

SWATARA TOWNSHIP

BUILDING AND CODES DEPARTMENT

Monthly Report and Update for December 2023

TO: James Fosselman, Township Manager, and Township Board of Commissioners
FROM: Robert E. Ihlein, Director of Planning and Zoning
DATE: January 5, 2024

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:
None; 3 applications are currently in the process of being reviewed by the Planning Commission.
2. Significant building permits (over \$2,500 in building permit fees):
Ketterline Builders applied for permits to construct a new single family dwelling unit at 965 Orchard Drive.
The Faulkner Organization applied for permits for the renovation of the former Honda dealership at 2020 Paxton Street, which will be transformed into a Mazda dealership.
3. Other permit information:
The permit activity for the 12 months seems to be continuing the trend of the past 4-5 years. The number and dollar value of the permit activity dropped slightly for the year when compared to 2022. 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:
During the month I met with a realtor representing a property owner that is being affected by the PennDOT project at Route 322 and Grayson Road. There has been a partial condemnation of the lot, and there are questions on how the owner will be able to access a public street.
A brief meeting was held with zoning staff and The McNaughton Company to view a concept plan for the development of the Knupp Farm off of 61st Street. The developer is considering submitting land development plans in 2024.
During the month I visited the Harrisburg Area Humane Society on Grayson Road. They are considering new facilities for short-term stays of large animals that they rescue from abuse situations.
5. Zoning Hearing Board activities this past month:
None.

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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 was a court date with MDJ Smith in September. The owner was given two \$1,000 fines. However, there is still no action on the repairs.
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. See the summary report that is attached regarding the number of complaints and citations. We are still dealing with two condemned residential structures due to unsafe hoarding conditions. One structure, an attached twin dwelling, has been vacant for almost two years now. The owner has not returned. The Township Solicitor is looking into options with Dauphin County Redevelopment Authority. Some progress has been made to have the owner of the second structure clean it out and restore it to a habitable condition. Codes staff is still working with the operator of an apartment complex on Worcester Street that has a problem with an insect infestation and occasional sewage back ups into the ground level apartments.
8. On Lot Sewage Disposal System (OLDS) program:
District 1 is the cycle that started June 1, 2023. These property owners will have until June 30, 2024, to comply with the maintenance requirements. There are 231 properties in this cycle, and so far, 154 have paid the registration fee. To date 89 have had their inspections and passed. In District 2 there is one property that has not complied. In District 3 there are 5, which includes 1 that have not paid the fee. Citations will be sent to the owners of these properties. See the attached report prepared by Yvonne Bekelja. 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 automatic 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 also 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. This involves drilling two new monitoring wells, and then doing quarterly testing. Henry Good has ordered the normal water quality testing needed for the third quarter. There has been some flow during the month. Sampling for the year has been completed.

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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 bi-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 forty demolitions have already happened to structures near Paxton Street. More are now happening around 41st and York Streets.

PennDOT started the Route 322 / Chambers Hill Road intersection reconstruction project in September. This is scheduled to be completed in 2026.

12. Department staffing, significant meetings or training attended:

The staff continued to communicate with Commissioner Tuckey to review department activities and work on possible new regulations.

THANK YOU.



SWATARA TOWNSHIP

BUILDING AND CODES DEPARTMENT

Permit Activity (includes all types of building & zoning permit activity)

| YEAR | NUMBER OF ALL PERMITS | | | | | | | | | | | | VALUE OF ALL PERMIT FEES | | | | |
|------------|-----------------------|------------|------------|------------|------------|------------|-------------|------------------|------------------|------------------|------------------|------------------|--------------------------|------------------|--|--|--|
| | 2023 | 2022 | 2021 | 2020 | 2019 | 2018 | 2017 | 2023 | 2022 | 2021 | 2020 | 2019 | 2018 | 2017 | | | |
| Dec | 38 | 70 | 42 | 19 | 50 | 39 | 114 | \$53,659 | \$111,583 | \$11,619 | \$2,318 | \$33,723 | \$37,399 | \$31,604 | | | |
| Nov | 46 | 73 | 67 | 61 | 49 | 39 | 51 | \$10,595 | \$129,921 | \$18,258 | \$93,000 | \$14,605 | \$38,099 | \$8,120 | | | |
| Oct | 88 | 57 | 41 | 65 | 82 | 94 | 64 | \$11,647 | \$20,186 | \$16,580 | \$45,432 | \$25,503 | \$104,391 | \$19,088 | | | |
| Sept | 93 | 85 | 63 | 84 | 91 | 82 | 83 | \$23,140 | \$160,027 | \$23,531 | \$88,158 | \$42,153 | \$46,675 | \$27,654 | | | |
| Aug | 77 | 99 | 53 | 99 | 98 | 57 | 199 | \$27,210 | \$20,124 | \$25,562 | \$24,505 | \$55,817 | \$24,684 | \$50,391 | | | |
| July | 70 | 80 | 57 | 116 | 70 | 65 | 100 | \$73,094 | \$33,019 | \$7,496 | \$91,236 | \$42,399 | \$93,353 | \$30,545 | | | |
| June | 81 | 77 | 81 | 143 | 63 | 57 | 83 | \$37,301 | \$12,040 | \$25,035 | \$46,538 | \$30,817 | \$26,971 | \$12,637 | | | |
| May | 59 | 86 | 65 | 110 | 81 | 69 | 102 | \$10,251 | \$34,208 | \$57,258 | \$58,612 | \$26,013 | \$28,823 | \$105,294 | | | |
| April | 69 | 74 | 95 | 11 | 97 | 160 | 120 | \$22,121 | \$34,386 | \$19,731 | \$1,239 | \$22,279 | \$71,053 | \$25,622 | | | |
| March | 98 | 83 | 92 | 42 | 47 | 87 | 124 | \$196,159 | \$35,773 | \$23,773 | \$8,136 | \$27,348 | \$35,991 | \$74,244 | | | |
| Feb | 68 | 65 | 30 | 69 | 31 | 29 | 46 | \$78,955 | \$42,551 | \$102,366 | \$64,484 | \$78,745 | \$33,438 | \$11,506 | | | |
| Jan | 64 | 57 | 51 | 75 | 61 | 25 | 54 | \$19,560 | \$10,746 | \$9,026 | \$37,664 | \$25,567 | \$7,519 | \$6,383 | | | |
| YTD | 851 | 906 | 737 | 894 | 820 | 803 | 1140 | \$563,692 | \$644,564 | \$340,235 | \$561,322 | \$424,969 | \$548,395 | \$403,087 | | | |

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Note: Codes office closed to public most of March, April and May of 2020 due to COVID-19 Pandemic

01/03/24

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



From: **12/01/2023** To: **12/31/2023**

| Date | FEE TYPE | PAYER | APPLICATION # | Amount |
|--|--|---|----------------------|--------------------|
| 12/1/2023 | Building Permit Fee Check # 11560 | PITTMAN CHARLES A & VALERIE E 75339 Legal Addr. 933 BLUE JAY RD HBG PA | | \$150.00 |
| 12/1/2023 | UCC Training Fee Check # 11560 | PITTMAN CHARLES A & VALERIE E 75340 Legal Addr. 933 BLUE JAY RD HBG PA | | \$4.50 |
| 12/1/2023 | Building Permit Fee Check # 11563 | ACHARYA PADMA LAL 75341 Legal Addr. 6172 RANDOLPH COURT HBG PA. | | \$150.00 |
| 12/1/2023 | UCC Training Fee Check # 11563 | ACHARYA PADMA LAL 75342 Legal Addr. 6172 RANDOLPH COURT HBG PA. | | \$4.50 |
| 12/1/2023 | UCC Training Fee Check # 2432 | RETFERFORD EARL S JR 75338 Legal Addr. 7231 PAXTON ST. HBG. PA. | | \$4.50 |
| Total fees collected on 12/1/2023 : 5 | | | | \$313.50 |
| 12/4/2023 | Building Permit Fee Check # 503795 | FAULKNER HENRY III TRUST & GAIL75343 Legal Addr. 2020 PAXTON ST | | \$39,504.00 |
| 12/4/2023 | UCC Training Fee Check # CASH | FAULKNER HENRY III TRUST & GAIL75344 Legal Addr. 2020 PAXTON ST | | \$4.50 |
| Total fees collected on 12/4/2023 : 2 | | | | \$39,508.50 |
| 12/5/2023 | Building Permit Fee Check # 16281 | SCOTTSDALE COMMERCIAL PART 75345 Legal Addr. 3350 PAXTON ST | | \$540.00 |
| 12/5/2023 | UCC Training Fee Check # 16281 | SCOTTSDALE COMMERCIAL PART 75346 Legal Addr. 3350 PAXTON ST | | \$4.50 |
| Total fees collected on 12/5/2023 : 2 | | | | \$544.50 |
| 12/6/2023 | ZONING / SIGN PERMIT Check # 1659 | GARCIA, GLORIA 75348 Legal Addr. 4806 DERRY ST | | \$75.00 |
| 12/6/2023 | Building Permit Fee Check # 29088 | High Pointe Commons Holdings LP 75349 Legal Addr. 4640 High Pointe Blvd. | | \$2,184.00 |
| 12/6/2023 | UCC Training Fee Check # 29088 | High Pointe Commons Holdings LP 75350 Legal Addr. 4640 High Pointe Blvd. | | \$4.50 |
| Total fees collected on 12/6/2023 : 3 | | | | \$2,263.50 |
| 12/7/2023 | Building Permit Fee Check # 0001491 | YTSH REALTY LLC, 75351 Legal Addr. 371 MILROY RD | | \$400.00 |
| 12/7/2023 | Building Permit Fee Check # 001491 | YTSH REALTY LLC, 75352 Legal Addr. 371 MILROY RD | | \$40.50 |
| 12/7/2023 | ZONING / SIGN PERMIT Check # CARD | YTSH REALTY LLC, 75354 Legal Addr. 371 MILROY RD | | \$39.00 |
| Total fees collected on 12/7/2023 : 3 | | | | \$479.50 |

Swatara Township
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Daily Financial Report

From: 12/01/2023

To: 12/31/2023

| Date | FEE TYPE | PAYER | APPLICATION # | Amount |
|---|---|--|----------------------|-------------------|
| 12/12/2023 | Building Permit Fee Check # CARD | KN TECPORT LLC Legal Addr. 457 Port View Dr | 75355 | \$400.00 |
| 12/12/2023 | UCC Training Fee Check # CARD | KN TECPORT LLC Legal Addr. 457 Port View Dr | 75356 | \$4.50 |
| Total fees collected on 12/12/2023 : 2 | | | | \$404.50 |
| 12/14/2023 | Zoning Permit Fee Check # 1008 | SWATARA TOWNSHIP SEWER AUT Legal Addr. 8675 PAXTON ST | 75357 | \$75.00 |
| 12/14/2023 | STORMWATER MANAGEME Check # 1008 | SWATARA TOWNSHIP SEWER AUT Legal Addr. 8675 PAXTON ST | 75358 | \$150.00 |
| Total fees collected on 12/14/2023 : 2 | | | | \$225.00 |
| 12/15/2023 | SEPTIC INSPECTION Check # | ORTIZ ROBIN L Legal Addr. 7830 CHAMBERS HILL RD.HBG.,PA | 75360 | \$50.00 |
| 12/15/2023 | ZONING VERIFICATION LET Check # 1209 | KN TECPORT LLC Legal Addr. 457 Port View Dr | 75361 | \$75.00 |
| 12/15/2023 | Demolition Fee Check # 176790 | HARRISBURG MALL LP Legal Addr. 3501 PAXTON ST | 75359 | \$150.00 |
| Total fees collected on 12/15/2023 : 3 | | | | \$275.00 |
| 12/19/2023 | Zoning Permit Fee Check # CASH | PINEDA, VICTOR H Legal Addr. 1082 HIGHLAND ST | 75362 | \$75.00 |
| Total fees collected on 12/19/2023 : 1 | | | | \$75.00 |
| 12/20/2023 | Building Permit Fee Check # 24033 | MCDONALD, CEDRICK Legal Addr. 6300 CLEARFIELD ST | 75363 | \$300.00 |
| 12/20/2023 | UCC Training Fee Check # 24033 | MCDONALD, CEDRICK Legal Addr. 6300 CLEARFIELD ST | 75364 | \$4.50 |
| 12/20/2023 | Building Permit Fee Check # 9611 | KETTERLINE INC Legal Addr. 965 ORCHARD | 75366 | \$3,936.00 |
| 12/20/2023 | UCC Training Fee Check # 9611 | KETTERLINE INC Legal Addr. 965 ORCHARD | 75367 | \$4.50 |
| 12/20/2023 | Zoning Permit Fee Check # 9611 | KETTERLINE INC Legal Addr. 965 ORCHARD | 75368 | \$2,460.00 |
| 12/20/2023 | STORMWATER MANAGEME Check # 9612 | KETTERLINE INC Legal Addr. 965 ORCHARD | 75365 | \$150.00 |
| Total fees collected on 12/20/2023 : 6 | | | | \$6,855.00 |
| 12/27/2023 | Building Permit Fee Check # 11603 | WEIDMAN DOUGLAS M & TAMMY S Legal Addr. 6531 CLEARFIELD ST HBG PA | 75371 | \$150.00 |

Swatara Township
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Daily Financial Report

From: 12/01/2023

To: 12/31/2023

| Date | FEE TYPE | PAYER | APPLICATION # | Amount |
|---|-----------------------|--|----------------------|-------------------|
| 12/27/2023 | UCC Training Fee | WEIDMAN DOUGLAS M & TAMMY S | 75372 | \$4.50 |
| | Check # 11603 | Legal Addr. 6531 CLEARFIELD ST HBG PA | | |
| 12/27/2023 | Building Permit Fee | WVA HGI LP | 75369 | \$1,788.00 |
| | Check # 225890 | Legal Addr. 3943 TECPORT DR | | |
| 12/27/2023 | UCC Training Fee | WVA HGI LP | 75370 | \$4.50 |
| | Check # 225890 | Legal Addr. 3943 TECPORT DR | | |
| 12/27/2023 | Zoning Permit Fee | EVERETT, MATTHEW | 75373 | \$75.00 |
| | Check # 505 | Legal Addr. 8590 PAXTON ST | | |
| Total fees collected on 12/27/2023 : 5 | | | | \$2,022.00 |
| 12/28/2023 | Building Permit Fee | PRETIUM MORTGAGE ACQUISITIO | 75374 | \$300.00 |
| | Check # 149 | Legal Addr. 6650 JEFFERSON ST | | |
| 12/28/2023 | UCC Training Fee | PRETIUM MORTGAGE ACQUISITIO | 75375 | \$4.50 |
| | Check # 149 | Legal Addr. 6650 JEFFERSON ST | | |
| 12/28/2023 | Building Permit Fee | CASSEL, LEON A | 75376 | \$384.00 |
| | Check # 24181 | Legal Addr. 4055 SWATARA DR | | |
| 12/28/2023 | UCC Training Fee | CASSEL, LEON A | 75377 | \$4.50 |
| | Check # 24181 | Legal Addr. 4055 SWATARA DR | | |
| Total fees collected on 12/28/2023 : 4 | | | | \$693.00 |

Swatara Township

599 Eisenhower Blvd.

Harrisburg, PA 17111

Daily Financial Report - Summary

From: 12/01/2023

To: 12/31/2023

| Fee Type | Count | Amount |
|------------------------------|--------------|--------------------|
| Building Permit Fee | 14 | \$50,226.50 |
| Demolition Fee | 1 | \$150.00 |
| SEPTIC INSPECTION | 1 | \$50.00 |
| STORMWATER MANAGEMENT | 2 | \$300.00 |
| UCC Training Fee | 13 | \$58.50 |
| ZONING / SIGN PERMIT | 2 | \$114.00 |
| Zoning Permit Fee | 4 | \$2,685.00 |
| ZONING VERIFICATION LETTER | 1 | \$75.00 |
| Total Fees Collected: | 38 | \$53,659.00 |
| CARD | 3 | \$443.50 |
| Cash | 3 | \$129.50 |
| Check | 32 | \$53,086.00 |



Swatara Township


DEPARTMENT OF CODE ENFORCEMENT

OLDS PROGRAM

Date: January 4, 2024

Subject: Status of OLDS 1, 2, & 3 Programs as of January 4, 2024
(updates provided in bold print)

To: Robert Ihlein

From: Yvonne M. Bekelja 

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

231 Properties fall under District 1 Program (**Parcel ID #63/062/026 (new system) -- pump cycle will begin June 2026-2027 period)**)

154 Property owners paid \$50.00 registration fee

\$7,700. Total amount collected

89 Passed Inspection

0 Current Failed Inspection (**2** failed, 2 made repairs)

141 Remaining properties required to pump (**85** paid registration fee; **56** have not paid registration fee)

1 Property owner was sent letter suggesting they have system pumped on a more frequent basis due to high water levels or other condition

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 6th pump cycle)

496 Property owner paid \$50.00 registration fee

\$24,800. Total amount collected

497 Passed Inspection

0 Current Failed Inspection (**5** originally failed --1 Demolition property, tank was crushed, 4 made repairs)

1 Remaining property required to pump (has not paid registration fee)

10 Property owners were sent letters suggesting they have system pumped on a more frequent basis due to high water levels or other condition

1 Citation pending for non-compliance

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

| | |
|-----------|--|
| 331 | Properties fall under District 3 Program |
| 330 | Property owners paid \$50.00 registration fee |
| \$16,500. | Total amount collected |
| 326 | Passed Inspection |
| 0 | Current Failed Inspection (2 originally failed, 2 made repairs) |
| 5 | Remaining properties required to pump (4 paid registration fee; 1 has not paid) |
| 4 | 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 |
| 3 | Citations pending for non-compliance |

Attached is OLDS Report from Robert K. Felty, SEO, for the period December 2023.

| DATE | ADDRESS | DETAILS |
|------------|----------------------------|--|
| 12/7/2023 | 5061 Chambers Hill Rd | Inspect replacement of inlet baffle of septic tank. Repair made by Walters. |
| 12/13/2023 | Vacant Lot Margate & CH Rd | Review proposed house plan, distance to reserve septic area. As drawn, plan is acceptable. |
| 12/20/2023 | 5061 Chambers Hill Rd | Received email from Jessica Williams, DEP questioning the use of Best Technical Guidance (BTG) for inlet baffle. |
| 12/21/2023 | 5061 Chambers Hill Rd | Response to DEP. Policy 73.3B BTG is appropriate for this repair. The house and septic were built prior to Act 537 being implemented, therefore septic is exempt from current standards. |
| 12/22/2023 | | Renew membership to PASEO. Pennsylvania Association of Sewage Enforcement Officers. |
| 12/22/2023 | Training | Enforcement One for SEO's. |
| 12/27/2023 | Training | Enforcement Two for SEO's. |
| 12/31/2023 | | Prepare Report |
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