

# SWATARA TOWNSHIP

## BUILDING AND CODES DEPARTMENT

Monthly Report and Update for April 2023

TO: James Fosselman, Township Manager, and Township Board of Commissioners  
FROM: Robert E. Ihlein, Director of Planning and Zoning  
DATE: May 8, 2023

The Department is at full staff capacity and the Administration Building and Codes Office has been open to the public to transact normal municipal business. We continue to respond to permit applications, codes complaints and other emerging situations. The following is a brief summary of our activities for the month.

1. Subdivisions and Land Development applications received this month:  
Plan 2023-04C: "Preliminary / Final Land Development Plan for the Kelker Street Water Booster Station and Storage Building", proposed next to the Steelton water storage reservoirs.  
Applicant: Pennsylvania American Water Company, Mechanicsburg, PA
2. Significant building permits issued this month (over \$2,500 in building permit fees):  
.Upgrades to HVAC systems at the Dauphin County Prison  
.A rooftop solar photovoltaic system on a commercial building on Paxton Street
3. Other permit information: The permit activity for this current month seems to be continuing the active trend from 2022. The dollar value of the permit activity for this month and for the first four months of this year remains strong. See the attached summary report and detailed the financial report prepared by M.J. Synder.
4. Other meetings and/or information about upcoming land developments & transportation projects:  
BCO Irv Spoonhour and I met in person with the new tenants of a commercial space on Eisenhower Boulevard they are converting into a new indoor recreation space / pool hall with a bar. We also met with the owner of a small building on Sycamore Street that is proposing to use part of his home as a small grocery store. M.J. Snyder and I met with engineering and legal representatives of the Faulkner Organization to discuss proposed commercial signage for their new auto campus.
5. Zoning Hearing Board activities this past month:
  - a. Case No. 2023-005: Free Solo Media -- appeal of the decision by the Township Zoning Officer denying the erection of a billboard, or in the alternative a variance to construct a billboard on a commercial property that is less than the required distance from another existing billboard.
  - b. Case No. 2023-006: Craig Eshenaur - request for approval of a Special Exception to conduct retail propane sales, other than prepackaged sales on an existing commercial property.
6. I continue to provide Zoning Officer and Building Code Officer services for Paxtang Borough. They do have a small volume of permit applications and property maintenance issues. There is an ongoing case of a twin dwelling that suffered a structure fire that has been boarded up for almost two years now. There has also been an ongoing case with two people illegally occupying a home and another case involving the business use of a home in a residential zoning district. Citations were filed in both of these cases, and both offenders were called to MDJ Smith's court. Both were found guilty and fined.

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7. Significant code enforcement actions taken this month:  
Code Enforcement Officers Henry Good and Omar Sarotic responded to various property maintenance complaints. They also continue to assist in answering questions from the public about building and zoning permits. Property maintenance complaints are starting to increase. See the summary report that is attached. We are still trying to deal with two condemned residential structures due to unsafe hoarding conditions. One structure, an attached twin dwelling, has been vacant for almost one year now. The owner has not returned. Little progress has been made to have the structures cleaned out and restored to a habitable condition.
8. On Lot Sewage Disposal System (OLDS) program:  
Yvonne Bekelja has been coordinating the program and responding to a number of permit requests. She is now working with properties in District 3. These systems are to be pumped by June 30, 2023. 271 of the 331 property owners have now paid the \$50 registration fee. There have been 175 system inspections, and all but one have passed. The first postcard notice to property owners in District 1 has been mailed. These property owners will have until June 30, 2024, to comply. SEO Bob Felty is involved in permitting some new systems and system repairs.
9. Landfill leachate water quality monitoring station:  
The township was submitted a new Industrial Discharge Permit application to Capital Region Water (CRW) that is good through March of 2028. The monitoring station is being checked on a regular weekly basis. The flow does vary according to the rainfall received. There has been a malfunction with the flow recording device and has been removed from the site. It may not be able to be fixed because of outdated electronic components. Staff is taking manual readings when there is flow. Staff has been working with Todd Webb and Kevin Trafka on another option that would eliminate the need for the discharge permit and for the monitoring equipment. Henry Good has ordered the water quality testing needed for the first quarter. He has also obtained quotes for water quality sampling needed over the next five years.
10. MS-4 Permit, Stream Preservation Fee, Stormwater Management Permits:  
Our staff continues to work with new stormwater engineer Michael Hess, PE of HRG, Stormwater Coordinator Kevin Trafka, and GIS Specialist Chelsea Gordon to coordinate stormwater permits for new construction, investigate complaints, and provide other property information for mapping. Our department is now participating in their weekly project update meetings.
11. Progress on “SWATARA RISING 2025 IMPLEMENTABLE COMPREHENSIVE PLAN”:  
The plan amendment was adopted by the Board at the beginning of March 2020. The proposed rebuilding of the Eisenhower Interchange and the widening of I-83 is affecting a number of property owners located in the right of way. Staff has been providing assistance to property owners who are working on subdivision and land development projects to be able to keep their businesses in the Township. Almost twenty demolitions have already happened to structures near Paxton Street. Regarding other projects, the construction of a sidewalk along Paxton Street near the McDonalds is almost complete. Plans are also moving forward to build sidewalks along the Highland Street side of Swatara Middle School and make pedestrian connections all the way to the proposed trail at Bishop Park.

# SWATARA TOWNSHIP

## BUILDING AND CODES DEPARTMENT

Monthly Report and Update for April 2023

12. Significant meetings or training attended:

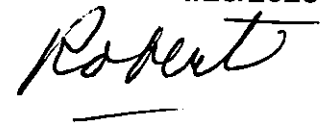
We continue to investigate new software possibilities for building and zoning permits. There is a professional organization known as the Pennsylvania Association of Zoning Officials (PAAZO) that M.J. Snyder and I participate in. During the month we also attended a meeting of zoning officers and code enforcement officials in Cumberland County. This meeting was organized by the Capital Area Council of Governments and was the first of its kind in the Harrisburg region. The staff is also meeting with Commissioner Tuckey to review department activities and work on possible new regulations.

THANK YOU.

A handwritten signature in black ink, appearing to read "M. J. Snyder".



**Swatara Township**  
**599 Eisenhower Blvd.**  
**Harrisburg, PA 17111**  
**Daily Financial Report**



From: 04/01/2023

To: 04/30/2023

Date	FEE TYPE	PAYER	APPLICATION #	Amount
4/3/2023	Building Permit Fee Check # 258249	DAUPHIN COUNTY PRISON Legal Addr. 501 MALL RD	72508	\$8,568.00
4/3/2023	UCC Training Fee Check # 258249	DAUPHIN COUNTY PRISON Legal Addr. 501 MALL RD	72509	\$4.50
<b>Total fees collected on 4/3/2023 : 2</b>				<b>\$8,572.50</b>
4/4/2023	Zoning Permit Fee Check # 199	NOCKET RONALD F & MUI T Legal Addr. 590 HARVEST DR HBG PA 17111	72512	\$75.00
4/4/2023	Zoning Permit Fee Check # 2544	BHUJEL, DHAN M Legal Addr. 6156 MIFFLIN AVE	72510	\$75.00
4/4/2023	Zoning Permit Fee Check # 934	MAGAR, SANTOSH K Legal Addr. 30 DELMONT AVE	72511	\$75.00
<b>Total fees collected on 4/4/2023 : 3</b>				<b>\$225.00</b>
4/5/2023	Building Permit Fee Check # 18071	MISHRA RAGHU Legal Addr. 6401 ANN ST	72513	\$520.00
4/5/2023	UCC Training Fee Check # 18071	MISHRA RAGHU Legal Addr. 6401 ANN ST	72514	\$4.50
4/5/2023	MEP - RESIDENTIAL Check # 60295/313	FILIZZI SHANNA A Legal Addr. 437 3RD ST STLTN	72516	\$150.00
4/5/2023	UCC Training Fee Check # 60295/313	FILIZZI SHANNA A Legal Addr. 437 3RD ST STLTN	72517	\$4.50
<b>Total fees collected on 4/5/2023 : 4</b>				<b>\$679.00</b>
4/11/2023	Demolition Fee Check # 14062	BELL ATLANTIC OF PENNSYLVANIA Legal Addr. 801 S 29TH ST	72550	\$150.00
4/11/2023	UCC Training Fee Check # 14062	BELL ATLANTIC OF PENNSYLVANIA Legal Addr. 801 S 29TH ST	72551	\$4.50
4/11/2023	Zoning Permit Fee Check # 2205	PAULES SOPHIA Legal Addr. 3710 DERRY ST	72554	\$75.00
4/11/2023	SPECIAL EVENT PERMIT Check # 3180	DEGOLLADO INC Legal Addr. 3957 PAXTON STREET HBG. PA.	72552	\$150.00
4/11/2023	Zoning Permit Fee Check # 933	FORREST KEVIN JEROME Legal Addr. 310 BONNYMEAD AV	72549	\$75.00
<b>Total fees collected on 4/11/2023 : 5</b>				<b>\$454.50</b>
4/12/2023	Building Permit Fee Check # 146437	BEULAH BAPTIST CHURCH Legal Addr. 100 LIVINGSTON ST	72566	\$400.00
4/12/2023	UCC Training Fee Check # 146437	BEULAH BAPTIST CHURCH Legal Addr. 100 LIVINGSTON ST	72567	\$4.50

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4/12/2023	Building Permit Fee Check # 18085	BUTLER GERALDINE G Legal Addr. 1150 TERRY DR	72558	\$416.00
4/12/2023	UCC Training Fee Check # 18085	BUTLER GERALDINE G Legal Addr. 1150 TERRY DR	72559	\$4.50
4/12/2023	Zoning Permit Fee Check # 2034	CORL, TUCKER J Legal Addr. 6750 CLEARFIELD ST	72564	\$75.00
4/12/2023	Building Permit Fee Check # 3465	TEZAK ANTHONY J Legal Addr. 142 RIVERVIEW ST	72560	\$349.92
4/12/2023	UCC Training Fee Check # 3465	TEZAK ANTHONY J Legal Addr. 142 RIVERVIEW ST	72561	\$4.50
4/12/2023	Zoning Permit Fee Check # 820	MCLAUGHLIN, JOSEPH M III Legal Addr. 6248 CHATHAM GLENN WAY	72565	\$75.00
4/12/2023	Building Permit Fee Check # 8971	REDDINGER DENNIS Legal Addr. 648 BARBARA DR L32	72562	\$300.00
4/12/2023	UCC Training Fee Check # 8971	REDDINGER DENNIS Legal Addr. 648 BARBARA DR L32	72563	\$4.50
4/12/2023	Building Permit Fee Check # CASH	SHAMBAUGH CRAIG J Legal Addr. 7437 CHAMBERS HILL RD HBG PA	72555	\$150.00
4/12/2023	UCC Training Fee Check # CASH	SHAMBAUGH CRAIG J Legal Addr. 7437 CHAMBERS HILL RD HBG PA	72556	\$4.50
4/12/2023	Zoning Permit Fee Check # CASH	RODRIGUEZ VELEZ, SHAKIRA Legal Addr. 301 WORCESTER AVE	72557	\$75.00
4/12/2023	Zoning Permit Fee Check # CASH	MAJHI, SUK M Legal Addr. 5161 ERIE RD	72583	\$75.00
<b>Total fees collected on 4/12/2023 : 14</b>				<b>\$1,938.42</b>
4/13/2023	Building Permit Fee Check # 6845	MURPHY RENTALS INC. Legal Addr. 2741 PAXTON ST HBG	72584	\$400.00
4/13/2023	UCC Training Fee Check # 6845	MURPHY RENTALS INC. Legal Addr. 2741 PAXTON ST HBG	72585	\$4.50
4/13/2023	ZONING / SIGN PERMIT Check # 6845	MURPHY RENTALS INC. Legal Addr. 2741 PAXTON ST HBG	72586	\$75.00
4/13/2023	Zoning Permit Fee Check # CASH	STRAUSS, AARON J Legal Addr. 6640 CLEARFIELD ST	72587	\$75.00
<b>Total fees collected on 4/13/2023 : 4</b>				<b>\$554.50</b>
4/14/2023	Zoning Permit Fee Check # 1384	REAGAN CHARLES PATRICK Legal Addr. 5530 FULCROFT AVE	72593	\$75.00
4/14/2023	Building Permit Fee Check # 18247	LAROQUE YALBERTHE Legal Addr. 6230 HUNTINGDON ST	72591	\$344.00

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4/14/2023	UCC Training Fee Check # 18247	LAROQUE YALBERTHE Legal Addr. 6230 HUNTINGDON ST	72592	\$4.50
4/14/2023	Zoning Permit Fee Check # CASH	NOTARANGELO COREY A Legal Addr. 6260 BEDFORD ST	72594	\$75.00
<b>Total fees collected on 4/14/2023 : 4</b>				<b>\$498.50</b>
4/17/2023	SPECIAL EVENT PERMIT Check # 10209909	WAL MART STORES INC Legal Addr. 6535 GRAYSON RD HBG	72595	\$150.00
4/17/2023	Zoning Permit Fee Check # 10209910	WAL MART STORES INC Legal Addr. 6535 GRAYSON RD HBG	72596	\$75.00
4/17/2023	Zoning Permit Fee Check # CASH	THOMAS ADDONNA M Legal Addr. 748 N HARRISBURG ST	72597	\$75.00
<b>Total fees collected on 4/17/2023 : 3</b>				<b>\$300.00</b>
4/18/2023	Zoning Permit Fee Check # CASH	JBNPA PROPERTIES LLC Legal Addr. 663 2ND ST	72610	\$75.00
<b>Total fees collected on 4/18/2023 : 1</b>				<b>\$75.00</b>
4/19/2023	Building Permit Fee Check # 13489	HIGH POINTE COMMONS HOLDING Legal Addr. 4635 HIGH POINTE BLVD	72611	\$400.00
4/19/2023	UCC Training Fee Check # 13489	HIGH POINTE COMMONS HOLDING Legal Addr. 4635 HIGH POINTE BLVD	72612	\$4.50
4/19/2023	Zoning Permit Fee Check # 392	MILLER, COLE EUGENE Legal Addr. 1015 2ND AVE	72613	\$75.00
<b>Total fees collected on 4/19/2023 : 3</b>				<b>\$479.50</b>
4/20/2023	Zoning Permit Fee Check # 042025	BLAKE ROBERT O Legal Addr. 3807 DERRY ST	72625	\$75.00
4/20/2023	Zoning Permit Fee Check # 1012	KOSTOFF ELIZABETH D Legal Addr. 381 N 71ST ST	72622	\$75.00
4/20/2023	Zoning Permit Fee Check # 154	LUU RANG Legal Addr. 269 ROSEWOOD LN	72623	\$75.00
4/20/2023	Zoning Permit Fee Check # CASH	GURUNG, PANCHA B Legal Addr. 7054 BEECH TREE DR	72621	\$75.00
<b>Total fees collected on 4/20/2023 : 4</b>				<b>\$300.00</b>
4/21/2023	Building Permit Fee Check # 18422	CASEY, MAUREEN Legal Addr. 7950 BAYARD DR	72626	\$520.00
4/21/2023	UCC Training Fee Check # 18422	CASEY, MAUREEN Legal Addr. 7950 BAYARD DR	72627	\$4.50

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<b>Total fees collected on</b>				<b>4/21/2023 : 2 \$524.50</b>
4/24/2023	UCC Training Fee	CEB HOLDINGS LLC	72637	\$4.50
	Check # 11488	Legal Addr. 2200 PAXTON ST		
4/24/2023	Building Permit Fee	CEB HOLDINGS LLC	72638	\$2,980.20
	Check # 11488	Legal Addr. 2200 PAXTON ST		
4/24/2023	Building Permit Fee	COUNTY OF DAUPHIN	72633	\$2,328.00
	Check # 258814	Legal Addr. 1271 S 28TH ST		
4/24/2023	UCC Training Fee	COUNTY OF DAUPHIN	72634	\$4.50
	Check # 258814	Legal Addr. 1271 S 28TH ST		
4/24/2023	Zoning Permit Fee	KOCH MICHAEL L	72635	\$75.00
	Check # CASH	Legal Addr. 6174 CHAMBERS HILL RD		
<b>Total fees collected on</b>				<b>4/24/2023 : 5 \$5,392.20</b>
4/25/2023	Zoning Permit Fee	1030 HIGHLAND ROAD LLC	72651	\$75.00
	Check # 1001	Legal Addr. 1030 HIGHSPIRE RD		
4/25/2023	Zoning Permit Fee	NAVAS TEDDY D	72647	\$75.00
	Check # 2416	Legal Addr. 571 THRUSH CT HBG PA 17111		
4/25/2023	Building Permit Fee	M & J PROPERTIES LLC	72652	\$400.00
	Check # 349	Legal Addr. 975 EISENHOWER BLVD		
4/25/2023	UCC Training Fee	M & J PROPERTIES LLC	72653	\$4.50
	Check # 349	Legal Addr. 975 EISENHOWER BLVD		
4/25/2023	Zoning Permit Fee	WATTS, MIKAL A	72646	\$75.00
	Check # CASH	Legal Addr. 600 HIGH ST		
<b>Total fees collected on</b>				<b>4/25/2023 : 5 \$629.50</b>
4/26/2023	Building Permit Fee	PARK RIDGE ASSOCIATES	72654	\$400.00
	Check # 013171	Legal Addr. 369 EAST PARK DR		
4/26/2023	UCC Training Fee	PARK RIDGE ASSOCIATES	72655	\$4.50
	Check # 013171	Legal Addr. 369 EAST PARK DR		
4/26/2023	ZONING / SIGN PERMIT	PARK RIDGE ASSOCIATES	72656	\$75.00
	Check # 013171	Legal Addr. 369 EAST PARK DR		
4/26/2023	Building Permit Fee	AFALAVA ROY G	72658	\$480.00
	Check # 18547	Legal Addr. 5601 PLAIN VIEW RD		
4/26/2023	UCC Training Fee	AFALAVA ROY G	72659	\$4.50
	Check # 18547	Legal Addr. 5601 PLAIN VIEW RD		
<b>Total fees collected on</b>				<b>4/26/2023 : 5 \$964.00</b>
4/27/2023	MEP - RESIDENTIAL	FUHRMAN LARRY J	72664	\$150.00
	Check # 140311	Legal Addr. 3725 RUTHERFORD ST		



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<b>Date</b>	<b>FEE TYPE</b>	<b>PAYER</b>	<b>APPLICATION #</b>	<b>Amount</b>
4/27/2023	UCC Training Fee Check # 140311	FUHRMAN LARRY J Legal Addr. 3725 RUTHERFORD ST	72665	\$4.50
4/27/2023	Building Permit Fee Check # 1657	ZELLERS MINDY L Legal Addr. 6449 ANN,AT.HBG,PA.17111	72660	\$300.00
4/27/2023	UCC Training Fee Check # 1657	ZELLERS MINDY L Legal Addr. 6449 ANN,AT.HBG,PA.17111	72661	\$4.50
4/27/2023	Zoning Permit Fee Check # 44578	MURPHY RENTALS INC. Legal Addr. 2741 PAXTON ST HBG	72667	\$75.00
<b>Total fees collected on 4/27/2023 : 5</b>				<b>\$534.00</b>

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599 Eisenhower Blvd.

Harrisburg, PA 17111

**Daily Financial Report - Summary**

From: 04/01/2023

To: 04/30/2023

<b>Fee Type</b>	<b>Count</b>	<b>Amount</b>
Building Permit Fee	17	\$19,256.12
Demolition Fee	1	\$150.00
MEP - RESIDENTIAL	2	\$300.00
SPECIAL EVENT PERMIT	2	\$300.00
UCC Training Fee	20	\$90.00
ZONING / SIGN PERMIT	2	\$150.00
Zoning Permit Fee	25	\$1,875.00
<b>Total Fees Collected:</b>	<b>69</b>	<b>\$22,121.12</b>
<b>Cash</b>	<b>11</b>	<b>\$829.50</b>
<b>Check</b>	<b>58</b>	<b>\$21,291.62</b>





# Swatara Township

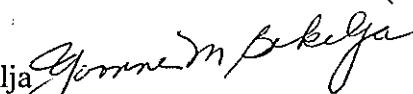
## DEPARTMENT OF CODE ENFORCEMENT

### OLDS PROGRAM

Date: May 5, 2023

Subject: Status of OLDS 1, 2, & 3 Programs as of May 5, 2023  
*(updates provided in bold print)*

To: Robert Ihlein

From: Yvonne M. Bekelja 

#### DISTRICT 1 OLDS PROGRAM (June 2023– June 2024– (Sixth pump cycle)

230	Properties fall under District 1 Program
<b>86</b>	Property Owners paid \$50.00 registration fee
<b>\$4,300.</b>	Total amount collected
<b>3</b>	Passed Inspection
<b>0</b>	Current Failed Inspection
<b>227</b>	Remaining properties required to pump (83 paid registration fee; 144 have not paid registration fee)

#### DISTRICT 2 OLDS PROGRAM (June 2021 – June 2022 – Fifth pump cycle)

499	Properties fall under District 2 Program (includes 1 new system –pumping not due until 6 <sup>th</sup> pump cycle)
<b>496</b>	Property owner paid \$50.00 registration fee
<b>\$24,800.</b>	Total amount collected
<b>496</b>	Passed Inspection
<b>1</b>	Current Failed Inspection (4 originally failed --1 Demolition property, tank was crushed, 2 made repairs)
<b>1</b>	Remaining property required to pump (has not paid registration fee)
<b>10</b>	Property owners were sent letters suggesting they have system pumped on a more frequent basis due to high water levels or other conditions
<b>1</b>	Citation pending for non-compliance

Status of OLDS 1, 2, 3 Program as of **May 5, 2023**

**DISTRICT 3 OLDS PROGRAM (June 2022 – June 2023 (Fifth Pump Cycle)**

<b>331</b>	Properties fall under District 3 Program
<b>271</b>	Property owners paid \$50.00 registration fee
<b>\$13,550.</b>	Total amount collected
<b>175</b>	Passed Inspection
<b>1</b>	Current Failed Inspections
<b>155</b>	Remaining properties required to pump ( <b>95</b> paid registration fee; <b>60</b> have not paid registration fee
<b>3</b>	Property owners were sent letters suggesting they have system pumped on a more frequent basis due to high water levels in tank or other conditions

**Note:** Attached OLDS report from Robert K. Felty, SEO, for the period April 2023.