

# SWATARA TOWNSHIP

## BUILDING AND CODES DEPARTMENT

Monthly Report and Update for November 2023

TO: James Fosselman, Township Manager, and Township Board of Commissioners  
FROM: Robert E. Ihlein, Director of Planning and Zoning  
DATE: December 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:  
**Plan No. 2023-12C: “Preliminary/Final Land Development Plan for Swatara Paxton Developers LLC – Proposed Wawa Food Market and Fueling Station”, dated 11/21/2023.**  
3 other applications are 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 467 Kelker Street.
3. Other permit information:  
The permit activity for the first 11 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 month. 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:  
There were two online meetings during the month regarding 1)the overall schedule for demolition of the Harrisburg Mall, and 2)the overall sketch plan for redevelopment of the site, which will be called “The Harrisburg Exchange”.
5. Zoning Hearing Board activities this past month:  
Case No. 2023-013: Craig Eshenaur - request for relief in the form of a variance from the regulations in Article IV limiting the height of fences. The subject property is located at 3815 Tecport Drive in the Limited Manufacturing (M-L) zoning district. The Board did grant a variance to allow the erection of a six-foot-high security fence with screening for part of the lot.
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.

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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. 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:

The program is now back to District 1. These property owners will have until June 30, 2024, to comply. There are 231 properties in this cycle, and so far, 151 have paid the registration fee. To date 86 have had their inspections. In District 2 there is one property that has not complied. In District 3 there are 6, which include 2 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 little or no flow during the past few months, so getting water samples has been difficult.

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.

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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 41<sup>st</sup> 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:

During the month I attended a meeting with a commercial real estate broker and some clients who were interested in purchasing the AFSCME union office building on Chambers Hill Road. They were considering various options, including converting the building to apartments or a hotel.

The staff is also meeting 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
	906	737	894	820	803	1140								
Dec	46	73	67	41	65	82	91	98	70	65	57	63	81	77
Nov	88	93	77	70	81	86	74	83	65	57	81	95	92	30
Oct	93	77	70	81	86	74	83	65	57	81	95	92	30	51
Sept	77	70	81	86	74	83	65	57	81	95	92	30	51	75
Aug	70	81	77	70	81	86	74	83	65	57	81	95	92	30
July	81	59	69	98	93	77	70	81	77	70	81	77	70	81
June	59	69	98	93	77	70	81	77	70	81	77	70	81	77
May	69	98	93	77	70	81	77	70	81	77	70	81	77	70
April	98	68	64	64	64	64	64	64	64	64	64	64	64	64
March	68	64	64	64	64	64	64	64	64	64	64	64	64	64
Feb	64	64	64	64	64	64	64	64	64	64	64	64	64	64
Jan	64	64	64	64	64	64	64	64	64	64	64	64	64	64
YTD	813	836	695	875	770	764	1026	\$510,033	\$532,981	\$328,616	\$559,004	\$391,246	\$510,996	\$371,483
REI														
Note:	Codes office closed to public most of March, April and May of 2020 due to COVID-19 Pandemic												12/08/23	

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

From: 11/01/2023

To: 11/30/2023

<b>Date</b>	<b>FEE TYPE</b>	<b>PAYER</b>	<b>APPLICATION #</b>	<b>Amount</b>
11/2/2023	Building Permit Fee	BFS RETAIL & COMMERCIAL & OPE75285		\$400.00
	Check # 2749	Legal Addr. 2201 PAXTON ST		
11/2/2023	UCC Training Fee	BFS RETAIL & COMMERCIAL & OPE75286		\$4.50
	Check # 2749	Legal Addr. 2201 PAXTON ST		
11/2/2023	ZONING / SIGN PERMIT	BFS RETAIL & COMMERCIAL & OPE75287		\$75.00
	Check # 2749	Legal Addr. 2201 PAXTON ST		
11/2/2023	Building Permit Fee	KETTERLINE INC 75282		\$2,469.00
	Check # 9557	Legal Addr. 461 KELKER		
11/2/2023	UCC Training Fee	KETTERLINE INC 75283		\$4.50
	Check # 9557	Legal Addr. 461 KELKER		
11/2/2023	Zoning Permit Fee	KETTERLINE INC 75284		\$1,543.00
	Check # 9557	Legal Addr. 461 KELKER		
11/2/2023	STORMWATER MANAGEME	KETTERLINE INC, 75295		\$150.00
	Check # 9557	Legal Addr. 467 KELKER ST L1		
<b>Total fees collected on 11/2/2023 : 7</b>				<b>\$4,646.00</b>
11/3/2023	SEPTIC INSPECTION	GABNER, SHAY M 75290		\$50.00
	Check # 154	Legal Addr. 7450 CHAMBERS HILL RD		
11/3/2023	Building Permit Fee	FAULKNER HENRY III TRUST & GAIL75288		\$150.00
	Check # 503738	Legal Addr. 2020 PAXTON ST		
11/3/2023	UCC Training Fee	FAULKNER HENRY III TRUST & GAIL75289		\$4.50
	Check # CASH	Legal Addr. 2020 PAXTON ST		
<b>Total fees collected on 11/3/2023 : 3</b>				<b>\$204.50</b>
11/6/2023	Zoning Permit Fee	DS COMMERCIAL PROPERTIES LLC75292		\$75.00
	Check # CASH	Legal Addr. 7400 DERRY ST HBG		
<b>Total fees collected on 11/6/2023 : 1</b>				<b>\$75.00</b>
11/7/2023	Zoning Permit Fee	NAVARO PABLO J 75293		\$75.00
	Check # CASH	Legal Addr. 607 CAMBRIA AV		
<b>Total fees collected on 11/7/2023 : 1</b>				<b>\$75.00</b>
11/8/2023	Building Permit Fee	DOLLER PAUL 75297		\$328.00
	Check # 22594	Legal Addr. 150 N HARRISBURG ST		
11/8/2023	UCC Training Fee	DOLLER PAUL 75298		\$4.50
	Check # 22594	Legal Addr. 150 N HARRISBURG ST		
11/8/2023	ZONING / SIGN PERMIT	YOLOV, IVAYLO GEORGLEY 75296		\$75.00
	Check # 631	Legal Addr. 4711 DERRY ST		
<b>Total fees collected on 11/8/2023 : 3</b>				<b>\$407.50</b>

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<b>Date</b>	<b>FEE TYPE</b>	<b>PAYER</b>	<b>APPLICATION #</b>	<b>Amount</b>
11/9/2023	SEPTIC INSPECTION	JOHNSON STEPHANIE N	75299	\$50.00
	<b>Check #</b>	<b>Legal Addr.</b> 5030 HIGHLAND ST		
11/9/2023	Building Permit Fee	BEKELJA, SR., RICHARD A	75302	\$928.00
	<b>Check # 20316</b>	<b>Legal Addr.</b> 762 MAIN ST.STLTN,PA 17113		
11/9/2023	UCC Training Fee	BEKELJA, SR., RICHARD A	75303	\$4.50
	<b>Check # 20316</b>	<b>Legal Addr.</b> 762 MAIN ST.STLTN,PA 17113		
<b>Total fees collected on 11/9/2023 : 3</b>				<b>\$982.50</b>
11/13/2023	Zoning Permit Fee	HARRISBURG 4455 LLC,	75304	\$75.00
	<b>Check # 116600</b>	<b>Legal Addr.</b> 4455 CHAMBERS HILL RD		
11/13/2023	Building Permit Fee	COLAK FRANK & BRENDA G	75309	\$300.00
	<b>Check # 23190</b>	<b>Legal Addr.</b> 630 HIGH ST		
11/13/2023	UCC Training Fee	COLAK FRANK & BRENDA G	75310	\$4.50
	<b>Check # 23190</b>	<b>Legal Addr.</b> 630 HIGH ST		
<b>Total fees collected on 11/13/2023 : 3</b>				<b>\$379.50</b>
11/14/2023	Building Permit Fee	BONIFANTI GEORGE F J	75311	\$864.00
	<b>Check # 105</b>	<b>Legal Addr.</b> 7919 BAYARD DR		
11/14/2023	UCC Training Fee	BONIFANTI GEORGE F J	75313	\$4.50
	<b>Check # 105</b>	<b>Legal Addr.</b> 7919 BAYARD DR		
11/14/2023	Zoning Permit Fee	BONIFANTI GEORGE F J	75314	\$75.00
	<b>Check # 105</b>	<b>Legal Addr.</b> 7919 BAYARD DR		
11/14/2023	Zoning Permit Fee	M & J PROPERTIES LLC	75315	\$75.00
	<b>Check # 710</b>	<b>Legal Addr.</b> 881 EISENHOWER BLVD HBG PA		
<b>Total fees collected on 11/14/2023 : 4</b>				<b>\$1,018.50</b>
11/15/2023	Building Permit Fee	M & J PROPERTIES LLC	75317	\$400.00
	<b>Check # 10794</b>	<b>Legal Addr.</b> 881 EISENHOWER BLVD HBG PA		
11/15/2023	UCC Training Fee	M & J PROPERTIES LLC	75318	\$4.50
	<b>Check # 10794</b>	<b>Legal Addr.</b> 881 EISENHOWER BLVD HBG PA		
11/15/2023	Zoning Permit Fee	BRENNER JAMIE M	75316	\$75.00
	<b>Check # 3260</b>	<b>Legal Addr.</b> 907 KING ST		
<b>Total fees collected on 11/15/2023 : 3</b>				<b>\$479.50</b>
11/17/2023	SEPTIC INSPECTION	SERPE ANGELO K	75319	\$50.00
	<b>Check #</b>	<b>Legal Addr.</b> 1060 HIGHSPIRE ROAD HBG, PA.		
<b>Total fees collected on 11/17/2023 : 1</b>				<b>\$50.00</b>
11/21/2023	Zoning Permit Fee	GONZALEZ CARRILLO, JOSE	75321	\$75.00
	<b>Check # 00001</b>	<b>Legal Addr.</b> 705 HIGHLAND ST		

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<b>Date</b>	<b>FEE TYPE</b>	<b>PAYER</b>	<b>APPLICATION #</b>	<b>Amount</b>
11/21/2023	Building Permit Fee Check # 00001	GONZALEZ CARRILLO, JOSE Legal Addr. 705 HIGHLAND ST	75322	\$300.00
11/21/2023	UCC Training Fee Check # 00001	GONZALEZ CARRILLO, JOSE Legal Addr. 705 HIGHLAND ST	75323	\$4.50
11/21/2023	Zoning Permit Fee Check # CASH	RODRIGUEZ VELEZ, SHAKIRA Legal Addr. 301 WORCESTER AVE	75324	\$75.00
11/21/2023	Zoning Permit Fee Check # CASH	TURNER, RAYMOND L Legal Addr. 500 N HARRISBURG ST	75320	\$75.00
<b>Total fees collected on 11/21/2023 : 5</b>				<b>\$529.50</b>
11/27/2023	MEP - RESIDENTIAL Check # 13483	KLOPACH DAVID J & SUNDEE L Legal Addr. 6460 COLCHESTER AV	75326	\$150.00
11/27/2023	UCC Training Fee Check # 13483	KLOPACH DAVID J & SUNDEE L Legal Addr. 6460 COLCHESTER AV	75327	\$4.50
11/27/2023	Building Permit Fee Check # 5814	SGAGIAS GEORGE Legal Addr. 3100 PAXTON ST	75328	\$400.00
11/27/2023	UCC Training Fee Check # 5814	SGAGIAS GEORGE Legal Addr. 3100 PAXTON ST	75329	\$4.50
11/27/2023	MEP - RESIDENTIAL Check # CARD	MANSFIELD MATTIE P Legal Addr. 1103 3RD AV STEELTON PA 17113	75325	\$150.00
<b>Total fees collected on 11/27/2023 : 5</b>				<b>\$709.00</b>
11/28/2023	Building Permit Fee Check # 1050	LE HUAN B & PHAN OANH TRUC Legal Addr. 2810 PAXTON ST HBG	75332	\$400.00
11/28/2023	UCC Training Fee Check # 1050	LE HUAN B & PHAN OANH TRUC Legal Addr. 2810 PAXTON ST HBG	75333	\$4.50
11/28/2023	ZONING / SIGN PERMIT Check # 1050	LE HUAN B & PHAN OANH TRUC Legal Addr. 2810 PAXTON ST HBG	75334	\$75.00
11/28/2023	Demolition Fee Check # 15163	COMMONWEALTH OF PENNSYLVANIA Legal Addr. 4104 YORK ST	75330	\$150.00
11/28/2023	UCC Training Fee Check # 15163	COMMONWEALTH OF PENNSYLVANIA Legal Addr. 4104 YORK ST	75331	\$4.50
<b>Total fees collected on 11/28/2023 : 5</b>				<b>\$634.00</b>
11/29/2023	Building Permit Fee Check # 31389	CAPITAL BLUE CROSS Legal Addr. 3815 TECPORT DR	75335	\$400.00
11/29/2023	UCC Training Fee Check # 31389	CAPITAL BLUE CROSS Legal Addr. 3815 TECPORT DR	75336	\$4.50
<b>Total fees collected on 11/29/2023 : 2</b>				<b>\$404.50</b>

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**Daily Financial Report - Summary**

From: 11/01/2023

To: 11/30/2023

<b>Fee Type</b>	<b>Count</b>	<b>Amount</b>
Building Permit Fee	12	\$7,339.00
Demolition Fee	1	\$150.00
MEP - RESIDENTIAL	2	\$300.00
SEPTIC INSPECTION	3	\$150.00
STORMWATER MANAGEMENT	1	\$150.00
UCC Training Fee	14	\$63.00
ZONING / SIGN PERMIT	3	\$225.00
Zoning Permit Fee	10	\$2,218.00
<b>Total Fees Collected:</b>	<b>46</b>	<b>\$10,595.00</b>
<b>CARD</b>	<b>1</b>	<b>\$150.00</b>
<b>Cash</b>	<b>6</b>	<b>\$354.50</b>
<b>Check</b>	<b>38</b>	<b>\$10,040.50</b>
<b>MONEY ORDER</b>	<b>1</b>	<b>\$50.00</b>



SWATARA TOWNSHIP											
CODE INSPECTOR ACTIVITY REPORT											
Codes Officers: Henry Good + Omar Sarotic											
2023											
MONTH	New Complaints & Inspections	Notice of Violations Issued	Follow-up Inspections Conducted	Citations Filed	Certified Letters Sent	Court Appearances	Fines Issued by MDJ	Cases Closed	Monitoring Station Visits	Zoning Inspectns	Notes
JANUARY	13	11	37	11	6	4	0	8	11	121	
FEBRUARY	92	20	37	11	4	8	0	12	8	80	
MARCH	81	34	58	5	3	3	3	27	8	62	
APRIL	56	28	52	8	3	3	16	15	4	4	
MAY	108	108	56	28	6	2	0	39	7	6	
JUNE	85	21	44	21	4	2	2	22	8	0	
JULY	84	29	46	31	8	3	7	32	8	0	
AUGUST	97	43	55	22	3	5	0	33	8	4	
SEPTEMBER	82	32	52	20	6	6	0	24	10	0	
OCTOBER	67	32	46	52	6	2	0	27	8	0	
NOVEMBER	78	9	63	49	0	1	0	18	10	2	
DECEMBER											
<b>YTD TOTAL</b>	<b>843</b>	<b>367</b>	<b>546</b>	<b>258</b>	<b>49</b>	<b>39</b>	<b>28</b>	<b>257</b>	<b>90</b>	<b>279</b>	
NOTES:											
REI											
	12/8/2023										



# Swatara Township

## DEPARTMENT OF CODE ENFORCEMENT

### OLDS PROGRAM

Date: December 8, 2023

Subject: Status of OLDS 1, 2, & 3 Programs as of December 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)

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

151 Property owners paid \$50.00 registration fee

**\$7,550.** Total amount collected

86 Passed Inspection

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

154 Remaining properties required to pump (**75** paid registration fee; **79** 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 6<sup>th</sup> 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
329	Property owners paid \$50.00 registration fee
\$16,450.	Total amount collected
325	Passed Inspection
0	Current Failed Inspection (2 originally failed, 2 made repairs)
6	Remaining properties required to pump (4 paid registration fee; 2 have 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
4	Citations pending for non-compliance

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

