

# SWATARA TOWNSHIP

## BUILDING AND CODES DEPARTMENT

Monthly Report and Update for May 2023

TO: James Fosselman, Township Manager, and Township Board of Commissioners  
FROM: Robert E. Ihlein, Director of Planning and Zoning  
DATE: June 11, 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 2023-05C: "Final Subdivision Plan for Harrisburg Mall Property", dated 5/26/2023,  
proposing a 2-lot subdivision  
Applicant: Harrisburg Mall, LP, Baltimore, MD
2. Significant building permits issued this month (over \$2,500 in building permit fees):  
.Upgrades to the offices of Stephenson Equipment Company on Paxton Street (Route 322)
3. Other permit information: The permit activity for this current month seems to be continuing the trend of the past 4-5 years. The dollar value of the permit activity for the first five months of this year remains strong. See the attached summary report and detailed the financial report prepared by M.J. Snyder.
4. Other meetings and/or information about upcoming land developments & transportation projects:  
A representative of St. Nicholas Serbian Church requested a meeting to discuss possible uses of the portion of their property that fronts on Eisenhower Boulevard that is in the C-G zoning district. They are also considering other use options for their acreage the is in the R-S zoning district.  
.M.J. Snyder and I met with engineering and legal representatives of a potential developer of the lot located on the northwest corner of Route 441 and Orchard Road. They are investigating the possibility of a new apartment complex.
5. Zoning Hearing Board activities this past month:
  - a. George E. Williamson, of G W Signs, applied for dimensional variances needed to construct a proposed building on a vacant property. The subject property is located on the southwest corner of Paxton Street (Route 322) and Chambers Hill Road in the General Commercial (C-L) district. The requested variances were approved by the ZHB

# SWATARA TOWNSHIP

## BUILDING AND CODES DEPARTMENT

Monthly Report and Update for May 2023

- b. Jared M. Knaub, Knaub Rabon Enterprises, LLC, has applied for a dimensional variance needed to construct new buildings as part of the proposed Eisenhower Boulevard Self Service Storage Units development. The subject property is located in the 1100 block of Eisenhower Boulevard in the General Commercial (C-L) zoning district. The variance requests were approved.
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.
  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 two years now. The owner has not returned. Little progress has been made to have with the owner of the second structure to have it 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. 289 of the 331 property owners have now paid the \$50 registration fee. There have been 195 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.

# SWATARA TOWNSHIP

## BUILDING AND CODES DEPARTMENT

Monthly Report and Update for May 2023

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 twenty demolitions have already happened to structures near Paxton Street. Regarding other projects, the construction of a sidewalk along Paxton Street near McDonalds has been completed. 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. PennDOT has announced the start of the Route 322 / Chambers Hill Road intersection reconstruction next month.

12. Department staffing, significant meetings or training attended:

.M.J. Snyder and I attended the Annual Luncheon of the Tri-County Regional Planning Commission held at the Sheraton. We attended with members of the Township Planning Commission and Zoning Hearing Board. The theme was active transportation planning in the region.

.Ms. Snyder was out of the office for almost 3 weeks. Omar Sarotic was out of the office for 5 days. .During the month I participated in online training for Building Code Officials to earn continuing education credits for my certification.

.The Codes Department and other departments participated in Local Government Day with students from the Swatara Middle School.

.Staff continues to investigate new software possibilities for building and zoning permits.

.The staff is also meeting with Commissioner Tuckey to review department activities and work on possible new regulations.

THANK YOU.

A handwritten signature in blue ink, appearing to be the initials 'R' and 'I'.

**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		70	42	19	50	39	114		\$111,583	\$11,619	\$2,318	\$33,723	\$37,399	\$31,604
Nov		73	67	61	49	39	51		\$129,921	\$18,258	\$93,000	\$14,605	\$38,099	\$8,120
Oct		57	41	65	82	94	64		\$20,186	\$16,580	\$45,432	\$25,503	\$104,391	\$19,088
Sept		85	63	84	91	82	83		\$160,027	\$23,531	\$88,158	\$42,153	\$46,675	\$27,654
Aug		99	53	99	98	57	199		\$20,124	\$25,562	\$24,505	\$55,817	\$24,684	\$50,391
July		80	57	116	70	65	100		\$33,019	\$7,496	\$91,236	\$42,399	\$93,353	\$30,545
June		77	81	143	63	57	83		\$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
<b>YTD</b>	<b>358</b>	<b>365</b>	<b>333</b>	<b>307</b>	<b>317</b>	<b>370</b>	<b>446</b>	<b>\$327,046</b>	<b>\$157,664</b>	<b>\$212,154</b>	<b>\$170,135</b>	<b>\$179,952</b>	<b>\$176,823</b>	<b>\$223,049</b>
REI														06/11/23
Note:	Codes office closed to public most of March, April and May of 2020 due to COVID-19 Pandemic													

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



From: 05/01/2023

To: 05/30/2023

<u>Date</u>	<u>FEE TYPE</u>	<u>PAYER</u>	<u>APPLICATION #</u>	<u>Amount</u>
5/1/2023	SPECIAL EVENT PERMIT	M & J PROPERTIES LLC	72684	\$150.00
	Check # 10310	Legal Addr. 785 EISENHOWER BLVD HBG		
5/1/2023	Building Permit Fee	GOFORTH ANDREW P	72674	\$400.00
	Check # 14627	Legal Addr. 795 LESTER RD		
5/1/2023	UCC Training Fee	GOFORTH ANDREW P	72675	\$4.50
	Check # 14627	Legal Addr. 795 LESTER RD		
5/1/2023	Zoning Permit Fee	GOFORTH ANDREW P	72677	\$75.00
	Check # 14627	Legal Addr. 795 LESTER RD		
5/1/2023	Building Permit Fee	BALAWAJDER, KYLE D	72670	\$520.00
	Check # 18667	Legal Addr. 501 STRITES RD		
5/1/2023	UCC Training Fee	BALAWAJDER, KYLE D	72671	\$4.50
	Check # 18667	Legal Addr. 501 STRITES RD		
<b>Total fees collected on 5/1/2023</b>				<b>: 6 \$1,154.00</b>
5/2/2023	Zoning Permit Fee	DHAKAL SASTI	72685	\$75.00
	Check # 1464	Legal Addr. 370 HARVEST DR		
<b>Total fees collected on 5/2/2023</b>				<b>: 1 \$75.00</b>
5/8/2023	Zoning Permit Fee	CLOVERLEAF MOTEL INC	72691	\$75.00
	Check # 1002	Legal Addr. 631 EISENHOWER BLVD HBG PA		
5/8/2023	Demolition Fee	PAUWA GROUP LLC,	72693	\$150.00
	Check # 1034	Legal Addr. 6400 DERRY ST		
5/8/2023	Zoning Permit Fee	CONRAD DONNA K	72692	\$75.00
	Check # CASH	Legal Addr. 99 SUMMIT ST		
5/8/2023	Zoning Permit Fee	TAWADROUS, NESIM S	72690	\$75.00
	Check # CASH	Legal Addr. 641 S 61ST ST		
<b>Total fees collected on 5/8/2023</b>				<b>: 4 \$375.00</b>
5/9/2023	Building Permit Fee	PDC PROPERTY HOLDINGS TWO L	72698	\$400.00
	Check # 13325	Legal Addr. 401 PORT VIEW DR Lot 7A		
5/9/2023	UCC Training Fee	PDC PROPERTY HOLDINGS TWO L	72699	\$4.50
	Check # 13325	Legal Addr. 401 PORT VIEW DR Lot 7A		
5/9/2023	ZONING / SIGN PERMIT	PDC PROPERTY HOLDINGS TWO L	72700	\$75.00
	Check # 13325	Legal Addr. 401 PORT VIEW DR Lot 7A		
5/9/2023	MEP - RESIDENTIAL	MADE YA LOOK PROPERTY HOLDI	72702	\$150.00
	Check # 3613	Legal Addr. 462 2ND ST		
5/9/2023	UCC Training Fee	MADE YA LOOK PROPERTY HOLDI	72703	\$4.50
	Check # 3613	Legal Addr. 462 2ND ST		
5/9/2023	Zoning Permit Fee	MADE YA LOOK PROPERTY HOLDI	72704	\$75.00
	Check # 3613	Legal Addr. 462 2ND ST		

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

From: 05/01/2023

To: 05/30/2023

Date	FEE TYPE	PAYER	APPLICATION #	Amount
5/9/2023	Zoning Permit Fee Check # CASH	TAMANG, BUDDHA Legal Addr. 5166 ERIE RD	72701	\$75.00
<b>Total fees collected on 5/9/2023 : 7</b>				<b>\$784.00</b>
5/10/2023	Building Permit Fee Check # 2088	STEPHENSON EQUIPMENT INC, Legal Addr. 7141 PAXTON ST	72705	\$2,760.00
5/10/2023	UCC Training Fee Check # 2088	STEPHENSON EQUIPMENT INC, Legal Addr. 7141 PAXTON ST	72706	\$4.50
5/10/2023	Zoning Permit Fee Check # 4721	BILSHER LP Legal Addr. 1134 HIGHSPIRE RD	72707	\$75.00
5/10/2023	Building Permit Fee Check # 8733	BONNER TAYLOR Legal Addr. 181 N HARRISBURG ST	72710	\$303.36
5/10/2023	UCC Training Fee Check # 8733	BONNER TAYLOR Legal Addr. 181 N HARRISBURG ST	72711	\$4.50
<b>Total fees collected on 5/10/2023 : 5</b>				<b>\$3,147.36</b>
5/12/2023	Building Permit Fee Check # 0131	KERN, TRAVIS S Legal Addr. 7102 CREEK CROSSING DR	72712	\$578.00
5/12/2023	UCC Training Fee Check # 0131	KERN, TRAVIS S Legal Addr. 7102 CREEK CROSSING DR	72713	\$4.50
5/12/2023	Zoning Permit Fee Check # 0131	KERN, TRAVIS S Legal Addr. 7102 CREEK CROSSING DR	72714	\$75.00
5/12/2023	MEP - RESIDENTIAL Check # 140463	KULP, DEVINN Legal Addr. 907 ORANGE ST	72715	\$150.00
5/12/2023	UCC Training Fee Check # 140463	KULP, DEVINN Legal Addr. 907 ORANGE ST	72716	\$4.50
5/12/2023	Zoning Permit Fee Check # 19-416947569	PHILIPPE HUMPHREY JUDITH Legal Addr. 4913 FRANKLIN ST	72717	\$75.00
5/12/2023	Building Permit Fee Check # 46866	High Pointe Commons Holdings LP Legal Addr. 4640 High Pointe Blvd.	72718	\$400.00
5/12/2023	UCC Training Fee Check # 46866	High Pointe Commons Holdings LP Legal Addr. 4640 High Pointe Blvd.	72719	\$4.50
5/12/2023	ZONING / SIGN PERMIT Check # 46866	High Pointe Commons Holdings LP Legal Addr. 4640 High Pointe Blvd.	72720	\$75.00
<b>Total fees collected on 5/12/2023 : 9</b>				<b>\$1,366.50</b>
5/15/2023	Zoning Permit Fee Check # 1004	LEHIGH, DANIEL A Legal Addr. 6132 FRIAR RD	72724	\$75.00
5/15/2023	Building Permit Fee Check # 4890	GRAND PRIX HARRISBURG LLC Legal Addr. 4480 LEWIS ROAD HBG. PA.	72725	\$400.00



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

From: 05/01/2023

To: 05/30/2023

Date	FEE TYPE	PAYER	APPLICATION #	Amount
5/15/2023	UCC Training Fee	GRAND PRIX HARRISBURG LLC	72726	\$4.50
	Check # 4890	Legal Addr. 4480 LEWIS ROAD HBG. PA.		
5/15/2023	ZONING / SIGN PERMIT	GRAND PRIX HARRISBURG LLC	72727	\$75.00
	Check # 4891	Legal Addr. 4480 LEWIS ROAD HBG. PA.		
<b>Total fees collected on 5/15/2023 : 4</b>				<b>\$554.50</b>
5/22/2023	Zoning Permit Fee	CASTILLO ALAN S	72739	\$75.00
	Check #	Legal Addr. 7300 CHAMBERS HILL RD		
5/22/2023	Zoning Permit Fee	STARLIGHT AUTO LLC	72741	\$75.00
	Check #	Legal Addr. 7841 PAXTON ST		
5/22/2023	Building Permit Fee	CH ASSOCIATES VII LLC,	72742	\$400.00
	Check # 1155	Legal Addr. 725 EISENHOWER BLVD L1		
5/22/2023	UCC Training Fee	CH ASSOCIATES VII LLC,	72743	\$4.50
	Check # 1155	Legal Addr. 725 EISENHOWER BLVD L1		
5/22/2023	ZONING / SIGN PERMIT	CH ASSOCIATES VII LLC,	72744	\$75.00
	Check # 1155	Legal Addr. 725 EISENHOWER BLVD L1		
5/22/2023	Building Permit Fee	SIVAKOTI, GANGA M DHAMALA	72736	\$300.00
	Check # 19593	Legal Addr. 684 LAVENDA CT		
5/22/2023	UCC Training Fee	SIVAKOTI, GANGA M DHAMALA	72737	\$4.50
	Check # 19593	Legal Addr. 684 LAVENDA CT		
<b>Total fees collected on 5/22/2023 : 7</b>				<b>\$934.00</b>
5/23/2023	Zoning Permit Fee	MARTIN JACQUELINE A	72754	\$75.00
	Check #	Legal Addr. 523 MONROE ST		
5/23/2023	Zoning Permit Fee	COUNTERMAN DAVID F	72745	\$75.00
	Check # 1024	Legal Addr. 684 HIGHLAND ST		
5/23/2023	MEP - RESIDENTIAL	HUTTEMAN GARY & JACQUELINE	72746	\$150.00
	Check # 10900	Legal Addr. 4810 E CIRCLE DR		
5/23/2023	MEP - RESIDENTIAL	RODEN JESSIE A	72749	\$150.00
	Check # 192	Legal Addr. 6321 HUNTINGDON ST		
5/23/2023	UCC Training Fee	RODEN JESSIE A	72750	\$4.50
	Check # 192	Legal Addr. 6321 HUNTINGDON ST		
5/23/2023	Zoning Permit Fee	ORGANIZATION FOR HINDU RELIGI	72753	\$75.00
	Check # 301	Legal Addr. 5650 LANCASTER ST		
<b>Total fees collected on 5/23/2023 : 6</b>				<b>\$529.50</b>
5/24/2023	Zoning Permit Fee	CONFER PHILIP	72762	\$75.00
	Check # 114	Legal Addr. 7036 WOODSMAN DR		
5/24/2023	Building Permit Fee	POSADAS FRANCIS A	72758	\$462.28
	Check # 19246	Legal Addr. 7101 OAK RIDGE DR		

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

From: 05/01/2023

To: 05/30/2023

<b>Date</b>	<b>FEE TYPE</b>	<b>PAYER</b>	<b>APPLICATION #</b>	<b>Amount</b>	
5/24/2023	UCC Training Fee Check # 19246	POSADAS FRANCIS A Legal Addr. 7101 OAK RIDGE DR	72759	\$4.50	
5/24/2023	Building Permit Fee Check # 26084	HARPER VINCENT D Legal Addr. 7035 BEECH TREE DR	72763	\$405.00	
5/24/2023	UCC Training Fee Check # 26084	HARPER VINCENT D Legal Addr. 7035 BEECH TREE DR	72764	\$4.50	
5/24/2023	Zoning Permit Fee Check # 7157	LONG, JEANETTE Legal Addr. 631 BARBARA DR UT-14	72755	\$75.00	
5/24/2023	MEP - RESIDENTIAL Check # 7157	LONG, JEANETTE Legal Addr. 631 BARBARA DR UT-14	72756	\$150.00	
5/24/2023	UCC Training Fee Check # 7157	LONG, JEANETTE Legal Addr. 631 BARBARA DR UT-14	72757	\$4.50	
<b>Total fees collected on</b>			<b>5/24/2023</b>	<b>: 8</b>	<b>\$1,180.78</b>
5/25/2023	Zoning Permit Fee Check # 1882	KATWAL NANDA L Legal Addr. 661 BARBARA DR	72765	\$75.00	
5/25/2023	Zoning Permit Fee Check # 661	COSTELLO PETER BRUCE & JOAN Legal Addr. 3832 MONTOUR ST	72766	\$75.00	
<b>Total fees collected on</b>			<b>5/25/2023</b>	<b>: 2</b>	<b>\$150.00</b>



**Swatara Township**  
**599 Eisenhower Blvd.**  
**Harrisburg, PA 17111**

**Daily Financial Report - Summary**

From: **05/01/2023**

To: **05/30/2023**

<b>Fee Type</b>	<b>Count</b>	<b>Amount</b>
Building Permit Fee	12	\$7,328.64
Demolition Fee	1	\$150.00
MEP - RESIDENTIAL	5	\$750.00
SPECIAL EVENT PERMIT	1	\$150.00
UCC Training Fee	16	\$72.00
ZONING / SIGN PERMIT	4	\$300.00
Zoning Permit Fee	20	\$1,500.00
<b>Total Fees Collected:</b>	<b>59</b>	<b>\$10,250.64</b>
<b>Cash</b>	<b>6</b>	<b>\$450.00</b>
<b>Check</b>	<b>52</b>	<b>\$9,725.64</b>
<b>MONEY ORDER</b>	<b>1</b>	<b>\$75.00</b>





# Swatara Township

## DEPARTMENT OF CODE ENFORCEMENT

### OLDS PROGRAM

Date: June 8, 2023

Subject: Status of OLDS 1, 2, & 3 Programs as of June 8, 2023  
*(updates provided in bold print)*

To: Robert Ihlein

From: Yvonne M. Bekelja *Yvonne M. Bekelja*

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

230	Properties fall under District 1 Program
<b>112</b>	Property Owners paid \$50.00 registration fee
<b>\$5,600.</b>	Total amount collected
<b>18</b>	Passed Inspection
<b>0</b>	Current Failed Inspection
<b>212</b>	Remaining properties required to pump ( <b>94</b> paid registration fee; <b>118</b> 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)
496	Property owner paid \$50.00 registration fee
<b>\$24,800.</b>	Total amount collected
<b>497</b>	Passed Inspection
<b>0</b>	Current Failed Inspection (4 originally failed --1 Demolition property, tank was crushed, <b>3</b> 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 **June 8, 2023**

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

331	Properties fall under District 3 Program
289	Property owners paid \$50.00 registration fee
\$14,450.	Total amount collected
195	Passed Inspection
1	Current Failed Inspections
135	Remaining properties required to pump ( <b>93</b> paid registration fee; <b>42</b> have not paid registration fee
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

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

