 2018. Under the terms of the Pennsylvania Local Government Unit Debt Act, 53 Pa. Cons. Stat. § 8001 et seq, as amended, the time for filing any complaint with the Department asserting the invalidity of the proceedings or any part thereof, is limited and attention is direct to the specific requirements of the Act.  
**COUNTY OF CUMBERLAND**  
**BY ORDER OF:**  
**GARY EICHELBERGER,**  
**SECRETARY**  
McNeas Wallace & Nurick LLC,  
Bond Counsel

### NOTICE OF PUBLIC HEARING

Notice is hereby given that the Swatara Township Board of Commissioners shall conduct a public hearing on Wednesday, August 8, 2018 at 6:00 pm prevailing time at the Swatara Township Municipal Building, 599 Eisenhower Boulevard, Harrisburg, PA 17111 to consider, deliberate, discuss and/or take official action on any matter that may lawfully come before it and to consider the following application:

**Conditional Use of Property as Permitted by the Township Zoning Ordinance**  
**Applicant:** Wiedeman Funeral Home & Cremation Services, Inc.  
**Property Owner:** same  
**Subject Property:** 357 S. Harrisburg Street, Swatara Township, Dauphin County, PA  
The Applicant has equitable ownership interest in a portion of a property currently owned by the Churchville Cemetery Association of

Oberlin located at 51 S. Harrisburg Street, Swatara Township, Dauphin County, PA, Parcel Number 63-046-003 located in the Single Family Residential (R-S) zoning district. The Applicant has applied to the township for approval of a subdivision plan to create a new 5-acre parcel from the land owned by Churchville Cemetery Association. If approved, the subject property will be given the address of 357 S. Harrisburg Street. The applicant has also applied for approval of a land development proposing a new 9,000 square foot funeral home and crematory with a parking lot and other site improvements. The township zoning ordinance allows "Funeral Home" as a permitted use granted by Conditional Use in the R-S Zoning District. The Applicant seeks Conditional Use permission from the Township Board of Commissioners to construct and operate a funeral home with a crematory facility on the subject property.

This hearing is open to the public, and the facility is accessible to persons with physical disabilities.

Robert E. Ihlein,  
Township Zoning Officer

property being conveyed to the ATC is currently used as an office and visitor center near Children's Lake. The property will be conveyed with restrictions developed with the assistance of the State Historic Preservation Office that will assure the preservation of historical character of the building. The conveyance by the United States will reduce the footprint of structures that are maintained by the United States as part of the National Park System. This will shift the burden of maintaining the building to the ATC effectively a cost saving to the United States and reduce the backlog for deferred maintenance. The exchange itself will not result in a change of the current land use of either property.  
Detailed information concerning this exchange including precise legal descriptions, Land Protection Plan and cultural reports, are available at the National Trails Land Resources Program Center, 216 B Viking Way, Martinsburg, West Virginia 25401.

For a period of 45 days from the date of this notice, interested parties may submit written comments to the above address. Adverse comments will be evaluated and this action may be modified or vacated accordingly. In the absence of any action to modify or vacate, this realty action will become the final determination of the Department of Interior.  
**FOR FURTHER INFORMATION, CONTACT:**  
Realty Officer, National Park Service  
National Trails Land Resources Program Center  
216 B Viking Way  
Martinsburg, WV 25401  
304-263-4943  
Signed by Wendy K. Janssen  
Superintendent,  
Appalachian National Scenic Trail

Letters Testamentary have been granted in the Estate of Jane A Wheeler to Faith A Nicola, on May 18, 2018. Ms. Wheeler was of Cumberland County. All persons who wish to make a claim against the estate or who are indebted to the estate shall make their position known by contacting:

Gregory J. Katshir, Esquire  
900 Market Street  
Lemoyne PA 17043  
(717) 763-8133

**IN THE COURT OF COMMON PLEAS OF DAUPHIN COUNTY, PENNSYLVANIA CIVIL DIVISION**  
**LSF10 MASTER PARTICIPATION TRUST,**

Plaintiff,

v.

**RAYMOND E. GOOD,**  
Defendant,  
**NO 2018-CV-499-MF**

**NOTICE TO DEFEND**

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

### NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

**YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.**

**IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**

**DAUPHIN COUNTY**  
**LAWYER REFERRAL SERVICE**  
213 NORTH FRONT STREET  
HARRISBURG, PA 17101  
Telephone (717) 232-7536

**NOTICE OF ACTION IN MORTGAGE FORECLOSURE IN THE COURT OF COMMON PLEAS OF DAUPHIN COUNTY, PENNSYLVANIA**

**CIVIL ACTION - LAW PHH MORTGAGE CORPORATION F/K/A CENDANT MORTGAGE CORPORATION**

Plaintiff

vs.

**JOHN F. FRYE, III**  
**DAWN A. FRYE**

Defendants

**COURT OF COMMON PLEAS CIVIL DIVISION**  
**DAUPHIN COUNTY**  
**No. 2018-CV-297-MF**

### NOTICE

To **DAWN A. FRYE** and **JOHN F. FRYE, III**  
You are hereby notified that on May 1, 2018, Plaintiff, PHH MORTGAGE CORPORATION F/K/A CENDANT MORTGAGE CORPORATION, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend.

EXHIBIT " F "



EXHIBIT "F"



EXHIBIT "G"



# SWATARA TOWNSHIP

BUILDING AND CODES DEPARTMENT

## NOTICE OF PUBLIC HEARING

Notice is hereby given that the Swatara Township Board of Commissioners shall conduct a public hearing on Wednesday, August 8, 2018 at 6:00 pm prevailing time at the Swatara Township Municipal Building, 599 Eisenhower Boulevard, Harrisburg, PA 17111 to consider, deliberate, discuss and/or take official action on any matter that may lawfully come before it and to consider the following application:

### Conditional Use of Property as Permitted by the Township Zoning Ordinance

**Applicant: Wiedeman Funeral Home & Cremation Services, Inc.**

**Property Owner: same**

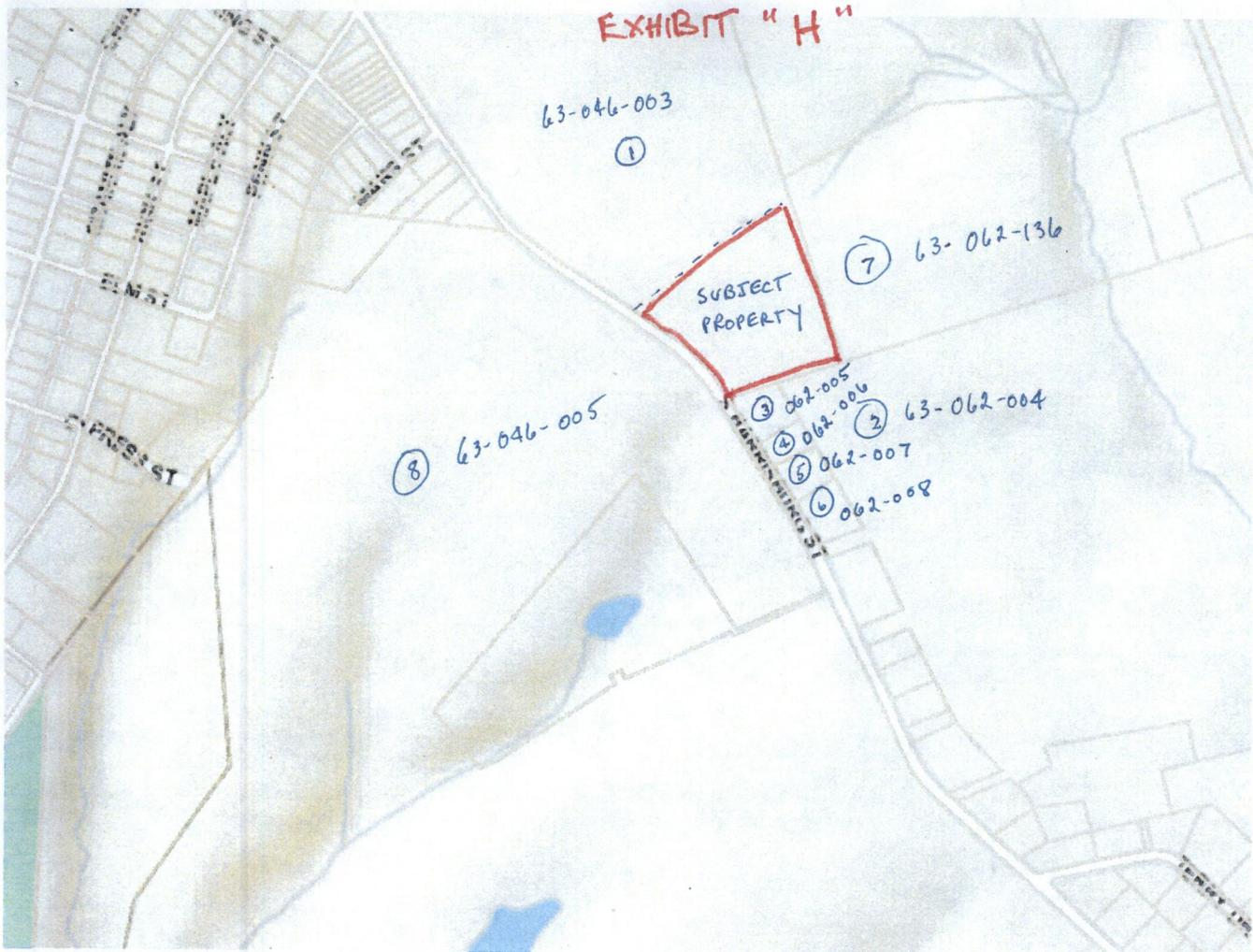
**Subject Property: 357 S. Harrisburg Street, Swatara Township, Dauphin County, PA**

The Applicant has equitable ownership interest in a portion of a property currently owned by the Churchville Cemetery Association of Oberlin located at 51 S. Harrisburg Street, Swatara Township, Dauphin County, PA, Parcel Number 63-046-003 located in the Single Family Residential (R-S) zoning district. The Applicant has applied to the township for approval of a subdivision plan to create a new 5-acre parcel from the land owned by Churchville Cemetery Association. If approved, the subject property will be given the address of 357 S. Harrisburg Street. The applicant has also applied for approval of a land development proposing a new 9,000 square foot funeral home and crematory with a parking lot and other site improvements. The township zoning ordinance allows "Funeral Home" as a permitted use granted by Conditional Use in the R-S Zoning District. The Applicant seeks Conditional Use permission from the Township Board of Commissioners to construct and operate a funeral home with a crematory facility on the subject property.

This hearing is open to the public, and the facility is accessible to persons with physical disabilities.

Robert E. Ihlein, Township Zoning Officer

EXHIBIT "H"



WIEDEMAN FUNERAL HOME &  
CREMATION SERVICES PROPOSAL

# EXHIBIT " I "

	A	B	C	D
1	<b>CONDITIONAL USE HEARING FOR WIEDEMAN</b>			
2				
3	Neighboring Property Owners to Send Notices:			Mailed
4				
5	PIN		PROPERTY ADDRESS	OWNER OF RECORD and MAILING ADDRESS
6	Immediately adjacent/abutting:			
7	1	63-046-003	51 S. Harrisburg Street	Churchville Cemetery Assn. of Oberlin 51 S. Harrisburg St., Steelton, PA 17113
8	2	63-062-004	601 S. Harrisburg Street	St. Nicholas Serbian Church 601 S. Harrisburg St., Steelton, PA 17113
9	3	63-062-005	511 S. Harrisburg Street	Barry R. Zerance, Jr. 33974 Irish Lane Brighton, IL 62012
10	WITHIN 300 FEET IN EACH DIRECTION ALONG STREET FRONTAGE:			
11	4	63-062-006	511 S. Harrisburg Street	Barry R. Zerance, Jr. 33974 Irish Lane Brighton, IL 62012
12	5	63-062-007	531 S. Harrisburg Street	John H. Brenizer 531 S. Harrisburg St. Steelton, PA 17113
13	6	63-062-008	541 S. Harrisburg Street	Timothy J. Milletics 541 S. Harrisburg St. Steelton, PA 17113
14				
15	WITHIN 100 FEET TO REAR:			
16	7	63-062-136	Eisenhower Boulevard	Robert M. Bender, Jr. 45 N. 31st St. Camp Hill, PA 17011
17				
18	WITHIN 100 FEET ACROSS STREET:			
19	8	63-046-005	650 S. Harrisburg Street	Dauphin County General Authority 530 S. Harrisburg St. Harrisburg, PA 17113
20				
21	OTHER			
22	Township of Swatara			Thomas Connolly, President Swatara Township Board of Commissioners 599 Eisenhower Boulevard Harrisburg, PA 17111
23				
24	8	TOTAL PROPERTIES		7 DIFFERENT OWNERS
25				9 NOTIFICATION LETTERS

## Wiedeman Funeral Home & Cremation Services, Inc.

### South Harrisburg Street Traffic Data Summary

Prepared by: Navarro & Wright Consulting Engineers, Inc.

Dated: June 26<sup>th</sup>, 2018

Wiedeman Funeral Home is proposing the purchase and development of 5 acres of land along South Harrisburg Street in Swatara Township, Dauphin County, Pennsylvania. The property is zoned R-S (Residential Suburban) and directly abuts the Churchville Cemetery. The funeral home and crematory uses are permitted as a Conditional Use in the R-S district and the Wiedeman family is requesting that the Swatara Township Planning Commission and Board of Commissioners consider the approval of the Conditional Use request and the Land Development Plans for the property. It is our professional opinion that a detailed traffic impact study of South Harrisburg Street is not warranted in support of this application given the low volume of traffic on this portion of South Harrisburg Street, the nature of the use and the hours of operation for the funeral home business.

The proposed use of a funeral home and crematory at this location is considered a compatible land use as it relates to traffic trip generation and peak hours of activity. The funeral home use typically provides viewings and burial services on the same day at an average rate of two (2) to three (3) services per week. The normal service is in the morning at 11:00 AM and evening viewings are typically from 7:00 PM to 9:00 PM. Both the services and the viewings do not conflict with normal daily traffic peaks. The daily traffic peaks on South Harrisburg Street are from 6:30 AM to 9:00 AM in the morning and from 3:30 PM to 6:00 PM in the afternoon/evening. It is also noted that there is a large number of services that will take place at local churches, in lieu of the funeral home, thereby having no impact.

The project engineering and design team has used the International Transportation Engineers (ITE) Trip Generation Manual as a guide for determining the impact of the proposed use on the surrounding traffic. The ITE recognizes that funeral procession traffic has a very short term impact on the local network with traffic flows returning to normal within five minutes following a funeral procession. The following information is provided in order to help the Swatara Township discussion makers better understand the compatible nature of the funeral home use.

The proposed use will have an impact immediately following morning services when funeral procession traffic exits the property onto South Harrisburg Street. All funeral processions are coordinated by the Wiedeman Funeral Home staff as people arrive for the morning services so that their planned departure flows continuously once the exit funeral procession begins. On average there are between 50 and 100 vehicles in a typical funeral procession. There will be occasions when there will be more than 100 vehicles, but no two funerals are exactly alike when it comes to total numbers of vehicle participants. For the purpose of timing illustrations the engineering team used both 150 and 100 vehicles as the model for consideration, in order to understand the impact.

The existing conditions traffic data represents traffic counts during a typical work day at time periods when the proposed Wiedeman Funeral Home would be conducting late morning memorial services on the two (2) to three (3) days per week that are anticipated for services. Existing daily traffic counts on South Harrisburg Street are less than 2,300 ADT based on 2017 PennDOT traffic data and township statistics.

The proposed impact of a funeral procession on South Harrisburg Street and the site intersection will vary based upon the number of vehicles. Assuming that a procession of 150 vehicles would be leaving the site, it is anticipated that 150 vehicles would move at an average rate of one vehicle every 3 seconds for a total of 450 seconds, or 7.5 minutes, for the procession to clear the entrance drive intersection. During this 7.5 minute period there would be a back-up of traffic on North bound South Harrisburg Street, while south bound traffic would move freely.

It is anticipated that once the procession was through the intersection the normal traffic flows would be attained within 3 to 4 minutes, or less. The total duration of approximately 11.5 minutes.

A similar procession of 100 vehicles would translate into approximately 5 minutes for the procession to clear the intersection and a back-up of an approximate total duration of 9.5 minutes. It is anticipated that once the procession was through the intersection the normal traffic flows would be attained within 2 minutes, or less given proper queuing by intersection police.

### **EMERGENCY SERVICES**

Under any development scenario emergency service vehicles will be provided with direct and immediate access along South Harrisburg Street at all times. There are no impacts to emergency service vehicles.