



Susquehanna TOWNSHIP

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Susquehanna Township Board of Commissioners
Regular Meeting Agenda
August 11, 2022
Pincus Room
6:30 p.m.

- A. CALL TO ORDER
- B. ROLL CALL
- C. PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE
- D. PETITIONS, COMPLAINTS, SUGGESTIONS FROM CITIZENS
- E. APPROVAL OF MINUTES
 - 1. July 28, 2022 – Board of Commissioners Workshop
- F. RECOGNITIONS AND PRESENTATIONS
 - 1. SUSQUEHANNA TOWNSHIP POLICE DEPARTMENT PROMOTIONS
Rob Martin, Director of Public Safety

Narrative

Public Safety Director Rob Martin will present a list of candidates to the Board of Commissioners for promotions to the ranks of Patrol Officer First Class, Corporal, and Sergeant. At the conclusion of the promotions, staff is requesting a brief recess for photographs with the Board of Commissioners. The recommended promotions are as follows:

- 1) Officers Angela Codero, Tyler Parrey, Mike D’Arcy, and Jamie Sitler to Patrol Officer First Class;
- 2) PFC Julian Gomez to Corporal; and
- 3) Corporals Rich Wilson and Alex Wagner to Sergeant.

Staff recommendation: That the Board of Commissioners approve the promotions of Officers Angela Codero, Tyler Parrey, Mike D’Arcy, and Jamie Sitler to Patrol Officer First Class; PFC Julian Gomez to Corporal; and Corporals Rich Wilson and Alex Wagner to Sergeant.

G. REPORTS OF COMMITTEES

1. Building & Grounds (Rothrock/Pyne)
2. Budget, Finance, Insurance & Pension (Fleming/Pyne/Rebarchak)
3. Public Works (Napper/Hisiro)
4. Health & Sanitation (Rebarchak/ Hisiro)
5. Administration & Personnel (Napper/Fleming/Engle)
6. Police (Engle/Faylona)
7. Fire, EMS, EMA (Hisiro/Fleming)
8. Recreation (Faylona/Hisiro)
9. Planning & Zoning (Rothrock/Pyne/Rebarchak)

H. BIDS AND AGREEMENTS

I. ACTION ON ORDINANCES, RESOLUTIONS, SUBDIVISION AND LAND DEVELOPMENT PLANS

1. **ORDINANCE 22-5 AN ORDINANCE OF THE TOWNSHIP OF SUSQUEHANNA, COUNTY OF DAUPHIN, PENNSYLVANIA AMENDING THE SUSQUEHANNA TOWNSHIP ZONING ORDINANCE TO DELETE THE DEFINITION “MUNICIPAL, COUNTY, STATE AND FEDERAL BUILDINGS AND FACILITIES,” TO AMEND THE DEFINITION “WHOLESALE TRADE,” AND TO ADD A NEW DEFINITION OF “VEHICLE SALVAGE/RECYCLING FACILITY”; TO AMEND PERMITTED USES IN ALL DISTRICTS IN ACCORDANCE WITH THE DELETED, AMENDED AND ADDED DEFINITIONS; TO PERMIT A VEHICLE SALVAGE/RECYCLING FACILITY IN THE GENERAL INDUSTRIAL DISTRICT AS A SPECIAL EXPECTATION USE, AND TO PROVIDE SPECIFIC STANDARDS FOR A VEHICLE SALVAGE/RECYCLING FACILITY; AND TO EXEMPT THE USES, LAND, AND STRUCTURES OF THE TOWNSHIP AND ITS MUNICIPAL AUTHORITIES FROM THE ORDINANCE.**

Betsy Logan, Assistant Township Manager

Narrative

On July 14th, the Board authorized advertisement of a public hearing and consideration of an ordinance amending Chapter 27, Zoning. The amendment affects several provisions of the Zoning Ordinance by a) amending the permitted use tables to remove “Municipal, county, state, and federal buildings and facilities in accordance with §27-2038”; b) amend the regulations pertaining to Salvage/Recycling Facilities; c) amend definitions; and d) exempt the Township from the regulations provided in the Zoning Ordinance. This evening, the Board is asked to conduct the public hearing and, once closed, to consider action on the ordinance as advertised.

Staff recommendation: That the Board of Commissioners adopt the ordinance amending Chapter 27, Zoning as advertised.

2. **RESOLUTION 22-R-22 A RESOLUTION OF SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA AUTHORIZING THE PRESIDENT AND SECRETARY TO EXECUTE AN EASEMENT AGREEMENT WITH HAWTHORNE SPE, LLC AND TERRACES AT MAPLEWOOD, LLC.**

David Pribulka, Township Manager

Narrative

Provided with the agenda is a copy of a resolution authorizing the Board President and Secretary to execute an easement agreement with Hawthorne and Terraces at Maplewood (TAM) to 1) provide access to its property through the Susquehanna Union Green Traditional Neighborhood Development (North Access Road); 2) provide for the construction of the North Access Road and Traffic Signal including assignment of responsibility and cost share; and 3) establish the future conveyance of an access easement from TAM to the Hawthorne property upon completion of the South Access Road. The agreement also provides for the stormwater improvements associated with a Memorandum of Understanding (MOU) entered into by Hawthorne and Thea Drive Associates, LLC on December 12, 2018. The Township is a party of interest in the easement agreement as it pertains to the installation of public improvements by the parties thereto. Also provided with the agenda is a copy of the Fifth Addendum to the original Access Agreement and the MOU pertaining to the requisite stormwater improvements.

Staff recommendation: That the Board of Commissioners adopt the resolution authorizing the President and Secretary to execute an easement agreement with Hawthorne SPE, LLC and Terraces at Maplewood, LLC.

3. **HOUSES AT OAKHURST CONDOMINIUMS REQUEST FOR WAIVER AND FINAL SUBDIVISION PLAN (WARD 2) CURRENT DEADLINE: OCTOBER 14, 2022**

Mack Breech, Community Planner

Narrative

Houses at Oakhurst Condominiums Final Subdivision Plan has been submitted for the purpose of subdividing off all “withdrawable” land from the Houses at Oakhurst Condominiums. The new lot will contain 9.33 acres and is in the R-4, Residential Urban District, and the BOR, Business-Office-Residential District. OM Real Estate Ventures is proposing a subdivision of the Oakhurst Condominium site, located at the northwest corner of Blue Ridge and Oakhurst Boulevard. The property is 11.5011 acres in area and utilizes public water and sewer.

Lot 1 will be approximately 2.4 acres in area and has 6 existing residential condominiums buildings, each containing four dwellings, for a total of 24 units. This development was approved in 1998, and is known as Houses at Oakhurst. Lot 2 is proposed to be approximately 9.1 acres and is vacant. No proposed use for the subdivided land has been provided or reviewed. The Planning Commission reviewed the plan at their meeting on July 28, 2022, and their recommendations are summarized below. A waiver has been requested from §22-501.7 requiring two separate points of ingress/egress for Lot 1.

Recommended conditions of approval of the subdivision plan have been summarized in the attachment provided with the agenda.

Staff recommendation #1: That the Board of Commissioners grant the waiver from §22-501.7 conditional on the applicant providing an emergency access easement to Lot 2.

Staff recommendation #2: That the Board of Commissioners approve the Houses at Oakhurst Condominium Final Subdivision Plan subject to the conditions recommended by the Planning Commission.

4. 5213 & 5215 NORTH FRONT STREET REQUEST FOR WAIVERS AND FINAL SUBDIVISION/LOT CONSOLIDATION PLAN (WARD 1) CURRENT DEADLINE: SEPTEMBER 25, 2022

Mack Breech, Community Planner

Narrative

This plan is for the purpose of consolidating two properties into one property and constructing a 1,865 square foot driveway. The properties are in the MU-2, Mixed Use Corridor-Special Purpose District. Jeffrey K. Henshaw owns 5213 (.1012 acres) and 5215 North Front Street (.1992 acres). 5213 North Front Street is currently occupied by a single-family dwelling. 5215 North Front Street is currently occupied by a concrete pad and a gravel driveway. 5215 was occupied by a single-family dwelling, however, it was demolished in 2020. The applicant seeks to combine both lots into an approximately .30-acre lot to construct a 1,865 square foot paved driveway located entirely on the existing lot of 5215 North Front Street. The Planning Commissioner reviewed the plan at their meeting on June 27, 2022, and their recommendations are provided below.

The applicant is requesting waivers from §22-404, Preliminary Plan Procedures; §22-1102, Monuments and Markers; and §22-1106, Curbs.

Staff recommendation #1: That the Board of Commissioners grant the waivers from §22-404, Preliminary Plan Procedures; §22-1102, Monuments and Markers; and §22-1106, Curbs.

Staff recommendation #2: That the Board of Commissioners approve the 5213 & 5215 Front Street Subdivision/Lot Consolidation Plan subject to the satisfaction of all outstanding comments from Township staff; HRG, Inc.; and the Dauphin County Planning Commission.

5. SUSQUEHANNA UNION GREEN PHASE 3C REQUEST FOR WAIVER AND FINAL LAND DEVELOPMENT PLAN (WARD 9) CURRENT PLAN DEADLINE: SEPTEMBER 25, 2022

Mack Breech, Community Planner

Narrative

This is a Final Land Development Plan for the purpose of constructing a childcare center with related site improvements. The property is in the TND-1, Traditional Neighborhood Development 1.

The Vartan Group, Inc is proposing the development of a 9,892 square-foot childcare facility as a part of Phase IIIC of the ongoing Susquehanna Union Green project. The site includes the primary building along with a 6,353 square-foot outdoor play area. The site is located adjacent to Progress Avenue and can be accessed by Garrison Avenue. Additionally, sidewalks will be provided on both sides of Garrison Avenue for pedestrian access. There are 41 proposed parking spaces located on the east side of the proposed building.

The Planning Commissioner reviewed the request at their meeting on July 28, 2022, and their recommended conditions are summarized as follows:

- a. Address all remaining comments provided in correspondence from Township Staff, Dauphin County Planning Commission, and consultants including HRG, Inc. TCA, Inc, and GHD.
- b. Prior to building permit submittal in addition to the building elevations, the following conditions include the submission of:
 - i. Enhanced Phase 1 landscaping and foundational planting
 - ii. Provide elevation details from Progress Ave showing the difference in grade, the landscaping, and how any roof-mounted equipment will be hidden from view.
 - iii. Lighting plan
 - iv. Include pedestrian light detail on the plan for the building packet.
 - v. Include details for building lights and pedestrian lights.
 - vi. Submit a picture or colored graphic of the retaining as part of the materials board.
- c. No permits will be released until the DRC (or Township Planning Consultant, TCA) has verified all the plans meet the Design Guidelines. All fees from TCA's review are required to be paid by the applicant.

Staff recommendation #1: That the Board of Commissioners grant the waiver from §22-501.7.

Staff recommendation #2: That the Board of Commissioners approve the Susquehanna Union Green Phase 3C Final Land Development Plan subject to the conditions recommended by the Planning Commission.

J. REPORTS

1. Township Manager
2. Public Safety/Police
3. Community and Economic Development
4. Public Works

- | | |
|--|---|
| <ul style="list-style-type: none"> 5. Engineering 6. Solicitor 7. School Board (Pyne/Fleming) 8. Authority – (Napper/Pribulka) 9. Shade Tree (Pyne/Rebarchak) | <ul style="list-style-type: none"> 10. Communications
(Pyne/Rebarchak/Faylona) 11. Human Relations
(Hisiro/Faylona) 12. Parks & Recreation |
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K. OLD BUSINESS

1. AUTHORIZATION OF A PUBLIC HEARING ON AN ORDINANCE AMENDING THE SUSQUEHANNA TOWNSHIP WARD MAP

David Pribulka, Township Manager

Narrative

Provided with the agenda is a draft ordinance amending the Susquehanna Township Ward Map as discussed at the July 28th Board of Commissioners Workshop Meeting. The ward amendments proposed will bring the Township into compliance with all statutory regulations pertaining to reapportionment and acceptable population variance. Also provided with the agenda is a map contrasting the existing and proposed ward boundaries to illustrate the changes. The Board is asked to review the draft and authorize the ordinance for public hearing and adoption at the Workshop meeting on Thursday, August 25th.

Staff recommendation: That the Board of Commissioners authorize a public hearing on an ordinance amending the Susquehanna Township Ward Map for Thursday, August 25th.

L. NEW BUSINESS

1. CONSENT AGENDA

- a. Statement of Bills Paid

2. REVIEW OF A DRAFT MEMORANDUM OF UNDERSTANDING WITH THE CAPITAL AREA GREENBELT ASSOCIATION

Doug Knauss, Director of Parks & Recreation

Narrative

Provided with the agenda is a copy of a DRAFT Memorandum of Understanding between the Township and the Capital Area Greenbelt Association (CAGA) establishing parameters concerning the maintenance and capital improvements to the Greenbelt. The CAGA is a non-profit organization comprised of volunteers tasked with overseeing the development and maintenance of the Greenbelt, a multi-municipal greenspace primarily situated in Susquehanna Township. Dick Norford, the Township's Bicycle/Pedestrian Coordinator, and Doug Knauss, Parks & Recreation Director will introduce the item and be available to respond to any questions. No action is being requested of the Board this evening.

Staff recommendation: That the Board of Commissioners review and comment on the Draft Memorandum of Understanding with the Capital Area Greenbelt Association.

3. PUBLIC HEARING AND REVIEW OF THE DRAFT 2023 – 2027 CAPITAL IMPROVEMENT PROGRAM BUDGET

David Pribulka, Township Manager

Narrative

The Capital Improvement Program Budget (CIP) is a five-year projection of largescale expenditures across the Township’s departments. A capital expenditure is defined in the CIP as any item with a unit cost of \$2,500 or more with an estimated useful life of *at least* one year. New staffing requests are also included as personnel represents a significant component of the Township budget. The CIP is not a formal authorization to spend money, nor is it a commitment to fund any or all of the expenditures in the projected year. It is recognized and expected that priorities change within the horizon of the CIP, as well as the Township’s overall financial position. Actual expenditures are not authorized until approved in the annual operating budget. David Pribulka, Township Manager, will introduce the item and provide a brief presentation on the components of the CIP. This evening, the Board is asked to conduct a public hearing on the Draft CIP, and authorize adoption of the Final CIP for the Board of Commissioners Workshop on August 25th reflective of any comments or changes incorporated during this evening’s discussion.

Staff recommendation: That the Board of Commissioners conduct the public hearing and review the Draft 2023 – 2027 Capital Improvement Program Budget.

4. BOYD PARK EAGLE SCOUT PROJECT PROPOSAL

Doug Knauss, Director of Parks & Recreation

Narrative

The Recreation Advisory Committee (RAC) is recommending that the Board of Commissioners authorize an Eagle Scout project at Boyd Park. The project would involve the installation of six Blue Bird Boxes by Hunter Knauss. If approved, the Township would assist in the purchase of materials in an amount not to exceed \$400, and the Public Works Department would provide assistance by digging the holes to set the posts.

Staff recommendation: That the Board of Commissioners approve the Eagle Scout project proposal for the installation of Blue Bird Boxes at Boyd Park and authorize staff to provide assistance with the acquisition of materials and installation.

M. COMMISSIONER COMMENTS

N. ADJOURNMENT

NOTE: TO ACCOMMODATE ALL CITIZENS, INDIVIDUAL SPEAKERS WILL BE PERMITTED THREE MINUTES TO ADDRESS THE BOARD.

NOTE: PLEASE PLACE ALL CELL PHONES, PAGERS, AND OTHER ELECTRONIC DEVICES ON SILENT MODE.

NOTE: THE TOWNSHIP MEETINGS ARE RECORDED.

MINUTES

SUSQUEHANNA TOWNSHIP
BOARD OF COMMISSIONERS

WORKSHOP MEETING
JULY 28, 2022

WORKSHOP MEETING:

President Lynch called to order the Workshop Meeting of the Susquehanna Township Board of Commissioners on Thursday, July 28, 2022, at 7:00 PM.

President Lynch stated that all members of the Board of Commissioners were present except for Vice Chairman Napper and Commissioner Hisiro, who were excused.

ROLL CALL: COMMISSIONERS

Jody Rebarchak – Present

Gary Rothrock – Present

Carl Hisiro – Excused

Frank Lynch – Present

Tom Pyne – Present

Fred Faylona – Present

Fred Engle – Present

Justin Fleming – Present

Steven Napper - Excused

TOWNSHIP PERSONNEL:

David Pribulka – Secretary-Manager

Betsy Logan - Assistant Township Manager

Michael Miller, Esq. – Township Solicitor

Alex Greenly, P.E. – Township Engineer

Robert Martin – Director of Public Safety

Doug Knauss – Director of Parks and Recreation

George Drees – Fire Marshall

Nathan Bragunier – Director of Public Works

Kathy Fry – Administrative Assistant

OTHERS IN ATTENDANCE: Jerry Feaser & Joel McNaughton

PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE:

President Lynch asked Commissioner Rebarchak to lead the Pledge of Allegiance followed by a Moment of Silence.

PETITIONS, COMPLAINTS, SUGGESTIONS FROM CITIZENS - None

APPROVAL OF MINUTES:

Commissioner Engle moved to approve the July 14, 2022, Regular Meeting Minutes as presented; seconded by Commissioner Fleming and unanimously approved.

RECOGNITIONS AND PRESENTATIONS

1. A PRESENTATION OF THE DRAFT WARD REAPPORTIONMENT MAP OF SUSQUEHANNA TOWNSHIP

President Lynch reported that the Board of Commissioners are familiar with the process of reapportionment that is required every ten years to adjust Ward lines. The committee consisted of Commissioners Napper, Fleming, Pyne, and Lynch along with Township Manager Pribulka and the GIS staff from Dauphin County. He then outlined each Ward and noted the changes (if any) that would need to be made to even out the numbers in each Ward. He noted that the balance of the changes came in Wards 5 & 6.

Jerry Feaser, Director of Dauphin County Bureau of Voter Registration stated that the Reapportionment Map update will need to go before the County Commissioners and Solicitor as well as the County Court and the Department of State.

Commissioner Fleming stated that everyone involved took this responsibility seriously and they were guided only by the numbers to make them as even as possible. He also noted that these changes will not go into effect until 2023 to allow for ample time to notify voters.

Commissioner Pyne stated that there is a political consideration to be noted. Any elected County official will stay in their original Wards.

Commissioner Faylona commended everyone involved with this project. He stated that Wards 5 & 6 have similar populations and proposed some changes to make the map look cleaner.

Mr. Feaser agreed with the changes and as suggested by the Township Solicitor, the map may be advertised for public hearing and enactment at the August 11, 2022, Board of Commissioners meeting. The County will be asked to make the changes that were discussed this evening.

Commissioner Pyne moved that the Board of Commissioners authorize advertisement of a public hearing and enactment of an ordinance codifying the Draft Reapportionment Map of Susquehanna Township with suggested changes on August 11, 2022; seconded by Commissioner Faylona and unanimously approved.

TRAFFIC STUDY REQUESTS

1. TRAFFIC STUDY RESULT– SHIELD STREET

Commissioner Pyne requested a traffic study on Shield Street in the vicinity of Canby Street to address if speed mitigation is warranted. Robert Martin, Director of Public Safety agreed to schedule this traffic study.

2. PARKING STUDY REQUEST – CLAYTON AVENUE

Commissioner Hisiro has requested that a parking study be conducted on Clayton Avenue. This request came in response from a resident to determine if warrants are met to prohibit on-street parking. PennDOT has established warrants that must be studied by a qualified engineer if on-street parking restrictions are to be established. Robert Martin, Director of Public Safety stated that this request is being processed and he will have an update at the next meeting.

3. TRAFFIC CALMING STUDY – ROBERTS VALLEY ROAD

Chief Martin reported that a traffic study was recently conducted on 900 and 1000 blocks of Roberts Valley Road. Several recommendations were made to assist in the slowing of traffic. These

recommendations included targeted speed enforcement, additional speed limit signs, narrowing of the road to 9 feet, and white reflective strips on speed limit signs located in westbound lanes. Chief Martin concurred with the recommendations of the study.

Commissioner Rebarchak moved that the Board of Commissioners approve the recommendations made in the Traffic Study on Robert Valley Road and seconded by Commissioner Pyne.

Commissioner Rebarchak thanked Chief Martin for all the work that goes into the traffic studies that are conducted by the Police Department.

Commissioner Pyne inquired about a blinking light being installed at Progress Avenue and Union Deposit Road. Mr. Greenly, Township Engineer stated that this has been studied he will provide an update at the next meeting.

The motion passed with a unanimous vote.

ACTION ON ORDINANCES, RESOLUTIONS, CONTRACTS, SUBDIVISION AND LAND DEVELOPMENT PLANS

1. RESOLUTION 2022-R-21 A RESOLUTION OF SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA AUTHORIZING THE PRESIDENT AND SECRETARY TO EXECUTE A STAND-ALONE AGREEMENT FOR 1650 MOUNTAINVIEW DRIVE

Manager Pribulka reported that the owners of this property would like to hook into the Township's Sanitary Sewer System. With this agreement, the homeowners will assume all cost to construct the improvement release the Township and Authority against any associated claims and losses. The Authority gave their approval at their meeting on July 12, 2022.

Commissioner Pyne moved that the Board of Commissioners adopt the resolution authorizing the President and the Secretary to execute a Stand Alone Agreement for 1650 Mountainview Drive; seconded by Commissioner Engle and unanimously approved.

2. THE TOWNES AT MARGARET'S GROVE PHASE 3B FINAL LAND DEVELOPMENT PLAN

Assistant Township Manager Logan stated that this development is located south of Continental Drive and encompasses 19 acres of land. The Planning Commission reviewed the plan at the meeting on June 27th and recommended approval subject to the conditions outlined in the Staff Report.

Commissioner Pyne moved that the Board of Commissioners approve the Townes at Margaret's Grove Phase 3B Final Land Development Plan subject to the conditions recommended by the Planning Commission and seconded by Commissioner Engle.

Commissioner Rothrock requested a timeline on the wearing course on Hamlin Lane. Joel McNaughton of the McNaughton Company stated that the top coating of the streets in this area and is expected to be completed in the fall.

3. REVIEW OF DRAFT REMOTE WORK POLICY

Manager Pribulka stated that this policy would amend the Susquehanna Township Personnel

Policy Manual to establish guidelines and restrictions for eligible employees to have a full-time or part-time work assignment. The Administration and Personnel Committee have reviewed this draft policy and made some recommendations. Michael Miller, Township Solicitor gave input on employees working unsupervised, the liability issues that can occur if injured while working remotely and hourly workers keeping track of time. The provision of child or elder care was also discussed and will be included in the policy.

4. REVIEW OF DRAFT PURCHASING AND PROCUREMENT POLICY

Manager Pribulka gave an overview of this draft policy. This overview included the requisition and procurement of items and services.

Commissioner Fleming thanked Manager Pribulka and Assistant Township Manager Logan for their work on these policies. Manager Pribulka stated that there are variations in how departments handle things and this will help to smooth out the process.

5. CONSIDERATION OF ACCEPTANCE OF A DEED OF DEDICATION FOR CHERRY ORCHARD DRIVE

Manager Pribulka reported that Cherry Orchard Drive is a cul-de-sac that serves two businesses and a 51-unit apartment development.

The Commissioners discussed the fact that this road is only accessible via Linglestown Road and used only by the patrons of the two businesses and those who live there. Cul-de-sacs are traditionally difficult to maintain, especially during inclement winter weather. If not accepted by the Township, the property owners would be responsible for maintenance. Commissioner Fleming moved to table this discussion and all Commissioners agreed.

6. CONTRACT AWARD – BOYD PARK PHASE 2 DEVELOPMENT

Alec Greenly, Township Engineer reported that three bids were received for this project. The low bidder was Matthew’s Construction, LLC who came highly recommended by two municipalities who used their services.

Commissioner Rothrock moved that the Board of Commissioners award the contract for Boyd Park Phase II Development to Matthews Construction, LLC in an amount of \$473,166.17; seconded by Commissioner Pyne and unanimously approved.

7. CONTRACT AWARD – PAVEMENT MARKINGS

Nathan Bragunier, Director of Public Works reported that this pricing is for thermoplastic pavement markings, Vascar lines and stenciling.

Commissioner Rebarchak moved that the Board of Commissioners award the contract for pavement markings to D. E. Gemmell in an amount not to exceed \$77,586; seconded by Commissioner Engle and unanimously approved.

CONSENT AGENDA

1. Appointment of Bryan Genesse to the Susquehanna Township Highway Department
2. Acceptance of Resignation of Shana Paige
3. Financial Security Reduction – Enclave at Elmerton (\$924,996)
4. Financial Letter of Commitment – PA WalkWorks Grant

Commissioner Pyne moved that the Board of Commissioners approve the Consent Agenda; seconded by Commissioner Faylona and unanimously approved.

COMMISSIONER COMMENTS

Commissioner Rebarchak announced that the Friends of Ft. Hunter Park will be holding a soft plastic collection at their east side pavilion. Their goal is to collect 500 pounds of plastic that cannot go into the regular recycling bins. These are items that include plastic bags, bubble wrap, and plastic mailing envelopes.

ADJOURNMENT: Commissioner Engle moved to adjourn the meeting at 8:21 P.M. and seconded by Commissioner Faylona.

Signed: _____

David Pribulka
Secretary-Manager

Environmental Health Inspection Summary for July, 2022

In-Compliance Routine Food Establishment Inspections – 11

Eleven retail food facilities passed their inspections in the month of July. The following food establishments were found to be “in-compliance” with Susquehanna Township Ordinances and the PA Food Code: Domino’s Pizza, E Seven Food Mart, Ecumenical Community Building # 1, Ecumenical Community Building # 2, Giant Food Store, Harrisburg Stadium Regal Cinema, Harvest Seasonal Grill, Hissho Sushi, Kindred Place, Taipei Chinese Restaurant, VFW Post 1718.

Out of Compliance Inspections- 0

Follow-up Inspections- 0

New Opening Inspections- 0

Consumer Complaints- 1

Cracker Barrel Restaurant- an anonymous complaint was recorded on PA Dept of Agriculture’s Food Safety Hot Line of a foul odor emanating from the kitchen area of the restaurant on July 14. I investigated the complaint the 2 days later. Upon inspecting the restaurant’s kitchen area I did not detect a foul odor. Neither have I detected a foul odor on previous inspections. Leah Welliver, Manager told me that she has on occasion sensed an off odor but does not know where the odor comes from. She claimed they have called in a plumber to review the facility’s waste water lines to determine if there is a dead end or clogged drain. I called the complainant and informed her that the restaurant was aware of the odor and was actively working to resolve the issue. I also told her that I did not detect an odor and the restaurant was considered safe for preparing food.

This is the recorded message: “Hi this is a message about the Cracker Barrel in Harrisburg. It smelled like sewage, very strong and it has smelled like that for a long time and nobody is doing anything about it. And I don't feel like it is safe for everyone to be breathing in constantly, especially the employees. If someone could be sent out, that would be great. I'm not sure what to do, so if you call me back at 717-395-3943. Thank you.

Submitted by Anthony “Tony” Russo, Health Officer, August 5, 2022



ORDINANCE NO. 22- _____

AN ORDINANCE OF THE TOWNSHIP OF SUSQUEHANNA, COUNTY OF DAUPHIN, PENNSYLVANIA AMENDING THE SUSQUEHANNA TOWNSHIP ZONING ORDINANCE TO DELETE THE DEFINITION “MUNICIPAL, COUNTY, STATE AND FEDERAL BUILDINGS AND FACILITIES,” TO AMEND THE DEFINITION “WHOLESALE TRADE,” AND TO ADD A NEW DEFINITION OF “VEHICLE SALVAGE/RECYCLING FACILITY”; TO AMEND PERMITTED USES IN ALL DISTRICTS IN ACCORDANCE WITH THE DELETED, AMENDED AND ADDED DEFINITIONS; TO PERMIT A VEHICLE SALVAGE/RECYCLING FACILITY IN THE GENERAL INDUSTRIAL DISTRICT AS A SPECIAL EXPECTATION USE, AND TO PROVIDE SPECIFIC STANDARDS FOR A VEHICLE SALVAGE/RECYCLING FACILITY; AND TO EXEMPT THE USES, LAND, AND STRUCTURES OF THE TOWNSHIP AND ITS MUNICIPAL AUTHORITIES FROM THE ORDINANCE.

WHEREAS, The Board of Commissioners of Susquehanna Township, Dauphin County, Pennsylvania, under the powers vested in it by the “First Class Township Code” of Pennsylvania and the authority and procedures of the “Pennsylvania Municipalities Planning Code,” *as amended*, as well as other laws of the Commonwealth of Pennsylvania, does hereby enact and ordain the following amendment to the text of the Susquehanna Township Zoning Ordinance; and

WHEREAS, the Board of Commissioners of Susquehanna Township desires to amend its Zoning Ordinance by deleting the definition “Municipal, County, State and Federal Buildings and Facilities” and deleting such use from permitted uses in all Zoning Districts of the Township of Susquehanna; and

WHEREAS, the Board of Commissioners wishes to exempt the structures, land and uses of the Township and its Municipal Authorities from the application of the Zoning Ordinance; and

WHEREAS, the Board of Commissioners of Susquehanna Township desire to create specific requirements for vehicle salvage/recycling facilities in the Industrial-General Zoning District.

NOW, THEREFORE, be it enacted and ordained by the Board of Commissioners of Susquehanna Township, Dauphin County, Pennsylvania, and the same is hereby ordained and enacted as follows, to wit:

SECTION 1: Chapter 27 (Zoning), Part 2 (Definitions), Section 27-204 (List of Definitions) of the Code of Ordinances of Susquehanna Township, is hereby amended as follows:

- A. To delete in its entirety the definition of “Municipal, County, State and Federal Buildings and Facilities.”
- B. To add a new definition, alphabetically, of “Vehicle Salvage/Recycling Facility” to read as follows:

VEHICLE SALVAGE/RECYCLING FACILITY - Any lot or structure used for dismantling motor vehicles for the purpose of selling for scrap or reselling used motor vehicle parts. The deposit or storage on a lot of two or more unlicensed, wrecked, or disabled vehicles, or the major part thereof, shall also be deemed to constitute a vehicle salvage/recycling facility. (A disabled vehicle is a vehicle intended to be self-propelled that shall not be operable under its own power for any reason or a vehicle that does not have a valid current registration plate or that has a certificate of inspection which is more than 60 days beyond the expiration date.)

- C. To amend the definition of “Wholesale Trade” to read as follows:

WHOLESALE TRADE - Establishments or places of business primarily engaged in selling new durable or nondurable goods to retailers; industrial, commercial, institutional, or professional business users; to other wholesalers; or acting as agents or brokers and buying merchandise for, or selling merchandise to, such individuals or companies.

DURABLE GOODS WHOLESALERS —

Wholesalers of motor vehicles and motor vehicle parts and supplies; furniture and home furnishing; lumber and other construction materials; professional and commercial equipment and supplies; metal and mineral; electrical goods; hardware, plumbing and heating equipment and supplies; machinery, equipment, and supplies; and miscellaneous durable goods.

NONDURABLE GOODS WHOLESALERS —

Wholesaler of paper and paper products; drugs and druggists sundries; apparel, piece goods, and notions; groceries and related products; farm product raw

materials; chemical and allied products; petroleum and petroleum products; beer, wine, and distilled alcoholic beverages; and miscellaneous nondurable goods.

SECTION 2: Chapter 27 (Zoning), Part 4 (C – Conservation Districts), Section 27-402 (Permitted Uses), Subparagraph 5 of the Code of Ordinances of Susquehanna Township is hereby amended to delete the use “Municipal, county, state, and federal buildings and facilities in accordance with §27-2038” and replace it with “[RESERVED].”

SECTION 3: Chapter 27 (Zoning), Part 5 (RC – Residential Country Districts), Section 27-502 (Permitted Uses), Subparagraph 7 of the Code of Ordinances of Susquehanna Township is hereby amended to delete the use “Municipal, county, state, and federal buildings and facilities in accordance with §27-2038” and replace it with “[RESERVED].”

SECTION 4: Chapter 27 (Zoning), Part 6 (R-1 – Low Density Residential District), Section 27-602 (Permitted Uses), Subsection 7 of the Code of Ordinances of Susquehanna Township is hereby amended to delete the use “Municipal, county, state, and federal buildings and facilities in accordance with §27-2038” and replace it with “[RESERVED].”

SECTION 5: Chapter 27 (Zoning), Part 7 (R-2 – Medium Density Residential Districts), Section 27-702 (Permitted Uses), Subsection 5 of the Code of Ordinances of Susquehanna Township is hereby amended to delete the use “Municipal, county, state, and federal buildings and facilities in accordance with §27-2038” and replace it with “[RESERVED].”

SECTION 6: Chapter 27 (Zoning), Part 8 (R-3 – High Density Single-Family Residential Districts), Section 27-802 (Permitted Uses), Subsection 4 of the Code of Ordinances of Susquehanna Township is hereby amended to delete the use “Municipal, county, state, and federal buildings and facilities in accordance with §27-2038” and replace it with “[RESERVED].”

SECTION 7: Chapter 27 (Zoning), Part 9 (R-4 – Residential Urban Districts), Section 27-902 (Permitted Uses), Subsection 10 of the Code of Ordinances of Susquehanna Township is hereby amended to delete the use “Municipal, county, state, and federal buildings and facilities in accordance with §27-2038” and replace it with “[RESERVED].”

SECTION 8: Chapter 27 (Zoning), Part 10 (BOR – Business-Office-Residential District); Section 27-1002 (Permitted Uses), Subparagraph 22 of the Code of Ordinances of Susquehanna Township is hereby amended to delete “Municipal Services” and replace it with “[RESERVED].”

SECTION 9: Chapter 27 (Zoning), Part 11 (CN – Commercial Neighborhood District), Section 27-1102 (Permitted Uses), Subparagraph 28 of the Code of Ordinances of Susquehanna Township is hereby amended to delete the use “Municipal, county, state, and federal buildings and facilities in accordance with §27-2038” and replace it with “[RESERVED].”

SECTION 10: Chapter 27 (Zoning), Part 12 (CH – Commercial Highway District), Section 27-1202 (Permitted Uses), Subparagraph 39 of the Code of Ordinances of Susquehanna Township is hereby amended to delete the use “Municipal, county, state, and federal buildings and facilities in accordance with §27-2038” and replace it with “[RESERVED].”

SECTION 11: Chapter 27 (Zoning), Part 13 (IG - Industrial General Districts), Section 27-1302 (Permitted Uses), Subparagraph 22 of the Code of Ordinances of Susquehanna Township is hereby amended to delete the use “Municipal, county, state, and federal buildings and facilities in accordance with §27-2038” and replace it with “[RESERVED].”

SECTION 12: Chapter 27 (Zoning), Part 13 (IG - Industrial General Districts), Section 27-1303 (Special Exception Uses) of the Code of Ordinances of Susquehanna Township is hereby amended to add the following new Subparagraph 6, to read as follows:

6. Vehicle Salvage Recycling Facility in accordance with §27-2050.

SECTION 13: Chapter 27 (Zoning), Part 14 (MU-1 Mixed Use Corridor – High Density District), Section 27-1402 (Permitted Uses), Subparagraph 39 of the Code of Ordinances of Susquehanna Township is hereby amended to delete the use “Municipal, county, state, and federal buildings and facilities in accordance with §27-2038” and replace it with “[RESERVED].”

SECTION 14: Chapter 27 (Zoning), Part 15 (MU-2 - Mixed Use Corridor – Special Purpose District), Section 27-1502 (Permitted Uses), Subparagraph 18 of the Code of Ordinances of Susquehanna Township is hereby amended to delete the use

“Municipal, county, state, and federal buildings and facilities in accordance with §27-2038” and replace it with “[RESERVED].”

SECTION 15: Chapter 27 (Zoning), Part 16 (COL – Commercial Office Limited District), Section 27-1602 (Permitted Uses), Subparagraph 16 of the Code of Ordinances of Susquehanna Township is hereby amended to delete the use “Municipal, county, state, and federal buildings and facilities in accordance with §27-2038” and replace it with “[RESERVED].”

SECTION 16: Chapter 27 (Zoning), Part 17 (TND-1: Traditional Neighborhood Development-1), Section 27-1903 (Permitted Uses), Subparagraph 31 of the Code of Ordinances of Susquehanna Township is hereby amended to delete “Municipal Services” and replace it with “[RESERVED].”

SECTION 17: Chapter 27 (Zoning), Part 20 (Use Regulations), Section §27-2038 (Public and Semi-Public Buildings Including Churches and Similar Places of Worship, Libraries, Community Activity Buildings, Educational Institutions [Other Than Elementary and Secondary Schools] and Municipal Buildings) of the Code of Ordinances of Susquehanna Township is hereby amended in its title to remove the words “Municipal Buildings,” to add the word “and” before “Educational Institutions,” and to have such title read as follows:

§27-2038. Public and Semi-Public Buildings, Including Churches and Similar Places of Worship, Libraries, Community Activity Buildings, and Educational Institutions (Other Than Elementary and Secondary Schools).

SECTION 18: Chapter 27 (Zoning), Part 20 (Use Regulations) of the Code of Ordinances of Susquehanna Township is hereby amended to include a new Section 27-2050 to read as follows:

§27-2050 Vehicle Salvage/Recycling Facilities.

1. Minimum lot area shall be 10 acres.
2. The outdoor area devoted to the storage of vehicles, parts, and equipment shall be completely enclosed by an eight-foot-high, opaque fence which shall be set back at least 50 feet from all property lines and 100 feet

from residentially zoned properties and from all properties on which a residence exists.

3. The setback area between the fence and the lot lines shall be kept free of weeds and all scrub growth.
4. All completely enclosed buildings used to store vehicles, equipment, or parts shall be set back at least 50 feet from all property lines.
5. No vehicles, equipment, parts, or material may be stored or stacked so that it is visible from adjoining properties or roads.
6. All federal and commonwealth laws and ordinances shall be satisfied.
7. All vehicles shall be stored or arranged so as to permit access by fire-fighting equipment and to prevent the accumulation of water.
8. No material, oil, grease, tires, gasoline or similar products shall be burned at any time.
9. Any vehicle salvage/recycling facility shall be maintained in such a manner as to cause no public or private nuisance, nor to cause any offensive or noxious sounds or odors, nor to encourage the breeding or harboring of rats, flies, mosquitoes, or other vectors; and
10. No vehicle salvage/recycling facility shall be located on land with a slope in excess of 5%.
11. A stormwater management plan per Chapter 23 of the Susquehanna Township Ordinance is required to be approved and implemented on the site in the following areas to prevent or minimize the presence of pollutants in stormwater discharges:
 - A. Vehicle dismantling and maintenance areas
 - B. Vehicle parts, equipment, and material storage areas.
 - C. Vehicle, parts, and equipment cleaning areas.
12. A landscape plan for the entire tract shall be required. A landscape architect licensed by the Commonwealth of Pennsylvania shall be retained to complete such a plan to ensure the proper species, use and arrangement of plant materials. All areas of the development not

covered by impervious surfaces shall be landscaped and maintained with suitable ground cover and plants.

- A. An evergreen screen planting shall be planted and maintained at a height of not less than eight feet along the opaque fence.
- B. Buffers and screens shall be in accordance with § 27-2106(5) herein.

13. A license to operate issued by the Township shall be required as outlined in Chapter 13, Part 2 of the Susquehanna Township Municipal Code.

SECTION 19: Chapter 27 (Zoning), Part 23 (Off-Street Parking), Section 27-2302 (Off-Street Parking Requirements) of the Code of Ordinances of Susquehanna Township, is hereby amended to add the following new Subparagraph 4.D. to the Off-Street Parking Schedule to read as follows:

Category of Uses	Uses	Minimum Required Parking
4. Industrial Uses	D. Vehicle Salvage/Recycling Facilities	1 space for every employee on the largest shift plus 1 space for every 10,000 square feet of lot area, or 2 spaces for every 100 square feet of floor area, whichever is the greater.

SECTION 20: Chapter 27 (Zoning), Part 1 of the Code of Ordinances of Susquehanna Township, is hereby amended to change the title to such Part 1 to read as follows:

SHORT TITLE, PURPOSE, COMMUNITY DEVELOPMENT OBJECTIVES, APPLICABILITY.

SECTION 21: Chapter 27 (Zoning), Part 1 of the Code of Ordinances of Susquehanna Township is hereby amended to add new Section 27-105, which shall be

entitled “Inapplicability of Ordinance to Township and Municipal Authorities of Township,” and which shall read as follows:

§27-105. Inapplicability of Ordinance to Township and Municipal Authorities of Township.

1. This Chapter shall not apply to the uses, lands, and structures of the Township of Susquehanna.
2. This Chapter shall not apply to the uses, lands, and structures of any municipal authority created solely by the Township of Susquehanna.

SECTION 22: SEVERABILITY. If a Court of competent jurisdiction declares any provisions of this Amendment to be invalid in whole or in part, the effect of such decision shall be limited to those provisions expressly stated in the decision to be invalid, and all other provisions of this Zoning Amendment shall continue to be separately and fully effective.

SECTION 23: REPEALER. All provisions of Township ordinances and resolutions or parts thereof that are in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 24: ENACTMENT. This Amendment shall be effective five (5) days after the date of passage.

THIS ZONING ORDINANCE IS HEREBY ORDAINED AND ENACTED this ____ day of _____, 2022, by the Susquehanna Township Board of Commissioners.

ATTEST:

SUSQUEHANNA TOWNSHIP
BOARD OF COMMISSIONERS

David Pribulka
Secretary

Frank Lynch
President

RESOLUTION NO. 2022-R-22

**A RESOLUTION OF SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA
AUTHORIZING THE PRESIDENT AND SECRETARY TO EXECUTE AN EASEMENT
AGREEMENT WITH HAWTHORNE SPE, LLC AND TERRACES AT MAPLEWOOD DE, LLC**

WHEREAS, Hawthorne SPE, LLC (“Hawthorne”) is the sole fee simple owner of certain real property located within the Susquehanna Union Green Master Condominium development dated March 20, 2020; and

WHEREAS, Terraces at Maplewood DE, LLC (“TAM”) is the fee simple owner of the Terraces at Maplewood Preliminary/Final Subdivision and Land Development Plan and the Maplewood Preliminary Plan; and

WHEREAS, Hawthorne and TAM have entered into an Access Agreement, first dated December 5, 2006, and as amended through the Fifth Addendum to the Access Agreement dated August 15, 2017; and

WHEREAS, as a third-party beneficiary of the Access Agreement and associated public improvements, Susquehanna Township is a party of interest to the Easement Agreement.

WHEREAS, the Parties hereto intend to establish an Easement Agreement to provide for construction and access of the North Access Road and traffic signal; and South Access Road as described fully in Exhibit “A” of this Resolution.

NOW, THEREFORE, BE IT RESOLVED that the Susquehanna Township Board of Commissioners does hereby authorize the President and Secretary to execute an easement agreement with Hawthorne SPE, LLC and Terraces at Maplewood, LLC, attached hereto as Exhibit “A” and made part of this Resolution.

BE IT, AND THE SAME IS HEREBY RESOLVED, this 11th day of August 2022.

**SUSQUEHANNA TOWNSHIP
BOARD OF COMMISSIONERS**

Frank Lynch, President

ATTEST:

David Pribulka, Secretary

Exhibit "A"

After recording return to:

David J. Tshudy, Esquire
Troutman Pepper Hamilton Sanders LLP
100 Market Street, Suite 200
P.O. Box 1181
Harrisburg, PA 17108-1181

UPI: 62-013-182 (Unit A), 62-013-183 (Unit B), 62-013-184 (Unit C), 62-013-185 (Unit D),
and 62-013-200 (Unit E) – Hawthorne Property (defined herein)
62-021-038 – TAM Property (defined herein)

TO THE RECORDER OF DEEDS:

PLEASE INDEX EACH OF **HAWTHORNE SPE LLC AND TERRACES AT
MAPLEWOOD DE LLC** AS BOTH GRANTOR AND GRANTEE.

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT (this "Agreement") is dated this ____ day of _____, 2022 (the "Effective Date"), and is by and among HAWTHORNE SPE LLC, a Pennsylvania limited liability company ("Hawthorne"), TERRACES AT MAPLEWOOD DE, LLC, a Delaware limited liability company ("TAM"), and SUSQUEHANNA TOWNSHIP, a Pennsylvania second-class township (the "Township") as to Section 1.c(1) and Section 8 only.

BACKGROUND/RECITALS

A. Hawthorne is the fee simple owner of that certain real property situate in Susquehanna Township, Dauphin County, Pennsylvania, by virtue of (1) a deed dated April 13, 2017, and recorded in the Dauphin County Recorder of Deeds Office (the "Recording Office") as Instrument No. 2017009139, and (2) a deed dated January 17, 2020, and recorded in the Recording Office as Instrument No. 20200003687, and as described on Exhibit A, attached hereto (the "Hawthorne Property").

B. The Hawthorne Property is subject to the Declaration of Condominium of Susquehanna Union Green Master Condominium dated March 20, 2020, and recorded in the Recording Office as Instrument No. 20200012666 (the "Master Declaration"), and Unit A, as defined in the Master Declaration, is subject to the Declaration of Condominium of Susquehanna Union Green Commercial Condominium dated March 20, 2020, and recorded in the Recording Office as Instrument No. 202000012667 (the "Commercial Declaration"). As of the Effective Date, Hawthorne is the sole owner of all units created pursuant to the Master Declaration and the Commercial Declaration.

C. With respect to the Hawthorne Property, the Township's Board of Commissioners has approved (1) the Preliminary Land Development Plan for Susquehanna Union Green (the "SUG Preliminary Plan"); (2) the Final Land Development Plan – Phase I for Susquehanna Union Green, which is recorded in the Recording Office as Instrument No. 202000012047 (the

“SUG Phase I Final Plan”); and (3) the Final Land Development Plan – Phase IIA, IIC, IIE, IIIB and V for Susquehanna Union Green (the “SUG Phase II+ Final Plan” and collectively with the SUG Preliminary Plan, the SUG Phase I Final Plan, the “SUG Plans”), and Hawthorne intends to develop the Hawthorne Property as depicted on the SUG Plans.

D. The SUG Final Plans depict the development of an internal roadways and sidewalks within the Hawthorne Property which, inter alia, connects the northern boundary of the TAM Property (defined below) with Progress Avenue. The internal roadways and sidewalks are defined as “Common Elements” in the Master Declaration.

E. TAM is the fee simple owner of that certain real property situate in Susquehanna Township, Dauphin County, Pennsylvania, by virtue of a deed dated November 18, 2021, and recorded in the Recording Office as Instrument No. 20210042256, and as described on Exhibit B, attached hereto, excluding all lots therein conveyed by TAM prior to the Effective Date (the “TAM Property”).

F. With respect to the TAM Property, the Township’s Board of Commissioners has approved (1) the Preliminary Subdivision and Land Development Plan for Maplewood (the “Maplewood Preliminary Plan”), which is recorded in the Recording Office as Instrument No. 20070010447, (2) the Final Subdivision and Land Development Plan for Maplewood – Phases 1 and 1A, which is recorded in the Recording Office as Instrument No. 2007004128 (the “Maplewood Phase 1+ Final Plan”), and the Terraces at Maplewood Preliminary/Final Subdivision and Land Development Plan, which is recorded in the Recording Office as Instrument No. 20210037026 (the “Terraces at Maplewood Preliminary/Final Subdivision and Land Development Plan”, and collectively with the Maplewood Preliminary Plan, the Maplewood Phase 1+ Final Plan, the “Maplewood Plans”), and TAM intends to develop the TAM Property as depicted on the Maplewood Plans and, as of the Effective Date, has developed Phase 1 and Phase 1A as depicted on the Maplewood Plans.

G. The Maplewood Plans depict the extension of Elmwood Drive through the TAM Property to the southern boundary of the Hawthorne Property. As of the Effective Date, (1) TAM has not fully constructed the extension of Elmwood Drive as depicted on the Maplewood Plans, and (2) the Township’s Board of Commissions has not approved a final land development plan with respect to the Terraces at Maplewood Preliminary/Final Subdivision and Land Development Plan.

H. Vartan Group, Inc., as agent for The Buonarroti Trust, Hawthorne’s predecessor in interest to the Hawthorne Property, and Thea entered into an Access Agreement dated December 5, 2006, which was amended by amendments dated September 30, 2014; July 10, 2015; July 11, 2016; and August 15, 2017 (as so amended, the “Access Agreement”). Pursuant to the Access Agreement, Hawthorne is obligated to construct the Maplewood Access (as defined in the Access Agreement) under the terms therein. The Township is a third-party beneficiary of the Access Agreement.

I. Hawthorne and Thea Drive Associates, LLC (“Thea”) entered into a Memorandum of Understanding dated December 12, 2018 (the “MOU”). Pursuant to the MOU and the Agreement of Sale (as defined in the MOU), Hawthorne is obligated to grant to TAM, as

successor in interest to the TAM Property, stormwater and sanitary sewer easements over portions of the Hawthorne Property under the terms therein.

J. Hawthorne and TAM desire to enter into this Agreement.

NOW, THEREFORE, in consideration of the mutual promises set forth herein, and intending to be legally bound hereby, Hawthorne and TAM agree as follows:

1. Construction of the North Access Road and Traffic Light.

a. On or before the first (1st) anniversary of the Effective Date, Hawthorne shall, at its sole cost and expense and in accordance with the specifications and requirements noted on the SUG Final Plans, construct the roadways and sidewalks within the North Access Easement Area (defined below) in accordance with all applicable Township specifications and regulations.

b. Pursuant to Highway Occupancy Permit No. 189378 issued by the Commonwealth of Pennsylvania, Department of Transportation (the “HOP”), Hawthorne shall, at its sole cost and expense (subject to reimbursement under Section 1.c) and in accordance with the specifications and requirements noted on the HOP, construct and install the traffic light improvements as permitted under the HOP, subject to the conditions attached thereto (the “Traffic Light”).

c. Within thirty (30) days after completion of the construction of the Traffic Light and upon written notice of such completion being delivered by Hawthorne to the Township and TAM:

(1) The Township shall pay to Hawthorne the sum of Seventy Thousand Dollars (\$70,000), which represents the amount being held in trust by the Township pursuant to Section 7 of the Access Agreement; and

(2) TAM shall pay to Hawthorne a sum equal to one-third (1/3) of the Traffic Light Costs (defined below), minus Seventy Thousand Dollars (\$70,000), provided however, that TAM’s payment under this Section 1.c shall not exceed Thirty Thousand Dollars (\$30,000). As used herein, “Traffic Light Costs” means the total cost to Hawthorne of the Traffic Light, including, without limitation, engineering, right-of-way acquisition, land development, geometric improvements, land improvements, signalization, signage, and any other costs related to or incurred by Hawthorne with respect to the Traffic Light.

For the purposes of this Section 1.c, completion of the construction of the Traffic Light shall mean the completion of the installation of the Traffic Light and all related improvements and facilities thereto and inspection and approval by the applicable governmental authorities such that the HOP is marked closed.

2. North Access Easement.

a. Upon completion of the construction of the North Access Road, Hawthorne grants, bargains, and conveys to TAM a perpetual non-exclusive easement (the

“North Access Easement”) over and across a portion of the Hawthorne Property identified as the “North Access Easement Area” on Exhibit C, attached hereto. TAM may use the North Access Easement Area for vehicular and pedestrian access to and from the TAM Property and Progress Avenue in conjunction with the use and development of the TAM Property. The North Access Easement Area shall not be used by TAM for the parking of vehicles.

b. The North Access Easement shall be for the benefit of and appurtenant to the TAM Property and may be used by TAM and its invitees, lessees, contractors, subcontractors, and all others legally permitted to enter onto, occupy, or visit the TAM Property.

c. Hawthorne shall, at its sole cost and expense, perform general maintenance (including, without limitation, snow and ice removal) as shall be required to keep the North Access Easement Area in a safe, clean, and accessible condition, and Hawthorne shall perform any structural or substantive repairs or replacements required to be made to the North Access Easement Area.

d. Hawthorne may, without notice to or consent from TAM, offer the North Access Easement Area for public dedication to the Township. If the Township accepts such public dedication, then the North Access Easement Area shall become a public street and the North Access Easement and all of Hawthorne’s obligations to TAM under this Section 2 shall terminate.

3. Construction of the South Access Road. On or before the first (1st) anniversary of the approval of a final land development plan for the Terraces at Maplewood Preliminary/Final Subdivision and Land Development Plan by the Township’s Board of Commissioners, TAM shall, at its sole cost and expense and in accordance with the specifications and requirements noted on the Maplewood Plans, construct the roadways and sidewalks in the South Access Easement Area (defined below) in accordance with all applicable Township specifications and regulations.

4. South Access Easement.

a. Upon completion of the construction of the South Access Road, TAM grants, bargains, and conveys to Hawthorne a perpetual non-exclusive easement (the “South Access Easement”) over and across a portion of the TAM Property identified as the “South Access Easement Area” on Exhibit D, attached hereto. Hawthorne may use the South Access Easement Area for vehicular and pedestrian access to and from the Hawthorne Property and Elmwood Drive in conjunction with the use and development of the Hawthorne Property. The South Access Easement Area shall not be used by Hawthorne for the parking of vehicles.

b. The South Access Easement shall be for the benefit of and appurtenant to the Hawthorne Property and may be used by Hawthorne and its invitees, lessees, contractors, subcontractors, and all others legally permitted to enter onto, occupy, or visit the Hawthorne Property.

c. TAM shall, at its sole cost and expense, perform general maintenance (including, without limitation, snow and ice removal) as shall be required to keep the South Access Easement Area in a safe, clean, and accessible condition, and TAM shall

perform any structural or substantive repairs or replacements required to be made to the South Access Easement Area.

d. TAM may, without notice to or consent from Hawthorne, offer the South Access Easement Area or any portion thereof for public dedication to the Township. If the Township accepts such public dedication, then the South Access Easement Area shall become a public street and the South Access Easement and all of TAM's obligations to Hawthorne under this Section 4 shall terminate immediately upon such acceptance of dedication.

5. Construction and Maintenance of Stormwater Facilities.

a. On or before the first (1st) anniversary of the Effective Date, Hawthorne shall, at its sole cost and expense (subject to the payment under Section 3.b) and in accordance with the specifications and requirements noted on the SUG Final Plans, construct and install the stormwater facilities depicted on Exhibit E, attached hereto (the "Shared Stormwater Facilities").

b. On the Effective Date, TAM shall pay to Hawthorne the sum of Eighty-Three Thousand Three Hundred Eleven Dollars (\$83,311.00) upon its execution of this Agreement, which represents TAM's entire agreed upon contribution to the design, permitting, development, and construction of the Shared Stormwater Facilities.

c. For a period of five (5) years following completion of the Shared Stormwater Facilities (the "Initial Maintenance Period"), Hawthorne shall, at its sole cost and expense and in compliance with all applicable laws, permits, and agreements, maintain the Shared Stormwater Facilities in good condition and repair and shall keep the same free and clear of all debris, unobstructed, and available for use and otherwise in accordance with this Agreement. Upon the expiration of the Initial Maintenance Period, TAM will reimburse Hawthorne for forty-eight percent (48%) of the cost of replacement, repair, and/or maintenance of all other Shared Stormwater Facilities.

6. Stormwater Drainage Easement.

a. Subject to the limitations set forth in Section 4.c, upon completion of the construction and installation of the Shared Stormwater Facilities, Hawthorne grants, bargains, and conveys to TAM a perpetual, nonexclusive easement (the "Drainage Easement") over, in, under, and through the Hawthorne Property for the drainage of stormwater collected on the TAM Property and discharged into the Shared Stormwater Facilities.

b. The Drainage Easement is for the benefit of and appurtenant to the TAM Property.

c. TAM shall not make any improvements on the TAM Property, except as set forth on the Maplewood Plans and the Terraces at Maplewood Preliminary/Final Subdivision and Land Development Plan, that would in any way increase the quantity or change the quality of the stormwater intended to be discharged into the Shared Stormwater Facilities based upon the Maplewood Plans and/or the Terraces at Maplewood Preliminary/Final Subdivision and Land Development Plan.

7. Utility Easement.

a. Subject to the limitations set forth in Section 5.b, Hawthorne hereby grants, bargains, and conveys to TAM a perpetual, nonexclusive easement (the “Utility Easement”) over, in, under, and through, the North Access Easement Area, for the installation and repair, replacement, and removal of any and all utilities and similar services, including, without limitation, sanitary sewer, water, gas, electric, cable, fiber optics, telephone, and similar utilities and services (each a “Utility,” and collectively, the “Utilities”) necessary for the use and development of the TAM Property.

b. The Utility Easement is subject to the following:

(1) All Utilities installed pursuant to the Utility Easement in the North Access Easement Area shall be underground.

(2) Immediately following the installation of any Utility or any repair, replacement, or removal thereof:

(a) TAM shall provide to Hawthorne as-built/shop drawings depicting the locations and uses of such Utilities within the North Access Easement Area; and

(b) TAM shall return the surface of the Hawthorne Property substantially to the same condition as it existed prior to such installation, repair, replacement, or removal.

(c) All efforts shall be made to coordinate timing of the trenching and repaving of Elmwood Drive and Garrison Street so as to not duplicate efforts of the delivery of utilities and unnecessarily repaving said streets.

(3) In the exercise of its rights under the Utility Easement, TAM shall not violate any or otherwise breach any existing easement, encumbrance, or other agreement affecting the Hawthorne Property.

(4) Hawthorne shall not be responsible for the cost of installation, repair, replacement, or removal of any Utilities in the North Access Easement Area intending to serve only the TAM Property, including, without limitation, the cost of any permits, licenses, or approvals required for the same.

c. The Utility Easement is for the benefit of and appurtenant to the TAM Property, and, subject to Section 5.b, the North Access Easement Area may be used by TAM and its agents, employees, invitees, licensees, and contractors, and governmental and private providers of Utilities, and any others as necessary for the installation, repair, replacement, and removal of any Utility serving the TAM Property located or to be located in the North Access Easement Area.

d. Hawthorne may, without notice to or consent from TAM, offer the Utilities in the North Access Easement Area and its rights in the Utility Easement for public

dedication to the Township or a municipal authority, provided that TAM retains the right to enter into its own agreement with the Township for the purposes of installation of its utilities and dedicating to the Township or a municipal authority. If the Township or municipal authority accepts such public dedication, then the Utility Easement shall become a publicly owned utility easement and the obligations of Hawthorne and TAM to the other under this Section 7 shall terminate.

8. Access Agreement and MOU. Each of the Access Agreement and the MOU are superseded and replaced by this Agreement.

9. Indemnification.

a. TAM shall indemnify, defend, protect, save and hold harmless Hawthorne from and against any and all claims, demands, losses, costs, obligations, liabilities, damages and reasonable attorneys' fees as a result of third party claims ("Losses") that Hawthorne may incur or suffer by reason of the exercise of the rights granted by or performance of obligations under this Agreement or a breach thereof by TAM or its agents, employees, invitees, contractors, and subcontractors, except where such Losses are the result of the gross negligence or intentional misconduct of Hawthorne or its agents, employees, invitees, contractors, and subcontractors.

b. Hawthorne shall indemnify, defend, protect, save and hold harmless TAM from and against any and all Losses that TAM may incur or suffer by reason of the exercise of the rights granted by or performance of obligations under this Agreement or a breach thereof by Hawthorne or its agents, employees, invitees, contractors, and subcontractors, except where such Losses are the result of the negligence or intentional misconduct of TAM or its agents, employees, invitees, contractors, and subcontractors.

c. If either party (the "Indemnified Party") receives a claim from a third party that it believes is covered by the foregoing indemnity from the other party (the "Indemnifying Party"), the Indemnified Party shall promptly send a copy of such claim to the Indemnifying Party. Provided the Indemnifying Party acknowledges its responsibility for such claim, the Indemnifying Party shall have the right to assume the defense of such claim; and the Indemnified Party shall not settle such claim without the consent of the Indemnifying Party.

10. Remaining Property Rights of the Parties.

a. Except as specifically provided herein, TAM shall have free use of the TAM Property, so long as such use does not interfere with Hawthorne's exercise of the rights herein granted.

b. Except as specifically provided herein, Hawthorne shall have free use of the Hawthorne Property, so long as such use does not interfere with TAM's exercise of the rights herein granted.

11. Running with the Land; Specific Performance. The easements, rights, covenants, conditions, and obligations contained in this Agreement are enforceable as easements and covenants, shall forever run with the land, and shall constitute reciprocal benefits to and

burdens upon the TAM Property and the Hawthorne Property. The easements and covenants provided herein shall inure to the benefit of, be binding upon, and be enforceable by the respective successors and assigns, successors-in-title, and successors-in-interest of each party hereto, and any third party, any and all persons and entities who now or hereafter own or otherwise have any right, title or interest in all or any part of the TAM Property or the Hawthorne Property and the tenants, subtenants, invitees, contractors, and subcontractors of such parties, and shall remain in full force and effect and shall be unaffected by any change in ownership of the TAM Property or the Hawthorne Property, or by any change of use, demolition, reconstruction or expansion of any buildings now or hereafter existing on the TAM Property or the Hawthorne Property. The easements and covenants provided herein shall be enforceable by action for specific performance, it being agreed by both parties hereto that an action for damages would not be an adequate remedy for a breach of this Agreement.

12. Defaults; Remedies; Waiver.

a. In the event that any party subject to this Agreement fails to comply with its obligations hereunder (a “Default”), the defaulting party shall have thirty (30) calendar days from receipt of written notice from the non-defaulting party (the “Cure Period”) to cure such Default or, if the Default cannot be cured in the Cure Period, to commence such cure and to diligently cure such Default. If any Default continues to exist after notice and expiration of the Cure Period, the non-defaulting party may, but is not obligated to, cure such Default at the defaulting party’s expense and shall be licensed and permitted to enter onto the defaulting party’s real property to the extent necessary to cure such Default. The non-defaulting party’s right to cure is in addition to any and all rights afforded at law or in equity including injunctive relief against the defaulting party, provided, however, that no Default shall operate to terminate this Agreement or the easements granted herein. Any costs or expenses incurred by a non-defaulting party, plus interest thereon at the prime rate published in The Wall Street Journal as of the date such costs or expenses were incurred, curing a Default or exercising remedies against a defaulting party, shall be promptly reimbursed to the non-defaulting party by the defaulting party, and the non-defaulting party shall be authorized to lien the costs to cure such Default if not promptly reimbursed.

b. No waiver of any right or remedy provided for in this Agreement shall be implied against any party for not taking action with respect to a Default, even if such Default continues or is repeated.

c. If there is any litigation between the parties with respect to this Agreement, the prevailing party in such litigation shall be entitled to recover its expenses in such litigation, including reasonable attorneys’ fees, from the other party.

d. Notwithstanding anything to the contrary set forth in this Agreement, Hawthorne shall not have committed a Default for failing to construct the North Access Road and Traffic Light within the time period set forth in Section 1, above, unless and until the Township’s Board of Commissioners has unconditionally approved a final land development plan for the Terraces at Maplewood Preliminary/Final Subdivision and Land Development Plan.

13. No Dedication for Public Use. This Agreement is not intended to and does not constitute a dedication of any portion of the TAM Property or the Hawthorne Property or any portions thereof to any governmental body or to the public. Nothing in this Section 13 shall prohibit (a) Hawthorne from dedicating to the Township the North Access Easement pursuant to Section 2.d; (b) TAM from dedicating to the Township the South Access Easement Area pursuant to Section 4.d; or (c) Hawthorne from dedicating to the Township or a municipal authority any Utilities and its rights in the Utility Easement pursuant to Section 7.d.

14. No Amendment to Plans. This Agreement is not intended to and does not constitute an amendment or supplement to the SUG Plans or the Maplewood Plans. Nothing herein shall be construed to create common elements, limited common elements or reserved common elements or any additional units from any real property, including without limitation the Hawthorne Property or the TAM Property or any portions thereof.

15. Recording. This Agreement shall be recorded in the Recording Office and TAM and Hawthorne shall each be indexed as a grantor and a grantee.

16. Representations and Warranties.

a. TAM represents and warrants to Hawthorne that (i) it is the owner of the TAM Property; (ii) it has full authority to enter, execute, deliver and perform this Agreement without the approval or consent of any party not already obtained; (iii) the TAM Property is encumbered by a mortgage, and the mortgagee of such mortgage has consented to this Agreement; and (iv) this Agreement is its legal, valid and binding obligation, enforceable in accordance with its terms.

b. Hawthorne represents and warrants to TAM that (a) it is the owner of the Hawthorne Property; (b) it has full authority to enter, execute, deliver and perform this Agreement without the approval or consent of any party not already obtained (c) the Hawthorne Property are not encumbered by a mortgage, except for the mortgages referenced in the Mortgagee Consents attached hereto as Exhibit H; and (d) this Agreement is its legal, valid and binding obligation, enforceable in accordance with its terms.

17. Miscellaneous Provisions.

a. Counterparts. This Agreement may be executed in counterparts, each of which shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

b. Entire Agreement. This Agreement (i) contains the entire agreement of the parties with respect to the subject matter which it covers; (ii) supersedes all prior or other negotiations, representations, understandings, and agreements both oral and written of, by or between the parties, which shall be deemed fully merged in this Agreement; and (iii) may not be modified or terminated orally.

c. Governing Law. This Agreement shall be governed by and construed and interpreted in accordance with the laws of the Commonwealth of Pennsylvania, without regard to its choice of law provisions therein.

d. Notices. Any bill, statement, or notice required to be given under this Agreement shall be in writing and shall be sent by: (i) United States Postal Service, certified mail, return receipt requested; (ii) any nationally recognized overnight delivery service for next day delivery; or (iii) hand delivery. Notices given in accordance with clauses (i) or (iii) shall be deemed to have been delivered on the date upon which such notice is accepted or rejected. Notices given in accordance with clause (ii) shall be deemed delivered the day after mailing. Each person who comes to own either the TAM Property or the Hawthorne Property shall, promptly following the acquisition of its respective property, provide the other parties hereto with its name and address in the manner provided herein. All notices shall be addressed to the parties at the addresses below:

To TAM: Terraces at Maplewood DE LLC
Attn: Bryce Burkentine
1454 Baltimore Street Suite A
Hanover, PA 17331
717-633-5163
bryce@burkentine.com

With a copy to: Burkentine & Sons Builders, Inc.
Attn: Mickey Thompson
1454 Baltimore Street Suite A
Hanover, PA 17331
717-633-5163
mickey@burkentine.com

To Hawthorne: H. Ralph Vartan, President
Vartan Group, Inc.
3605 Vartan Way, Suite 301
Harrisburg, PA 17110

and

Nicole L. Conway, EVP and General Counsel
Vartan Group, Inc.
3605 Vartan Way, Suite 301
Harrisburg, PA 17110

With a copy to: David J. Tshudy, Esquire
Troutman Pepper Hamilton Sanders LLP
100 Market Street, Suite 200
P.O. Box 1181
Harrisburg, PA 17108-1181

To the Township: David Pribulka, Manager/Secretary
Susquehanna Township
1900 Linglestown Road
Harrisburg, PA 17110

With a copy to: Michael A. Miller, Esquire
Eckert Seamans Cherin & Mellott
213 Market Street, 8th Floor
Harrisburg, PA 17101

Any address or name specified above may be changed by notice delivered to the other party in accordance with this Section 17.d. Any notice to be given by any party hereto may be given by the counsel for such party.

e. Master Declaration and Commercial Condominium.

Notwithstanding anything to the contrary in this Agreement, TAM hereby expressly acknowledges the recorded Master Declaration and Commercial Declaration, and TAM and Hawthorne further acknowledge and agree that the easements, rights, covenants, conditions, and obligations contained in this Agreement with respect to the Hawthorne Property, and the parties' use and operation of the same, shall be subject and subordinate to, and regulated by, the Master Declaration, the Commercial Declaration, the condominium associations described therein, and the Pennsylvania Uniform Condominium Act, 68 Pa. C.S. § 3101, et seq.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK;
SIGNATURES ON FOLLOWING PAGE]**

EXHIBITS

<u>Exhibit</u>	<u>Description</u>
A	Legal description of Hawthorne Property
B	Legal description of TAM Property
C	Plan and legal description of North Access Easement Area
D	Plan and legal description of South Access Easement Area
E	Plan of Shared Stormwater Facilities
F	RESERVED
G	RESERVED
H	Hawthorne's Mortgagee Consent

Exhibits

EXHIBIT A

Legal Description of Hawthorne Property

ALL THAT CERTAIN parcel of land situate in Susquehanna Township, Dauphin County, Pennsylvania, as more particularly described as follows:

Beginning at the intersection of the northerly line of lands now or formerly of Keystone Service Systems, Inc. with the easterly right of way line of Progress Avenue, State Road No. 3015 (variable right of way width) offset Fifty-Five feet (55') of the centerline station 162+40.55 as shown on the condominium plat attached to and recorded with the Master Declaration;

Thence, along said easterly right of way line the following Fourteen (14) courses:

- 1) By a curve to the right having a radius of Eleven Thousand Four Hundred Four and Twenty-Two hundredths feet (11,404.22'), chord bearing North Two degrees One minute Thirty-Nine seconds West (N 02°01'39" W) for a distance of Forty-Nine and Twenty-Two hundredths feet (49.22') and an arc length of Forty-Nine and Twenty-Two hundredths feet (49.22') to a point offset Fifty-Five feet (55') from centerline station 162+90,
- 2) North Eighty-Eight degrees Five minutes Forty-Six seconds East (N 88°05'46" E), a distance of Fifteen and Zero hundredths feet (15.00') to a point offset Seventy feet (70') from centerline station 162+90,
- 3) By a curve to the right having a radius of Eleven Thousand Three Hundred Eighty-Nine and Twenty-Two hundredths feet (11,389.22'), chord bearing North One degree Thirty-Seven minutes Forty-Four seconds West (N 01°37'44" W) for a distance of One Hundred Nine and Thirty-Three hundredths feet (109.33') and an arc length of One Hundred Nine and Thirty-Three hundredths feet (109.33') to a point offset Seventy feet (70') from centerline station 164+00,
- 4) South Eighty-Eight degrees Thirty-Eight minutes Forty-Six seconds West (S 88°38'46" W), a distance of Ten and Zero hundredths feet (10.00') to a point offset Sixty feet (60') from centerline station 164+00,
- 5) By a curve to the right having a radius of Eleven Thousand Three Hundred Ninety-Nine and Twenty-Two hundredths feet (11,399.22'), chord bearing North One degree Six minutes Fourteen seconds West (N 01°06'14" W), a distance of Ninety-Nine and Forty-Eight hundredths feet (99.48') and an arc length of Ninety-Nine and Forty-Eight hundredths feet (99.48') to a point offset Sixty feet (60') from centerline station 165+00,
- 6) South Eighty-Nine degrees Eight minutes Forty-Six seconds West (S 89°08'46" W), a distance of Fifteen and Zero hundredths feet (15.00') to a point offset Forty-Five feet (45') from centerline station 165+00,

- 7) By a curve to the right having a radius of Eleven Thousand Four Hundred Fourteen and Twenty-Two hundredths feet (11,414.22'), chord bearing North Zero degrees Three minutes Thirty-Seven seconds East (N 00°03'37" E) for a distance of Three Hundred Sixty-Four and Twenty-Two hundredths feet (364.22') and an arc length of Three Hundred Sixty-Four and Twenty-Four hundredths feet (364.24') to a point offset Forty-Five feet (45') from centerline point of tangency station 168+65.67,
- 8) North Zero degrees Fifty-Eight minutes Twenty-Eight seconds East (N 00°58'28" E), a distance of Four Hundred Thirty-Four and Thirty-Three hundredths feet (434.33') to a point offset Forty-Five feet (45') from centerline station 173+00,
- 9) North Four degrees Forty-Seven minutes Nineteen seconds East (N 04°47'19" E), a distance of One Hundred Fifty and Thirty-Three hundredths feet (150.33') to a point offset Fifty-Five feet (55') from centerline station 174+50,
- 10) North Four degrees Forty-Four minutes Ten seconds West (N 04°44'10" W), a distance of One Hundred and Fifty hundredths feet (100.50') to a point offset Forty-Five feet (45') from centerline station 175+50,
- 11) North Zero degrees Fifty-Eight minutes Twenty-Eight seconds East (N 00°58'28" E), a distance of Seven Hundred and Zero hundredths feet (700.00') to a point offset Forty-Five feet (45') from centerline station 182+50,
- 12) South Eighty-Nine degrees One minute Thirty-Two seconds East (S 89°01'32" E), a distance of Ten and Zero hundredths feet (10.00') to a point offset Fifty-Five feet (55') from centerline station 182+50,
- 13) North Zero degrees Fifty-Eight minutes Twenty-Eight seconds East (N 00°58'28" E), a distance of One Hundred Fifty-Three and Fifty-Four hundredths feet (153.54') to a point of curvature offset Fifty-Five feet (55') from centerline station 184+06.54 and
- 14) By a curve to the right having a radius of Fifty and One hundredth feet (50.01'), chord bearing North Thirty-Nine degrees Forty-Seven minutes Fifty-Eight seconds East (N 39°47'58" E) for a distance of Sixty-Two and Seventy-One hundredths feet (62.71') and an arc length of Sixty-Seven and Seventy-Eight hundredths feet (67.78') to a point of tangency on the southerly right of way line of Linglestown Road, State Road No. 0039 (variable right of way width) offset Fifty feet (50') from centerline station 122+42.60;

Thence, along said southerly right of way line the following Eleven (11) courses:

- 1) North Seventy-Eight degrees Thirty-Seven minutes Twenty-Eight seconds East (N 78°37'28" E), a distance of One Hundred Seven and Forty hundredths feet (107.40') to a point offset Fifty feet (50') from centerline station 123+50,
- 2) North Eleven degrees Twenty-Two minutes Thirty-Two seconds West (N 11°22'32" W), a distance of Ten and Zero hundredths feet (10.00') to a point offset Forty feet (40') from centerline station 123+50,

Exhibit A-2

- 3) North Seventy-Eight degrees Thirty-Seven minutes Twenty-Eight seconds East (N 78°37'28" E), a distance of Eighty-Four and Eighty-Six hundredths feet (84.86') to a point of curvature offset Forty feet (40') from centerline point of curvature station 124+34.86,
- 4) By a curve to the left having a radius of Two Thousand Nine Hundred Four and Ninety-Three hundredths feet (2,904.93'), chord bearing North Seventy-Seven degrees Twenty-Eight minutes Twenty-Three seconds East (N 77°28'23" E) for a distance of One Hundred Sixteen and Seventy-Four hundredths feet (116.74') and an arc length of One Hundred Sixteen and Seventy-Five hundredths feet (116.75') to a point offset Forty feet (40') from centerline station 125+50,
- 5) South Thirteen degrees Forty minutes Forty-Two seconds East (S 13°40'42" E), a distance of Ten and Zero hundredths feet (10.00') to a point offset Fifty feet (50') from centerline station 125+50,
- 6) By a curve to the left having a radius of Two Thousand Nine Hundred Fourteen and Ninety-Three hundredths feet (2,914.93'), chord bearing North Seventy-Five degrees Forty-Nine minutes Eighteen seconds East (N 75°49'18" E) for a distance of Fifty and Eighty-Seven hundredths feet (50.87') and an arc length of Fifty and Eighty-Seven hundredths feet (50.87') to a point offset Fifty feet (50') from centerline station 126+00,
- 7) South Fourteen degrees Forty minutes Forty-Two seconds East (S 14°40'42" E), a distance of Five and Zero hundredths feet (5.00') to a point offset Fifty-Five feet (55') from centerline station 126+00,
- 8) By a curve to the left having a radius of Two Thousand Nine Hundred Nineteen and Ninety-Three hundredths feet (2,919.93'), chord bearing North Seventy-Two degrees Forty-Nine minutes Nineteen seconds East (N 72°49'19" E) for a distance of Two Hundred Fifty-Four and Seventy-Two hundredths feet (254.72') and an arc length of Two Hundred Fifty-Four and Eighty hundredths feet (254.80') to a point offset Fifty-Five feet (55') from centerline station 128+50,
- 9) North Nineteen degrees Forty minutes Forty-One seconds West (N 19°40'41" W), a distance of Fifteen and Zero hundredths feet (15.00') to a point offset Forty feet (40') from centerline station 128+50,
- 10) By a curve to the left having a radius of Two Thousand Nine Hundred Four and Ninety-Three hundredths feet (2,904.93'), chord bearing North Sixty-Eight degrees Three minutes Fifty-Four seconds East (N 68°03'54" E) for a distance of Two Hundred Twenty-Eight and Eighty-Two hundredths feet (228.82') and an arc length of Two Hundred Twenty-Eight and Eighty-Eight hundredths feet (228.88') to a point of tangency offset Forty feet (40') from centerline point of tangency station 130+75.72 and

- 11) North Sixty-Five degrees Forty-Eight minutes Twenty-Eight seconds East (N 65°48'28" E), a distance of Forty and Six hundredths feet (40.06') to the westerly line of lands now or formerly of Members 1st Federal Credit Union;

Thence, by said westerly line, the following Two (2) courses:

- 1) South Zero degrees Forty-Six minutes Fifty-Three seconds West (S 00°46'53" W), a distance of Two Hundred Nineteen and Sixty-Seven hundredths feet (219.67') and
- 2) South Sixty-Nine degrees Fifty-Five minutes Twenty-Three seconds East (S 69°55'23" E), a distance of Two Hundred Forty-Seven and Sixteen hundredths feet (247.16') to the westerly right of way line of Old Post Road, a Township Road Fifty feet (50') right of way width;

Thence along said westerly right of way line, by a non-tangential curve to the left having a radius of Three Hundred Twenty-Five and Zero hundredths feet (325.00'), chord bearing South Fifteen degrees Thirty-Nine minutes Forty seconds West (S 15°39'40" W) for a distance of Fifty and Twenty hundredths feet (50.20') and an arc length of Fifty and Twenty-Five hundredths feet (50.25') to an extant rebar on the line of lands now or formerly of the County Commissioners Association of Pennsylvania;

Thence, along said lands, the following Four (4) courses

- 1) North Sixty-Nine degrees Fifty-Five minutes Twenty-Three seconds West (N 69°55'23" W), a distance of Two Hundred Thirty-Three and Fifty hundredths feet (233.50') to an extant rebar,
- 2) North Eighty-Nine degrees Thirteen minutes Seven seconds West (N 89°13'07" W), a distance of Fifty and Zero hundredths feet (50.00'),
- 3) South Zero degrees Forty-Six minutes Fifty-Three seconds West (S 00°46'53" W), a distance of Five Hundred Sixty-Four and Sixty-Four hundredths feet (564.64') and
- 4) North Seventy-Four degrees Fifty-Seven minutes Twenty seconds East (N 74°57'20" E), a distance of Six Hundred Twenty-Two and Seventy-Seven hundredths feet (622.77') to an extant rebar on the westerly line of lands of JEM&M, LLC;

Thence, along said westerly line and the westerly line of lands of Donald M. and Michele M. Lenker, South Twenty-Four degrees Twenty-One minutes Thirty-Four seconds East (S 24°21'34" E), a distance of Eight Hundred Eleven and Forty-Seven hundredths feet (811.47') to an extant rebar on the northerly line of lands now or formerly of Thea Drive Associates, LLC;

Thence, along said northerly line, South Fifty-Nine degrees Twenty-Six minutes Fifty seconds West (S 59°26'50" W), a distance of Seven Hundred Fifty-Eight and Nineteen hundredths feet (758.19') to an extant rebar on the northerly line of lands now or formerly of Widener University;

Thence, along said northerly line, the following Two (2) courses:

- 1) South Fifty-Nine degrees Forty-Three minutes Forty-Six seconds West (S 59°43'46" W), a distance of Five Hundred Sixty-Four and Eighty-Eight hundredths feet (564.88') to an extant rebar and
- 2) South Fifty-Eight degrees Forty-One minutes Fifty-One seconds West (S 58°41'51" W), a distance of One Hundred Fifty-Two and Fifty-Five hundredths feet (152.55') to an extant rebar on the northerly line of lands of Keystone Service Systems, Inc.;

Thence, along said northerly line, South Fifty-Eight degrees Forty-One minutes Fifty-Four seconds West (S 58°41'54" W), a distance of Five Hundred Eighty-Nine and Eighty-Six hundredths feet (589.86') to the Point of Beginning.

Encompassing an area of Two Million Five Hundred Twenty-Nine Thousand Four Hundred Twenty-Four square feet (2,529,424 sq. ft.) or Fifty-Eight and Sixty-Eight thousandths acres (58.068 ac.).

BEING THE SAME PREMISES which The Buonarroti Trust, by Deed dated April 13, 2017, and recorded April 13, 2017, in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, as Instrument Number 20170009139, and by Deed dated January 17, 2020, and recorded February 7, 2020, in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, as Instrument Number 20200003687, granted and conveyed unto Hawthorne SPE LLC.

EXHIBIT B

Legal Description of TAM Property

ALL THAT CERTAIN tract or parcel of land situate in the Township of Susquehanna, County of Dauphin, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin at the northeast corner of the intersection of Thea Drive and Elmwood Drive; thence along the northerly line of TAM Drive, South 86 degrees 10 minutes 24 seconds West, a distance of 642.53 feet to an iron pin; thence along lands now or formerly of Bernard Margolis and Rae Margolis and of Widener University, North 03 degrees 50 minutes 39 seconds West, a distance of 1,523.55 feet to an iron pin; thence along lands now or formerly of The Buonarroti Trust, North 59 degrees 26 minutes 57 seconds East, a distance of 758.81 feet to a concrete monument; thence along lands now or formerly of Donald B. Stabler, South 24 degrees 22 minutes 34 seconds East, a distance of 1,405.71 feet to a steel pin; thence along lands now or formerly of Synertech Properties, L.L.C., South 66 degrees 05 minutes 34 seconds West, a distance of 562.38 feet to a steel pin; thence continuing along the same, South 03 degrees 49 minutes 40 seconds East, a distance of 355.43 feet to an iron pin, the point of BEGINNING.

CONTAINING 34.54 acres of land.

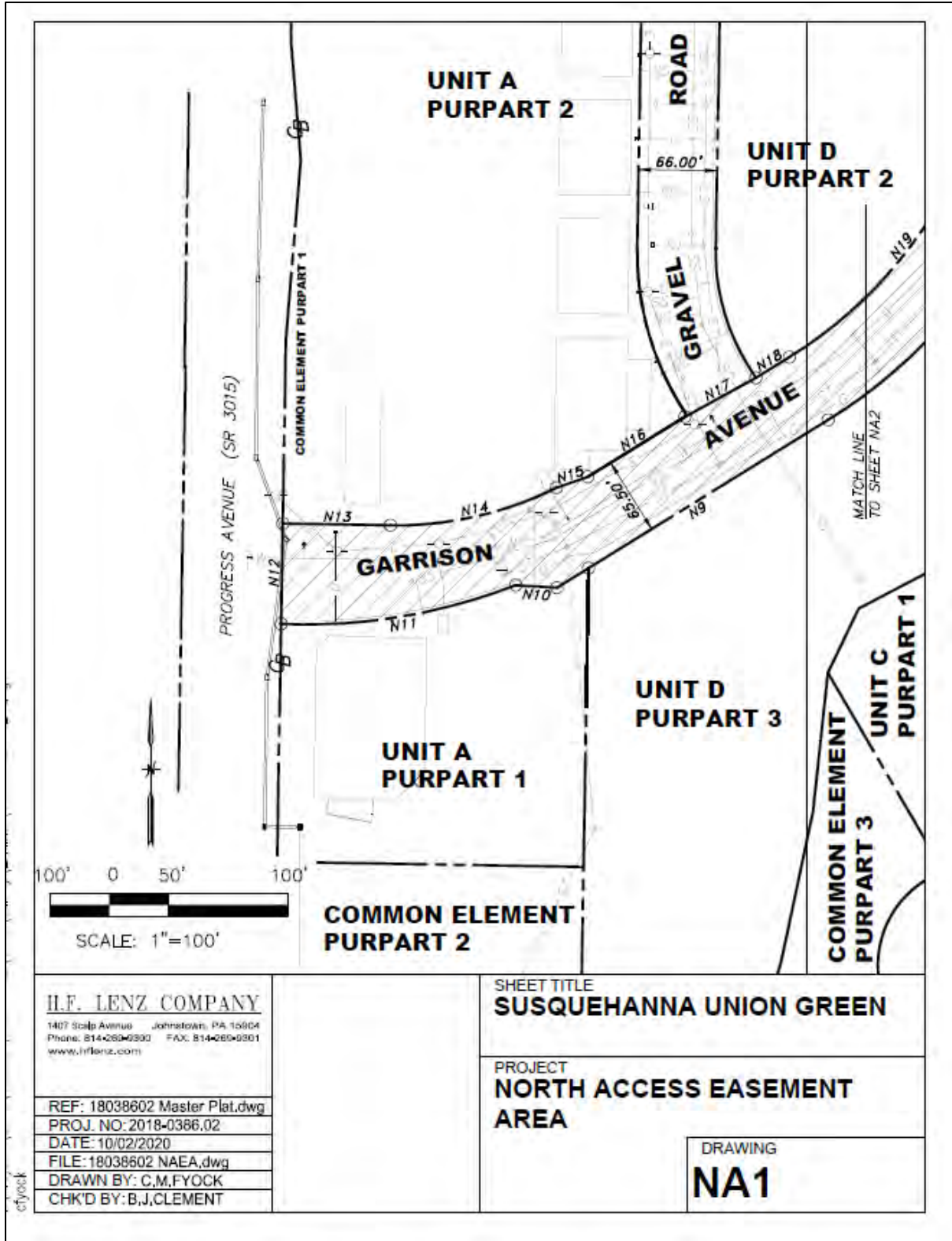
TOGETHER with the rights and obligations as set forth in the Easement and Maintenance Agreement by and between Widener University and The Buonarroti Trust dated May 17, 2006 identified as Dauphin County Instrument Number 20060022377 and the Declaration of Covenants and Restrictions dated May 17, 2006 identified as Dauphin County Instrument Number 20060022376.

BEING THE SAME PREMISES which The Buonarroti Trust, by Deed dated January 10, 2007, and recorded January 23, 2007, in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, as Instrument Number 20070003180, granted and conveyed unto Thea Drive Associates, LLC.

EXCEPTING THEREFROM all lots and portions of the same conveyed out of such premises by Thea Drive Associates, LLC prior to the date this instrument is recorded in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania.

EXHIBIT C

Plan and Legal Description of North Access Easement Area



H.F. LENZ COMPANY

1407 Scalp Avenue Johnstown, PA 15904
 Phone: 814-269-0300 FAX: 814-269-0301
 www.hflenz.com

REF: 18038602 Master Plat.dwg
 PROJ. NO: 2018-0386.02
 DATE: 10/02/2020
 FILE: 18038602 NAEA.dwg
 DRAWN BY: C.M.FYOCK
 CHK'D BY: B.J.CLEMENT

SHEET TITLE
SUSQUEHANNA UNION GREEN

PROJECT
NORTH ACCESS EASEMENT
AREA

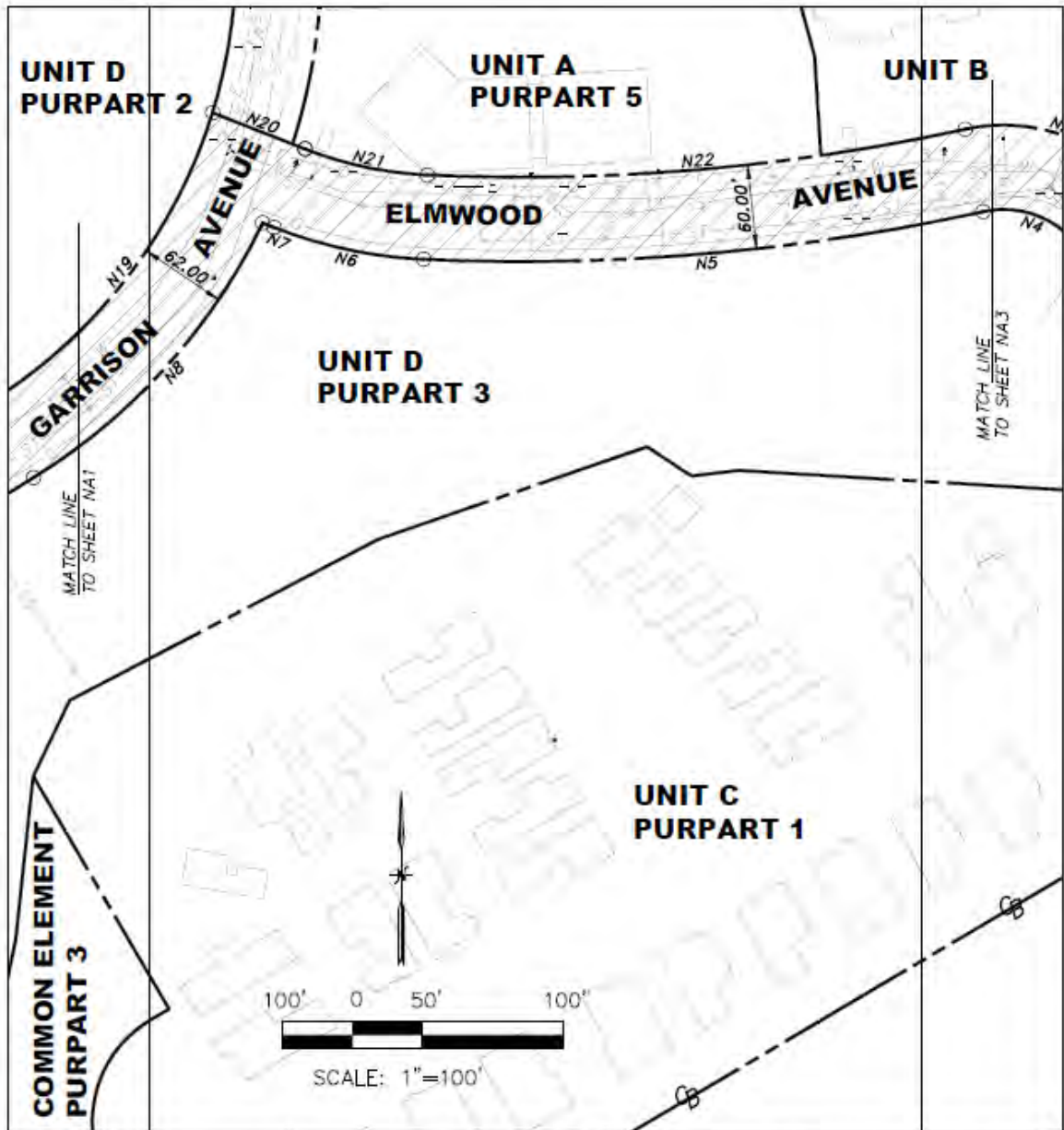
DRAWING

NA1

cfyock

Exhibit C-2

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H.F. LENZ COMPANY
 1407 Soap Avenue Johnstown, PA 15804
 Phone: 814-269-8300 FAX: 814-269-8301
 www.hflenz.com

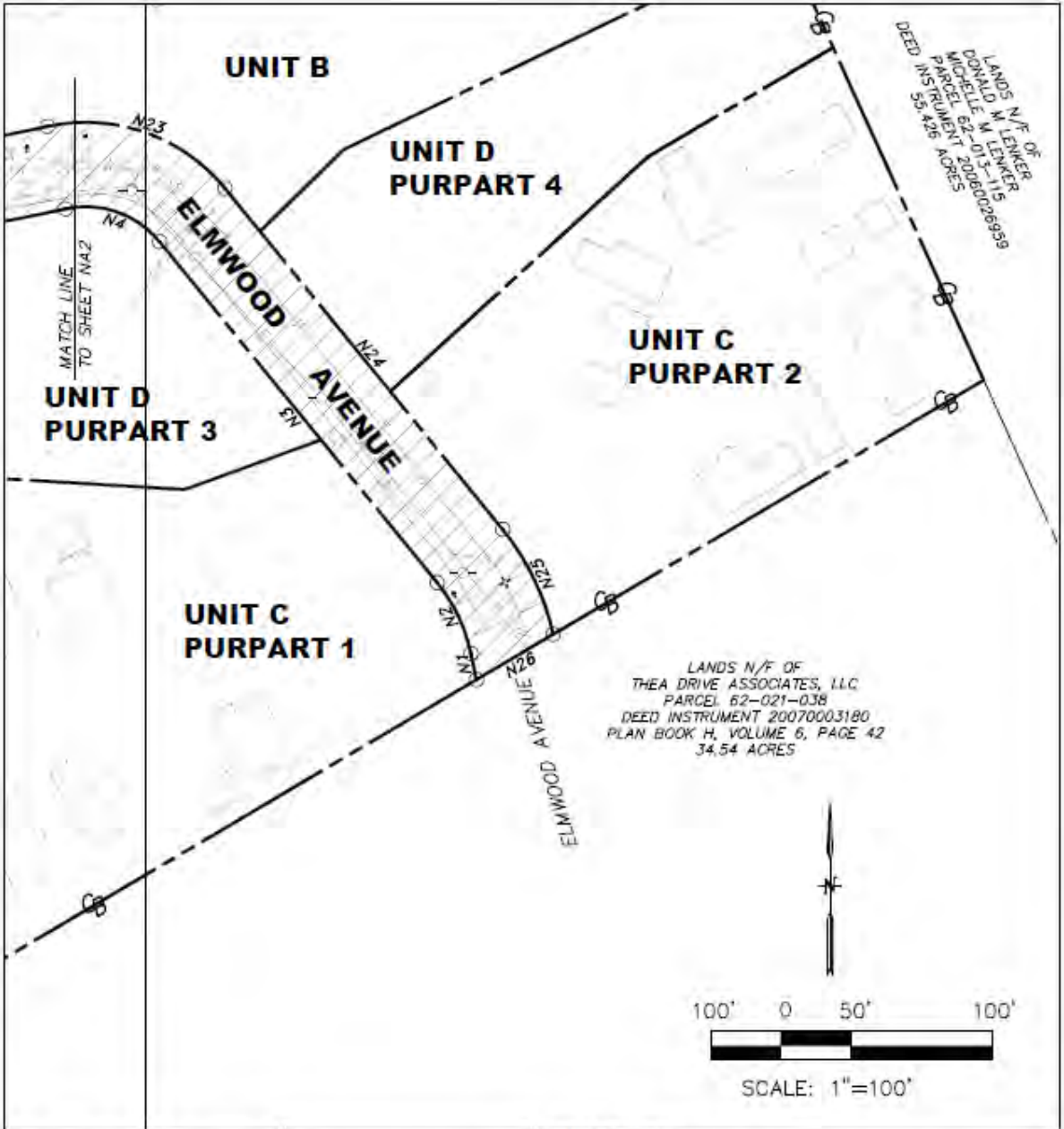
REF: 18038602 Master Plat.dwg
 PROJ. NO: 2018-0386.02
 DATE: 10/02/2020
 FILE: 18038602 NAE1.dwg
 DRAWN BY: C.M.FYOOCK
 CHK'D BY: B.J.CLEMENT

SHEET TITLE
SUSQUEHANNA UNION GREEN

PROJECT
**NORTH ACCESS EASEMENT
 AREA**

DRAWING
NA2

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 ctyock



H.F. LENZ COMPANY
 1407 Scalp Avenue Johnstown, PA 15604
 Phone: 814-269-6300 FAX: 814-269-6301
 www.hflenz.com

REF: 18038602 Master Plat.dwg
 PROJ. NO: 2018-0386.02
 DATE: 10/02/2020
 FILE: 18038602 NAEA.dwg
 DRAWN BY: C.M.FYOCK
 CHK'D BY: B.J.CLEMENT

SHEET TITLE
SUSQUEHANNA UNION GREEN

PROJECT
**NORTH ACCESS EASEMENT
 AREA**

DRAWING
NA3

Exhibit C-4

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 C:\Users\jfock\OneDrive\Documents\180386\02\A00\Survey\Exhibits\18038602_NAE.dwg

NORTH ACCESS EASEMENT AREA				
	BEARING	DISTANCE	RADIUS	ARC LENGTH
N1	N11°43'49"W	18.92'		
N2	N25°26'34"W	55.71'	117.50'	56.24'
N3	N39°09'20"W	312.69'		
N4	N70°45'30"W	70.74'	67.50'	74.46'
N5	S85°07'49"W	399.60'	1,532.50'	400.74'
N6	N77°58'44"W	108.61'	332.50'	109.10'
N7	N68°34'46"W	8.76'		
N8	S41°59'51"W	243.71'	434.50'	247.03'
N9	S58°17'05"W	268.12'		
N10	N86°23'04"W	34.76'		
N11	S80°38'23"W	199.78'	485.50'	201.22'
N12	N00°58'28"E	84.32'		
N13	S89°01'32"E	90.50'		
N14	N77°13'10"E	143.14'	301.00'	144.52'
N15	N71°11'44"E	27.88'		
N16	N58°17'05"E	95.99'		
N17	N61°14'12"E	67.97'		
N18	N58°17'05"E	33.10'		
N19	N37°44'09"E	261.50'	372.50'	267.19'
N20	S68°34'46"E	70.56'		
N21	S77°58'44"E	89.01'	272.50'	89.41'
N22	N85°07'49"E	383.95'	1,472.50'	385.05'
N23	S70°45'30"E	133.63'	127.50'	140.65'
N24	S39°09'20"E	312.69'		
N25	S25°41'21"E	82.67'	177.50'	83.44'
N26	S59°26'50"W	63.38'		
AREA: 111,561 SQ. FT. OR 2.561 AC.				

H.F. LENZ COMPANY <small>1407 Soap Avenue - Johnstown, PA 15804 Phone: 814-209-9360 - FAX: 814-209-9304 www.hflenz.com</small>	SHEET TITLE SUSQUEHANNA UNION GREEN		
	PROJECT NORTH ACCESS EASEMENT AREA	DRAWING NA4	
	REF: 18038602 Master Plat.dwg PROJ. NO: 2018-0386.02 DATE: 10/02/2020 FILE: 18038602 NAEA.dwg DRAWN BY: C.M.FYOCK CHK'D BY: B.J.CLEMENT		

EXHIBIT D

Plan and Legal Description of South Access Easement Area

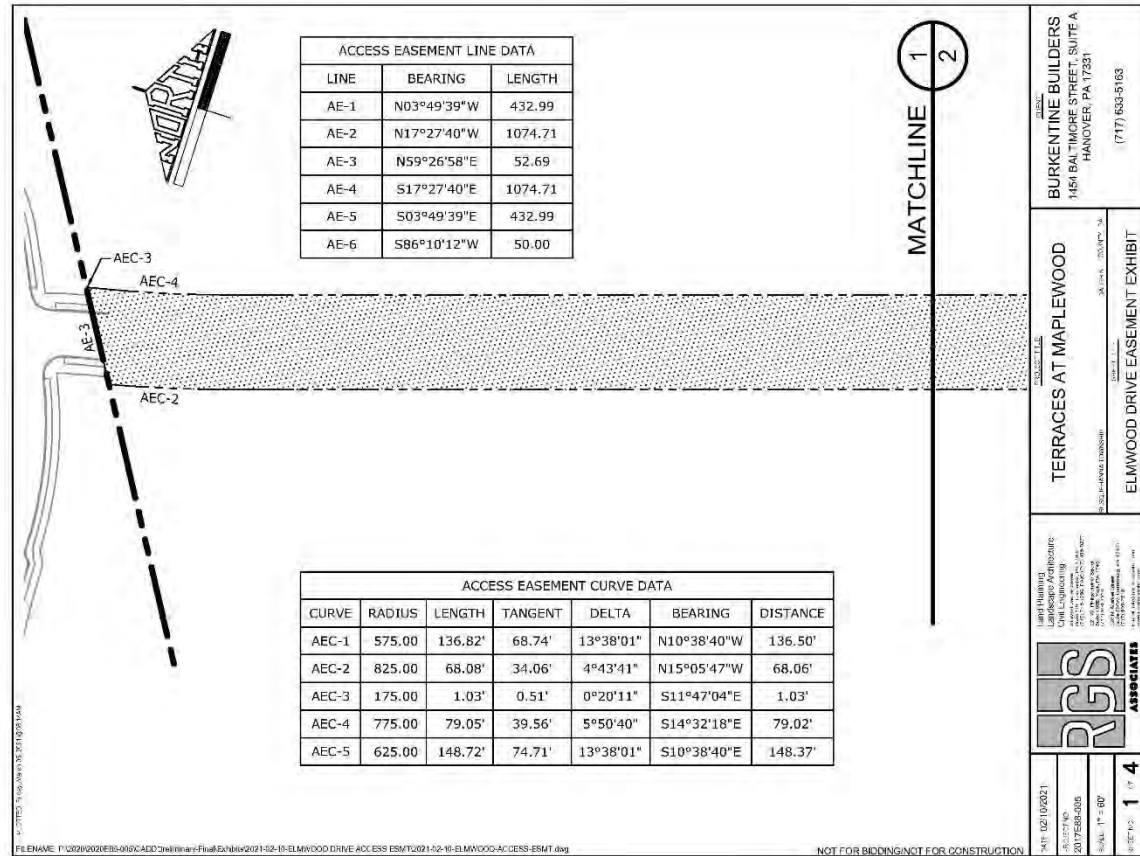
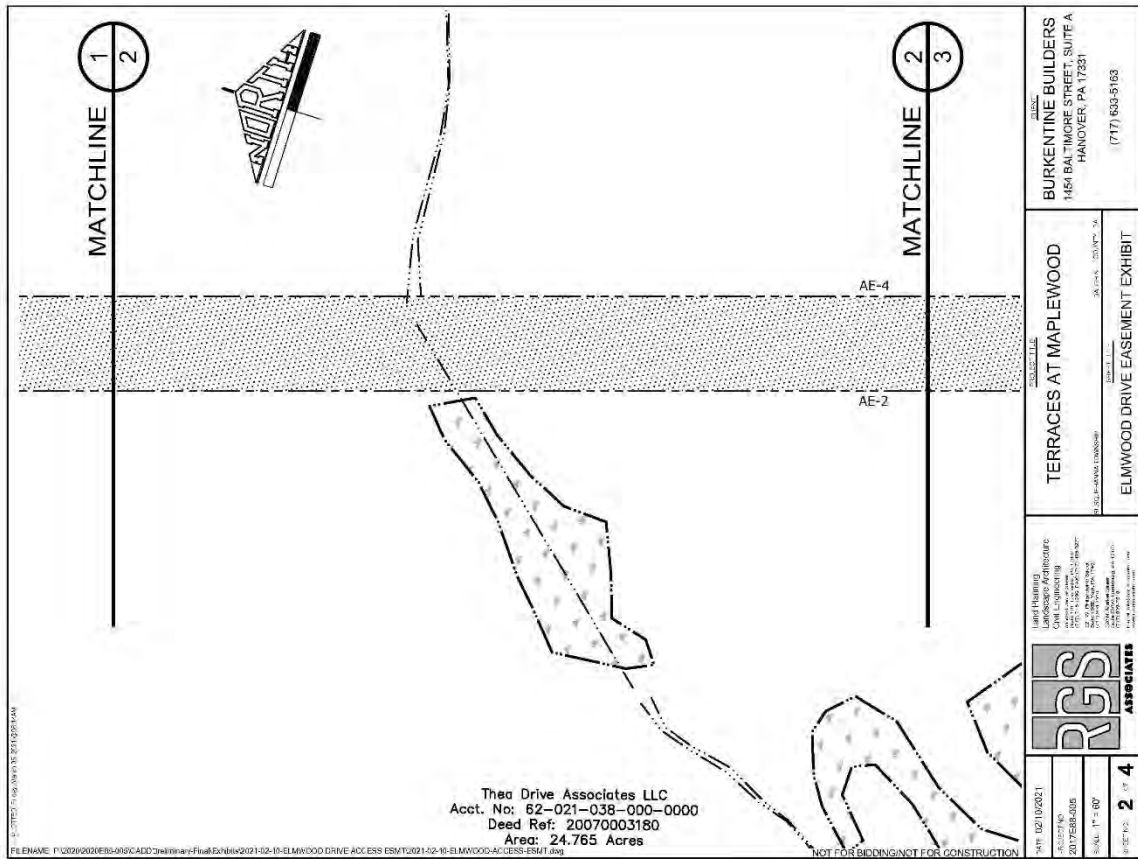


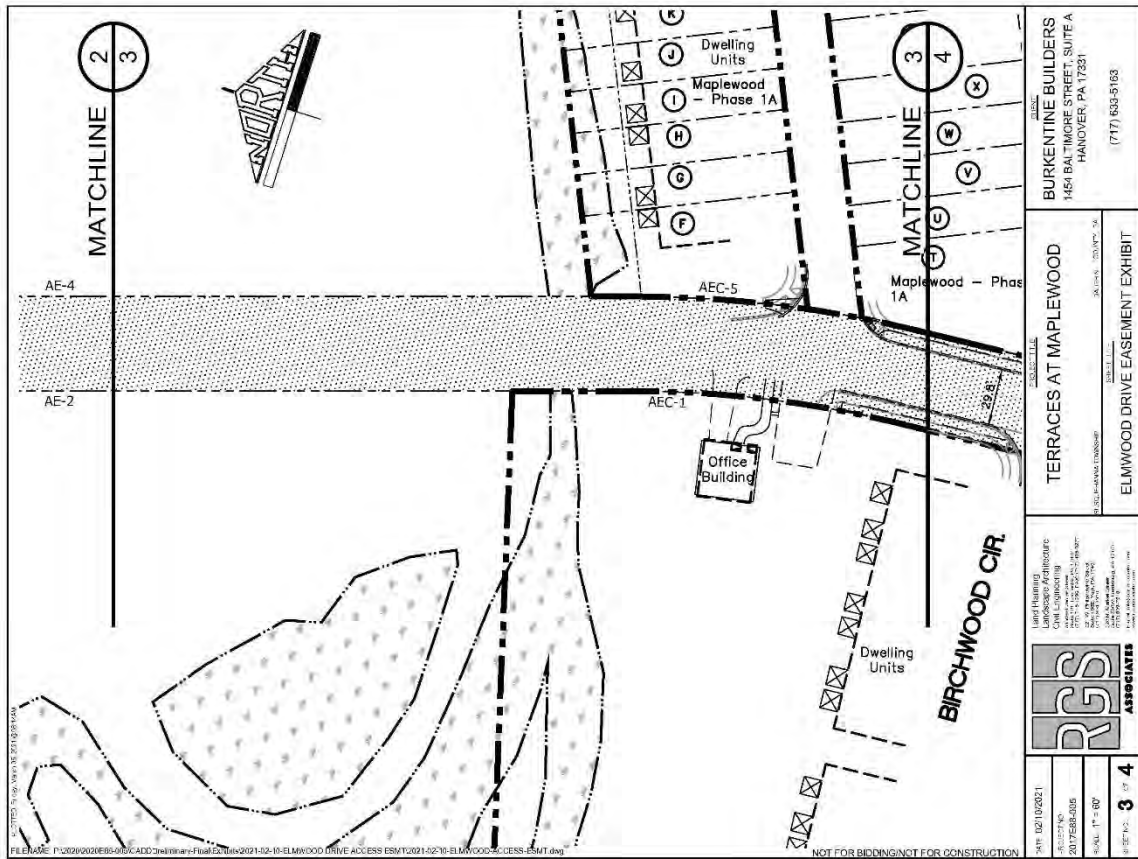
Exhibit D-1



FILENAME: I:\Q2019\2020\698-096\ADD\Drawings\Final\Exhibit\2021-02-19-ELMWOOD DRIVE ACCESS ESM1\2021-02-19-ELMWOOD ACCESS ESM1.dwg

LAND PLANNING Landscape Architecture 1000 N. Market Street Suite 100 Philadelphia, PA 19106 Tel: 215-755-2200 Fax: 215-755-2201 www.landplanning.com		PROJECT TERRACES AT MAPLEWOOD 1454 BALTIMORE STREET, SUITE A HANOVER, PA 17331 (717) 633-9163	
CLIENT THEA DRIVE ASSOCIATES LLC Acct. No: 62-021-038-000-0000 Deed Ref: 20070003180 Area: 24.765 Acres		DATE 02/19/2021	
SCALE 1" = 60'		SHEET NO. 2 OF 4	
PROJECT ELMWOOD DRIVE EASEMENT EXHIBIT		CLIENT BURKENTINE BUILDERS 1454 BALTIMORE STREET, SUITE A HANOVER, PA 17331 (717) 633-9163	

Exhibit D-2



LAND PLANNING Landscape Architecture 1000 N. 10th Street Suite 100 Harrisburg, PA 17102-2000 Tel: 717.633.9163 Fax: 717.633.9163 www.rgsassociates.com		PROJECT TERRACES AT MAPLEWOOD 1454 BALTIMORE STREET, SUITE A HANOVER, PA 17331 (717) 633-9163	
DATE 02/10/2021		SCALE 1" = 60'	
PROJECT NO. 2017588-008		SHEET NO. 3 OF 4	
CLIENT BURKENTINE BUILDERS 1454 BALTIMORE STREET, SUITE A HANOVER, PA 17331 (717) 633-9163		PROJECT TITLE ELMWOOD DRIVE EASEMENT EXHIBIT	

Exhibit D-3

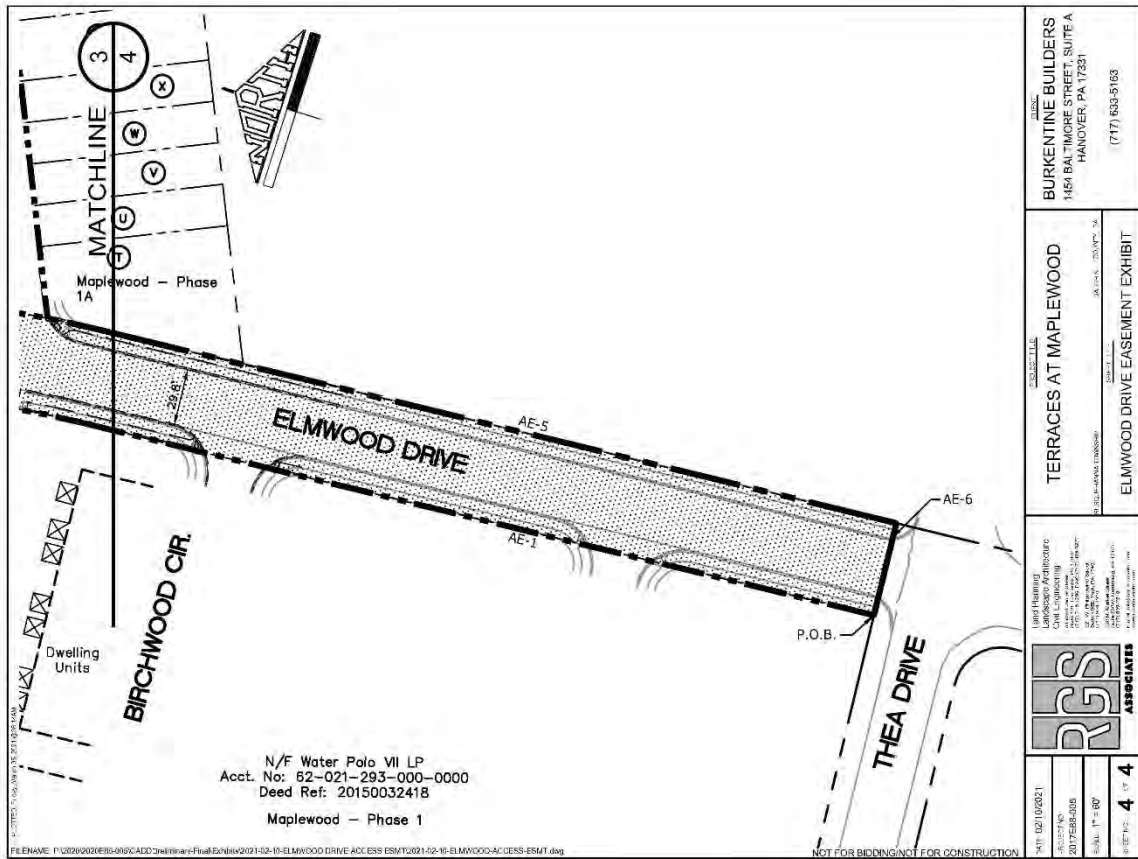


Exhibit D-4

EXHIBIT E

Plan of Shared Stormwater Facilities

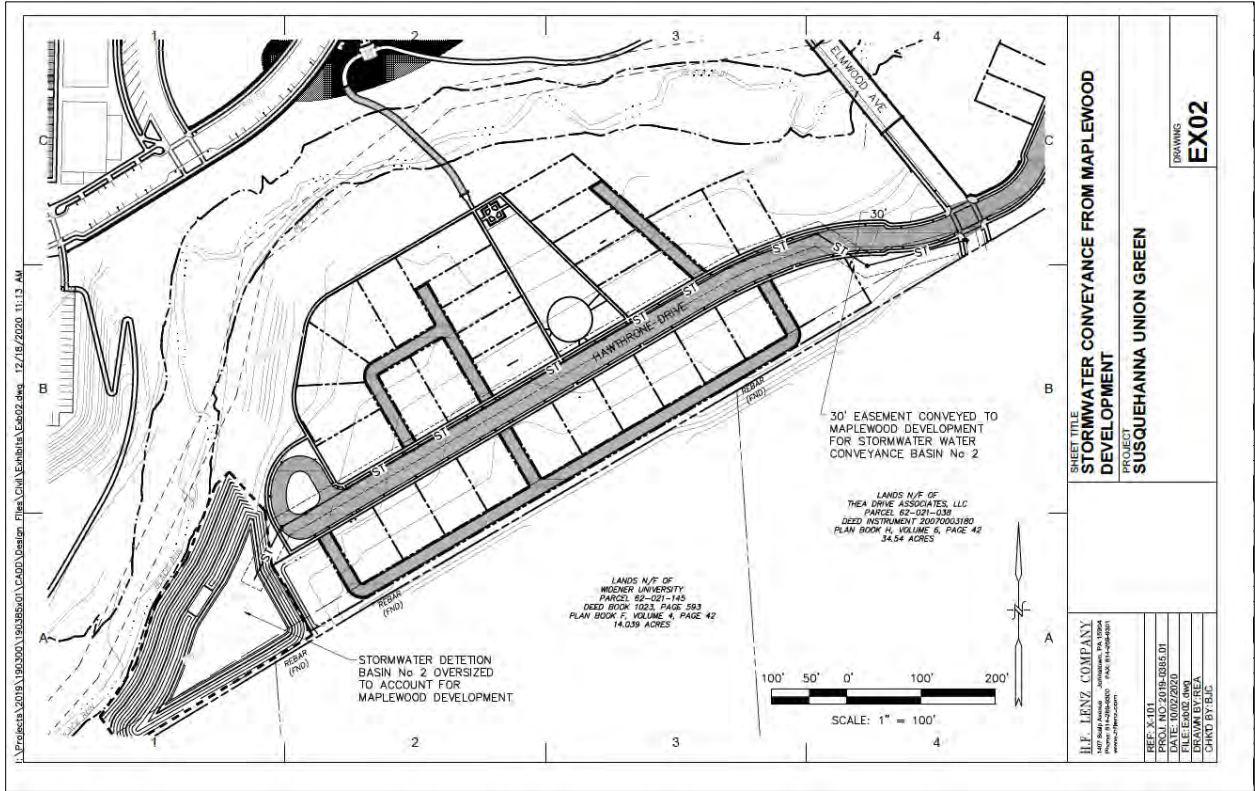


Exhibit E-1

EXHIBIT F

RESERVED

EXHIBIT G

RESERVED

Exhibit G-1

EXHIBIT H

Hawthorne’s Mortgagee Consent

After recording return to:
David J. Tshudy, Esquire
Troutman Pepper Hamilton Sanders LLP
100 Market Street, Suite 200
P.O. Box 1181
Harrisburg, PA 17108-1181

UPI No. 62-013-181, 62-013-182, 62-013-183, 62-013-184, and 62-013-185

MORTGAGEE CONSENT TO EASEMENT AGREEMENT

THIS MORTGAGEE CONSENT TO EASEMENT AGREEMENT (this “Consent”) is made on this _____ day of _____, 202____, by _____, a _____ (“Mortgagee”) with respect to that certain Easement Agreement dated _____, 202____ (the “Easement Agreement”) by and among **HAWTHORNE SPE LLC**, a Pennsylvania limited liability company (“Owner”), **TERRACES AT MAPLEWOOD DE LLC**, a Pennsylvania limited liability company, and **SUSQUEHANNA TOWNSHIP**, a Pennsylvania second-class township, affecting, inter alia, that certain real property located in Susquehanna Township, Dauphin County, Pennsylvania, commonly identified as UPI/Tax Parcel Nos. 62-013-181, 62-013-182, 62-013-183, 62-013-184, and 62-013-185, as more particularly described in those certain deeds (1) dated April 13, 2017, and recorded in the Recorder of Deeds Office in and for Dauphin County, Pennsylvania (the “Recording Office”) as Instrument No. 2017009139, and (2) dated January 17, 2020, and recorded in the Recording Office as Instrument No. 20200003687 (collectively, the “Property”). The Easement Agreement is recorded in the Recording Office as Instrument No. 202_____.

Mortgagee has been granted by Owner mortgage title and lien in the Property by virtue of that certain _____ dated _____, and recorded in the Recording Office as Instrument No. _____ (the “Mortgage”). As of the date of this Consent, the Mortgage has not been satisfied.

To the extent necessary under the Mortgage and related loan documents, Mortgagee hereby consents to Owner entering into the Easement Agreement.

Further, Mortgagee hereby subordinates its mortgage title and lien in the Property to the easement(s) granted by Owner pursuant to the terms of the Easement Agreement.

This Consent shall be recorded in the Recording Office.

[SIGNATURE PAGE FOLLOWS]

Exhibit H-1

FIFTH ADDENDUM TO ACCESS AGREEMENT

WHEREAS, Vartan Group, Inc. ("Vartan Group"), with an address at 3605 Vartan Way, Suite 301, Harrisburg, Dauphin County, Pennsylvania, 17110, as agent for The Buonarroti Trust ("TBT"), owner of that certain property located at or known as 2615 Linglestown Road, Harrisburg, Dauphin County, Susquehanna Township, Pennsylvania (the "Property"), and Thea Drive Associates ("TDA"), with an address at 474 Mount Sidney Road, Lancaster, Pennsylvania, 17602, owner of that certain property known as the "Maplewood Development" and located at Thea Drive, Susquehanna Township, Dauphin County, Pennsylvania, entered into an Access Agreement dated December 5, 2006 (the "Agreement"); and

WHEREAS, the Agreement provides for two means of ingress and egress to the Maplewood Development once fully built-out (the "Maplewood Access"), as requested by Susquehanna Township, a recognized third-party beneficiary of the Agreement; and

WHEREAS, TBT and TDA entered into a First Addendum to Access Agreement dated September 30, 2014 (the "First Addendum"), to amend the Agreement to require TBT or its successor in interest to commence construction of the Maplewood Access upon the earlier to occur of (i) nine years after the date of the Agreement, or (ii) receipt of final approval of Phase IV of the Maplewood Development; and

WHEREAS, TBT and TDA entered into a Second Addendum to Access Agreement dated July 10, 2015 (the "Second Addendum"), to amend the Agreement to require TBT or its successor in interest to commence construction of the Maplewood Access upon the earlier to occur of (i) ten years after the date of the Agreement, or (ii) receipt of final approval of Phase IV of the Maplewood Development; and

WHEREAS, TBT and TDA entered into a Third Addendum to Access Agreement dated July 11, 2016 (the "Third Addendum"), to amend the Agreement to require TBT or its successor in interest to commence construction of the Maplewood Access upon the earlier to occur of (i) eleven years after the date of the Agreement, or (ii) receipt of final approval of Phase IV of the Maplewood Development; and

WHEREAS, on or about April 13, 2017, TBT transferred ownership of the Property to Hawthorne SPE, LLC ("Hawthorne"), of which TBT is the sole member; and

WHEREAS, TBT and TDA entered into a Fourth Addendum to Access Agreement dated August 15, 2017 (the "Fourth Addendum"), to amend the Agreement to require TBT or its successor in interest to commence construction of the Maplewood Access upon the earlier to occur of (i) twelve years after the date of the Agreement, or (ii) receipt of final approval of Phase IV of the Maplewood Development; and

WHEREAS, Susquehanna Township, as an intended third-party beneficiary of the Agreement, approved the First Addendum, Second Addendum, Third Addendum, and Fourth Addendum; and

WHEREAS, TDA does not anticipate receiving final approval of Phase IV of the Maplewood Development on or before December 6, 2018; and

WHEREAS, the terms of the Fourth Addendum would require the commencement of construction of the Maplewood Access on or before December 6, 2018; and

WHEREAS, the Maplewood access is to be provided by the extension of Elmwood Road across land now owned by Hawthorne extending to and connecting to Progress Avenue at a location to be determined; and

WHEREAS, on February 23, 2017, Susquehanna Township rezoned the Property and on April 12, 2018, approved the Preliminary Land Development Plan for the Property over which Elmwood Road will extend, including a regulating plan, attached hereto as Exhibit "B", labeled "Regulating Plan" and made a part hereof; and

NOW THEREFORE, intending to be legally bound, the parties hereby agree as follows:

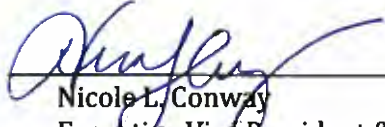
1. The recitals set forth above are incorporated herein.
2. The parties hereby amend the Agreement to require TBT, acting by and through Hawthorne or its successor in interest, to commence construction of the Maplewood Access upon the earlier to occur of (i) thirteen years after the date of the Agreement, or (ii) receipt of final approval of Phase IV of the Maplewood Development. TBT, acting by and through Hawthorne or its successor in interest, shall diligently attempt to obtain all necessary and required local, state, and/or federal permit approvals associated with the construction of the Maplewood Access and shall complete construction of the Maplewood Access within one year of obtaining such approval(s).
3. TBT, TDA and Susquehanna Township agree that the location of Elmwood Avenue may change as agreed by the land owner over which the roadway will be built and Susquehanna Township, but if no such agreement is made, the default location for the same shall be as set forth in the Regulating Plan approved by the Susquehanna Township Board of Commissioners on April 12, 2018 and attached hereto as Exhibit "B" in lieu of Exhibit "A" attached to the Agreement.
4. The parties have sought and obtained the concurrence of Susquehanna Township as an acknowledged third-party beneficiary of the Agreement with the power to enforce any provision of the Agreement if required.
5. All terms and conditions of the Agreement, a copy of which is attached hereto as Exhibit "A" and expressly incorporated herein, except as expressly modified in this Fifth Addendum, are hereby ratified and shall apply and remain in effect.
6. No amendment, modification, alteration or rescission of the terms hereof shall be binding unless the same be in writing, dated subsequent to the date hereof and duly executed by the parties hereto.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

IN WITNESS WHEREOF, this _____ day of _____, 2018, the parties hereunto have set their hands and seals.

VARTAN GROUP, INC.
Agent for The Buonarroti Trust


Witness

By: 
Nicole L. Conway
Executive Vice President & General Counsel

THEA DRIVE ASSOCIATES, LLC


Witness

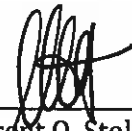
By: 
Brent O. Stoltzfus
Member

EXHIBIT A

ACCESS AGREEMENT

THIS AGREEMENT, made this 5 day of December, 2006, by and between Vartan Group, Inc. (hereinafter "Vartan Group"), Agent for Buonarroti Trust (TBT) of 3601 Vartan Way, Harrisburg, Dauphin County, Pennsylvania, and Thea Drive Associates, LLC, (TDA) purchaser of the property located at Thea Drive, Susquehanna Township, Dauphin County, Pennsylvania, to be known as the Maplewood Development (hereinafter "Maplewood"), who hereby agree as follows:

WHEREAS, Thea Drive Associates, LLC, (TDA) has entered into an agreement to acquire a tract of 34.54 acres from TBT, which property is located at the intersection of Thea Drive and Elmwood Drive in Susquehanna Township, Dauphin County, Pennsylvania; and

WHEREAS, TDA intends to develop the property for residential use as the Maplewood Development, and is presently seeking preliminary plan approval from Susquehanna Township for the Maplewood Development; and

WHEREAS, TBT is also the owner of adjacent property located to the North of the Maplewood tract, which property is known as the Dennison Tract; and

WHEREAS, in conjunction with the consideration of the Preliminary Plans submitted for the Maplewood Development, Susquehanna Township has requested assurances that, when the development is fully completed, there will be two means of ingress and egress to the Maplewood Development; and

WHEREAS, the parties contemplate that TDA will be required to provide a second access for ingress and egress in conjunction with the Township's approval of the fourth phase of the Maplewood Development; and

WHEREAS, in order that the sale of the Maplewood tract may proceed, TBT is desirous of facilitating Township approval of the plans submitted by TDA;

NOW THEREFORE the parties agree as follows:

1. The recitals set forth above are incorporated herein.
2. The parties will work jointly and cooperatively together, and to the greatest degree possible with the owners of any adjacent lands slated for development, to create a rational, cohesive, efficient network of roads for ingress and egress in the area of the Maplewood Development and the Dennison tract.
3. When plans for the development of the Dennison tract are created, and the alignment of the streets and roads to be constructed on that tract is established, TBT agrees to provide a road connection to the Maplewood Development sufficient to provide Maplewood with a second means of ingress and egress across the Dennison tract that conforms to the ordinances of Susquehanna Township.
4. In the event TDA is in need of the second access to the Maplewood Development before plans for the development of the Dennison tract providing such an access have been created, and the parties are otherwise unable to agree upon an alignment of the Maplewood Access, TBT agrees to provide TDA with an easement for ingress and egress across its property at the location and in the alignment indicated on Exhibit "A," which easement or access shall be known as the "Default Access." TBT agrees to provide sufficient land along the alignment of the Default Access to satisfy the Township requirements for the road to be constructed, including any cut and fill area, and any area necessary for the construction of storm water management facilities.
5. In the event the second access to the Maplewood tract must be constructed before an appropriate second access is available as a result of development on the Dennison tract, TBT agrees to either construct its portion of the required access, or permit contractors retained by TDA to have access to TBT property to construct the access at such time as to not

unreasonably delay the approval or construction of Phase IV of the Maplewood Development.

6. Each party shall bear the cost of constructing that portion of the Maplewood Access that is located upon their individual properties.

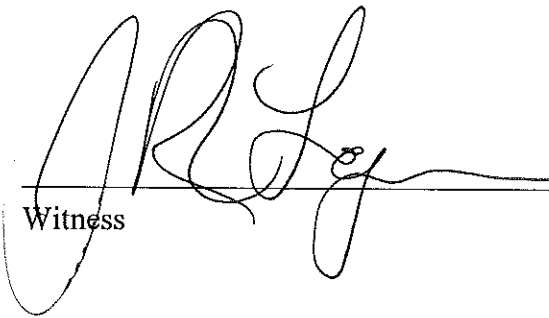
7. Upon the earlier to occur of (i) eight years after the date of this Agreement, or (ii) receipt of final approval for Phase IV of the Maplewood Development, TBT, or its successor in interest shall commence construction of the Maplewood Access. At such time financial security for the Maplewood Access shall be provided to Susquehanna Township by each of TBT and TDA in the same proportion as they will bear construction costs. Notwithstanding the foregoing, TDA shall upon preliminary subdivision approval of the Maplewood Development contribute to Susquehanna Township the sum of \$70,000.00 which amount is to be held in trust by Susquehanna Township so that it can be used for expense of installation of a traffic light at or near the Default Access, as appropriate. TDA shall be responsible for one-third of the expense for the traffic light and related improvements, provided however, in no event shall TDA be required to contribute more than an additional \$30,000.00 for such improvements, it being the intent of the parties hereto that TDA's financial obligations for the traffic light improvements and any other off site improvements not exceed a total sum of \$100,000.00. TBT or its successor in interest shall be responsible for the balance of the cost of the traffic light improvements. For purposes of this Agreement the cost of the traffic light improvements to be paid in full by TBT and TDA, as allocated above, shall include, without limitation, engineering, right-of-way acquisition, land development, geometric improvements, lane improvements, signalization, signage, or any other cost that might be incurred by Susquehanna Township directly related to the traffic light.

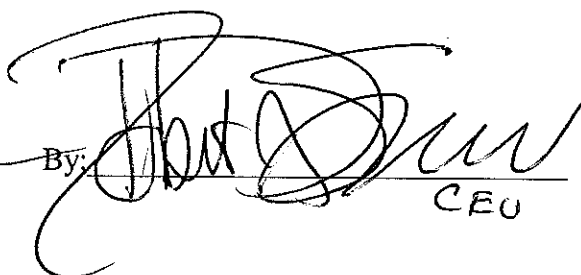
8. This agreement shall be binding upon and inure to the benefit of the heirs, successors and assigns of the parties. TBT, and Vartan Group, Inc. agree to provide a copy of this agreement to any entity that may make an offer to purchase all or a portion of the Dennison tract prior to accepting said offer.

9. The parties acknowledge that Susquehanna Township is a third party beneficiary of this agreement and that Susquehanna Township may enforce any provision of this agreement if required.

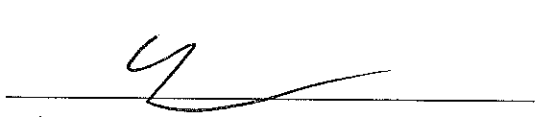
IN WITNESS WHEREOF, the parties hereunto have set their hands and seals all on the date and year first above written.


VARTAN GROUP, INC.
Agent for The Buonarroti Trust


Witness

By: 
CEO

THEA DRIVE ASSOCIATES, LLC


Witness

By: 

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF DAUPHIN:SS.

BE IT REMEMBERED, that on DECEMBER 5 2006, before me the subscriber personally appeared ROBERT DeSousa who acknowledged himself to be the ~~(Vice)~~ CEO ~~President~~ of VARTAN GROUP, INC., a Corporation, as agent for Buonarroti Trust and that being authorized to do so as such corporate officer executed the foregoing instrument for the purposes therein contained on behalf of the corporation.

WITNESS my hand and seal the day and year aforescribed.

Notary Public

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF _____)SS.

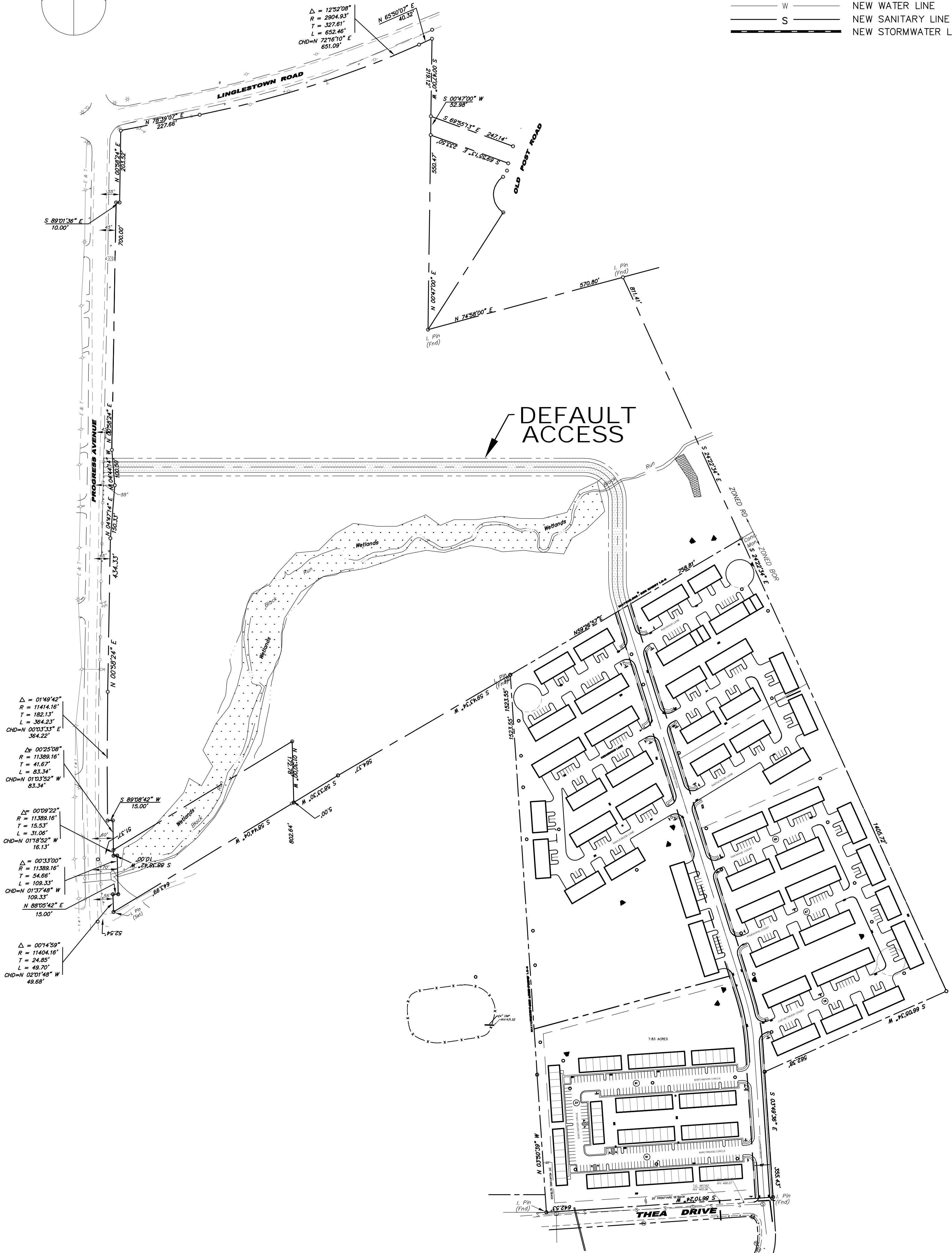
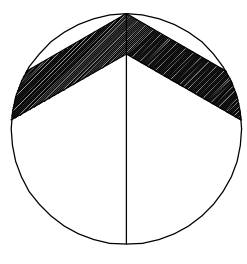
BE IT REMEMBERED, that on October 31, 2005, before me the subscriber personally appeared **Brent O. Stoltzfus, Member** of Thea Drive Associates, LLC, who acknowledged himself to be the Member of Thea Drive Associates, LLC, a limited liability company and that he as such member, being authorized to do so executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Member.

WITNESS my hand and seal the day and year aforescribed.

Notary Public

LEGEND

- — — — — PROPERTY LINE
- X — X — EXISTING FENCE
- - - - - 4.80' EXISTING CONTOUR LINE
- W — W — EXISTING WATER LINE
- S — S — EXISTING SANITARY LINE
- ⊙ EXISTING SANITARY MANHOLE
- ⊗ EXISTING CABLE-TV
- ⋯ EXISTING WETLANDS
- NEW MANHOLE
- NEW INLET
- ♿ PHYSICALLY DISABLED PARKING
- ↑ TRAFFIC FLOW
- ⊕ NEW SIGN
- ⊕ NEW FIRE HYDRANT
- ⓪ NEW PARKING COUNT (INCLUDES GARAGE)
- 470 NEW CONTOUR LINE
- W — NEW WATER LINE
- S — NEW SANITARY LINE
- — — — — NEW STORMWATER LINE



$\Delta = 01^{\circ}49'42''$
 $R = 11414.16'$
 $T = 182.13'$
 $L = 364.23'$
 CHD=N 00103.333° E 364.22'

$\Delta = 00^{\circ}25'08''$
 $R = 11389.16'$
 $T = 41.67'$
 $L = 83.34'$
 CHD=N 01103.52° W 83.34'

$\Delta = 00^{\circ}09'32''$
 $R = 11389.16'$
 $T = 15.53'$
 $L = 31.06'$
 CHD=N 01118.52° W 16.13'

$\Delta = 00^{\circ}33'00''$
 $R = 11389.16'$
 $T = 54.66'$
 $L = 109.33'$
 CHD=N 0133.448° W 109.33'

$\Delta = 00^{\circ}14'59''$
 $R = 11404.16'$
 $T = 24.65'$
 $L = 49.70'$
 CHD=N 0201.48° W 49.68'

$\Delta = 12^{\circ}52'08''$
 $R = 2904.93'$
 $T = 327.61'$
 $L = 652.46'$
 CHD=N 7216.10° E 651.09'

DEFAULT ACCESS



NOTE:
 THE "DEFAULT ACCESS" ILLUSTRATED IN THIS PLAN, IS IN ACCORDANCE WITH THE CORRESPONDING ACCESS AGREEMENT, DATED DECEMBER 7, 2006 BETWEEN THE VARTAN GROUP, INC., AGENT FOR THE BUONARROTI TRUST, AND THEA DRIVE ASSOCIATES LLC, AND REFERRED TO AS EXHIBIT "A".

SHEET LD-19 FOR RECORDS

LD-19

DRAWN BY: CCS
 CHECKED BY: PRC
 DATE: 12/07/08
 PROJECT NO.: 05013-01
 DWG. NO.:

RAUDENBUSH ENGINEERING, INC.
 29 South Union Street Middletown, PA 17057
 Phone: (717)-944-0883/Fax: (717)-944-0112
 raudeng@raudeng.com

DEFAULT ACCESS PLAN

MAPLEWOOD
 SUSQUEHANNA TOWNSHIP
 DAUPHIN COUNTY, PENNSYLVANIA

no.	description	date	by	approved

Verify Scale
 bar is one inch on original drawing
 0 1"
 if not one inch on this sheet, adjust scales accordingly

Exhibit B

Regulating Plan



Progress & Linglestown: TND

Building Use

Legend	
C-1	Commercial/Office/Retail/Restaurant
C-2	Commercial/Office/Retail/Restaurant/Parking
C-3	Commercial/Hotel
R-1	Single Family Detached Residence
R-2	Senior Living/Community Center
[Orange Box]	Building
[Light Orange Box]	Residential Lot
[Grey Box]	Crosswalk
[Red Line]	Street wall #2
[Green Box]	Greens
[Light Green Box]	Green Space
[Blue Box]	Shared Lane Markings
[Green Tree]	Street/Large Tree
[Light Green Tree]	Shrub/Understory Tree
[Dark Green Box]	Stormwater Mgmt Area

Mixed-Use Compliance Table

Use	Acreage	% of Site	Required/ Permitted
Commercial Use	(+/-) 27.29	47%	50% Max.
Residential Use	(+/-) 30.77	53%	40% Min.
Total Tract	(+/-) 58.07	100%	
Green Space	(+/-) 19.34	33%	25% Min.
Residential Single Family Detached	(+/-) 5.54 NET	10%	5% Min.
Residential Multi-Family	(+/-) 5.85 NET	10%	5% Min./30% Max.

GENERAL NOTES:

- All property lines are build-to lines with the exception of R-1 (single family detached residences). Consult Design Guidelines for build-to lines for R-1.
- Consult Design Guidelines, Section 500 for sidewalk details, scoring patterns, crosswalk dimensions, and trail details.
- Consult Design Guidelines, Section 500 for street wall dimensions and details.
- Consult Design Guidelines, Section 500 for site lighting specifications and details.
- Consult Design Guidelines, Section 500 for site trees, stormwater screening, buffer yards, and landscaping design.
- Dimensions of all thoroughfares are provided on the Layout Plans LD-1-LD-15. Consult the Design Guidelines, Section 800 for all thoroughfare pavement materials and design details.



LaQuatra Bonci ASSOCIATES
LANDSCAPE ARCHITECTURE

95 South Teah Street
Pittsburgh, Pennsylvania 15203
Tel 412.488.9822
Fax 412.488.9825

Nature leads, art follows.



Prepared for:
Vantus Group, Inc.
1001 Vantus Way, Suite 101
Hamburg PA 17110

Susquehanna Union Green

Hamburg, PA



Project Number:
17008
Drawn by:
FD
Checked by:
DM, VT
Date:
October 5, 2017

Revisions:
December 4, 2017
January 5, 2018
February 20, 2018
April 5, 2018

Scale:
1"=100'

Sheet Name:
Regulating Plan

Submission:
Preliminary Land Development Plan

Sheet Number:
LD - 7

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Tax Parcel Nos.:
62-013-056
62-021-038

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding is made this 10th day of December, 2018, by and between by and between **HAWTHORNE SPE, LLC**, of 3605 Vartan Way, Suite 301, Susquehanna Township, Dauphin County, Commonwealth of Pennsylvania, 17110 (hereinafter "Hawthorne").

AND

THEA DRIVE ASSOCIATES, LLC, 474 Mount Sidney Road, Lancaster, PA 17602, East Lampeter Township, Lancaster County, Pennsylvania, 17602 (hereinafter "TDA").

WHEREAS, Hawthorne is the owner and developer of the parcel located at or known as 2615 Linglestown Road, Harrisburg, Dauphin County, Pennsylvania (Parcel No. 62-013-056) (hereinafter, the "Hawthorne Parcel"). The Hawthorne Parcel is more particularly described in the Deed recorded in the Office of the Recorder of Deeds in and for Dauphin County at Instrument Number 20170009139; and

WHEREAS, TDA is the owner and developer of the parcel known as Thea Drive Lot #1, Harrisburg, Dauphin County, Pennsylvania (Parcel No. 62-021-038) (hereinafter, the "TDA Parcel"). The TDA Parcel is more particularly described in the Deed recorded in the Office of the Recorder of Deeds for Dauphin County at Instrument No. 20070003180; and

WHEREAS, The Buonarroti Trust and E.G. Stoltzfus Land, LLC and Richard L. Martin entered into a certain Agreement of Sale of Real Estate dated March 10, 2005 (together with all addenda thereto, the "Agreement of Sale"), for the purchase and sale of the TDA Parcel; and

WHEREAS, Hawthorne is the successor in interest of The Buonarroti Trust to the Hawthorne Parcel, and TDA is the successor in interest of E.G. Stoltzfus Land, LLC and Richard L. Martin to the TDA Parcel; and

WHEREAS, The Buonarroti Trust and TDA are parties to a certain Access Agreement dated December 6, 2006 (together with all addenda thereto, the "Access Agreement"), which provides for a second access for ingress and egress for the TDA Parcel across the Hawthorne Parcel; and

WHEREAS, pursuant to the Agreement of Sale, The Buonarroti Trust agreed to provide certain easements for stormwater management and sewer as needed on or across the Hawthorne Parcel at a location to be mutually agreed to by the parties; and

WHEREAS, the general configuration of stormwater management facilities needed by TDA on and across the Hawthorne Parcel is illustrated on the Preliminary Subdivision and Land

Development Plan for Maplewood by Raudenbush Engineering, Inc., dated June 3, 2005 (revised December 12, 2006) and recorded on March 16, 2007 in the Office of the Recorder of Deeds in and for Dauphin County at Instrument Number 20070010447 (the "Maplewood Plan"); and

WHEREAS, Hawthorne and TDA have executed this Memorandum of Understanding to confirm their understanding regarding certain easements to be granted on or across the Hawthorne Parcel for the benefit of the TDA Parcel.

NOW THEREFORE, the parties agree as follows:

1. Upon receipt of written notice by the other, the parties or their successors in interest shall, without unreasonable delay, enter into a Stormwater Easement and Maintenance Agreement (the "Stormwater Easement") which shall satisfy the terms of the Agreement of Sale by: (a) granting a perpetual, non-exclusive right of way and easement for the benefit of the TDA Parcel for stormwater management facilities that satisfy the design requirements of the Maplewood Plan as it relates to capacity and conveyance of stormwater, and (b) establishing rights and responsibilities with regard to construction, maintenance, and operation thereof.

2. Upon receipt of written notice by the other, the parties or their successors in interest shall, without unreasonable delay, enter into a Sewer Easement and Maintenance Agreement (the "Sewer Easement") which shall satisfy the terms of the Agreement of Sale by: (a) granting a perpetual, non-exclusive right of way and easement for the benefit of the TDA Parcel for a sanitary sewer conveyance extension and connection, and (b) establishing rights and responsibilities with regard to construction, maintenance, and operation thereof.

3. The parties acknowledge that Hawthorne is in the process of developing the Hawthorne Parcel, and accordingly the precise configuration of the Stormwater Easement and Sewer Easement may change.

4. The parties further acknowledge that stormwater management facilities for the Hawthorne Parcel may involve floodplain restoration of Black Run, and Hawthorne wishes to provide for the Stormwater Easement within the scope of said floodplain restoration of Black Run. The parties shall therefore cooperate to effectuate the same, provided Hawthorne is and shall remain responsible for the design, permitting, and execution of said floodplain restoration.

5. TDA agrees in principle to participate in the cost of construction of the aforementioned floodplain restoration of Black Run to the extent the same shall provide for the Stormwater Easement, provided the cost to TDA shall be the lesser of: (a) the cost of the stormwater management facilities on the Hawthorne Parcel as shown on the Maplewood Plan, and (b) the cost of the floodplain restoration allocable to the TDA Parcel's stormwater management

design requirements as shown on the Maplewood Plan. The parties agree to negotiate in good faith to determine the share of costs allocable to the TDA Parcel.

6. The precise location of the Sewer Easement shall be one that is mutually agreeable to the parties. TDA further agrees in principle to participate in the cost of construction of any shared sewer facilities. The parties agree to negotiate in good faith to determine the share of costs allocable to TDA for any shared facilities. TDA shall further be solely responsible for the cost of installation and maintenance of any sewer facilities installed by TDA.

7. The Stormwater Easement and Sewer Easement shall be recorded in the Office of the Recorder of Deeds for Dauphin County, Pennsylvania, and shall run with the land.

8. Hawthorne and TDA intend that the provisions contemplated herein will be binding on and inure to the benefit of the parties and any and all of their respective heirs, successors and assigns and any and all persons and entities who now or hereafter own or otherwise have any right, title or interest in all or any part of the Hawthorne Parcel or TDA Parcel and shall be unaffected by any change in ownership of the TDA Parcel or Hawthorne Parcel.


9. All terms of the Agreement of Sale except as enumerated herein have been satisfied. There are no other agreements concerning the Agreement of Sale or the Stormwater Easement except as enumerated herein.

IN WITNESS WHEREOF, the Parties have executed this Memorandum of Understanding the day and year first above written.

HAWTHORNE SPE, LLC

By: 
H. Ralph Vartan
President

THEA DRIVE ASSOCIATES, LLC

By: 
Name: Brent O Stoltzfus
Title: member



**Staff Report – Final Subdivision Plan
Oakhurst Condominium Subdivision
Oakhurst Boulevard and Blue Ridge Circle**

Request:	To subdivide all “withdrawable” land from the houses at Oakhurst Condominiums.
Deadline:	09.25.2022
Developer:	OM Real Estate Ventures
Consultants:	Hartman and Associates Inc.
Property Owner:	OM Real Estate Ventures
Parcel ID:	Lot 1: 62-018-000 Lot 2: 62-013-137
Zoning District:	R-4 – Residential Urban and BOR – Business, Office, Residential
Prepared By:	Elizabeth S. Logan, AICP Director of Community & Economic Development
Items Reviewed:	Final Subdivision Plan dated 12.26.2019, revised 02.06.20, 08.06.20, 01.31.22 & 05.25.22, 07.6.22 and 07.28.22 Waiver request letter dated 02.19.20, revised 7.7.22 Resubmittal Letter dated 7.7.22

Project Summary:

OM Real Estate Ventures is proposing a subdivision of the Oakhurst Condominium site, located at the northwest corner of Blue Ridge and Oakhurst Boulevard. The property is 11.5011 acres in area and utilizes public water and sewer.

Lot 1 will be approximately 2.4 acres in area and has 6 existing residential condominiums buildings, each containing four dwellings, for a total of 24 units. This development was approved in 1998 and is known as Houses at Oakhurst. Access to this property is from Oakhurst Boulevard via a private access road and there is one means of ingress/egress. Emergency access is now provided on the east side of the property, and a hammerhead turnaround is provided on the southern end of the property. This area is currently zoned BOR.

Lot 2 is proposed to be approximately 9.1 acres and is vacant. No proposed use for the subdivided land has been provided or reviewed. Approximately 160 feet of the proposed lot fronts onto Oakhurst Boulevard. This area is currently zoned both BOR and R-4. (Ward 2)

Waiver/Modification Requests:

§22-501.7 – Two separate points of ingress to and egress for Lot 1.

Staff Review Comments:

1. ***New comment: Provide a drainage easement document signed and recorded with the property owner at the Dauphin County Recorder of Deeds.***

2. Clarify the impervious lot coverage for both proposed lots. **Additional comment: A breakdown of the total existing impervious coverage, building coverage, and vegetative coverage is required for Lot 1. [§27-1004.1]**

Recommendation:

Township staff has reviewed the above-referenced project and recommends the following:

1. Approval of the waiver request from §22-501.7 – Two separate points of ingress to and egress from Lot 1 with the modified emergency access with the condition that a shared access easement agreement is executed.
2. Approval of the plan with the following conditions:
 - a. All outstanding comments on the Township’s staff report and the Engineer’s Plan Review Letter are addressed on the plan.
 - b. Provide recreation fees for existing dwellings.
 - c. Provide a signed O&M agreement outlining short and long-term ownership, operations, and maintenance responsibility for the proposed stormwater improvements.
 - d. Provide a signed shared access easement agreement for the emergency access.
 - e. Provide financial security to Susquehanna Township for all improvements to the site.
 - f. Provide a developer’s agreement for the proposed-on site improvements.
 - g. Provide a construction easement and agreement for the construction improvements to be performed by the developer of Lot 2 onto Lot 1 as shown on Sheet 5 of the plan.
 - h. Provide evidence of an agreement with the Condo Association to include conditions and recommendations addressed at the July 25th Planning Commission meeting.





369 East Park Drive
Harrisburg, PA 17111
717.564.1121
www.hrg-inc.com



SUBDIVISION PLAN REVIEW LETTER #7

Susquehanna Township

Attn: Betsy Logan

Houses at Oakhurst

AUGUST 3, 2022

We have completed our review of the following information for the above-referenced project:

Submission:	Dated:	Last Revised:
Plan Sheets 1-6 of 6 (Plan)	December 26, 2019	July 28, 2022
Swale Design Calculations	---	---

We offer the following comments:

Administrative Items to be Completed Prior to/Upon Plan Approval

1. Provide a signed and sealed professional engineer's certification (SLDO 407.1.A.4).
2. Provide a signed and sealed professional land surveyor's accuracy certification (SLDO 407.1.A.4).
3. The applicant shall provide a financial guarantee to Susquehanna Township for the timely installation and proper construction of all stormwater management and erosion and sedimentation controls (801.1).
4. Provide a signed O&M agreement for the proposed stormwater improvements (602.2.C.1).
5. A construction easement and agreement will be required for the construction of improvements on Lot #1. These shall be obtained prior to plan recording (General).
6. Remove all references to Boulevard Entrance. General Note #8 still references a boulevard entrance (General).

This review is based solely on the documents referenced above and does not relieve the design professional of any responsibility, nor does it imply any design responsibility by Herbert, Rowland & Grubic, Inc. HRG reserves the right to make additional comments in the future based on newly-supplied or revised information as provided by the applicant or their representative(s).

HERBERT, ROWLAND & GRUBIC, INC.

Alex Greenly, PE
Project Manager

AG

R000242.0002 (Phase 1238)

**GSMIGEL, ANDERSON
& SACKS** LLP
ATTORNEYS AT LAW

STUART S SACKS, ESQUIRE

PHONE: (717) 234-2401

FACSIMILE (717) 234-3611

EMAIL: ssacks@sasllp.com

www.sasllp.com

File No.
12656-4-9

July 7, 2022

Board of Commissioners
Susquehanna Township
1900 Linglestown Road
Harrisburg, PA 17110

Re: Waiver Request - Oakhurst Subdivision

Dear Board of Commissioners,

On behalf of our client, OM Real Estate Ventures, we are requesting a waiver from the Subdivision and Land Development Ordinance which requires two (2) points of ingress and egress.

The current plan is a simple subdivision of one lot into two lots. Improvements to the new Lot #2 are unknown and will be the subject of an application by the purchaser of the new lot. Until the development plan is known, it is impractical to lock in a design that may require further amendment. Therefore, the following waiver is requested:

Declarant requests to defer the requirement to provide a second means of ingress and egress to proposed Lot #1 via an access easement on proposed Lot #2 until Land Development Plan approval has been obtained for future improvements to proposed Lot #2.

Thank you for your attention to this request.

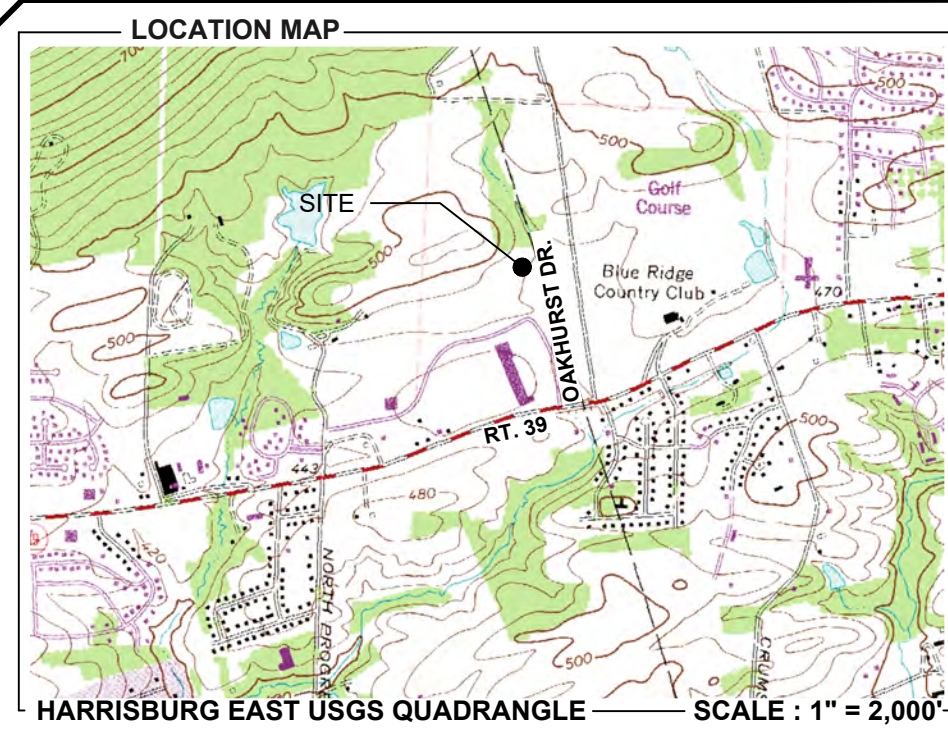
Very truly yours,



Stuart S. Sacks

SSS/gcp

cc: OM Real Estate Ventures, LP
Randy Shearer, PE
Betsy Logan, Zoning Officer



HARRISBURG EAST USGS QUADRANGLE SCALE: 1" = 2,000'

ZONING DATA

ZONING: R4 - RESIDENTIAL URBAN DISTRICTS / BOR - BUSINESS-OFFICE-RESIDENTIAL

REQUIRED YARD SETBACKS (SINGLE FAMILY ATTACHED, MULTI-FAMILY):

	SINGLE FAMILY DETACHED	SINGLE FAMILY SEMI-DETACHED	SINGLE FAMILY ATTACHED	MULTI-FAMILY	PRINCIPAL NON-RESIDENTIAL BUILDING
FRONT:	30'	30'	25'	25'	25'
SIDE:	8'	10'	10'	20'	10'
REAR:	30'	30'	25'	25'	25'
MIN. TRACT AREA:	N/A	N/A	40,000 SF.	40,000 SF.	15,000 SF.
MIN. LOT WIDTH:	65'	40'	22' INTERIOR UNITS / 32' EXTERIOR UNITS	NA	150'
MAX. BLDG. COVERAGE:	N/A	30%	35%	20%	35%
MAX. LOT IMPERVIOUS:	40%	45%	50%	45%	80%
MIN. VEGETATIVE COVERAGE:	60%	55%	50%	55%	20%

BOR ALLOWABLE BUILDING HEIGHT: HEIGHT OF A PRINCIPAL BUILDING SHALL NOT EXCEED 42 FEET IN ACCORDANCE WITH SECTION 27-2104, EXCEPT THE HEIGHT OF ANY BUILDING MAY EXCEED 42 FEET IN HEIGHT BY ONE FOOT FOR EACH ADDITIONAL FOOT BY WHICH THE WIDTH OF EACH YARD EXCEEDS THE MINIMUM YARD REGULATIONS OF THE DISTRICT; HOWEVER, UNDER NO CIRCUMSTANCE SHALL THE HEIGHT EXCEED FOUR STORIES OR 55 FEET.

R-4 ALLOWABLE BUILDING HEIGHT: 30 FT.

PARKING REQUIREMENTS: 30 FT. REQUIRED: (2 PER DWELLING UNIT)(24 UNITS) = 48 SPACES PROPOSED: 54 SPACES

PROPOSED LOT INFORMATION:
 LOT 1 104,651.91 SF. LOT 2: 395,712.10 SF.
 LOT WIDTH: 340.13 FT. LOT WIDTH: 158.73 FT.
 BLDG. COVERAGE: 10% BLDG. COVERAGE: 0%
 IMPERVIOUS COVERAGE: 45% IMPERVIOUS COVERAGE: 0%
 VEGETATIVE COVERAGE: 55% VEGETATIVE COVERAGE: 100%

OWNER CERTIFICATION
 I, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAN AND THAT ALL STREETS OR PARTS THEREOF, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDERED FOR DEDICATION TO PUBLIC USE.

ON THIS THE _____ DAY OF _____, 200____ BEFORE ME THE UNDERSIGNED PERSONALLY APPEARED.

OWNER(S) _____
 OWNER(S) _____

WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN AND THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND DEED AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

WITNESS MY HAND AND NOTORIAL SEAL THE DAY AND THE DATE ABOVE WRITTEN

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN AND THAT ALL STREETS OR PARTS THEREOF, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDERED FOR DEDICATION TO PUBLIC USE.

OWNER(S) _____
 OWNER(S) _____

DAUPHIN COUNTY PLANNING COMMISSION
 THIS PLAN REVIEWED BY THE DAUPHIN COUNTY PLANNING COMMISSION THIS _____ DAY OF _____ 20____

CHAIRMAN _____
 SECRETARY _____

SUSQUEHANNA TOWNSHIP ENGINEER
 THIS PLAN REVIEWED BY THE SUSQUEHANNA TOWNSHIP ENGINEER THIS _____ DAY OF _____ 20____

TOWNSHIP ENGINEER _____

SUSQUEHANNA TOWNSHIP PLANNING COMMISSION
 THIS PLAN RECOMMENDED FOR APPROVAL BY THE SUSQUEHANNA TOWNSHIP PLANNING COMMISSION THIS _____ DAY OF _____ 20____

CHAIRMAN _____
 SECRETARY _____

SUSQUEHANNA TOWNSHIP BOARD OF COMMISSIONERS
 THIS PLAN APPROVED BY THE SUSQUEHANNA TOWNSHIP BOARD OF COMMISSIONERS, AND ALL CONDITIONS IMPOSED WITH RESPECT TO SUCH APPROVAL WERE COMPLETED ON THIS _____ DAY OF _____ 20____

THIS PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR DAUPHIN COUNTY THIS _____ DAY OF _____ 20____ PLAN BOOK _____ VOLUME _____ PAGE _____

PRESIDENT _____
 SECRETARY _____

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE OFF ALL "WITHDRAWABLE" LAND, LOT 2, FROM THE HOUSES OF OAKHURST CONDOMINIUMS TO CREATE LOT 2. LOT 2 SHALL BECOME A FOR SALE LOT BY OWNER.
2. BOUNDARY INFORMATION AS SHOWN WAS TAKEN FROM "PRELIMINARY/ FINAL LAND DEVELOPMENT PLAN FOR HOUSES AT OAKHURST" AS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF AND FOR THE COUNTY OF DAUPHIN, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK "K", VOLUME 7, PAGE 45 ET. SEQ.
3. THERE ARE NO KNOWN COVENANTS RUNNING WITH THE LAND.
4. FUTURE DEVELOPMENT OF LOT 2 WILL REQUIRE SUBMITTAL AND APPROVAL OF EROSION CONTROL AND STORMWATER MANAGEMENT PLANS.
5. LOT 2 STORMWATER RUNOFF BEING DIRECTED TO EXISTING STORMWATER FACILITIES SHALL BE LIMITED TO PRE-DEVELOPMENT FLOWS FOR THE 2 YEAR THROUGH 100 YEAR STORM EVENTS.
6. LOT 2 OWNER SHALL BE RESPONSIBLE FOR THE STORMWATER FACILITIES ON LOT 1. THIS AGREEMENT SHALL BE PERPETUAL AND RUN WITH BOTH LOTS.
7. THE SWALE AND INLET ON THE COMMON PROPERTY LINE OF LOT 1 AND 2 SHALL BE RESPONSIBILITY OF LOT 2 OWNER.
8. LOT 1 OWNER SHALL HAVE THE RIGHT OF EMERGENCY EGRESS THROUGH FUTURE LOT 2 DRIVEWAY. LOT 2 DEVELOPER SHALL INSTALL CONNECTION TO LOT 1.
9. ALL MONUMENTS AND MARKERS ARE SET OR WILL BE SET PRIOR TO FINAL RECORDING.
10. EACH LOT SHALL GRANT A TEMPORARY AND PERMANENT CONSTRUCTION EASEMENT TO THE OTHER LOT FOR ACCESS TO CONSTRUCT THE IMPROVEMENTS AS SHOWN ON THESE PLANS. THIS AGREEMENT SHALL BE PERPETUAL AND RUN WITH BOTH LOTS.
11. BLUE RIDGE CIRCLE AND ITS OAKHURST BOULEVARD ENTRANCE / EXIT SHALL ONLY BE USED BY LOT 1 RESIDENTS.

SURVEYOR CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SUSQUEHANNA TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

ENGINEER CERTIFICATION

I HEREBY CERTIFY THIS PLAN TO BE CORRECT AS SHOWN.

MODIFICATIONS			
SECTION	REQUIREMENT	APPROVED / DENIED	DATE
501.7	REQUIRES TWO(2) SEPARATE POINTS OF INGRESS AND EGRESS - PROPOSED FUTURE EMERGENCY ACCESS AND EASEMENT ON LOT 2 FOR LOT 1.		

LEGEND

- ZONE LINE
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- LEGAL RIGHT-OF-WAY LINE
- CURB
- EDGE OF ROAD
- CENTER LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- STORM SEWER
- MINOR CONTOURS
- MAJOR CONTOURS
- TREE LINE
- x 428.00 SPOT ELEVATION
- o PROPERTY CORNER
- o CONCRETE MONUMENT
- o BENCHMARK
- o POB POINT OF BEGINNING
- EXISTING CONDITIONS
- PROPOSED CONDITIONS
- LOT 1 EMERGENCY ACCESS EASEMENT

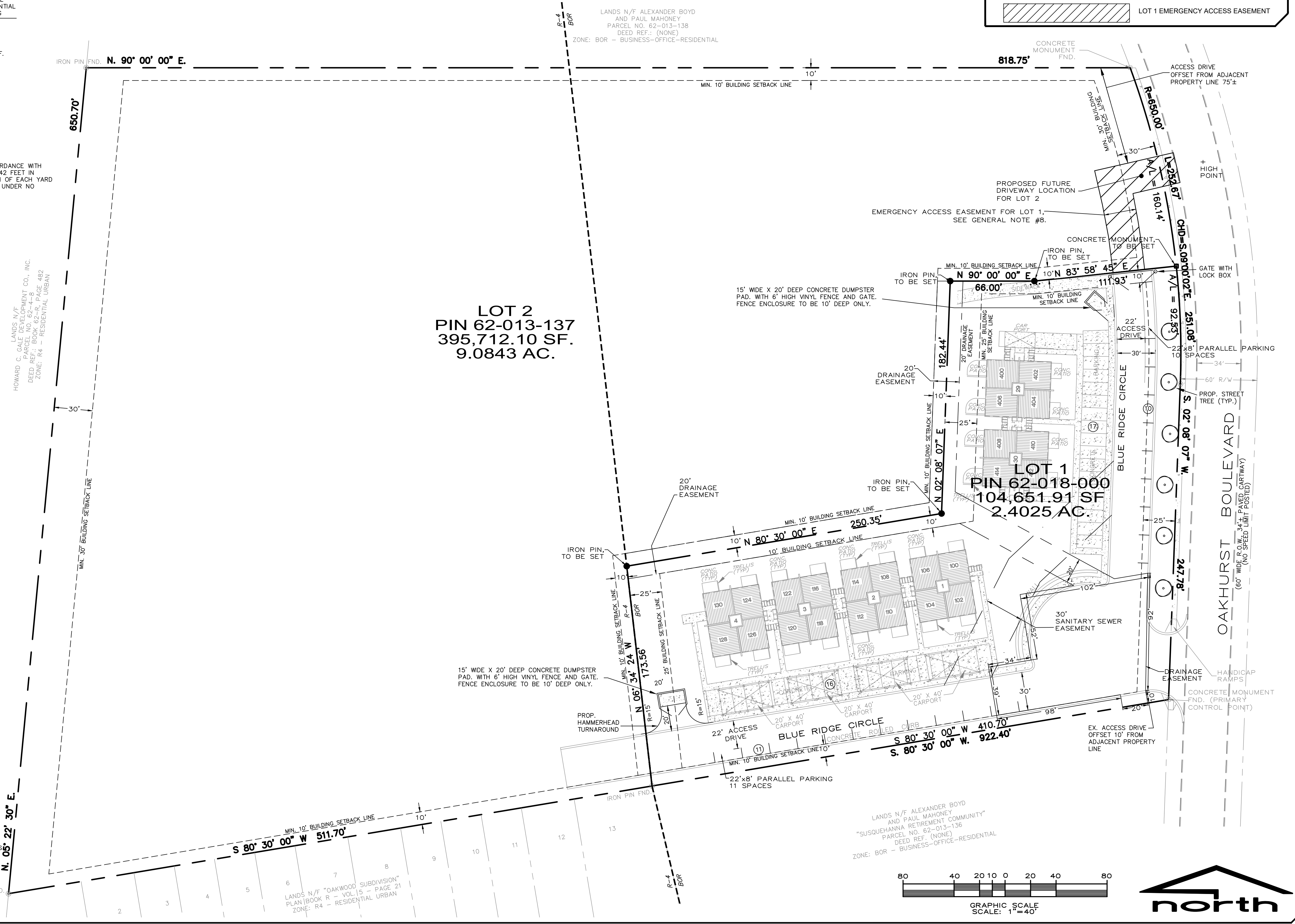
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 DRAWN: WEB
 DATE: 12/26/2019
 REVISED:
 8/08/2020 7-6-22
 9/25/2020 7-28-22
 11/04/2020
 07/22/2021
 10/01/2021
 5-25-22

PROPOSED SUBDIVISION PLAN FOR HOUSES AT OAKHURST CONDOMINIUMS, SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA

SEAL

HARTMAN AND ASSOCIATES, INC.
 ENGINEERS & SURVEYORS
 2101 PENNSYLVANIA ROAD
 CAMP HILL, PENNSYLVANIA 17011
 TELEPHONE (717) 737-3495
 FAX (717) 737-2063

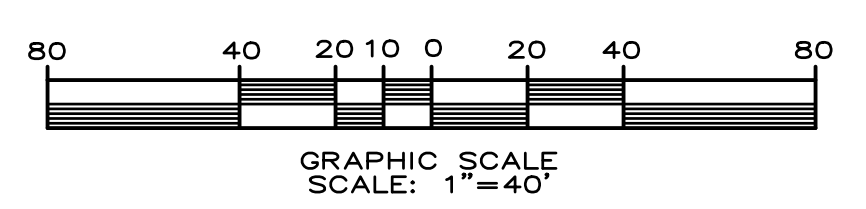
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 DWG FILE: 19145_SD_PLAN
 SHEET 1 OF 6

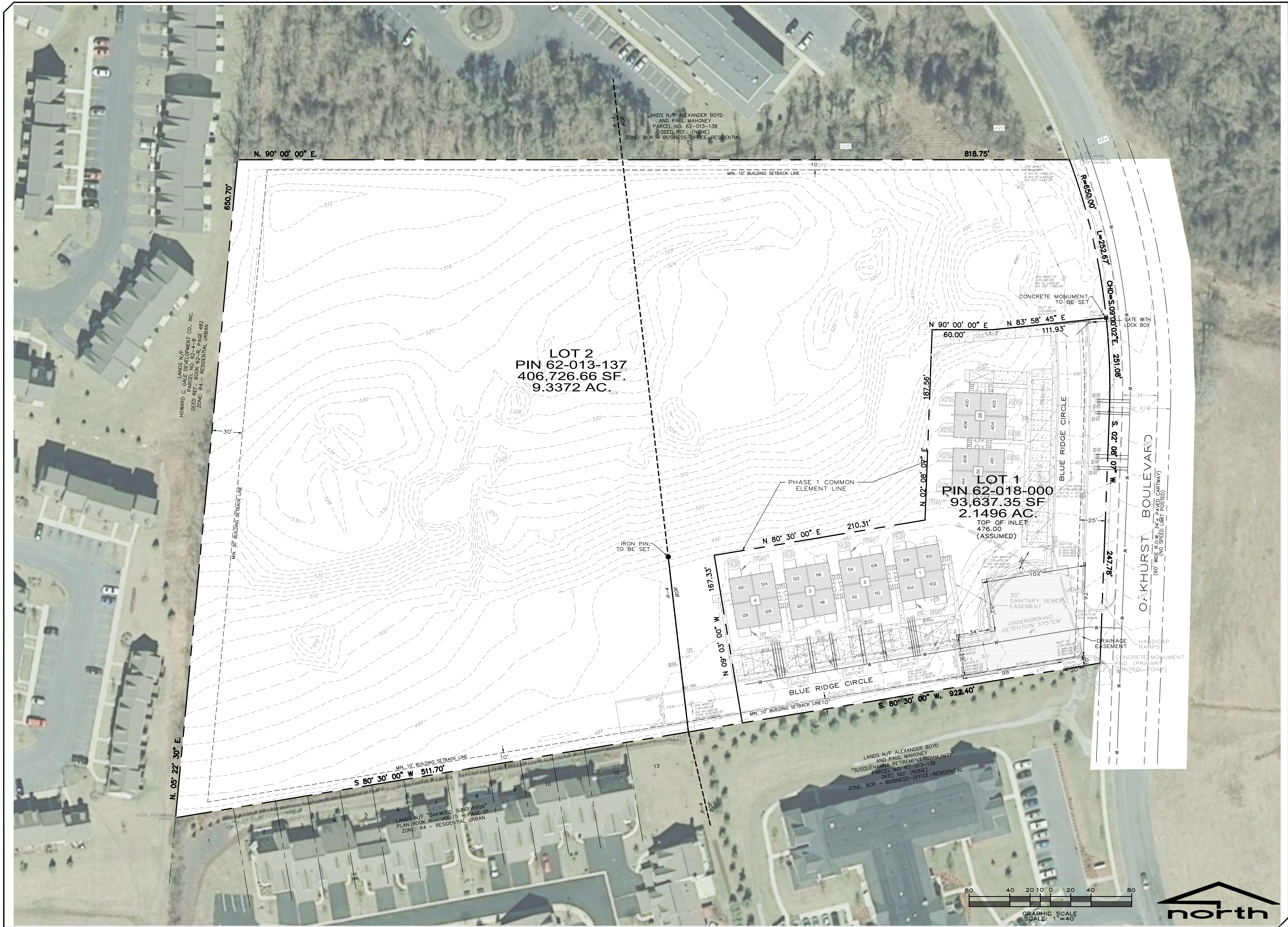


HOWARD C. GALLAGHER DEVELOPMENT CO., INC.
 DEED REF.: BOOK 62-R, P. 8 OF 482
 ZONE: R4 - RESIDENTIAL URBAN

LANDS N/F ALEXANDER BOYD AND PAUL MAHONEY
 PARCEL NO. 62-013-138
 DEED REF.: (NONE)
 ZONE: BOR - BUSINESS-OFFICE-RESIDENTIAL

LANDS N/F ALEXANDER BOYD AND PAUL MAHONEY
 "SUSQUEHANNA RETIREMENT COMMUNITY"
 PARCEL NO. 62-013-136
 DEED REF.: (NONE)
 ZONE: BOR - BUSINESS-OFFICE-RESIDENTIAL





HOWARD C. LITTLE DEVELOPMENT CO., INC.
 PARCEL NO. 62-013-137
 DEED REF.: BOOK 62-4-B, PAGE 482
 ZONE: R4 - RESIDENTIAL URBAN

LANDS N/F ALEXANDER BOYD
 AND PAUL MAHONEY
 PARCEL NO. 62-013-138
 DEED REF.: (NONE)
 ZONE: BOR - BUSINESS-OFFICE-RESIDENTIAL

LANDS N/F ALEXANDER BOYD
 AND PAUL MAHONEY
 "SUSQUEHANNA RETIREMENT COMMUNITY"
 PARCEL NO. 62-013-136
 DEED REF.: (NONE)
 ZONE: BOR - BUSINESS-OFFICE-RESIDENTIAL

LANDS N/F "OAKWOOD SUBDIVISION"
 PLAN BOOK R - VOL 15 - PAGE 21
 ZONE: R4 - RESIDENTIAL URBAN

DESIGN: RAS
DRAWN: WEB
DATE: 12/26/2019
REVISED: 8/08/2020 7-6-22 9/25/2020 7-28-22 11/04/2020 07/22/2021 10/01/2021 5-25-22

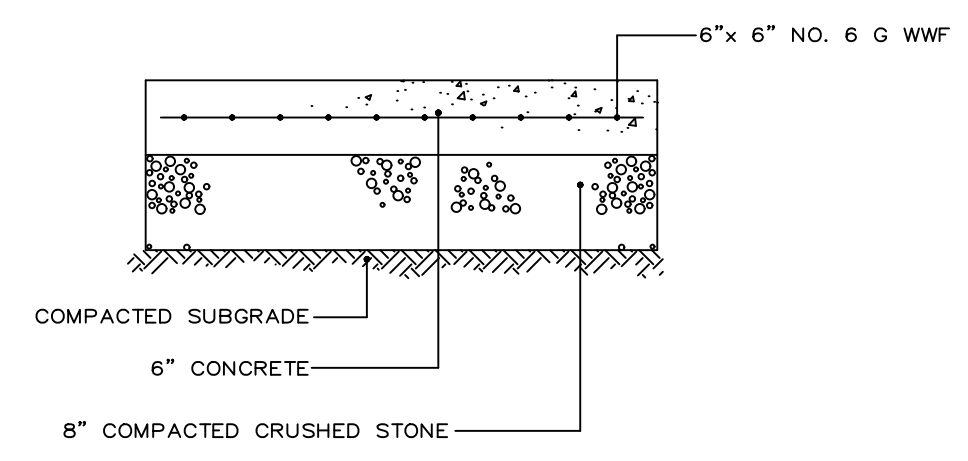
EXISTING CONDITIONS PLAN
 FOR
 HOUSES AT OAKHURST
 CONDOMINIUMS
 SUSQUEHANNA TOWNSHIP,
 DAUPHIN COUNTY, PENNSYLVANIA

SEAL

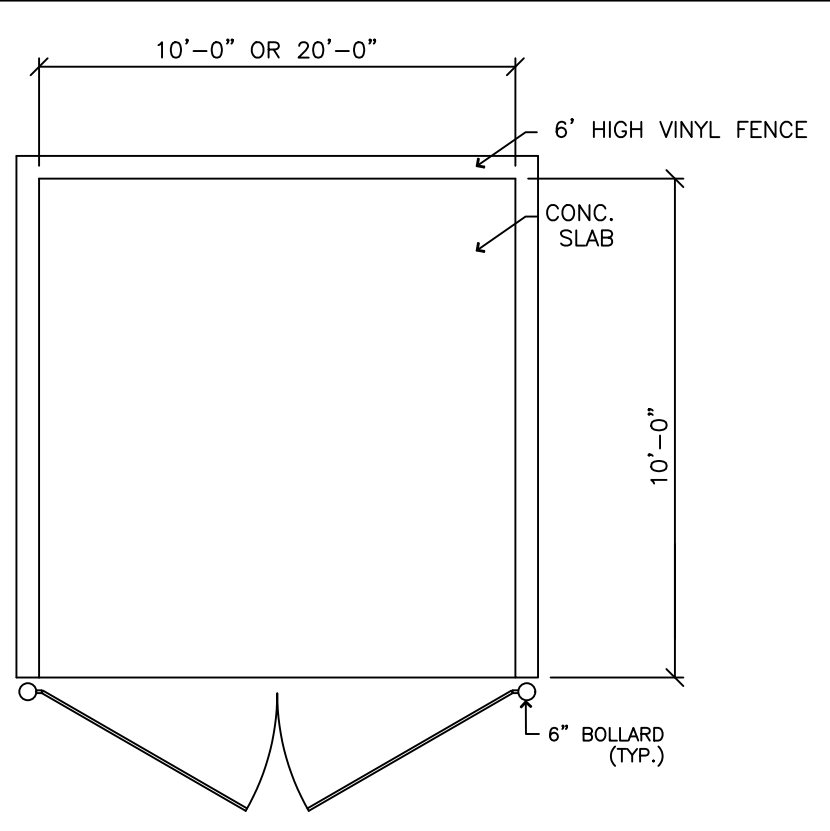
SEAL

HARTMAN AND ASSOCIATES, INC.
 ENGINEERS & SURVEYORS
 2101 ORCHARD ROAD
 CAMP HILL, PENNSYLVANIA
 TELEPHONE (717) 737-3495
 FAX (717) 737-2063

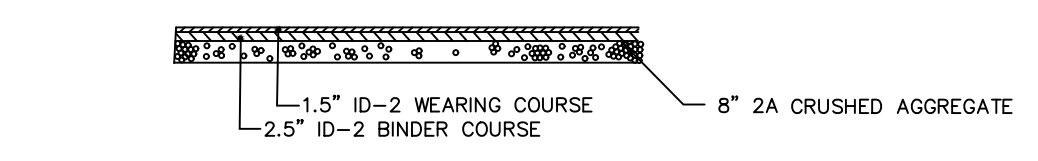
PROJECT NO. 19145
SURVEY BOOK NO. (NONE)
SCALE: 1" = 40'
DWG FILE: 19145 SD PLAN
SHEET 2 OF 6



DUMPSTER PAD SECTION
not to scale



TRASH ENCLOSURE DETAIL
not to scale



HAMMERHEAD TURN AROUND PAVEMENT CROSS-SECTION
not to scale

DRIVEWAY SIGHT DISTANCE MEASUREMENTS
(FOR LOCAL ROADS, USE PENNDOT PUB 70)

APPLICANT: *DM VENTURE* APPLICATION NO. _____
S.R. NO. _____ OFFSET _____ LEGAL SPEED LIMIT: *25 MPH*
MEASURED BY: *DR. IVINS* DATE: *1/15/19*
FOR DEPARTMENT USE ONLY: Safe Planning Speed _____ 85th Percentile Speed _____

A

THE MAXIMUM LENGTH OF ROADWAY ALONG WHICH A DRIVER AT A DRIVEWAY LOCATION CAN CONTINUOUSLY SEE ANOTHER VEHICLE APPROACHING ON THE ROADWAY.

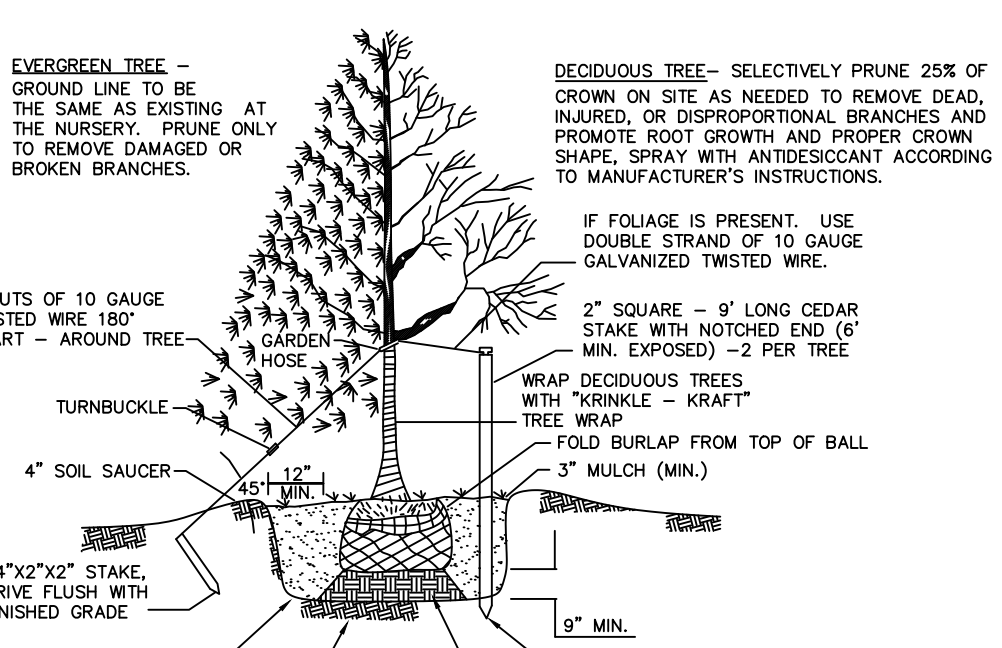
B

THE MAXIMUM LENGTH OF ROADWAY ALONG WHICH A DRIVER ON THE ROADWAY CAN CONTINUOUSLY SEE THE REAR OF A VEHICLE WHICH IS LOCATED IN THE DRIVERS TRAVEL LANE AND WHICH IS POSITIONED TO MAKE A LEFT TURN INTO A DRIVEWAY.

C

THE MAXIMUM LENGTH OF ROADWAY ALONG WHICH A DRIVER OF A VEHICLE INTENDING TO MAKE A LEFT TURN INTO A DRIVEWAY CAN CONTINUOUSLY SEE A VEHICLE APPROACHING FROM THE OPPOSITE DIRECTION.

LOT 2 FUTURE DRIVEWAY SIGHT DISTANCE SURVEY



STREET TREE PLANTING DETAIL
NOT TO SCALE

PROJECT SCHEDULE

START: WITHIN ONE (1) MONTH OF PLAN RECORDING
FINISH: WITHIN ONE (1) YEAR OF START

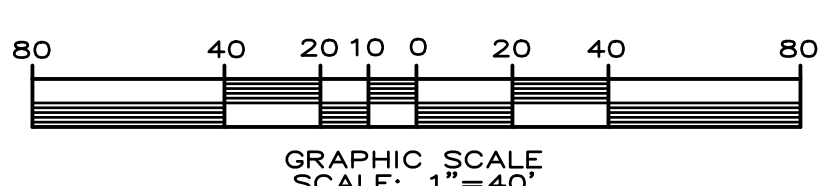
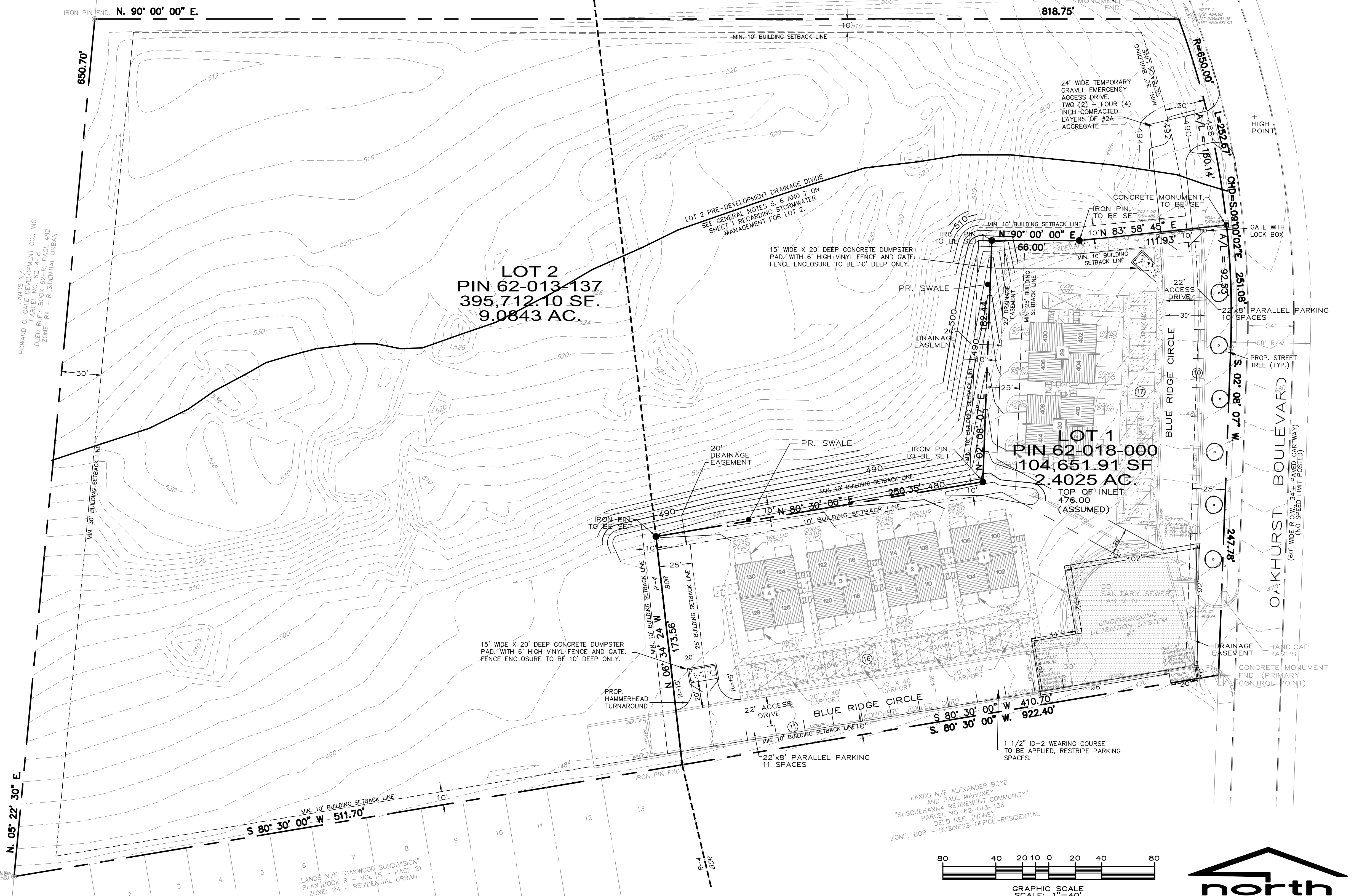
LEGEND

	ZONE LINE
	PROPERTY LINE
	ADJOINING PROPERTY LINE
	LEGAL RIGHT-OF-WAY LINE
	CURB
	EDGE OF ROAD
	CENTER LINE
	BUILDING SETBACK LINE
	EASEMENT LINE
	STORM SEWER
	MINOR CONTOURS
	MAJOR CONTOURS
	TREE LINE
	SPOT ELEVATION
	PROPERTY CORNER
	CONCRETE MONUMENT
	BENCHMARK
	POINT OF BEGINNING
	EXISTING CONDITIONS
	PROPOSED CONDITIONS

DESIGN: RAS
DRAWN: WEB
DATE: 12/26/2019

REVISED:
8/06/2020 7-6-22
9/25/2020 7-28-22
11/04/2020 7-28-22
07/22/2021
10/01/2021
5-25-22

LOT 1 AND 2 IMPROVEMENT PLAN
FOR
HOUSES AT OAKHURST
CONDOMINIUMS
SUSQUEHANNA TOWNSHIP,
DAUPHIN COUNTY, PENNSYLVANIA

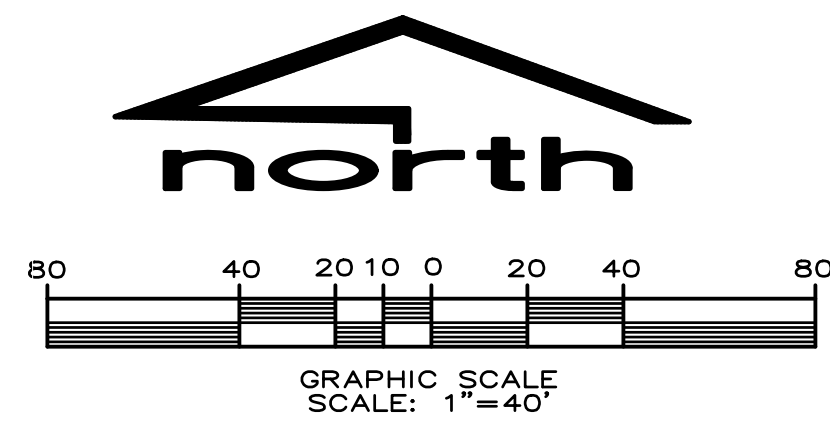
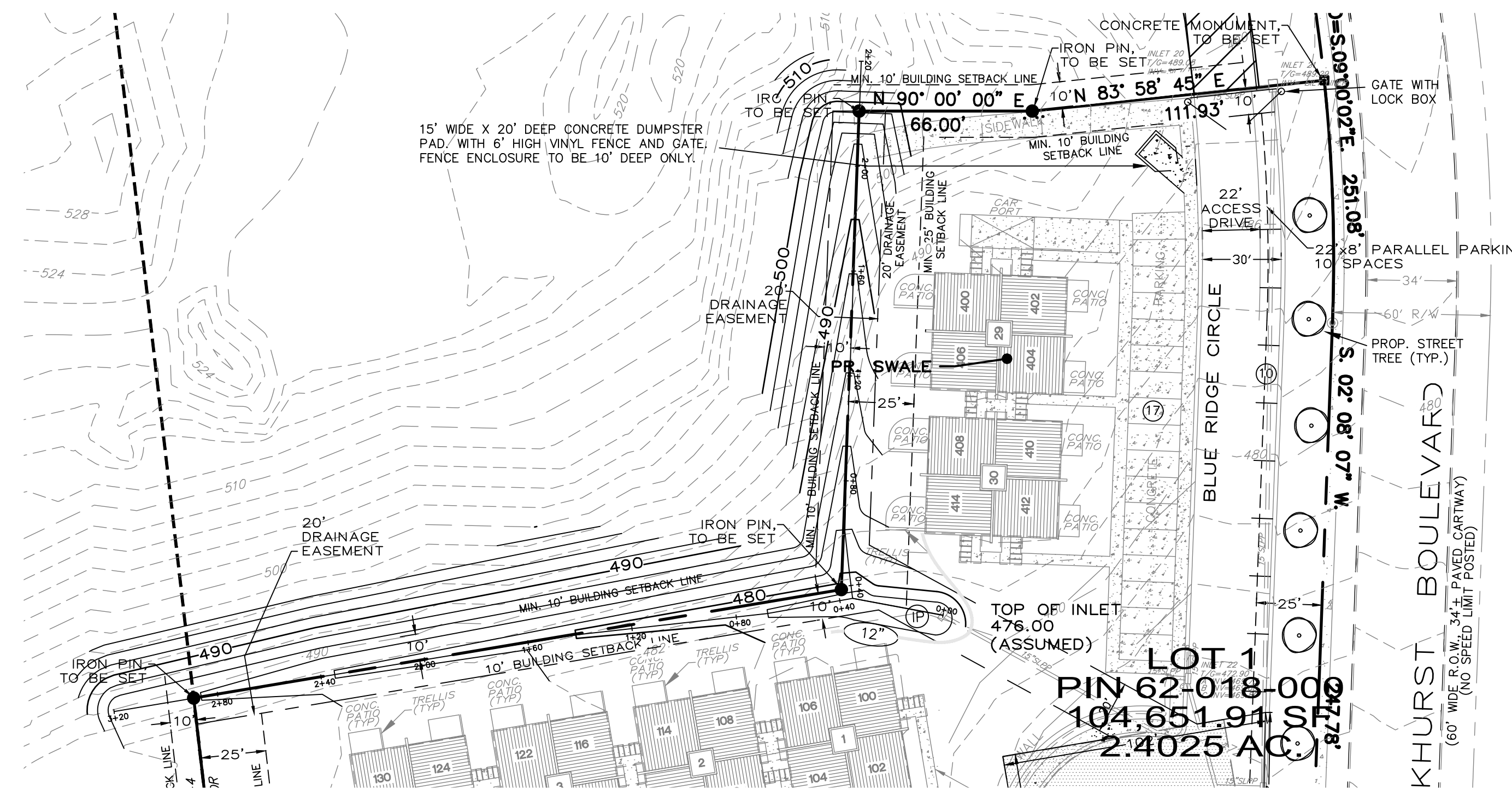


SEAL

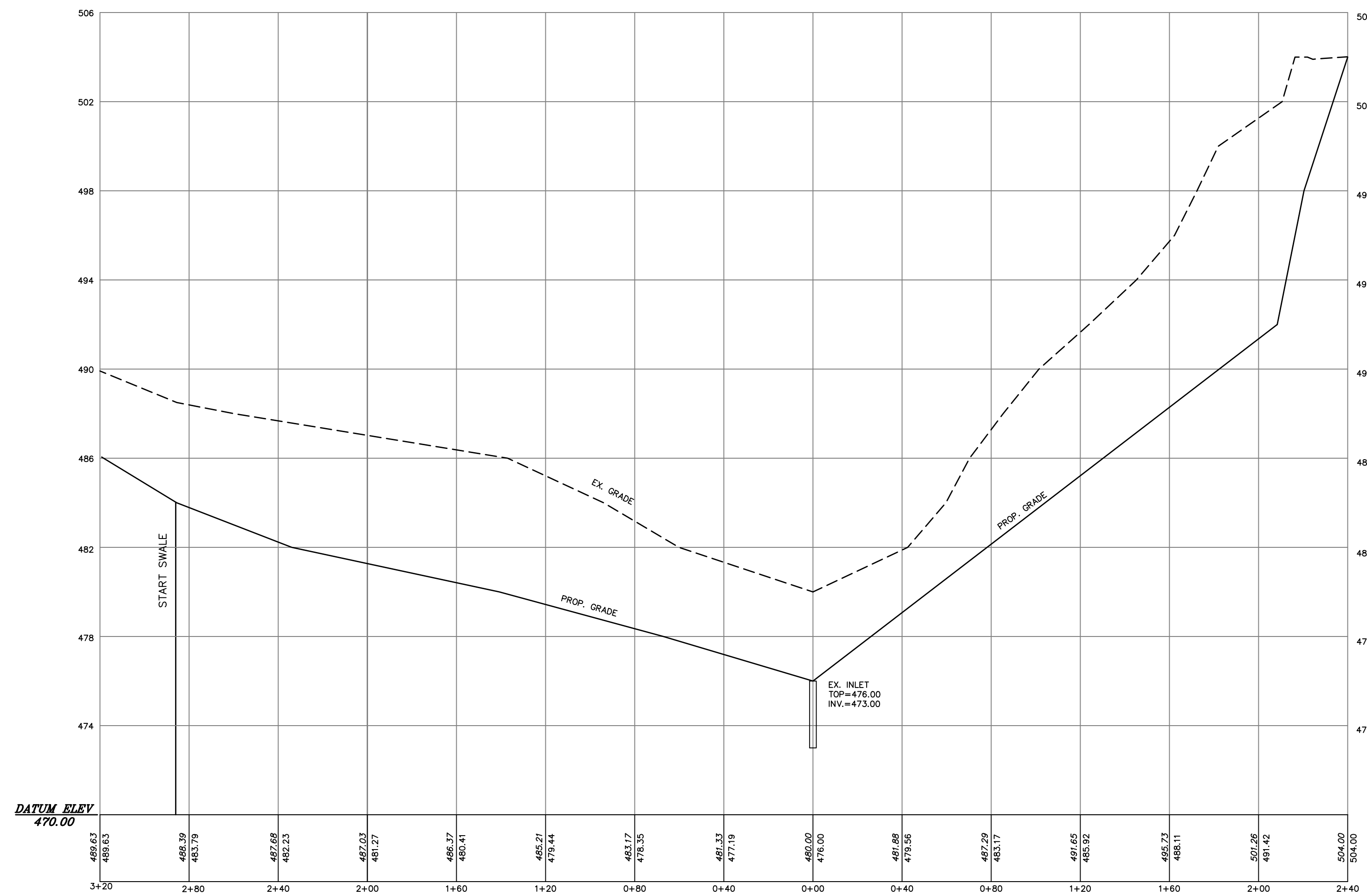
SEAL

HARTMAN AND ASSOCIATES, INC.
ENGINEERS & SURVEYORS
2101 ORCHARD ROAD
CAMP HILL, PENNSYLVANIA 17011
TELEPHONE (717) 737-3495
FAX (717) 737-2063

PROJECT NO. 19145
SURVEY BOOK NO. (NONE)
SCALE: 1" = 40'
DWG FILE: 19145 SD PLAN
SHEET 3 OF 6



PLAN VIEW OF PROPOSED SWALE
SCALE: 1"=40'



PROFILE VIEW OF PROPOSED SWALE
SCALE: HORIZ. 1"=40'
VERT. 1"=4'

DESIGN: RAS
DRAWN: WEB
DATE: 12/26/2019
REVISED:
8/06/2020 7-6-22
9/25/2020 7-28-22
11/04/2020
07/22/2021
10/01/2021
5-25-22

PLAN AND PROFILE
FOR
HOUSES AT OAKHURST
CONDOMINIUMS
SUSQUEHANNA TOWNSHIP,
DAUPHIN COUNTY, PENNSYLVANIA

SEAL

SEAL

HARTMAN AND ASSOCIATES, INC.
ENGINEERS & SURVEYORS
CAMP HILL, PENNSYLVANIA 17011
TELEPHONE (717) 737-3495
FAX (717) 737-2063

PROJECT NO.
19145
SURVEY BOOK
NO. (NONE)
SCALE: AS NOTED
DWG
FILE:19145 SD PLAN
SHEET **4** OF **6**

CONSERVATION DISTRICT

DAUPHIN COUNTY CONSERVATION DISTRICT
1457 PETERS MOUNTAIN ROAD
DAUPHIN, PA 17018
(717) 921-8102

EROSION AND SEDIMENT CONTROL - GENERAL NOTES

- A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE COUNTY CONSERVATION DISTRICT & SUSQUEHANNA TOWNSHIP SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE DISTRICT MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
- IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
- ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG OR EQUIVALENT SEDIMENT REMOVAL FACILITY, OVER UNDISTURBED VEGETATED AREAS.
- FAILURE TO CORRECTLY INSTALL E&S BMPs, FAILURE TO PERFORM SEDIMENT-LADEN RUNOFF FROM LEAVING THE EARTH DISTURBANCE ACTIVITY, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF E&S BMPs MAY RESULT IN ADMINISTRATIVE, CIVIL, AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY THE DEPARTMENT AS DEFINED IN SECTION 802 OF THE PENNSYLVANIA CLEAN STREAMS LAW. THE CLEAN STREAMS LAW PROVIDES FOR UP TO \$10,000 PER DAY IN CIVIL PENALTIES, UP TO \$10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO \$25,000 IN MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION.
- UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATORS SHALL CONTACT THE COUNTY CONSERVATION DISTRICT & SUSQUEHANNA TOWNSHIP FOR AN INSPECTION PRIOR TO THE REMOVAL/CONVERSION OF THE E&S BMPs.
- UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES, REMOVAL OF ALL TEMPORARY BMPs, INSTALLATION OF ALL PERMANENT FCIM BMPs, AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATORS SHALL CONTACT THE COUNTY CONSERVATION DISTRICT & SUSQUEHANNA TOWNSHIP FOR A FINAL INSPECTION.
- IF BMPs ARE FOUND TO BE INOPERATIVE OR INEFFECTIVE DURING AN INSPECTION, OR AT ANY OTHER TIME, THE PERMITTEE AND/OR CO-PERMITTEE SHALL IMMEDIATELY CONTACT THE DISTRICT & SUSQUEHANNA TOWNSHIP. DOCUMENTATION SHOULD INCLUDE WHAT STEPS ARE BEING TAKEN TO REMOVE, ELIMINATE AND PREVENT REOCCURRENCE OF THE PROBLEM.
- PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.
- TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN DRAWINGS IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL DISPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. TOPSOIL STOCKPILE HEIGHTS SHALL NOT EXCEED 20 FEET. STOCKPILE SLOPE SIDES MUST BE 2:1 OR FLATTER.
- AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES - 6 TO 12 INCHES ON COMPACTED SOILS - PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTCROPPERS SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
- TOPSOIL SHOULD NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET, OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION. COMPACTED SOILS SHOULD BE SCARIFIED 6 TO 12 INCHES ALONG CHANNELS WHENEVER POSSIBLE PRIOR TO SEEDING.
- AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES - 6 TO 12 INCHES ON COMPACTED SOILS - PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTCROPPERS SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
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- IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE, THE OPERATOR SHALL STABILIZE THE DISTURBED AREAS DURING NON-GERMINATING PERIODS. MULCH MUST BE APPLIED AT THE SPECIFIED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE RE-DISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS. DISTURBED AREAS WHICH ARE AT FINAL GRADE OR WHICH WILL NOT BE RE-DISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.
- AN EROSION CONTROL BLANKET WILL BE INSTALLED ON ALL DISTURBED SLOPES 3:1. ALL AREAS OF CONCENTRATED FLOWS, AND DISTURBED AREAS WITHIN 50' OF A SURFACE WATER.
- UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT CONTROL BMPs MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL BMPs AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEANOUT, REPAIR, REPLACEMENT, RE-GRADING, RESEEDING, RE-MULCHING AND RE-SETTING MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENT CONTROL BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
- ANY SEDIMENT REMOVED FROM BMPs DURING CONSTRUCTION WILL BE RETURNED TO UPLAND AREAS ON SITE AND INCORPORATED INTO THE SITE GRADING.
- A LOG SHOWING THE DATES THAT E&S BMPs WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THAT THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE, MADE AVAILABLE TO THE COUNTY CONSERVATION DISTRICT, AND SENT TO THE TOWNSHIP OR ITS ASSIGNEES WITH THE REQUEST FOR FINAL INSPECTION.
- ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 23 PA. CODE 2601 ET SEQ., 271.1, AND 2871 ET SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURNED, DUMPED, OR DISCHARGED AT THE SITE.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF ANY EXCESS MATERIAL AND MAKE SURE THE SITE(S) RECEIVING THE EXCESS HAS AN APPROVED AND FULLY IMPLEMENTED EROSION AND SEDIMENT CONTROL PLAN THAT MEETS THE CONDITIONS OF CHAPTER 102 AND/OR OTHER STATE OR FEDERAL REGULATIONS.
- A POTENTIAL POLLUTANT SOURCES PLAN IS REQUIRED TO BE DEVELOPED AND IMPLEMENTED BY THE CONTRACTOR AND/OR OPERATOR. THE PLAN IS REQUIRED FOR ANY HAZARDOUS MATERIAL THAT IS EITHER STORED, PROCESSED OR DISPOSED OF ON THE SITE. THIS INCLUDES ANY CHEMICALS, SOLVENTS, TOXICS, HAZARDOUS WASTE OR ANY OTHER MATERIALS WITH THE POTENTIAL TO CAUSE POLLUTION.
- CLEAN FILL IS DEFINED AS UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREGGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECOGNIZABLE AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. (THE TERM USED ASPHALT DOES NOT INCLUDE MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE.)
- ANY PLACEMENT OF CLEAN FILL THAT HAS BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE MUST USE FORM FP-301 TO DETERMINE THE ORIGIN OF THE FILL MATERIAL AND THE RESULTS OF THE ANALYTICAL TESTING TO QUALIFY THE MATERIAL AS CLEAN FILL. FORM FP-301 MUST BE RETAINED BY THE OWNER OF THE PROPERTY RECEIVING THE FILL.
- ENVIRONMENTAL DUE DILIGENCE MUST BE PERFORMED TO DETERMINE IF THE FILL MATERIALS ASSOCIATED WITH THE PROJECT QUALIFY AS CLEAN FILL. ENVIRONMENTAL DUE DILIGENCE IS DEFINED AS INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANDBOX MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENING, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS. ANALYTICAL TESTING IS NOT A REQUIRED PART OF DUE DILIGENCE UNLESS VISUAL INSPECTION AND/OR REVIEW OF THE PAST AND USE OF THE PROPERTY INDICATES THAT THE FILL MAY HAVE BEEN SUBJECT TO A SPILL OR RELEASE OF A REGULATED SUBSTANCE. IF THE FILL MAY HAVE BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE, IT MUST BE TESTED TO DETERMINE IF IT QUALIFIES AS CLEAN FILL. TESTING SHOULD BE PERFORMED IN ACCORDANCE WITH APPENDIX A OF THE DEPARTMENT'S POLICY FILL.

CONSTRUCTION SEQUENCE:

- ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED AND IMMEDIATELY STABILIZED BEFORE THE FOLLOWING STAGE IS INITIATED. CLEARING, GRUBBING AND TOPSOIL STRIPPING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE.
- AT LEAST 7 DAYS PRIOR TO THE START OF ANY EARTH DISTURBANCE ACTIVITY, THE OPERATOR SHALL NOTIFY ALL CONTRACTORS INVOLVED IN THE CONSTRUCTION WORK, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE EROSION CONTROL PLAN PREPARER AND A REPRESENTATIVE OF THE COUNTY CONSERVATION DISTRICT TO AN ON-SITE PRE-CONSTRUCTION MEETING.
- AT LEAST 3 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INCORPORATED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- PRIOR TO THE BEGINNING OF ANY EXCAVATION, THE LIMITS OF ALL DISTURBANCE, STEEP SLOPES, TREES AND WATERS OF THE COMMONWEALTH BOUNDARIES SHALL BE CLEARLY MARKED. WETLAND BOUNDARIES, SPRINGS SEEPS, AND FLOODWAYS TO BE PRESERVED WITHIN THE PROJECT SHALL BE MARKED AND LOCATED IN THE FIELD. SAID MARKING SHALL CONSIST OF THE INSTALLATION OF CONSTRUCTION NETTING, THE PLACING OF WOODEN STAKES WITH FLAGGING OR A SIMILAR BARRIER/MARKER.
- INSTALL THE SLOTTED AS SHOWN ON THE SOIL EROSION PLAN. INSTALL THE ORANGE CONSTRUCTION FENCE AROUND INFILTRATION BERM AND BOTH STRIP LOCATIONS.
- INSTALL THE ROCK CONSTRUCTION ENTRANCE.
- CLEAR AND GRUB SITE, STRIP TOPSOIL AND STOCKPILE, TEMPORARY SEED AND MULCH STOCKPILE.
- MASS GRADE SITE, IMMEDIATELY PROVIDE PERMANENT TOPSOIL COVER, SEEDING AND MULCH OR TEMPORARY SEEDING AND MULCH ON AREAS TO BE FURTHER DISTURBED BY THE HOME CONSTRUCTION.
- INSTALL SWALE AND REAR YARD GRADING.

CONSTRUCTION SEQUENCE CONT.

- PLACE TOPSOIL ON ANY OTHER DISTURBED AREA WITHIN THE PROJECT AREA. PROVIDE SEED AND MULCH FOR ALL OF THE DISTURBED AREAS PER SPECIFICATIONS.
- UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION CONTROL BMPs MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTION OF ALL EROSION AND SEDIMENTATION CONTROL BMPs AFTER EACH RAINFALL AND/OR ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN-OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, RE-MULCHING AND RE-SETTING MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENTATION CONTROL BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED. THE RESPONSIBLE OWNER/PARTY SHALL HAVE ALL INSPECTIONS AVAILABLE ON SITE AND BE SENT TO THE TOWNSHIP OR ITS ASSIGNEES WITH THE REQUEST OF THE FINAL INSPECTION.
- UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND THE PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR SITE CONTRACTOR SHALL CONTACT THE COUNTY CONSERVATION DISTRICT AND/OR TOWNSHIP ENGINEER FOR A FINAL INSPECTION PRIOR TO THE REMOVAL OF THE BMPs.
- PERMANENT STABILIZATION OF THE SITE OCCURS WHEN A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS, IS OBTAINED.
- REMOVE SLOTTIX FROM THE SITE UPON APPROVAL FROM COUNTY CONSERVATION DISTRICT AND/OR TOWNSHIP ENGINEER AND STABILIZE THE DISTURBED AREAS.
- UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES, REMOVAL OF ALL TEMPORARY BMPs AND THE PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATORS SHALL CONTACT THE COUNTY CONSERVATION DISTRICT AND/OR TOWNSHIP ENGINEER FOR A FINAL INSPECTION.

CRITICAL STAGE CONSTRUCTION INSPECTIONS:

- CONTRACTOR SHALL NOTIFY THE OWNERS LICENSED PROFESSIONAL FOR INSPECTIONS BELOW:
- EROSION CONTROL DEVICE INSTALLATION INSPECTION
 - 1-MONTH EROSION CONTROL DEVICE MAINTENANCE INSPECTION
 - CONSTRUCTION INSPECTION #1 - TO BE COMPLETED WHEN BARE DEPTH OF SWALES ARE REACHED
 - FINAL CONSTRUCTION INSPECTION - COMPLETION OF SWALES AND GRADING.
 - FINAL SITE INSPECTION - ALL VEGETATION PLANTED, SITE IS 70% STABILIZED, AND ALL INSPECTION/ MAINTENANCE REPORTS SUBMITTED TO THE TOWNSHIP

TEMPORARY SEEDING AND MULCHING

- PREPARE SOIL SURFACE IN ACCORDANCE WITH PUB 408, SECTION 804.
- SOW ANNUAL RYE GRASS (PENNDOT FORMULA E) AT THE RATE OF 48.4 LBS. PER ACRE (TEN LBS. PER 1,000 S.F.) BY THE HYDRAULIC PLACEMENT, BROADCASTING, DRILLING, OR HAND SEEDING METHODS.
- PROVIDE MULCHING IN ACCORDANCE WITH TABLE 11.6.
- TEMPORARY SEEDING MAY BE PERFORMED AT ANY TIME THROUGHOUT THE YEAR. WINTER RYE, OATS, WHEAT AND ANNUAL RYE GRASS MAY BE USED AS TEMPORARY SEED DURING THE OFF-SEASON.

TEMPORARY SOIL AMENDMENT APPLICATION RATE EQUIVALENTS

SOIL AMENDMENT	PERMANENT SEEDING APPLICATION RATE			NOTES
	PER ACRE	PER 1,000 S.F.	PER 1,000 S.Y.	
AGRICULTURAL LIME	1 TON	40 LB.	410 LB.	TYPICALLY NOT REQ'D FOR TOPSOIL STOCKPILE
10-10-10 FERTILIZER	500 LB.	12.5 LB.	100 LB.	TYPICALLY NOT REQ'D FOR TOPSOIL STOCKPILE

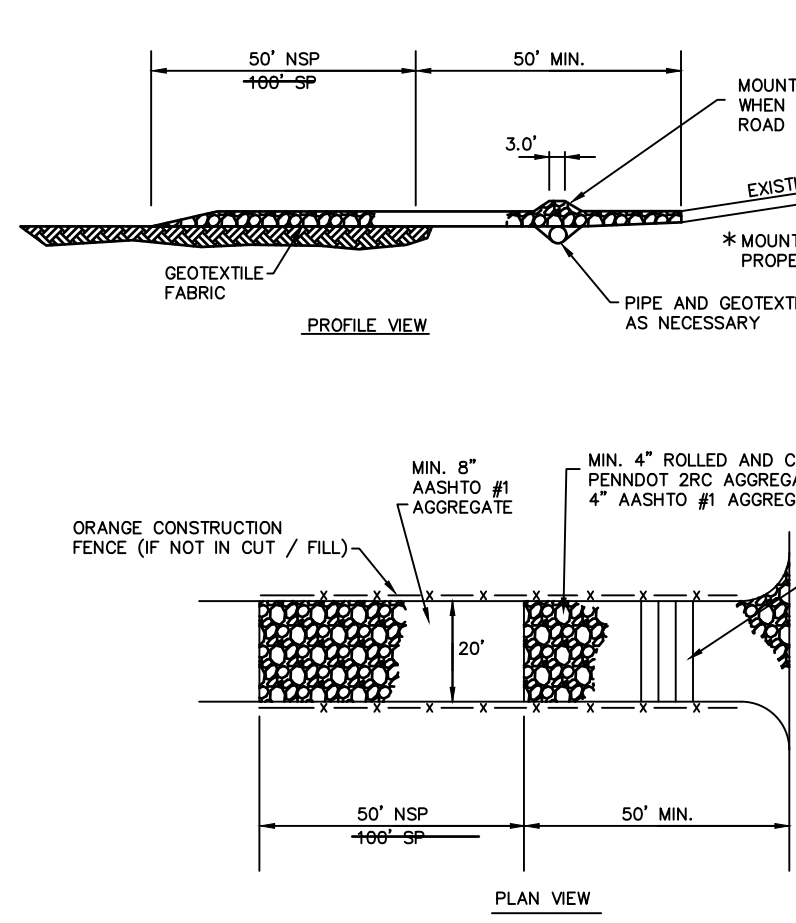
PERMANENT SEEDING AND MULCHING

- THE FOLLOWING SEEDING MIXTURE TO ALL GRASS AREAS AND SWALES UNLESS NOTED OTHERWISE (REFER TO PUB. 408, SECTION 804 FOR SEED SPECIES):
FORMULA W: ALL DISTURBED AREAS
APPLICATION RATE (LB./ACRE): 50.5
FERTILIZER TYPE: 10-20-20
FERTILIZER RATE (LB./ACRE): 1,000
LIMING RATE (TON/ACRE): 6.0
SEEDING DATES: 4/1 TO 6/15 AND 8/1 TO 8
- REFER TO PUB 408, SECTION 804 FOR SITE PREPARATION, SEEDING METHODS, WEED CONTROL ETC.
- INSPECT SEEDING AREAS WEEKLY AND AFTER EACH RAINFALL EVENT. ERODED AREAS ARE TO HAVE TOPSOIL REPLACED, SEED RESOWN AND REAPPLIED.
- REFER TO TABLE 11.6 FOR MULCH APPLICATION RATES.
- STRAW MULCH WILL BE APPLIED OVER SEEDING AREAS NO LATER THAN 48 HOURS AFTER SEEDING.
- SPREAD MULCH UNIFORMLY, IN A CONTINUOUS BLANKET.
- MULCH MAY BE SPREAD BY HAND OR WITH AN ACCEPTABLE MECHANICAL SPREADER.

TABLE 11.6 MULCH APPLICATION RATES

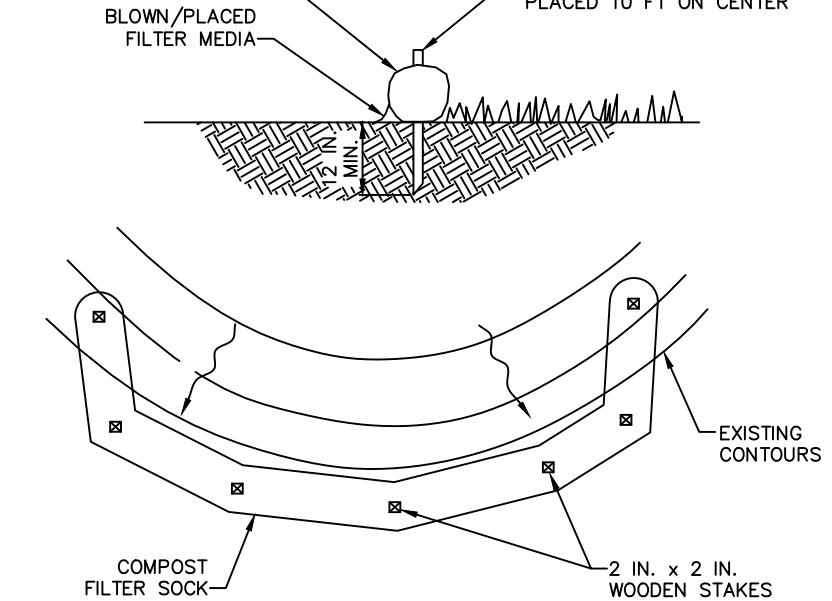
SOIL AMENDMENT	PERMANENT SEEDING APPLICATION RATE			NOTES
	PER ACRE	PER 1,000 S.F.	PER 1,000 S.Y.	
STRAW	3 TONS	140 LB.	1,240 LB.	EITHER WHEAT OR OAT STRAW, FREE OF WEEDS, NOT CHOPPED OR FINELY BROKEN
HAY	3 TONS	140 LB.	1,240 LB.	TIMOTHY, MIXED CLOVER AND TIMOTHY OR OTHER NATIVE FORAGE GRASSES
WOOD CHIPS	4-6 TONS	185-275 LB.	1,650-2,500 LB.	MAY PREVENT GERMINATION OF GRASSES AND LEGUMES
HYDROMULCH	1 TON	47 LB.	415 LB.	SEE LIMITATIONS ABOVE

EXAMPLE ALTERNATIVE ROCK CONSTRUCTION ENTRANCE



ALTERNATIVE ABACT ROCK CONSTRUCTION ENTRANCE

COMPOST FILTER SOCK



COMPOST FILTER SOCK

SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL MANUAL. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.

COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEAVE GRADE. BOTH ENDS OF THE BARRIER SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY BARRIER SHALL NOT EXCEED THAT SPECIFIED FOR THE SIZE OF THE SOCK AND THE SLOPE OF ITS TRIBUTARY AREA.

TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.

ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.

COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.

BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

STANDARD CONSTRUCTION DETAIL #4-1 COMPOST FILTER SOCK

The maximum slope length above a compost filter sock shall not exceed those shown in Figure 4.2. NOTE: Slope length is not addressed by use of multiple rows of compost socks. The prescribed functional life of a biodegradable filter sock should be 6 months; for photodegradable socks it is 1 year. Socks with longer service life require special maintenance and replacement procedures. The functional life of a sock should be replaced in the field periodically or use another type of BMP.

Upon stabilization of the tributary area, the filter sock may be left in place and vegetated or removed. In the latter case, the mesh is typically cut open and the mulch spread as a soil supplement. In either case, the stakes should be removed.

Filter media (compost) filter bags are approved in a mass or case load. Full filter bagging information including manufacturer's name and independent test data is provided. However, they must be certified as ABACTs. Wherever compost filter bags are used, Table 4.1 should be passed on a detail sheet.

Material Type	Compost Sock Fabric Minimum Specifications				Heavy Duty Polypropylene (HDPP)
	3 mil HDPE	5 mil HDPE	5 mil HDPE Multi-Filament Polypropylene (MFPP)	Photo-degradable	
Material Characteristics	Photo-degradable	Photo-degradable	Photo-degradable	Photo-degradable	Photo-degradable
Sock Dimensions	12" x 18"	12" x 24"	12" x 36"	12" x 18"	12" x 24"
	18" x 18"	24" x 24"	36" x 36"	18" x 18"	24" x 24"
Mesh Opening	3/8"	3/8"	3/8"	3/8"	1/8"
	20 psi	20 psi	20 psi	44 psi	200 psi
Strength	23% at 1000 hr	23% at 1000 hr	100% at 1000 hr	100% at 1000 hr	100% at 1000 hr
	ASTM D-155	ASTM D-155	ASTM D-155	ASTM D-155	ASTM D-155
Minimum Functional Longevity	6 months	9 months	6 months	1 year	2 years

Two-ply systems

Inner Containment Netting	HDPE based net			
	3 mil HDPE	5 mil HDPE	5 mil HDPE Multi-Filament Polypropylene (MFPP)	Photo-degradable
Material Characteristics	Photo-degradable	Photo-degradable	Photo-degradable	Photo-degradable
Sock Dimensions	12" x 18"	12" x 24"	12" x 36"	12" x 18"
	18" x 18"	24" x 24"	36" x 36"	18" x 18"
Mesh Opening	3/8"	3/8"	3/8"	3/8"
	20 psi	20 psi	20 psi	44 psi
Strength	23% at 1000 hr	23% at 1000 hr	100% at 1000 hr	100% at 1000 hr
	ASTM D-155	ASTM D-155	ASTM D-155	ASTM D-155
Minimum Functional Longevity	6 months	9 months	6 months	1 year

Outer Filtration Mesh

Sock fabric composed of tarp may be used on projects lasting 6 months or less.

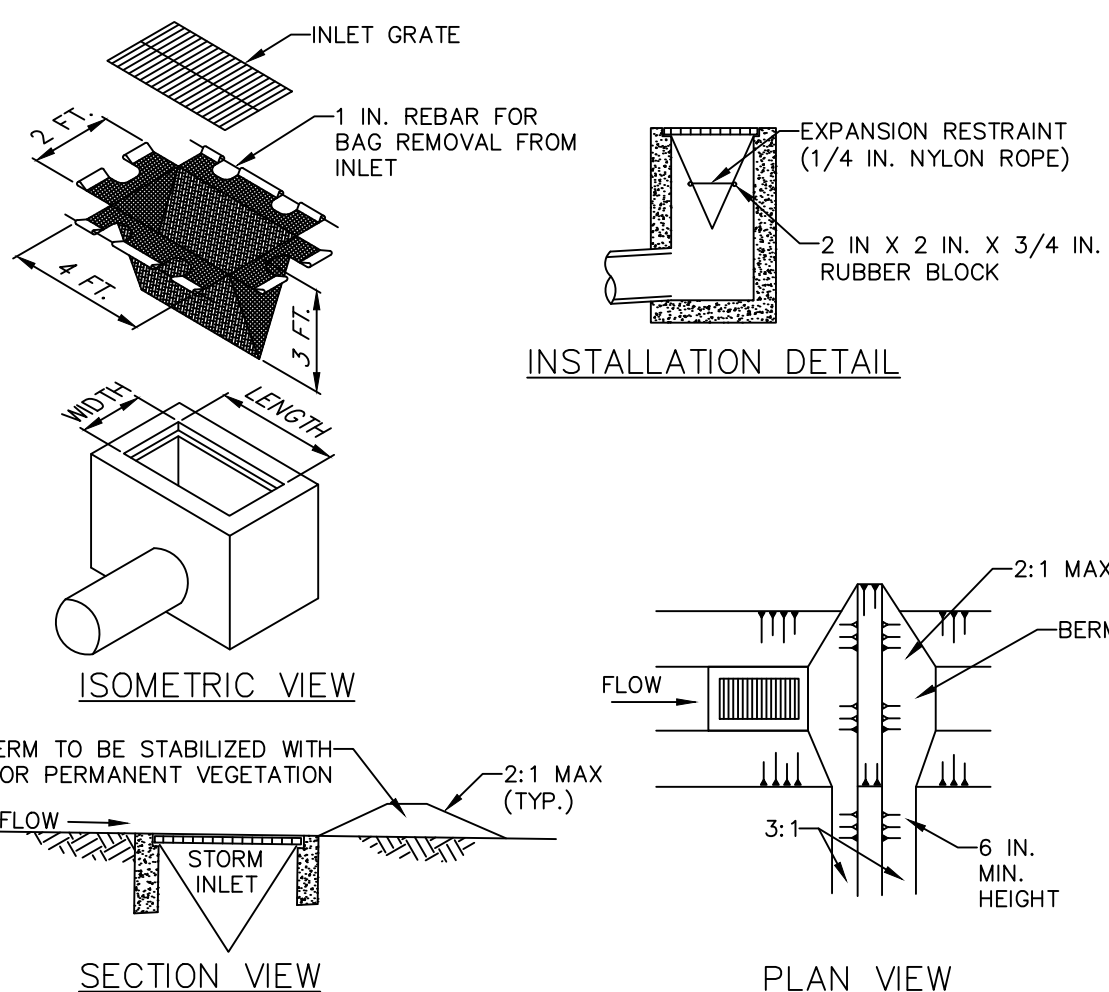
Compost should be a well decomposed, weed free organic matter derived from agriculture, food, sludge, grindings and yard or scrub/bark organic matter sources. The compost should be essentially composted. The compost should possess no objectionable odors and should be reasonably free of 1% contaminants.

By dry weight of non-made foreign matter, the compost product should not resemble the raw material from which it was derived. Weed and bark chips, ground construction debris or non-approved wood products are not acceptable as the organic component of the mix.

The physical properties of the compost should comply with the standards in Table 4.2. The standards contained in the PennDOT Publication 408 are an acceptable alternative.

TABLE 4.2 Compost Standards

Organic Matter Content	Compost Standards	
	PH	100% (dry weight basis) Fibers and shreds
Organic Carbon	5.0 - 8.0	
Moisture Content	50% - 55%	
Particle Size	80% pass through 1/8" maximum	
Soluble Salt Concentration	5.0 g/lm (maximum) Maximum	



INSTALLATION DETAIL

NOTES:

MAXIMUM DRAINAGE AREA = 1/2 ACRE.

INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.

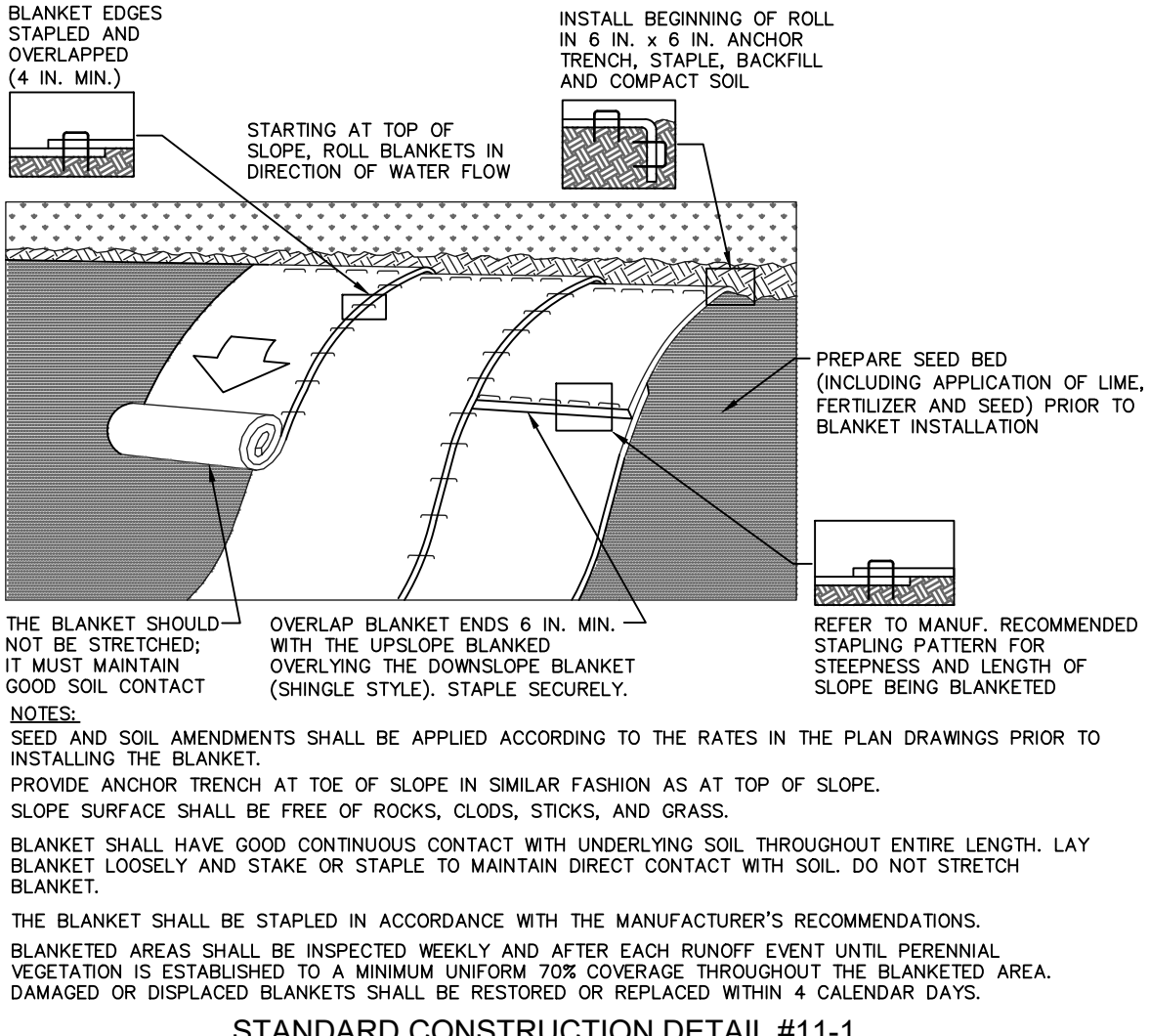
ROLLED EARTHEN BERM IN ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM ON ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. EARTHEN BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR REMAIN PERMANENTLY.

INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.

DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

STANDARD CONSTRUCTION DETAIL #4-16 FILTER BAG INLET PROTECTION - TYPE M INLET

NOT TO SCALE



STANDARD CONSTRUCTION DETAIL #4-11 EROSION CONTROL BLANKET INSTALLATION

NOT TO SCALE

NOTES:

ANCHOR TRENCHES SHALL BE INSTALLED AT BEGINNING AND END OF CHANNEL IN THE SAME MANNER AS LONGITUDINAL ANCHOR TRENCHES. CHANNEL DIMENSIONS SHALL BE CONSTANTLY MAINTAINED. CHANNEL SHALL BE CLEANED WHENEVER TOTAL CHANNEL DEPTH IS REDUCED BY 25% AT ANY LOCATION. SEDIMENT DEPOSITS SHALL BE REMOVED WITHIN 24 HOURS OF DISCOVERY OR AS SOON AS SOIL CONDITIONS PERMIT ACCESS TO CHANNEL WITHOUT FURTHER DAMAGE. DAMAGED LINING SHALL BE REPAIRED OR REPLACED WITHIN 48 HOURS OF DISCOVERY.

NO MORE THAN ONE THIRD OF THE SHOOT (GRASS LEAF) SHALL BE REMOVED IN ANY MOWING. GRASS HEIGHT SHALL BE MAINTAINED BETWEEN 2 AND 3 INCHES UNLESS OTHERWISE SPECIFIED. EXCESS VEGETATION SHALL BE REMOVED FROM PERMANENT CHANNELS TO ENSURE SUFFICIENT CHANNEL CAPACITY.

STANDARD CONSTRUCTION DETAIL #6-1 VEGETATED CHANNEL

NOT TO SCALE

DESIGN: RAS
DRAWN: WEB
DATE: 12/26/2019

REVISED:
8/06/2020 7-6-22
9/25/2020 7-28-22
11/04/2020
03/22/2021
10/01/2021
5-25-22

EROSION CONTROL AND DETAILS PLAN
HOUSES AT OAKHURST CONDOMINIUMS
SUSQUEHANNA TOWNSHIP, PENNSYLVANIA
DAUPHIN COUNTY, PENNSYLVANIA

SEAL

HARTMAN AND ASSOCIATES, INC.
ENGINEERS & SURVEYORS
2101 ORCHARD ROAD
CAMP HILL, PENNSYLVANIA 17011
TELEPHONE (717) 349-5
FAX (717) 737-2063

PROJECT NO. 19145
SURVEY BOOK NO. (NONE)
SCALE: 1" = 40'
DWG FILE: 19145_SD_PLAN
SHEET 6 OF 6



Staff Report – Final Subdivision & Lot Addition Plan
5213 - 5215 North Front Street

Request:	Combine Lot 1 and Lot 2 and construct a driveway		
Deadline:	09.25.2022		
Developer:	Jefferey K. Henshaw		
Consultants:	Act ONE & Associates		
Property Owners:	786 Real Estate Inc.		
Parcel IDs:	62-002-043 & 62-002-044		
Zoning District:	MU-2, Mixed-Use Corridor -Special Purpose District		
Prepared By:	Mack Breech Community Planner & Zoning Administrator		
Items Reviewed:	<i>Submission</i>	<i>Dated</i>	<i>Last Revised</i>
	Final Subdivision and Addition Plan	6.8.2022	7.15.2022
	Waivers and Modifications Letter	6.8.2022	
	Comment Response Letter	7.15.2022	
	Stormwater Management Plan	7.15.2022	

Project Summary:

Jeffrey K. Henshaw owns 5213 (.1012 acres) and 5215 North Front Street (.1992 acres). 5213 North Front Street is currently occupied by a single-family dwelling. 5215 North Front Street is currently occupied by a concrete pad and a gravel driveway. 5215 was occupied by a single-family dwelling, however, it was demolished in 2020. Both properties are located in a one-hundred-year flood plain.

The applicant seeks to combine both lots into an approximately .30-acre lot. Additionally, the applicant seeks to construct a 1,865 square foot paved driveway located entirely on the existing lot of 5215 North Front Street. A sidewalk waiver is not required per §22-1107.H. which exempts single lot residential developments where there are no sidewalks on the adjacent lots.

Waivers/Modifications:

1. §22-404-Preliminary Plan Procedures
2. §22-1102-Monuments and Markers
3. §22-1106-Curbs

Staff Review Comments:

Zoning - All comments have been addressed.

Subdivision and Land Development All comments have been addressed.

Stormwater

- I. All stormwater management plan requirements to be met including recording of Operations and Management agreement.

Fire Marshal - No comments

Susquehanna Township Authority - No comments

Consistency with the Official Map:

This plan is generally compliant with the adopted official map.

Consistency with the Comprehensive Plan:

This plan is consistent with the Comprehensive Plan, except for the lack of sidewalk; however, the Greenbelt extension is located across the street and provides a safe method for multi-modal transportation along Front Street.

Recommendations:

Waivers

The Planning Commission recommends approval of the following waivers as requested:

§22-404	Preliminary Plan Submission	The plan is a minor subdivision of land and meets the standards for a waiver per §27-403.
§22-1102	Monuments and Markers	The lot consolidation does not impact the exterior monuments already located.
§22-1106	Curbs	There are no existing curbs along this portion of Front Street.

Plan Approval

The Planning Commission recommends the approval of the plan with the conditions that all outstanding comments by Township staff, HRG, and Dauphin County Planning Commission are addressed.





SUBDIVISION
REVIEW LETTER #2

Susquehanna Township
Attn: Betsy Logan

5213 & 5215 North Front Street

AUGUST 5, 2022

We have completed our review of the following information for the above-referenced project:

Submission:	Dated:	Last Revised:
Final Subdivision Plan Sheets 1-4 of 4 (Plan)	June 8, 2022	July 15, 2022
Stormwater Management and Erosion and Sediment Pollution Control Report	July 15, 2022	---

The following waivers have been requested by the Applicant:

Requested Waiver(s):	Ordinance Section:
Preliminary Plan Procedure	Chapter 22-404
Stormwater Management	Chapter 22-601
Monuments and Markers	Chapter 22-1102
Curbs	Chapter 22-1106
Sidewalks	Chapter 22-1107

We offer the following comments:

Stormwater Management Ordinance (Chapter 19)

1. Provide the first floor elevation of the dwelling [19-602.2.A.14].
2. Depict the location of the driveway trench drain and the roof leader connection in plan-view. Also depict how the trench drain will connect into the infiltration bed as described in the opinion of construction costs [19-602.2.A.16].

Administrative Items to be Completed Prior to/Upon Plan Approval

1. The applicant is responsible for obtaining all required authorizations or permits from PennDOT relative to activities located within the State Right-of-Way.
2. Provide financial security for the timely, proper, and complete construction of all applicable improvements [22-406.4].
3. The applicant shall pay all required fees [22-1400].
4. The applicant is required to schedule required inspections [22-1400].
5. Provide all signatures on the plans prior to approval [General].

5213 and 5215 North Front Street
Susquehanna Township
August 5, 2022
Page 2

This review is based solely on the documents referenced above and does not relieve the design professional of any responsibility, nor does it imply any design responsibility by Herbert, Rowland & Grubic, Inc. HRG reserves the right to make additional comments in the future based on newly-supplied or revised information as provided by the applicant or their representative(s).

HERBERT, ROWLAND & GRUBIC, INC.



Alex Greenly, PE
Project Manager

JAH/AG

R000242.0002 (Phase 1268)

\\192.168.0.34\Project\0002\000242_0002\1268 - 5213 & 5215 N Front St. Subdiv\A - PLAN REVIEW\PR# 2 - 1268.docx

c: Susquehanna Township

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality Susquehanna Township Surveyor Act One & Associates Engineer Act One & Associates

Plat Title Final Subdivision Plan for Jeffrey K. Henshaw

Zoning District Mixed Use Corridor – Special Purpose District (MU-2) Proposed Land Use Residential

Plat Status: Preliminary **Plat Type:** X Subdivision **Regulations:** County
 X Final Land Development X Municipal
 P/F Land Development X Zoning
 Minor Land Development X S&LD

Existing # of Lots 2 Proposed # of Lots 1 Proposed # of New DUs 0 Subdivided / Developed Acres Not listed Total Acres Not listed

Date Received 06/14/22 Staff Review 06/17/22 Official County Review 06/17/22

Reviewed by KS Checked by Tax Map Parcel # 62-090-190

Project Description: Develop a 2.98 acre lot to add multiple single family attached dwellings.

- *When applicable, streets, sewer, water, storm drainage, and other infrastructure elements to be verified as adequate by municipal staff/engineer. Any improvement guarantees shall be posted prior to final plat approval.*
- *Registered PA Land Surveyor is required to certify all lot/tract boundary descriptions.*
- *When applicable, zoning compliance to be verified by Municipal Zoning Officer.*
- *Appropriate sewage module component should be processed prior to final plat approval.*
- *Final plats must be recorded within 90 days of approval.*

Review comments with cited ordinance provisions are based on municipal regulations on file with the County Planning Commission.

Subdivision and Land Development Waivers Requested:

1. Preliminary Plan Procedure (Chapter 22-404)
2. Stormwater Management (Chapter 22-601)
3. Monuments and Markers (Chapter 22-1102)
4. Curbs (Chapter 22-1106)
5. Sidewalks (Chapter 22-1107)

Subdivision and Land Development Comments:

1. All signatures, certifications, dedications, and notarizations required by the subdivision and land development ordinance should be in place before final approval.
2. FEMA Special Flood Hazard Area (SFHA) floodplain is not clearly delineated on the subdivision plan. (Chapter 22-407.20.g.1)
3. The applicant has requested a waiver for sidewalk requirements, but does not appear to have provided the required information per the “Waiver of Sidewalk Requirements” section of the SALDO. Please provide the required information. Consider paying the fee in-lieu-of for the sidewalks. (Chapter 22-1107.1)

4. Satellite imagery shows vegetative features like trees and shrubbery on the lot. This may not be a requirement, it would help to provide additional context to this proposed subdivision.
5. Please include PA Highway Occupancy Permit statement on the plan. An example statement is:
“Access to the State/Township Street is authorized by a state/township occupancy permit. No Building construction or work within the State/Township Street R/w may commence without said permit.”
 - a. HOP Application #278216 submitted on 6/16/2022 is currently under review by PennDOT.

Plan No. 22-078

Plat Specifications	Yes	No	N/A
1. Name of proposed subdivision/land development shown	X		
2. Owner/developer name, address & telephone number shown	X		
3. Municipality name shown	X		
4. Tax parcel number/Deed reference shown/Instrument #	X		
5. North point shown	X		
6. Map scale shown (written/graphic)	X		
7. Date of plan preparation shown	X		
8. Certification of surveyor/engineer shown <i>(not signed)</i>	X		
9. Location map shown	X		
10. Total property map (bearings, distances, area, primary control point) shown	X		
11. Names of adjacent landowners/subdivision shown	X		
12. Lot numbers shown	X		
13. Lot dimensions shown	X		
14. Lot areas shown	X		
15. Permanent monuments and markers shown	X		
16. Building setbacks shown	X		
17. Existing natural features shown -			
Wetlands			X
Floodplains		X	
Woodlands, streams, etc.		X	
18. Contours at required interval shown	X		
19. Easements shown and identified	X		
20. Existing man-made features shown -			
Building (s)	X		
Storm drainage facilities	X		
Sewer mains			X
Water mains			X
21. Proposed man-made features shown -			
Building (s)			X
Storm drainage facilities			X
Sewer disposal - public (X) on-lot ()			X
Water supply - public (X) well ()			X
22. Existing streets shown -			
Name	X		
R/W width	X		
Paving width	X		
Dedicated R/W width	X		
23. Proposed streets shown -			
Name	X		
R/W width	X		
Paving width	X		
Profiles	X		
24. Curbs shown			X
25. Sidewalks shown			X
26. Existing and proposed coverage shown	X		
27. Parking schedule provided shown			X
28. Traffic study completed			X
29. Recreation area shown/fee in-lieu-of provided			X
30. Erosion and sedimentation control plan shown			X
31. Statement of ownership, signature and notarization shown	X		
32. Dedicatory statement shown	X		
33. Approval blocks shown	X		
34. PADOT Highway Occupancy Permit statement shown		X	
35. Consistency with Future Land Use plans -			
County plans	X		
Municipal plans	X		

NOTES

- The purpose of this plan is to combine Lot #1 and Lot #2 to create proposed Lot #1. All lots are to be unified by deed. The plan also proposes the construction of a driveway.
- All boundary information shown hereon are the results of a boundary retracement survey performed by ACT ONE & Associates on April 28, 2022.
- All boundary, topographical, and contour information shown hereon is the result of a site survey as performed by ACT ONE & Associates. Elevations are based on North American Vertical Datum 1988 (NAVD88).
- According to the FEMA Flood Insurance Rate Map Number: 42043C0309D, Panel 309 of 501, effective Date: August 2, 2012, the properties, as shown hereon, are located in the 100-year flood plain. The Base Flood Elevation (BFE) in the proximity of this parcel is 327.0 feet (NGVD 29).
- No wetlands were observed within the limits of disturbance as defined in accordance with the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Eastern Mountains and Piedmont Region (hereafter called the Corps Manual). This Regional Supplement is designed for use with the current version of the Corps Manual (Environmental Laboratory 1987) and all subsequent versions. In accordance with the U.S. Fish & Wildlife Service, National Wetlands Inventory mapper, no wetlands have been designated on, or directly adjacent to this parcel (<https://www.fws.gov/wetlands/Data/Mapper.html>).
- All existing utilities shall be contacted and the contractor must field verify their exact location. All utilities shown hereon are approximate. Contractor shall be required to contact the Pennsylvania One Call System in accordance with Act 287, Dial 811, or 1-800-242-1776 to place a dig notification.
- There are no existing or proposed protective covenants running with this land.
- Monuments and markers shown hereon are existing, no proposed monuments and markers are to be set after plan approval.
- This plan does not propose any new sewage flow.
- The applicant shall comply with all township regulations in effect at the time of the filing of the preliminary/final plan.
- No additional right-of-way area is proposed to be dedicated as part of this plan.
- All known existing improvements and structures are shown hereon. All existing utilities shall be contacted and the contractor must field verify their exact location. All utilities shown hereon are approximate. Proposed utilities shall be installed underground unless conditions require otherwise.
- The buildings, shown hereon, are serviced by public water & sewer.
- Access to North Front Street (S.R. 3009) is authorized by a state occupancy permit. No building construction or work within the State Road Right-of-way may commence without said permit.
- The total limit of disturbance (LOD) will be 3,800 square feet (0.0872 acres). The entire site is mapped as Tioga (Tg) Fine Sandy Loam, High Bottom; 0-3% Slope, Depth to Restrictive Feature is More Than 80 Inches; Well Drained; Runoff Class: Low; Depth to Water Table is More Than 80 Inches; Hydrologic Soil Group (HSG) B.

WAIVER REQUEST

Susquehanna Township Subdivision and Land Development Ordinance

- Section 22-404 - Preliminary Plan Procedure
Approved by Susquehanna Township Board of Supervisors _____, 2022
- Section 22-1102 - Monuments and Markers
Approved by Susquehanna Township Board of Supervisors _____, 2022
- Section 22-1106 - Curbs
Approved by Susquehanna Township Board of Supervisors _____, 2022
- Section 22-1107 - Sidewalks
Approved by Susquehanna Township Board of Supervisors _____, 2022

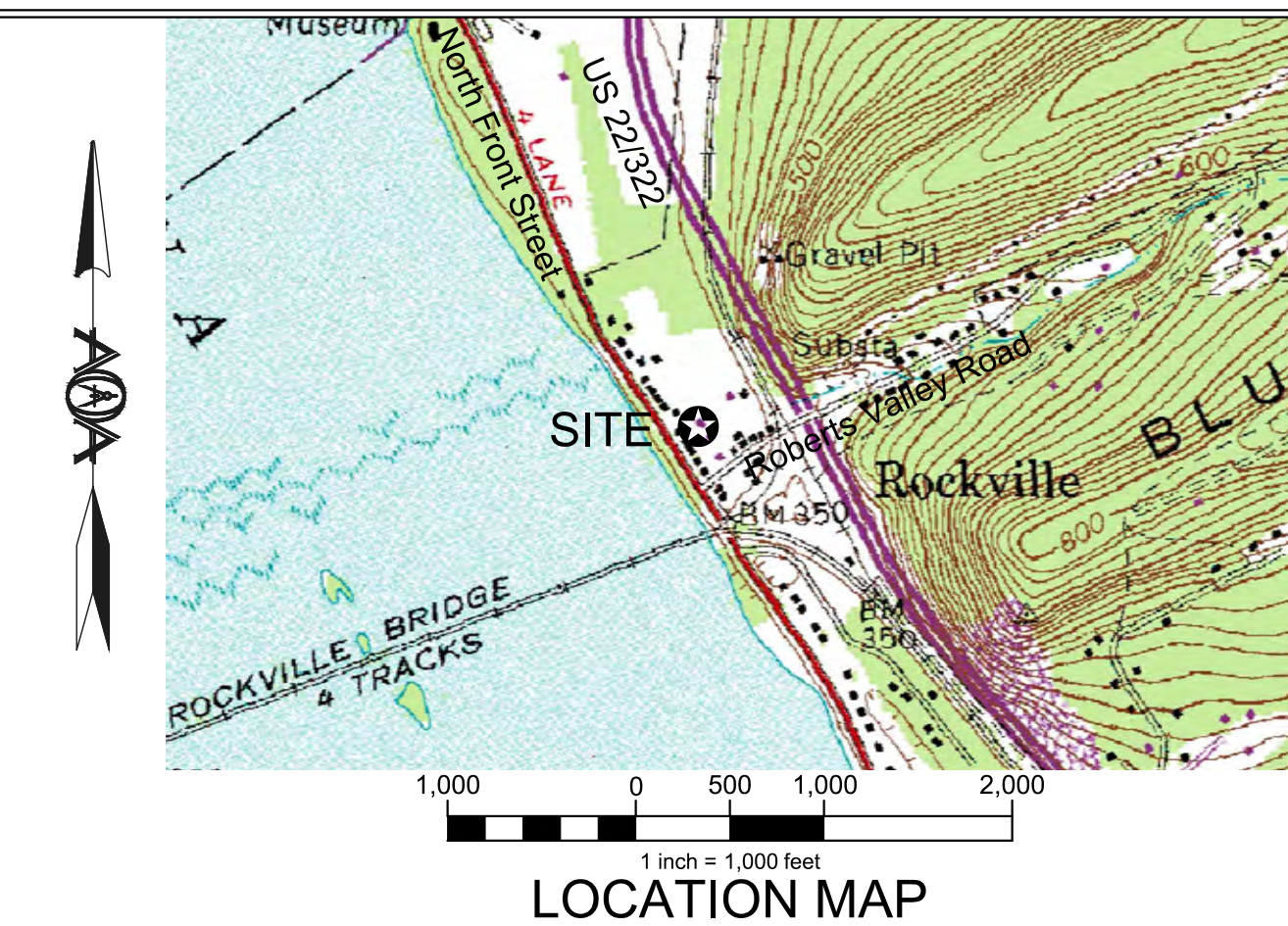
EXISTING NON-CONFORMITIES

Susquehanna Township Zoning Ordinance

- Section 27-1504 - Existing Lot #1 is over rear setback line described in the "Bulk and Area Dimensions Table".

DRAWING INDEX

- to be recorded
- 1 of 4 Cover Sheet
 - 2 of 4 Existing / Proposed Conditions Plan
 - 3 of 4 Stormwater Management and Sediment & Pollution Control Plan
 - 4 of 4 Details



FINAL SUBDIVISION/LOT ADDITION PLAN FOR

**JEFFREY K. HENSHAW
5213 & 5215 NORTH FRONT STREET**

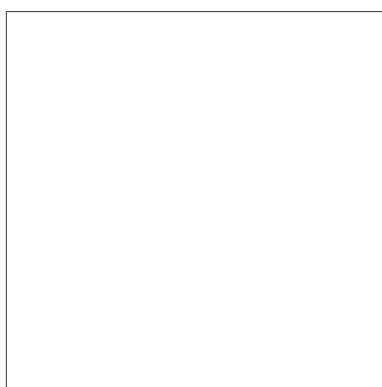
**SUSQUEHANNA TOWNSHIP
DAUPHIN COUNTY
COMMONWEALTH OF PENNSYLVANIA**

Zoning Data: "MU-2" MIXED USE CORRIDOR- SPECIAL PURPOSE DISTRICT		
Single-Family Detached		
Regulation	Description	Required
Width Regulations	Minimum Lot Width	75 feet
	Minimum Front Yard Setback	30 feet
	Minimum Side Yard Setback (each)	8 feet
Yard Regulations	Minimum Rear Yard Setback	30 feet
	Minimum Vegetative Cover	60%
	Maximum Building Coverage	25%
Coverage Regulations	Maximum Impervious Coverage	40%
	Principal Use	30 feet
Height Regulations (Maximum)	Detached Accessory Use	15 feet
	Minimum Lot Area	7,500 square feet
Area Regulations	Maximum Lot Area	12,000 square feet
	Parking	2 Spaces per dwelling unit

Impervious Coverage Tabulation	
Component	Coverage (ft²)
Concrete Pad	180
Gravel Driveway	668
Asphalt Driveway	280
Dwelling	1,488
Porch	380
Existing Total	2,996
Proposed Paving	1,600
Impervious Area Removed/Overlapped	1,128
Total Impervious Cover	3,468
Net Change in Impervious Area	472

Site Data			
	Existing	Existing	Proposed
Lot	Lot #1	Lot #2	Lot #1
Parcel ID	62-002-044	62-002-043	62-002-044
Use	Residential "Single-Family Detached"	Residential "Vacant"	Residential "Single-Family Detached"
Area	Gross	0.1012 acres	0.1992 acres
	Net	0.1012 acres	0.1148 acres
Impervious Area		4,406.90 ft²	8,675.62 ft²
		1,868 ft²	904 ft²
Building Area		42.4%	18.1%
		1,488 ft²	0 ft²
Vegetative Cover		33.8%	0.0%
		2,539 ft²	4,097 ft²
Water Service		57.6%	81.9%
		Public	Public
Sewer Service		Public	Public
		2 Spaces	2 Spaces

UPI CERTIFICATION



Commonwealth of Pennsylvania

County of _____

On this the _____ day of _____, 20____, before me the undersigned personally appeared.

Owner(s):

Jeffrey K. Henshaw

UNIFORM PARCEL IDENTIFIER

Lot 1 - 62-002-044
Lot 2 - 62-002-043

SOURCE OF TITLE/APPLICANT - Lot #1

Jeffrey K. Henshaw
5213 North Front Street
Harrisburg, PA 17110
717 629-4816
jhenshaw@witmercompany.com
Tax Parcel Id. 62-002-044
Deed Book 374, Page 376
Parcel area = 0.1012 acres

SOURCE OF TITLE/APPLICANT - Lot #2

Jeffrey K. Henshaw
5213 North Front Street
Harrisburg, PA 17110
717 629-4816
jhenshaw@witmercompany.com
Tax Parcel Id. 62-002-043
Instrument No. 20200006984
Parcel area = 0.1992 acres

Who being duly sworn according to law, depose and say that they are the owner(s) of the property shown on this plan and that they acknowledge the same to be their act and deed and desire the same to be recorded as such according to law.

Witness my hand and Notarial seal the day and the date above written.

Notary Public My Commission Expires

It is hereby certified that the undersigned are the owner(s) of the property shown on this plat and that all streets or parts thereof, if not previously dedicated, are hereby tendered for dedication to public use.

Owner(s):

Jeffrey K. Henshaw

This plan reviewed by the Dauphin County Planning Commission this _____ day of _____, 20____.

President: _____

Secretary: _____

This plan reviewed by the Susquehanna Township Engineer this _____ day of _____, 20____.

Township Engineer: _____

This plan recommended for approval by the Susquehanna Township Planning Commission this 27th day of June 2022.

President: _____

Secretary: _____

This plan approved by the Susquehanna Township Board of Commissioners, and all conditions imposed with respect to such approval were completed on this _____ day of _____, 20____.

President: _____

Secretary: _____

This plan recorded in the office of the recorder of deeds in and for Dauphin County this _____ day of _____, 20____.

Instrument Number: _____

GENERAL PLAN/REPORT DATA

I hereby certify this plan to be correct as shown.

Robert E. Shaffer, Jr., P.E.
4701 North Front Street
Harrisburg, PA 17110
robshaffer@actoneassociates.com

STATEMENT OF ACCURACY

I hereby certify that, to the best of my knowledge, the survey and plan shown and described hereon is true and correct to the accuracy required by the Susquehanna Township Subdivision and Land Development Ordinance.

Professional Land Surveyor

Scott A. Strauser, PLS
4701 North Front Street
Harrisburg, PA 17110
sstrausera@actoneassociates.com



The contractor shall verify all dimensions and existing conditions at the site before construction. The contractor shall comply with the provisions of act 287 notification of utilities before excavation in the project area in order to determine the existence and location of all utilities. prior to any construction, the contractor will be required to contact all utilities and request them to mark their locations in the field. the one call system telephone number is (800) 242-1776

PA One Call Design I.D. # _____ Date: _____ April 2022 _____

FINAL SUBDIVISION PLAN/LOT ADD ON FOR

JEFFREY K. HENSHAW
5213 & 5215 NORTH FRONT STREET

SUSQUEHANNA TOWNSHIP
DAUPHIN COUNTY
COMMONWEALTH OF PENNSYLVANIA

ACT ONE & Associates
Consulting Engineers & Surveyors

4701 N. Front Street, Harrisburg, PA 17110
(717) 236-7500, fax (717) 236-3314
Email: aoa@actoneassociates.com, Website: actoneassociates.com

DATE: June 8, 2022	REVISIONS: 7-15-22	DRAWN BY: MLN
SCALE: AS SHOWN		CHECKED BY: RES
SHEET 1 of 4		JOB NO.: 22-044

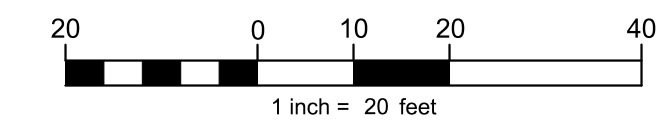
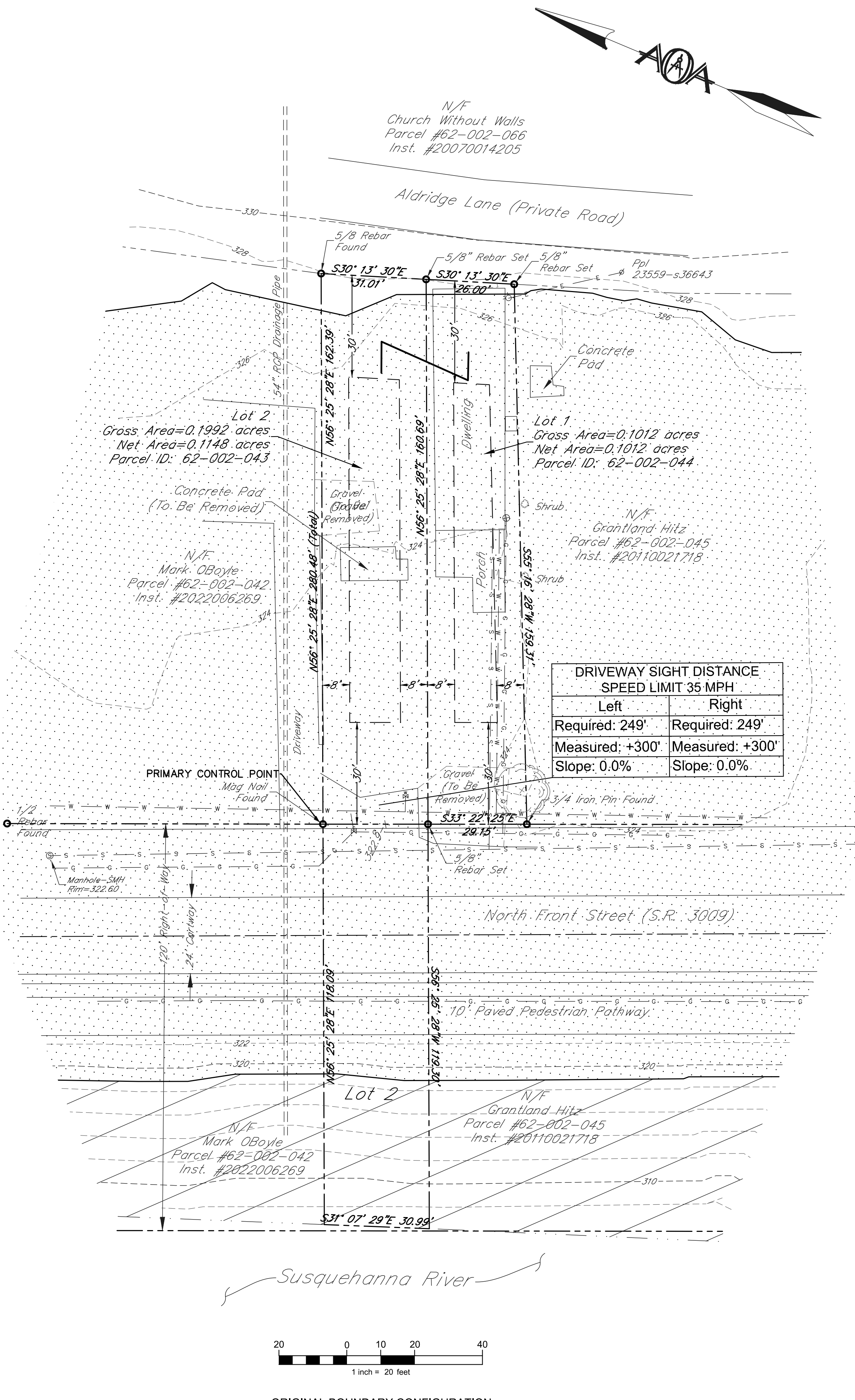
EXISTING LEGEND

- Existing Feature Labeling Uses Lower Case Slanted Text
- Boundary Line
 - Centerline
 - Right-of-Way
 - Contours
 - Edge of Paving
 - Curb
 - Edge of Gravel
 - Minimum Building Setbacks
 - Gas Line
 - Water Line
 - Sewer Line
 - Overhead Electric
 - Sewer Manhole
 - Storm Drainage Pipe
 - Low Water Line
 - Utility Pole w/ Guy Wire
 - Water Valve
 - Gas Meter
 - Gas Valve
 - Electric Meter
 - Tree
 - Floodway (Interpolated)
 - 100-Year Floodplain (Interpolated)

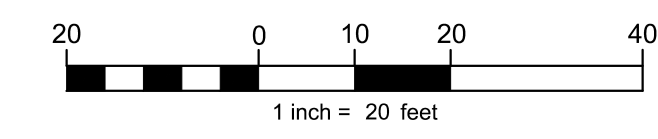
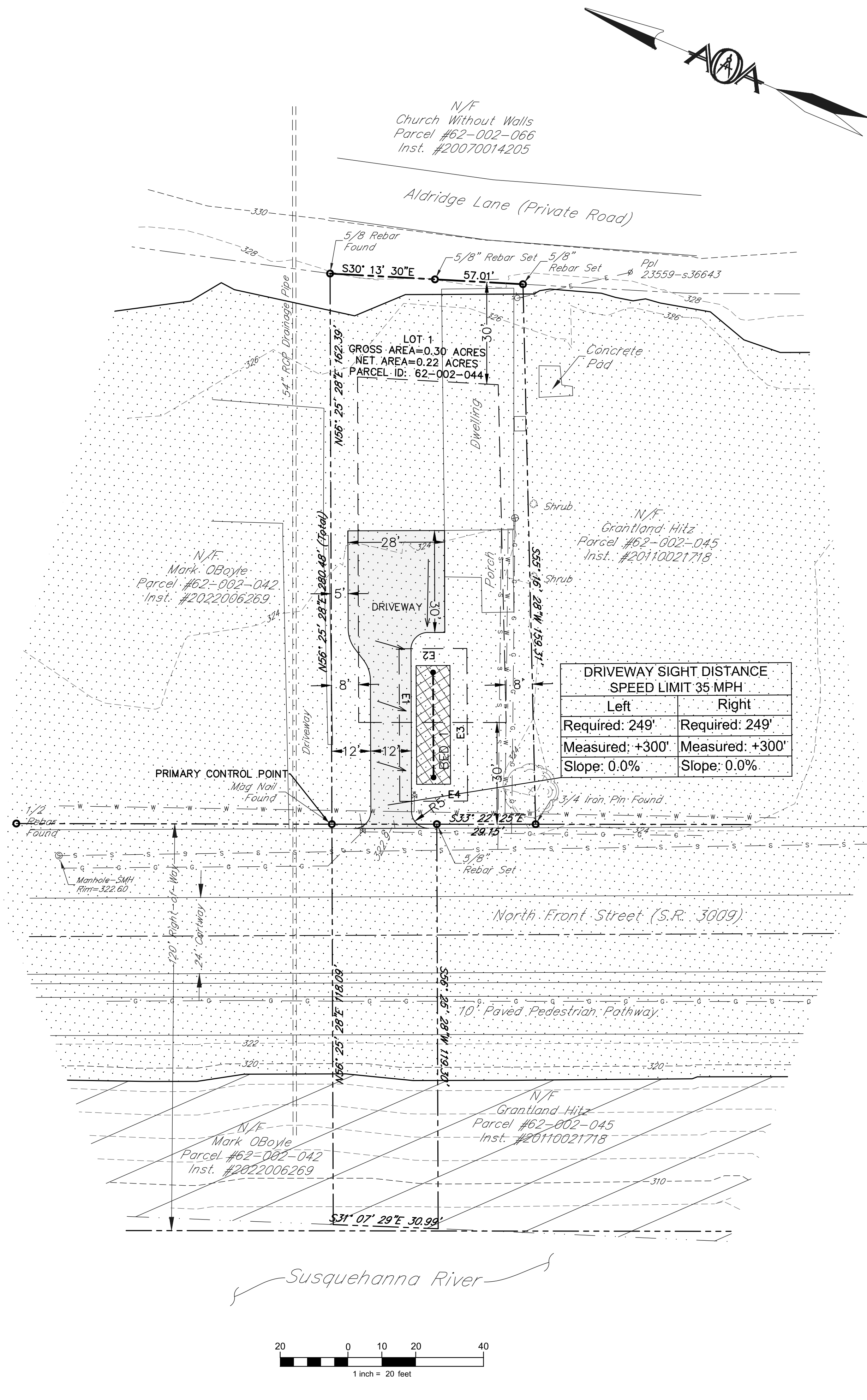
PROPOSED LEGEND

- PROPOSED FEATURE LABELING USES UPPER CASE STRAIGHT TEXT
- BOUNDARY LINE
 - TO BE COMBINED BY DEED
 - EDGE OF PAVING
 - FLOW PATH
 - STORMWATER EASEMENT
 - MINIMUM BUILDING SETBACKS
 - IMPERVIOUS AREA
 - INFILTRATION FACILITY

Easement Table	
Direction	Length
E1 S56° 19' 41"W	45.00'
E2 N33° 40' 19"W	20.00'
E3 N56° 19' 41"E	45.00'
E4 S33° 40' 19"E	20.00'



ORIGINAL BOUNDARY CONFIGURATION



PROPOSED BOUNDARY CONFIGURATION

FINAL SUBDIVISION PLAN/LOT ADD ON FOR

JEFFREY K. HENSHAW
5213 & 5215 NORTH FRONT STREET

SUSQUEHANNA TOWNSHIP
DAUPHIN COUNTY
COMMONWEALTH OF PENNSYLVANIA

ACT ONE & Associates
Consulting Engineers & Surveyors

4701 N. Front Street, Harrisburg, PA 17110
(717) 236-7500, fax (717) 236-3314
Email: aoa@actoneassociates.com, Website: actoneassociates.com

DATE: June 8, 2022	REVISIONS: 7-15-22	DRAWN BY: MLN
SCALE: As Shown		CHECKED BY: RES
SHEET 2 of 4		JOB NO.: 22-044

This drawing is and shall remain the property of ACT ONE & Associates. Any reuse on project extensions, any other project, or alterations or additions to this project shall be at the user's sole risk, and without liability to ACT ONE & Associates.

NOTES:

- The purpose of this plan is to construct a driveway and other improvements. Volume control BMPs are required for impervious areas greater than 1,000 square feet.
- All boundary information shown hereon are the results of a boundary retracement survey performed by ACT ONE & Associates on April 28, 2022.
- All boundary, topographical, and contour information shown hereon is the result of a site survey as performed by ACT ONE & Associates. Elevations are based on North American Vertical Datum 1988 (NAVD88).
- According to the FEMA Flood Insurance Rate Map Number: 42043C0309D, Panel 309 of 501, effective Date: August 2, 2012, the properties, as shown hereon, are located in the 100-year flood plain. The Base Flood Elevation (BFE) in the proximity of this parcel is 327.0 feet (NGVD 29).
- No wetlands were observed within the limits of disturbance as defined in accordance with the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Eastern Mountains and Piedmont Region (hereafter called the Corps Manual). This Regional Supplement is designed for use with the current version of the Corps Manual (Environmental Laboratory 1987) and all subsequent versions. In accordance with the U.S. Fish & Wildlife Service, National Wetlands Inventory mapper, no wetlands have been designated on, or directly adjacent to this parcel (<https://www.fws.gov/wetlands/Data/Mapper.html>).
- All existing utilities shall be contacted and the contractor must field verify their exact location. All utilities shown hereon are approximate. Contractor shall be required to contact the Pennsylvania One Call System in accordance with Act 287, Dial 811, or 1-800-242-1776 to place a dig notification.
- All new impervious surfaces shall drain to the proposed BMP.
- It shall be the developer's (property owners) responsibility to inspect and maintain the stormwater management facilities and assuring the continued functionality and required maintenance of the easement.
- It shall be the developer's (property owners) responsibility to include an agreement containing a description of the stormwater management facility and a description of its required maintenance. The Susquehanna Township Standard Operation & Maintenance (O&M) Agreement which has been executed by the landowners hereon is part of this plan & shall be recorded with this plan as such.
- If the SWMF does not function as intended soils testing may be necessary and a modified design and repair required to be approved by the township engineer.
- Township officials and their agents or employees have the right of access to the property from the public right-of-way for the sole purpose of inspecting the stormwater management facilities.
- Nothing shall be placed, planted, or set within an easement or right-of-way which would adversely affect the function of the easement or right-of-way, or conflict with any conditions associated with such easement or right-of-way.
- No person shall place any structure, fill, landscaping, or vegetation into a stormwater bmp, facilities, areas, structures, or within a drainage easement that would limit or alter the functioning of the BMP without the written approval of the township.
- The approved SWM site plan shall be on file at the project site throughout the duration of the construction activity.
- The stormwater BMP depicted on this plan is designed to control 1,600 square feet of impervious area (a reserve of 13 cubic feet of storage is available if required). A separate approval is required for any impervious area proposed beyond the design limit or otherwise not in conformance with this plan.
- Record drawings will be provided for all stormwater management facilities prior to occupancy, or the release of financial security.
- The total limit of disturbance (LOD) will be 3,800 square feet (0.0872 acres). The entire site is mapped as Tioga (Tg) Fine Sandy Loam, High Bottom; 0-3% Slope, Depth to Restrictive Feature is More Than 80 Inches; Well Drained; Runoff Class: Low; Depth to Water Table is More Than 80 Inches; Hydrologic Soil Group (HSG) B.
- At the completion of the project and as a prerequisite for the release of the financial guarantee, the applicant shall:
 - Provide a certification of completion from the engineer verifying that all permanent facilities have been constructed according to the stormwater management site plan and report and approved revisions thereto.
 - Provide a set of record drawings.
 - Request a final inspection from Susquehanna Township to certify compliance with this chapter, after receipt of the certification of completion and record drawings by Susquehanna Township.
- The developer or the developer's contractor shall schedule a pre-construction meeting with Township staff prior to any earth disturbance activities.
- The contractor must provide the Susquehanna Township Authority a 2-day notice prior to connecting into the existing sanitary sewer main so that a representative is present to observe the contractor's work.

SOURCE OF TITLE/APPLICANT - Lot #1

Jeffrey K. Henshaw
5213 North Front Street
Harrisburg, PA 17110
717 629-4816
jhenshaw@witmercompany.com
Tax Parcel Id. 62-002-044
Deed Book 374, Page 376
Parcel area = 0.1012 acres

SOURCE OF TITLE/APPLICANT - Lot #2

Jeffrey K. Henshaw
5213 North Front Street
Harrisburg, PA 17110
717 629-4816
jhenshaw@witmercompany.com
Tax Parcel Id. 62-002-043
Instrument No. 2020006984
Parcel area = 0.1992 acres

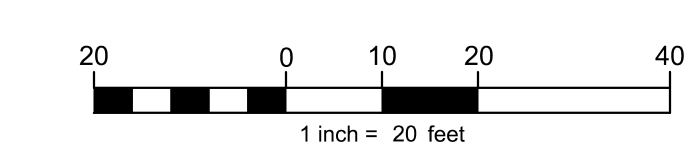
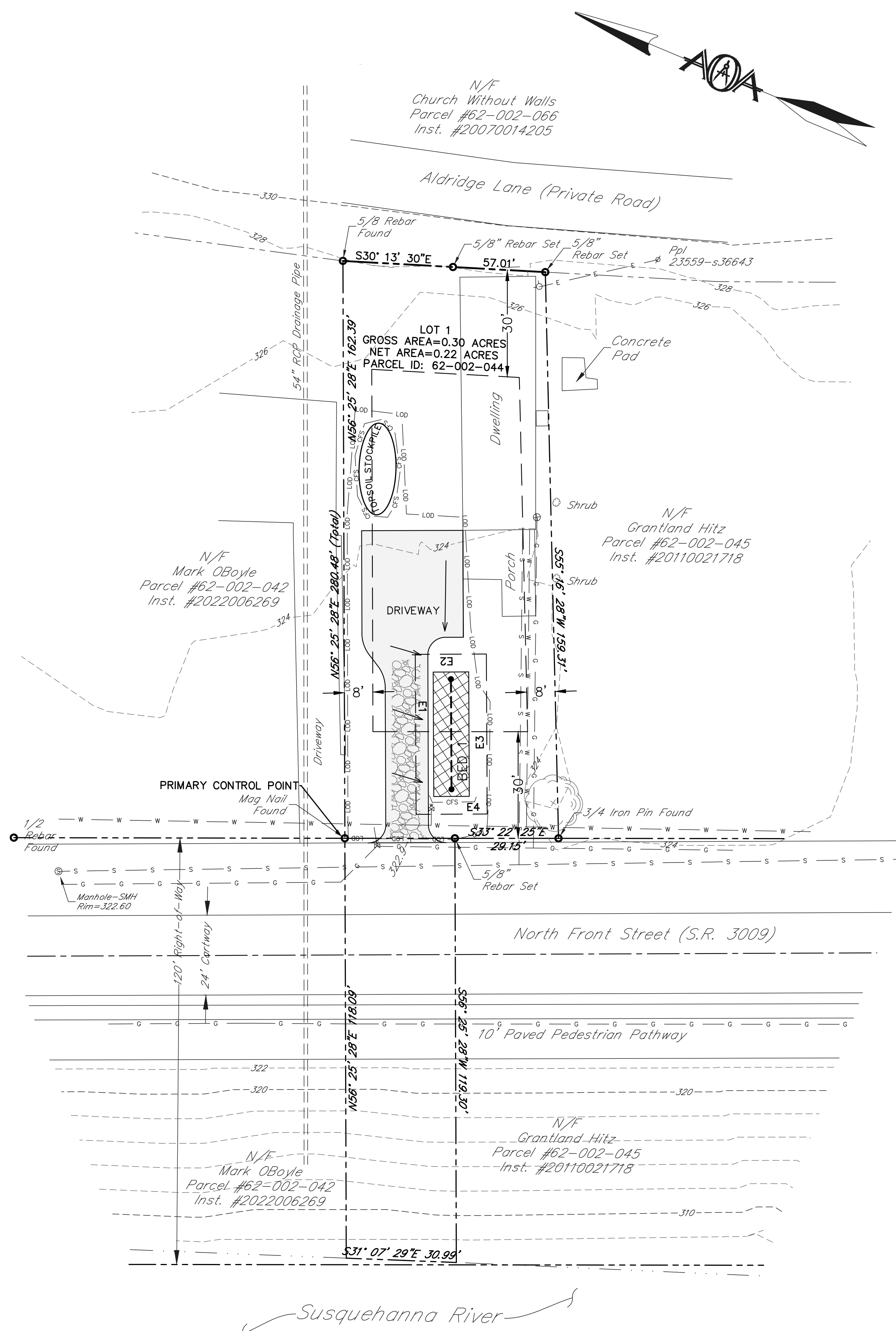
This drawing is and shall remain the property of ACT ONE & Associates. Any reuse on project extensions, any other project, or alterations or additions to this project shall be at the user's sole risk, and without liability to ACT ONE & Associates.

FILE PATH: \\ACTONE\SERVER\COMPANY BACKUP\2022\22-044 0213 N FRONT ST HENSHAW\SUSQUEHANNA DAUPHIN\DRAWING\22-044 N FRONT ST HENSHAW.DWG
LAST SAVED: 7/18/2022 12:18 PM PLOTTED: 7/18/2022 12:19 PM PLOTTED BY: AOA-S

Impervious Coverage Tabulation	
Component	Coverage (ft²)
Concrete Pad	180
Gravel Driveway	668
Asphalt Driveway	280
Dwelling	1,488
Porch	380
Existing Total	2,996
Proposed Paving	1,600
Impervious Area Removed/Overlapped	1,128
Total Impervious Cover	3,468
Net Change in Impervious Area	472

Site Data				
		Existing	Existing	Proposed
Lot		Lot #1	Lot #2	Lot #1
Parcel ID		62-002-044	62-002-043	62-002-044
Use		Residential "Single-Family Detached"	Residential "Vacant"	Residential "Single-Family Detached"
Area	Gross	0.1012 acres	0.1992 acres	0.3003 acres
	Net	4,406.90 ft²	8,675.62 ft²	13,082.52 ft²
Impervious Area		1,868 ft²	904 ft²	3,468 ft²
		42.4%	18.1%	36.9%
Building Area		1,488 ft²	0 ft²	1,488 ft²
		33.8%	0.0%	15.8%
Vegetative Cover		2,539 ft²	4,097 ft²	5,940 ft²
		57.6%	81.9%	63.1%
Water Service		Public	Public	Public
Sewer Service		Public	Public	Public
Parking		2 Spaces	2 Spaces	2 Spaces

Easement Table		
	Direction	Length
E1	S56° 19' 41"W	45.00'
E2	N33° 40' 19"W	20.00'
E3	N56° 19' 41"E	45.00'
E4	S33° 40' 19"E	20.00'



PROPOSED BOUNDARY CONFIGURATION

EXISTING LEGEND

Existing Feature Labeling Uses Lower Case Slanted Text

- Boundary Line
- Centerline
- Right-of-Way
- Contours
- Edge of Paving
- Curb
- Edge of Gravel
- Minimum Building Setbacks
- Gas Line
- Water Line
- Sewer Line
- Overhead Electric
- Sewer Manhole
- Storm Drainage Pipe
- Low Water Line
- Utility Pole w/ Guy Wire
- Water Valve
- Gas Meter
- Gas Valve
- Electric Meter
- Tree

PROPOSED LEGEND

PROPOSED FEATURE LABELING USES UPPER CASE STRAIGHT TEXT

- BOUNDARY LINE
- TO BE COMBINED BY DEED
- EDGE OF PAVING
- FLOW PATH
- STORMWATER EASEMENT
- MINIMUM BUILDING SETBACKS
- IMPERVIOUS AREA
- INFILTRATION FACILITY
- COMPOST FILTER SOCK
- LIMITS OF DISTURBANCE
- ROCK CONSTRUCTION ENTRANCE



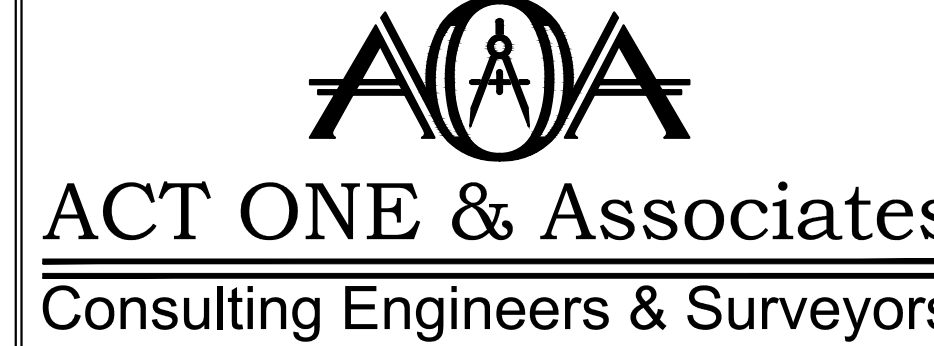
The contractor shall verify all dimensions and existing conditions at the site before construction. The contractor shall comply with the provisions of act 287 notification of utilities before excavation in the project area in order to determine the existence and location of all utilities. prior to any construction, the contractor will be required to contact all utilities and request them to mark their locations in the field. the one call system telephone number is (800) 242-1776

PA One Call Design I.D. # 20221034410 Date: April 2022

STORMWATER MANAGEMENT AND EROSION & SEDIMENT POLLUTION CONTROL PLAN FOR

JEFFREY K. HENSHAW
5213 & 5215 NORTH FRONT STREET

SUSQUEHANNA TOWNSHIP
DAUPHIN COUNTY
COMMONWEALTH OF PENNSYLVANIA



4701 N. Front Street, Harrisburg, PA 17110
(717) 236-7500, fax (717) 236-3314
Email: aoa@actoneassociates.com, Website: actoneassociates.com

DATE: June 8, 2022	REVISIONS: 7-15-22	DRAWN BY: MLN
SCALE: As Shown		CHECKED BY: RES
SHEET 3 of 4		JOB NO.: 22-044

"I, _____, hereby certify
Robert E. Shaffer, Jr.

that the Stormwater Management Site Plan meets all applicable design standards and criteria of the Township of Susquehanna Stormwater Management Ordinance.

"I, _____, hereby certify
Robert E. Shaffer, Jr.

that there are no wetlands on this parcel, and the proposed project when constructed in accordance with this plan will not impact any off-site wetlands, and permits are not required from the state or federal government.

"I, _____, hereby
Jeffrey K. Henshaw
acknowledge that the stormwater BMPs are fixtures that cannot be altered or removed without prior approval by the Township.

The O & M Agreement between Susquehanna Township and the property owner(s) hereon, as executed on _____ is part of this plan.



Staff Report – Final Land Development Plan
 Susquehanna Township Union Green Phase IIB
 SWC of Linglestown Road & North Progress Avenue

Request:	Develop a 9,892 square foot childcare center with related site improvements as a part of the larger Susquehanna Union Green project.		
Deadline:	09.25.2022		
Developer:	Vartan Group Inc.		
Consultants:	HF Lenz Company & La Quatra Bonci Associates		
Property Owner:	Hawthorne SPE, LLC		
Parcel ID:	62-013-056		
Zoning District:	Traditional Neighborhood Development I (TND-I)		
Prepared By:	Mack Breech Community Planner & Zoning Administrator		
Items Reviewed:	<i>Submission</i>	<i>Dated</i>	<i>Last Revised</i>
	Final Land Development Plan	5.12.2022	6.30.2022
	Conditions of approval from DRC	5.20.2022	
	Response to Comments Letter	7.8.2022	
	ULI Shared Parking Computation	7.8.2022	

Project Summary:

The Vartan Group, Inc is proposing the development of a 9,892 square-foot childcare facility as a part of phase IIIC of the ongoing Susquehanna Union Green project. The site includes the primary building along with a 6,353 square-foot outdoor play area.

The site is located adjacent to Progress Avenue and can be accessed by Garrison Avenue. Additionally, sidewalks will be provided on both sides of Garrison Avenue for pedestrian access. There are 41 proposed parking spaces located on the east side of the proposed building.

Previously Approved Waivers:

- 1) §27.507.9.3- Requiring sidewalks on both sides of the street
- 2) §22.507.8 – Requiring clear sight triangles
- 3) §22.405.2.M- Requiring a Preliminary Greenway/Open Space Lands & Common Facilities Ownership and Maintenance Plan
- 4) § 22-405.1.A.12- Requiring the Designation of Parcels of Land Intended to be Dedicated or Reserved for Public, Semi-Public or Community Purposes
- 5) § 22-507.10.4- Requiring Street Section in Accordance with Design Guidelines

Staff Review Comments:

Zoning

- 1) Provide information regarding the screening of the on-site dumpster. [27-2109.4].
 - *As discussed at the DRC meeting, provide standard detail of the dumpster enclosure per design guidelines.*
- 2) New comment: *Designate six (6) off-street parking spaces as waiting areas.* [§27-2302.5.C]

Subdivision and Land Development

New comment: *Provide a purpose statement on the plan explaining the purpose and include the child and staff capacity in the purpose statement as provided in response letter.* [§22-407.1.A.(12)]

Stormwater

The Stormwater Reassessment Form needs to be submitted in advance to the Certificate of Occupancy. At the date of the Certificate of Occupancy, the bill will be activated. The numbers need to be provided in advance to have the information ready for activation.

Fire Marshal

There is a concern with the ability of a fire apparatus to reach the building. Parking will be blocked in the event of a fire.

- *Provide fire truck turning radius exhibit.*

Susquehanna Township Authority:

Attached as a separate document.

Consistency with Comprehensive Plan:

This plan is consistent with Sustainable Susquehanna 2030 (SS 2030). SS 2030 plan calls for an improved sense of place and architectural standards, consistent with TND-I zoning and the Design Guidelines for SUG, both are provided for with this project. The project also provides pedestrian sidewalks with good connections for pedestrians and bicyclists.

Consistency with Official Map:

The plan is consistent with the Official Map.

Recommendation:

Staff recommends approval of the plan with the following conditions:

- 1) Address all remaining comments provided in correspondence from Township Staff, Dauphin County Planning Commission, and consultants including HRG, Inc. TCA, Inc, and GHD.
- 2) Prior to building permit submittal in addition to the building elevations, the following conditions include the submission of:
 - a) Enhanced Phase I landscaping and foundational planting



- b) Provide elevation details from Progress Ave showing the difference in grade, the landscaping, and how any roof-mounted equipment will be hidden from view.
 - c) Lighting plan
 - i) Include pedestrian light detail on the plan for the building packet.
 - ii) Include details for building lights and pedestrian lights.
 - d) Submit a picture or colored graphic of the retaining as part of the materials board.
- 3) No permits will be released until the DRC (or Township Planning Consultant, TCA) has verified all the plans meet the Design Guidelines. All fees from TCA's review are required to be paid by the applicant.





369 East Park Drive
 Harrisburg, PA 17111
 717.564.1121
 www.hrg-inc.com

SUBDIVISION & LAND DEVELOPMENT REVIEW LETTER #2

Susquehanna Township
 Attn: Planning Commission

Susquehanna Union Green, PH 3C

JULY 22, 2022

We have completed our review of the following information for the above-referenced project:

Submission:	Dated:	Last Revised:
Plan Sheets 1-21 of 21	May 12, 2022	July 8, 2022
PADEP Sewage Planning Module Approval	November 25, 2019	---
Suez Ability to Serve Letter	September 25, 2017	---
Susquehanna Township Authority Ability to Serve Letter	October 13, 2017	---
UGI Ability to Serve Letter	November 29, 2018	---
PPL Ability to Serve Letter	December 13, 2018	---
NPDES Permit	July 11, 2019	---
Stormwater Conveyance Calculations	---	---
Parking Calculations	May 12, 2022	July 8, 2022

The following waivers were previously approved with the preliminary plan:

Previously Approved Waiver(s):	Ordinance Section:
Requiring Sidewalk on Both Sides of Street	Chapter 22-507.9.3
Requiring Clear Sight Triangles in Accordance with SALDO Exhibit 6	Chapter 22-502.8
Requiring a Preliminary Greenway/Open Space Lands & Common Facilities Ownership and Maintenance Plan	Chapter 22-405.2.M
Requiring the Designation of Parcels of Land Intended to be Dedicated or Reserved for Public, Semi-Public or Community Purposes	Chapter 22-405.1.A.12
Requiring Street Section in Accordance with Design Guidelines	Chapter 22-507.10.4

We offer the following comments:

Zoning (Chapter 27)

1. Provide a lighting plan that also includes construction details, type of lights to be used, and specifications therefor (27-2308).

2. Provide a means of shade for the outdoor play areas (27-2033.2.E).

Subdivision and Land Development (Chapter 22)

1. Provide a clear sight triangle and the required and provided sight distances at the entrance. A waiver of this requirement has been requested (22-502.8).
2. Architectural plans shall be submitted with the land development submission (22-507.2.13).
3. An engineered structural design for the retaining walls shall be submitted for review and approval by the Township Engineer prior to construction.

Stormwater Management (Chapter 19)

1. The dumpster pad enclosure is located within the existing storm sewer easement. The applicant intends to construct dumpster in the storm sewer easement due to site constraints. As such, a waiver request should be submitted (19-701.9).

Administrative Items to be Completed Prior to/Upon Plan Approval

1. Provide a financial security estimate that includes but is not limited to any paving, sidewalks, stormwater management best practices, erosion and sediment controls, etc. (406.4,407.1.A.20.f).
2. Provide financial security for the timely, proper, and complete construction of all applicable improvements including but not limited to paving, sidewalks, curbing, stormwater management facilities, erosion, and sediment controls, etc. prior to approval of the Final Plan [22-406.4].
3. The applicant shall pay all required fees [22-1400].
4. The applicant is required to schedule required inspections.
5. Provide all signatures on the plans prior to approval [General].

This review is based solely on the documents referenced above and does not relieve the design professional of any responsibility, nor does it imply any design responsibility by Herbert, Rowland & Grubic, Inc.

HERBERT, ROWLAND & GRUBIC, INC.



Alex Greenly, P.E.
Project Manager

AG

R000242.0002 (Phase 1265)

P:\0002\000242_0002\1265 - SUG Phase III C (Kiddie Academy)\A - PLAN REVIEW\Ph. 1265 - SUG 3C PR#2.docx

Our ref: 11152981

22 June 2022

H.F. Lenz Company
1407 Scalp Avenue
Johnstown, PA 15904

Dear H.F. Lenz Company,

On behalf of the Susquehanna Township Authority, GHD has reviewed the Phase 3C – Building 24 submission of the Susquehanna Union Green Development. These drawings have been reviewed for their conformance with the Susquehanna Township Authority's standards for wastewater collection system extensions. All comments are based on the materials presented in the 21-sheet plan set that was prepared by Landscape Architecture and H.F. Lenz Company dated May 12, 2022. GHD has NOT reviewed them for conformance to any Zoning, Subdivision, or Land Development Ordinances, including building setbacks, street and sidewalk layouts, storm water runoff, water main or other utility installation, property surveys, erosion and sedimentation control or topography. This project includes the construction of a sewer lateral/building sewer to serve a proposed Kiddie Academy.

General

1. Include the following sanitary sewer notes on the drawings:
 - a. All materials used and construction methods employed are to be in accordance with the latest standards of the Susquehanna Township Authority.
 - b. For sewer detail drawings reference Standard Construction and Material Specifications, Susquehanna Township Authority.
 - c. Contractor shall test pit all existing utility crossings prior to installing any sanitary sewer pipe to verify existing horizontal and vertical elevations to assure no conflict with new sewer.
 - d. No trees, landscape walls, etc. shall be installed within limits easement in accordance with the Authority's standard Deed of Dedication.
2. It should be noted that laterals are to be 6" in diameter.

Sheet C503

3. The sanitary sewer line installation notes are not clear on which portion of the sanitary sewer is being installed with this phase. The plan view appears to indicate that the sewer main line and lateral to the cleanout is already installed, but the notes make reference to manhole covers. Please clarify the scope of this phase.
4. Remove the manhole covers note. Allegheny Foundry pattern No. 125 does not meet Authority specifications.
5. Upon clarification of the scope of this phase, please include applicable details for manhole and sanitary sewer construction.

Please revise the drawings and resubmit a PDF copy to our office for review and comment. Please include a detailed response letter addressing each comment in order to expedite the review. Revised plans and comment letter can be sent via email to josiah.bair@ghd.com.

If you have any questions or comments, please feel free to contact us.

Regards,

GHD



Robert Cecchetti
Graduate Engineer



Josiah Bair, P.E.
Project Engineer



THOMAS COMMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

M E M O R A N D U M

TO: Susquehanna Township Officials & Staff
Susquehanna Union Green Team

FROM: Erin L. Gross, AICP, RLA
Thomas J. Comitta, AICP, CNU-A, RLA

DATE: May 17, 2022

SUBJECT: **REVIEW COMMENTS: SUSQUEHANNA UNION GREEN (SUG)**
FINAL LAND DEVELOPMENT PLAN – PHASE IIIC – BUILDING 24,
DATED 5-12-2022

Please note the enclosed Review Comments pertaining to the following documents that we received on May 12, 2022, including:

- Final Land Development Plans – Phase IIIC – Building 24: for SUG (21 sheets); by H.F. Lenz Company and LBA Landscape Architecture, dated May 12, 2021.

Please call if there are any questions.



THOMAS COMMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

**REVIEW COMMENTS: SUSQUEHANNA UNION GREEN (SUG)
FINAL LAND DEVELOPMENT PLAN – PHASE IIIC – BUILDING 24, DATED 5-12-2022**

May 17, 2022

The comments below pertain to the documents listed on the cover Memorandum.

1. Overview and Consistency with Preliminary Plans

- 1.1. The Final Regulating Plan, Streetscape Plan, Public Realm Plan, and Phasing Plan for Phase IIIC are all generally consistent with the Preliminary Land Development Plans.

2. Landscaping and Lighting

- 2.1. We recommend adding shrubs along the fence and building façade of the Progress Avenue street frontage in order to enhance the streetscape.
- 2.2. Please clarify if the shrubs depicted along Garrison Avenue on the east side of the entrance drive to the proposed building is part of Phase IIIC or if they are part of another phase. If they are part of Phase IIIC, please label the shrubs and add them to the Plant List.
- 2.3. Please provide a Legend to include the Lawn area, and all hatched patterns.
- 2.4. Please clarify what is proposed for the “white” area between the sidewalk and building.
- 2.5. Please depict and label all continuously mulched planting beds, including those around the proposed trees and shrubs.
- 2.6. Please clarify if the Redbuds and Serviceberry Trees depicted along the entrance walkway are proposed to be planted with tree grates. If so, please provide a corresponding Planting Detail and Tree Grate Detail.
- 2.7. It appears that there may be several conflicts between the proposed Redbuds and Serviceberry Trees and the lighting along the walkway. Please resolve these conflicts.
- 2.8. Please provide a Lighting Plan and Details for Phase IIIC, and include any proposed building lighting and parking lot lighting.

3. Pedestrian Circulation

- 3.1. The proposed Pedestrian Circulation layout appears to be consistent with the Preliminary Land Development Plans.



THOMAS COMMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

REVIEW COMMENTS: SUSQUEHANNA UNION GREEN (SUG)
FINAL LAND DEVELOPMENT PLAN – PHASE IIIC – BUILDING 24, DATED 5-12-2022

May 17, 2022

4. Details

- 4.1. Please provide a detail for the proposed “Walled/gated trash enclosure”.
- 4.2. A Site Retaining Wall Detail has been provided on the Site Improvements Plan. Please clarify if the Retaining Wall is proposed to be a cast stone wall, and include the proposed color/stone blend.

5. Typical Architectural Elevations

- 5.1. Please provide Typical Architectural Elevations of the proposed “Kiddie Academy” building, and include a proposed materials and colors legend.

Please call if there are any questions.

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORTMunicipality Susquehanna Township Surveyor _____ Engineer H.F. LenzPlat Title Susquehanna Union Green Phase IIICZoning District Traditional Neighborhood Development (TND-1) Proposed Land Use Mixed Use Development

Plat Status: _____ Preliminary Plat Type: _____ Subdivision Regulations: _____ County

X Final _____ Municipal

_____ P/F _____ Land Development _____ Zoning

X Minor _____ S&LDExisting # of Lots 1 Proposed # of Lots 1 Proposed # of New DUs 0 Subdivided / Developed Acres 1.15 Total Acres 58.07Date Received 06/14/22 Staff Review 06/21/22 Official County Review 06/21/22Reviewed by KS Checked by _____ Tax Map Parcel # 62-013-056**Project Description:** Land development for a daycare center within Susquehanna Union Green

- *When applicable, streets, sewer, water, storm drainage, and other infrastructure elements to be verified as adequate by municipal staff/engineer. Any improvement guarantees shall be posted prior to final plat approval.*
- *Registered PA Land Surveyor is required to certify all lot/tract boundary descriptions.*
- *When applicable, zoning compliance to be verified by Municipal Zoning Officer.*
- *Appropriate sewage module component should be processed prior to final plat approval.*
- *Final plats must be recorded within 90 days of approval.*

Review comments with cited ordinance provisions are based on municipal regulations on file with the County Planning Commission.

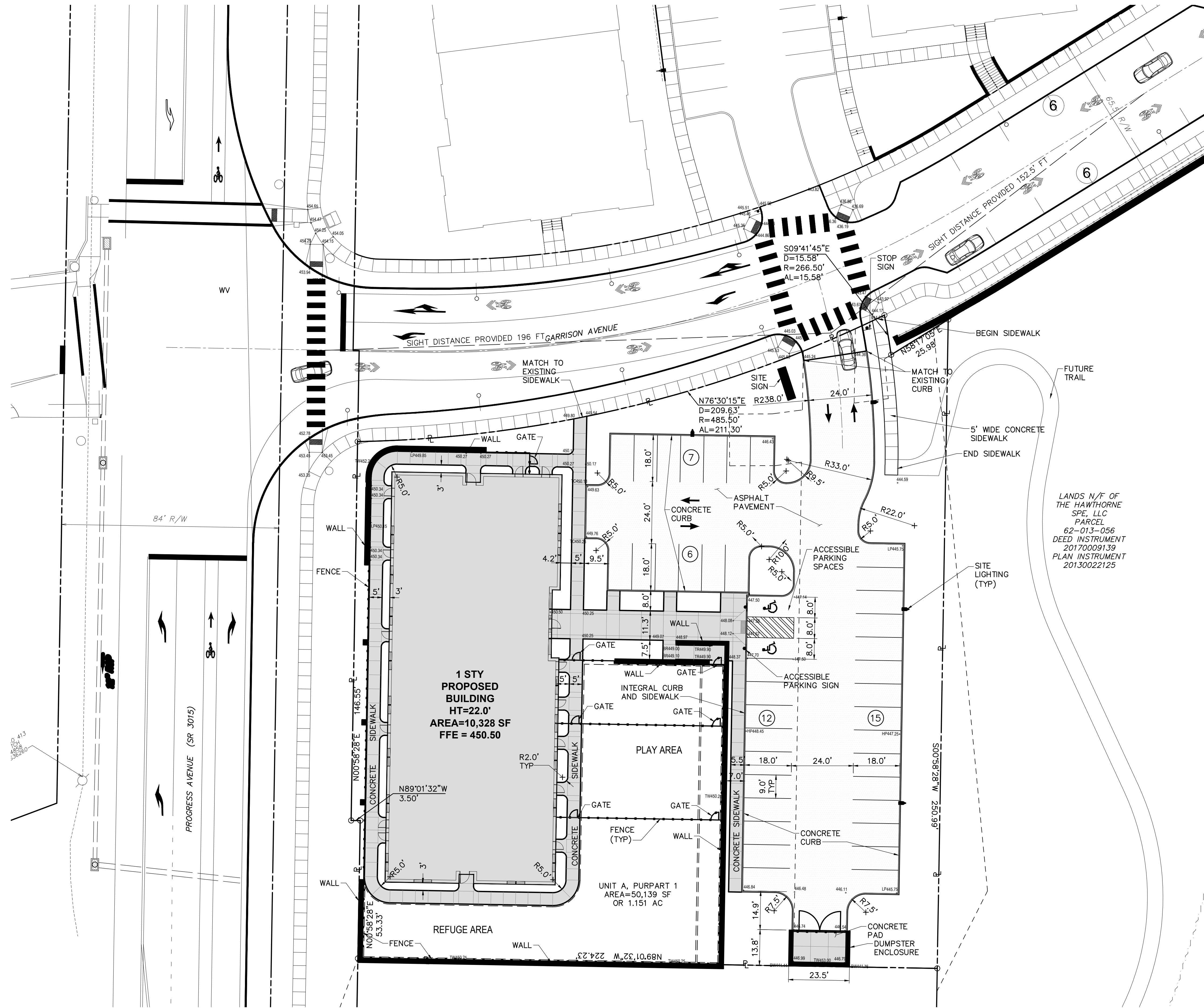
Subdivision and Land Development Comments:

1. All signatures, certifications, dedications, and notarizations required by the subdivision and land development ordinance should be in place before final approval.
2. Recognizing that this proposed land development is part of a greater master plan development, this information may have been provided, but it would be beneficial to add the required plan specifications to this plan set under the Minor Subdivision and Land Development Application (Chapter 22-403.B)
3. There are no elevation labels on the contours on the Existing Conditions sheet (C200).
4. Curbs are not clearly identified on the Site Plan sheet (C300)
5. Please include legends on each individual sheet of the land development plan in order to more clearly identify symbology and objects drawn on the plan.
6. Is the parking shown in this plan adequate for this type of use?
7. Ensure that the estimated traffic volumes for this site are within the specifications of the traffic impact study and the PennDOT Highway Occupancy Permit.
8. The site sign shown near the entrance of the childcare center. Will this provide for adequate site distance from the driveway onto Garrison Ave?

9. Is there adequate site distance between the driveway and Garrison Ave with the on-street parking? Is additional space from the stop sign needed for clearer site distance?

Plan No. 22-080

Plat Specifications	Yes	No	N/A
1. Name of proposed subdivision/land development shown	X		
2. Owner/developer name, address & telephone number shown	X		
3. Municipality name shown	X		
4. Tax parcel number/Deed reference shown/Instrument #	X		
5. North point shown	X		
6. Map scale shown (written/graphic)	X		
7. Date of plan preparation shown	X		
8. Certification of surveyor/engineer shown <i>(not signed)</i>	X		
9. Location map shown	X		
10. Total property map (bearings, distances, area, primary control point) shown		X	
11. Names of adjacent landowners/subdivision shown		X	
12. Lot numbers shown		X	
13. Lot dimensions shown		X	
14. Lot areas shown		X	
15. Permanent monuments and markers shown		X	
16. Building setbacks shown		X	
17. Existing natural features shown - Wetlands		X	
Floodplains			X
Woodlands, streams, etc.		X	
18. Contours at required interval shown	X		
19. Easements shown and identified	X		
20. Existing man-made features shown - Building (s)	X		
Storm drainage facilities	X		
Sewer mains	X		
Water mains	X		
21. Proposed man-made features shown - Building (s)	X		
Storm drainage facilities	X		
Sewer disposal - public (X) on-lot ()	X		
Water supply - public (X) well ()	X		
22. Existing streets shown - Name	X		
R/W width		X	
Paving width		X	
Dedicated R/W width		X	
23. Proposed streets shown - Name			X
R/W width			X
Paving width			X
Profiles			X
24. Curbs shown		X	
25. Sidewalks shown	X		
26. Existing and proposed coverage shown	X		
27. Parking schedule provided shown		X	
28. Traffic study completed		X	
29. Recreation area shown/fee in-lieu-of provided	X		
30. Erosion and sedimentation control plan shown	X		
31. Statement of ownership, signature and notarization shown	X		
32. Dedicatory statement shown	X		
33. Approval blocks shown	X		
34. PADOT Highway Occupancy Permit statement shown		X	
35. Consistency with Future Land Use plans - County plans	X		
Municipal plans	X		



LEGEND

- ST— EXISTING STORM SEWER
- SS— EXISTING SANITARY SEWER
- W— EXISTING WATERLINE
- G— EXISTING GAS LINE
- 442— EXISTING MINOR CONTOUR
- 440— EXISTING MAJOR CONTOUR
- EXISTING UTILITY POLE
- ST— PROPOSED STORM SEWER
- ST— PROPOSED STORM UNDERDRAIN
- SS— PROPOSED SANITARY LATERAL
- W— PROPOSED WATER SERVICE LINE
- G— PROPOSED GAS SERVICE LINE
- ETC— PROPOSED OVERHEAD ELEC, TELE AND CABLE
- ETC— PROPOSED UNDERGROUND ELEC, TELE AND CABLE
- 442— PROPOSED MINOR CONTOUR
- 440— PROPOSED MAJOR CONTOUR
- PROPOSED FENCE
- ☀ PROPOSED LIGHT
- ☀ PROPOSED LIGHT
- ☀ PROPOSED SIGN
- ☀ PROPOSED TRANSFORMER
- ➔ PROPOSED TRAFFIC FLOW ARROW
- PROPOSED UTILITY POLE

OWNER: HAWTHORNE SPE LLC
3605 VARTAN WAY
SUITE 301
HARRISBURG, PA 17110
MR. H. RALPH VARTAN – PRESIDENT
PHONE (717) 657-0100

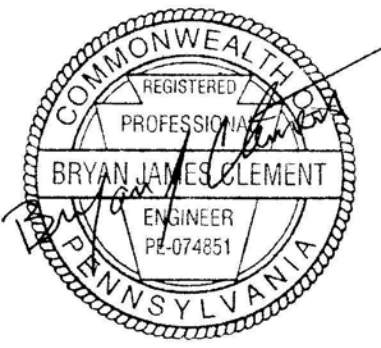
APPLICANT: VARTAN GROUP INC.
3605 VARTAN WAY
SUITE 301
HARRISBURG, PA 17110
MR. H. RALPH VARTAN – PRESIDENT
PHONE (717) 657-0100

ZONING DISTRICT: (TND-1) TRADITIONAL NEIGHBORHOOD DEVELOPMENT-1

MUNICIPALITY: SUSQUEHANNA TOWNSHIP
DAUPHIN COUNTY, PENNSYLVANIA



Susquehanna Union Green - Kiddie Academy
Susquehanna Township, Dauphin County, PA



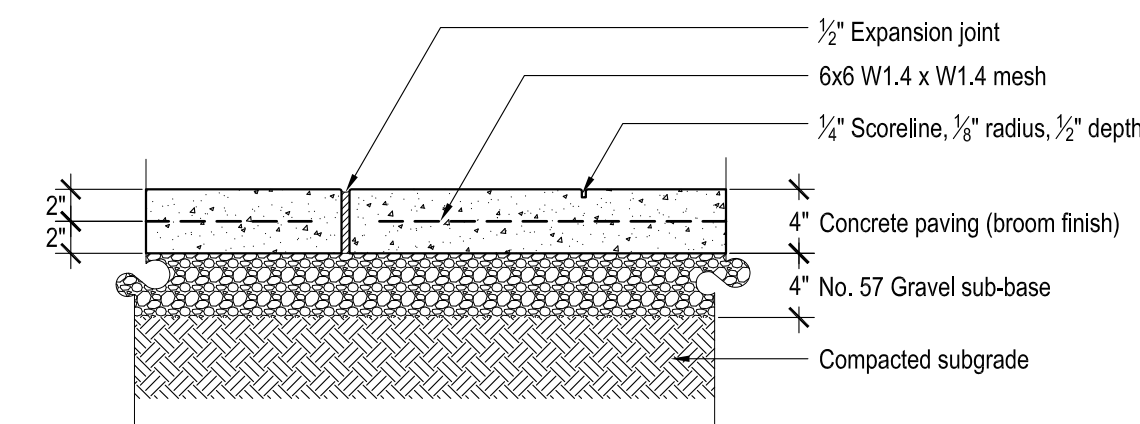
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Drawn by: DM
Checked by: FB/DM
Date: June 30, 2022

Scale: 1" = 20'

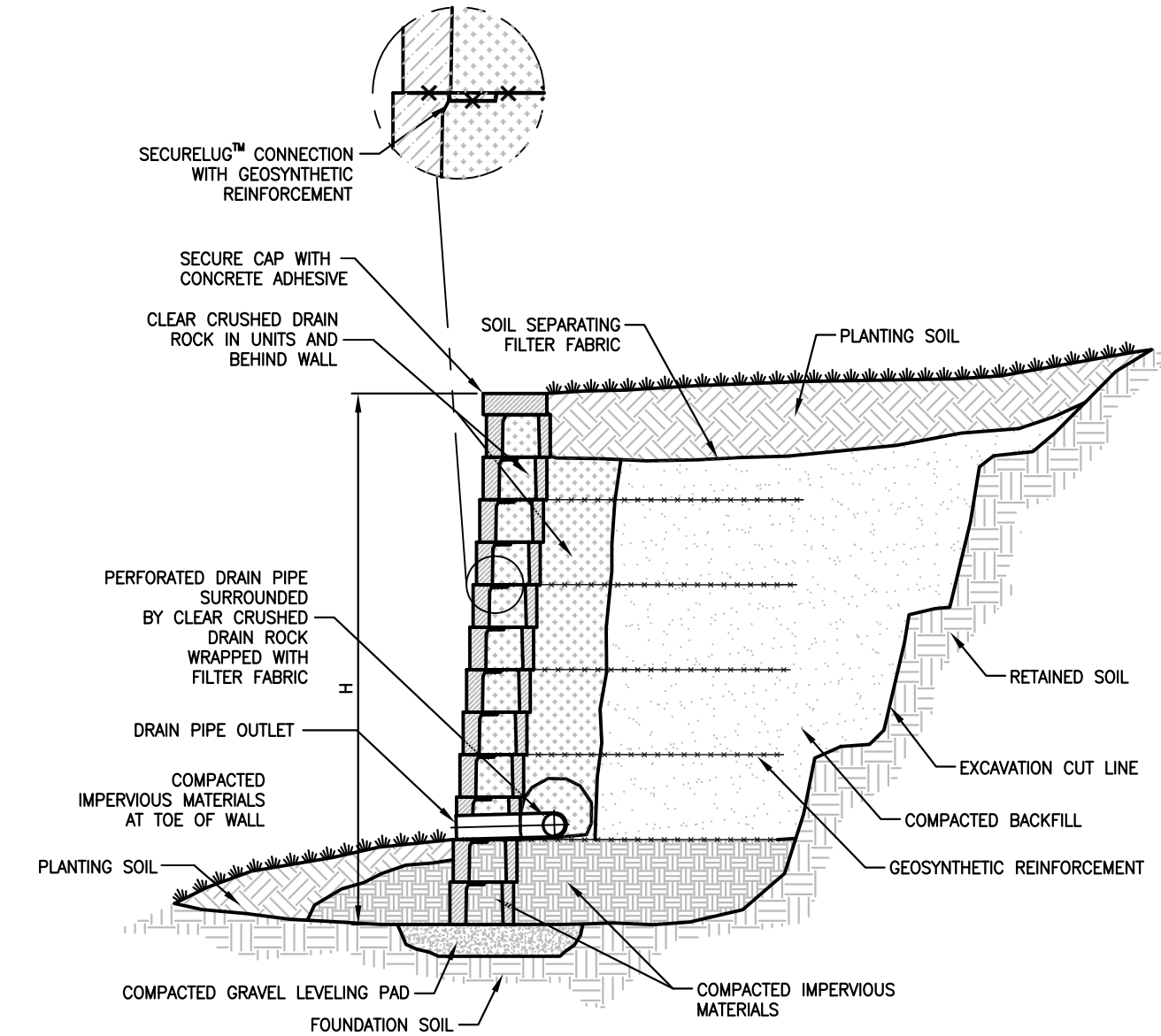
Sheet Name: Site Plan

Submission: Final Land Development Plan Phase IIIC

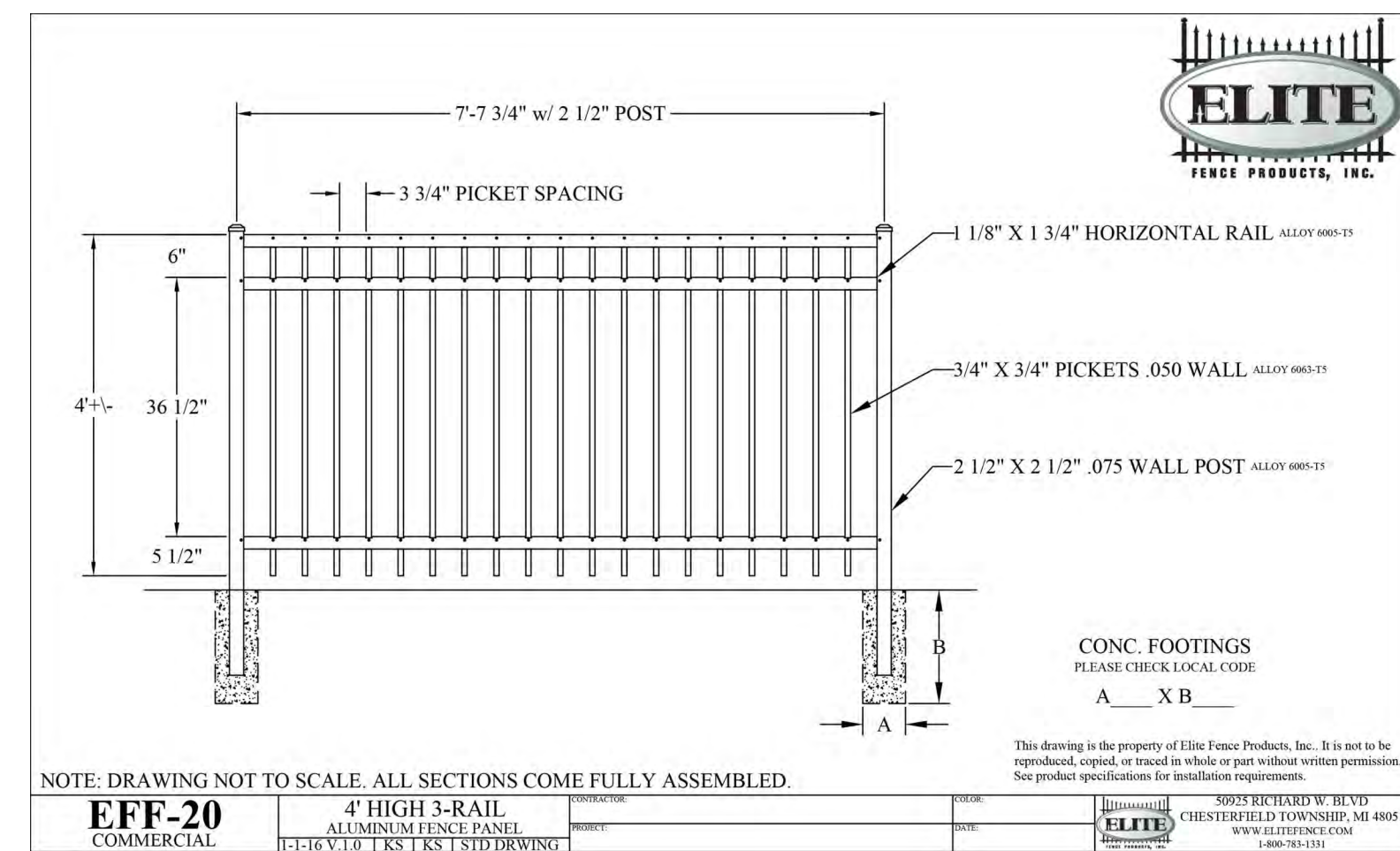
Sheet Number: C300



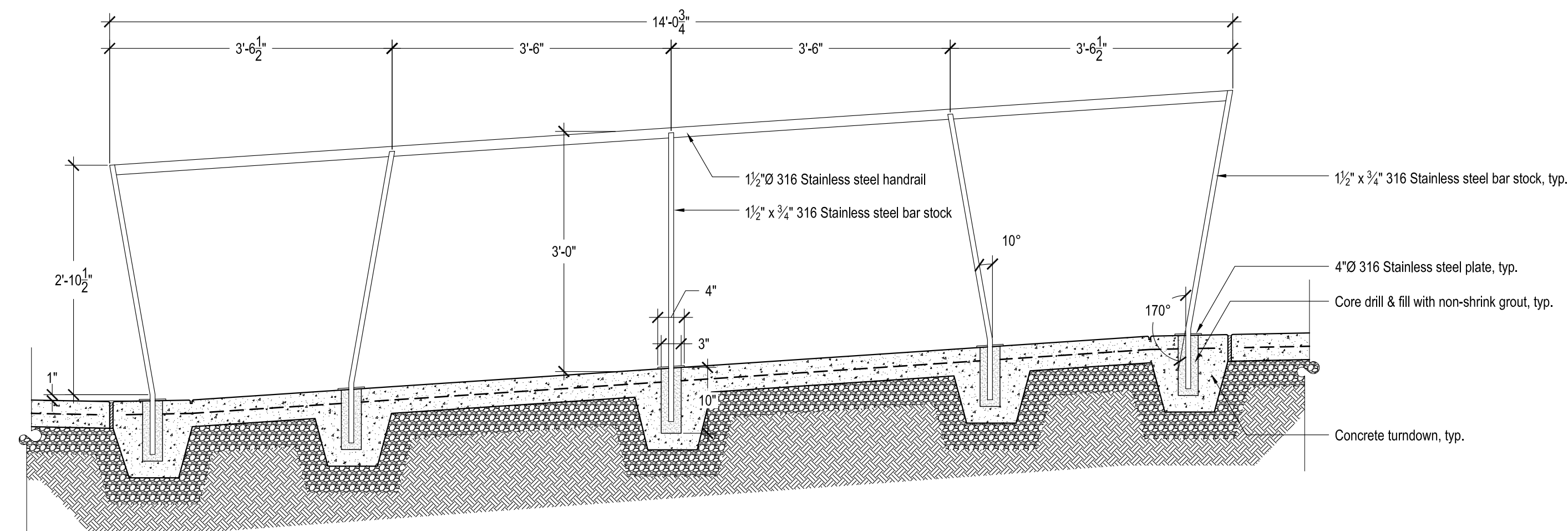
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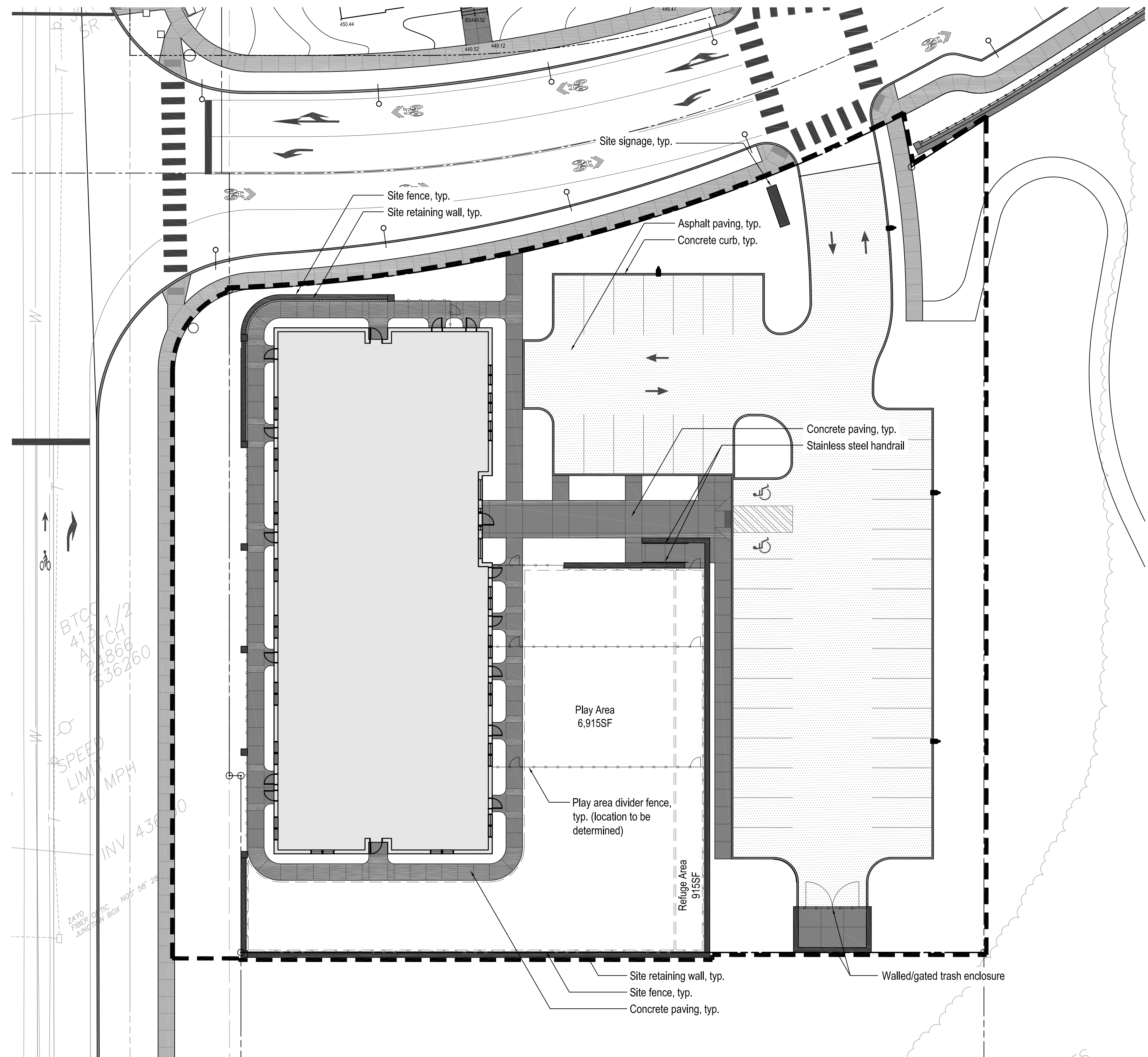
2 Site Retaining Wall Detail
Scale: 3/8"=1'-0"



3 Site Fence Detail
Scale: 1/2"=1'-0"



4 Stainless Steel Handrail Detail
Scale: 3/4"=1'-0"



Landscape Architecture

95 South Tenth Street
Pittsburgh, Pennsylvania 15203
www.lbaatfabonci.com
412.488.8822

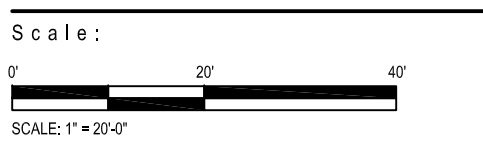


1407 Steep Avenue
Johnstown, PA 15904
Phone: 814-269-9300
FAX: 814-269-9301

Susquehanna Union
Green - Kiddie Academy
Susquehanna Township, Dauphin County, PA

Project Number:
22014:1
Drawn by:
DM
Checked by:
FB/DM
Date:
May 12, 2022

Revisions:

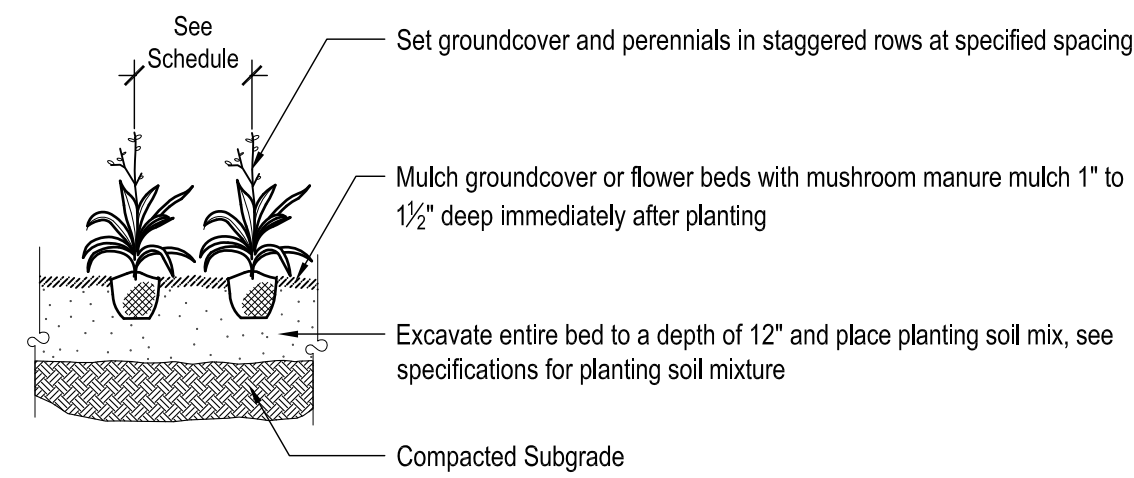


Sheet Name:
Site Improvements Plan
Submission:
Final Land Development Plan
Phase IIIC

Sheet Number:

L200

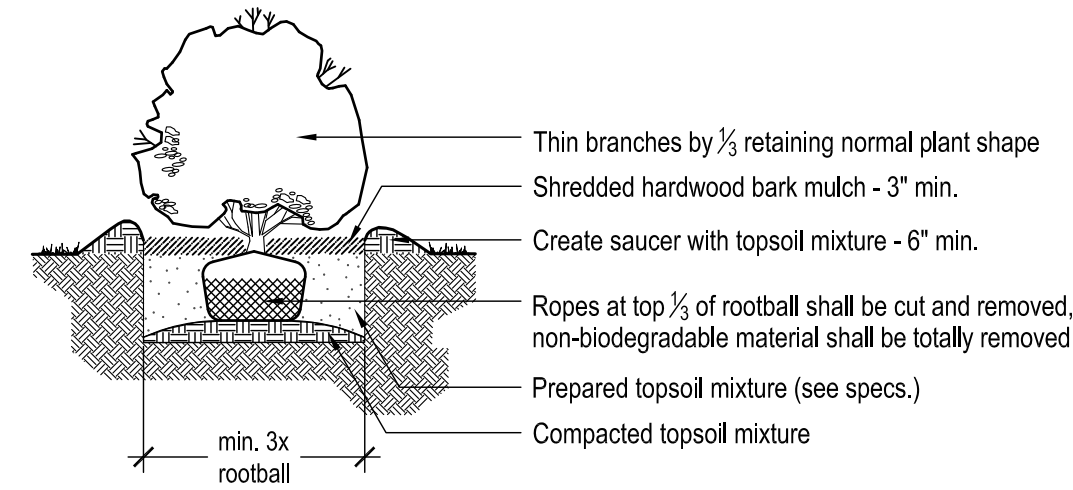
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Note:
1. All container grown groundcover and perennial plants shall be healthy, vigorous, well rooted and established in the container in which they are growing. A container grown groundcover and perennial plant shall have a well-established root system reaching the sides of the container to maintain a firm rootball. Container shall be rigid enough to hold ball shape and protect root mass during shipping and sized according to ANSI Z60.1-1996 for kind, type and size of plant required.

1 Perennial & Groundcover Planting Detail

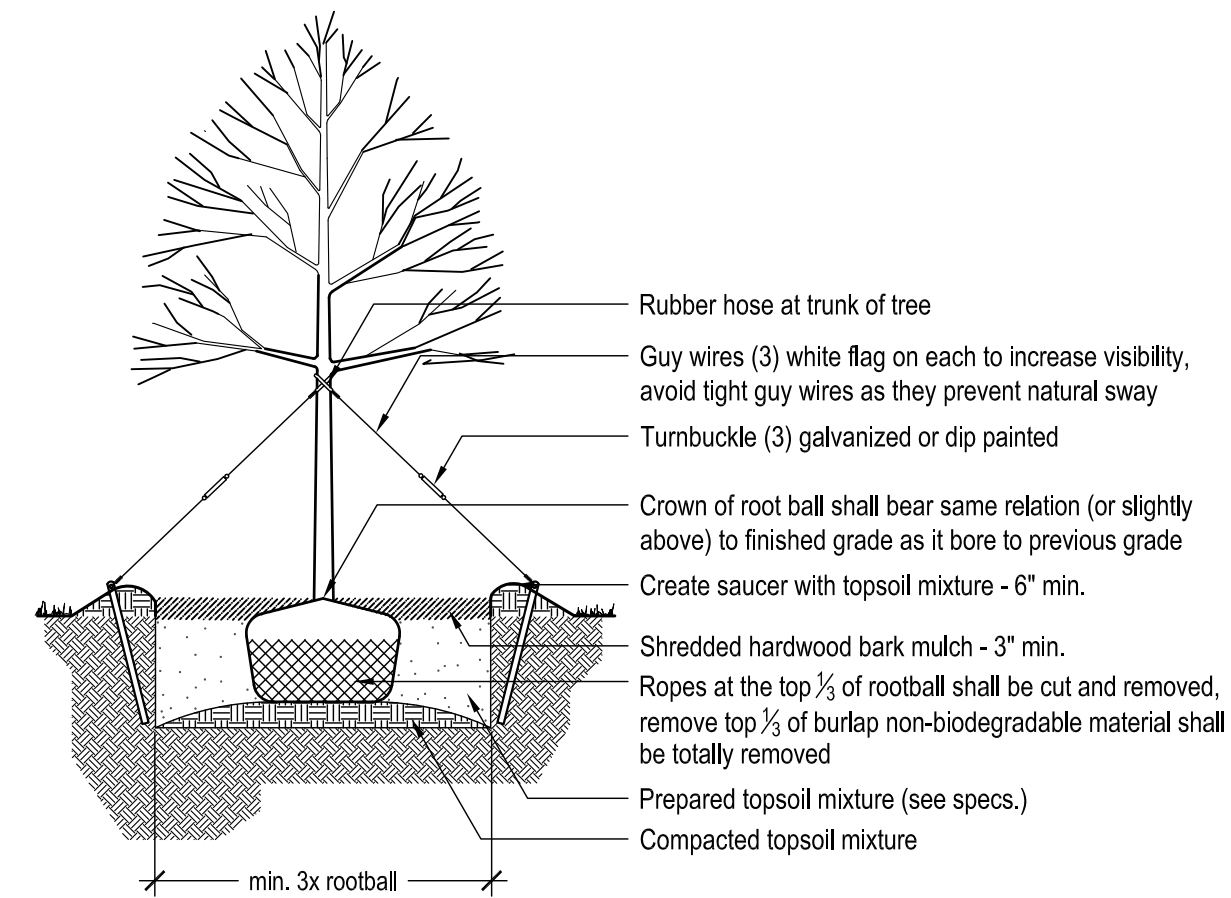
Scale: NTS



Note:
1. Balled and burlapped plants dug with firm, natural balls of earth in which they are grown, with ball size not less than the diameter and depth recommended by ANSI Z60.1-1996 for type and size of tree or shrub required; wrapped, tied, rigidly supported, and drum-laced as recommended by ANSI Z60.1-1996.
2. All container grown plants shall be healthy, vigorous, well rooted, and established in the container in which they are growing. A container grown plant shall have a well-established root system reaching the sides of the container to maintain a firm root ball. Container shall be rigid enough to hold ball shape and protect root mass during shipping and be sized according to ANSI Z60.1-1996 for kind, type, and size of plant required.

2 Shrub Planting Detail

Scale: NTS



Note:
1. Plants dug with firm, natural balls of earth in which they are grown, with ball size not less than the diameter and depth recommended by ANSI Z60.1-1996 for type and size of tree or shrub required; wrapped, tied, rigidly supported, and drum-laced as recommended by ANSI Z60.1-1996.

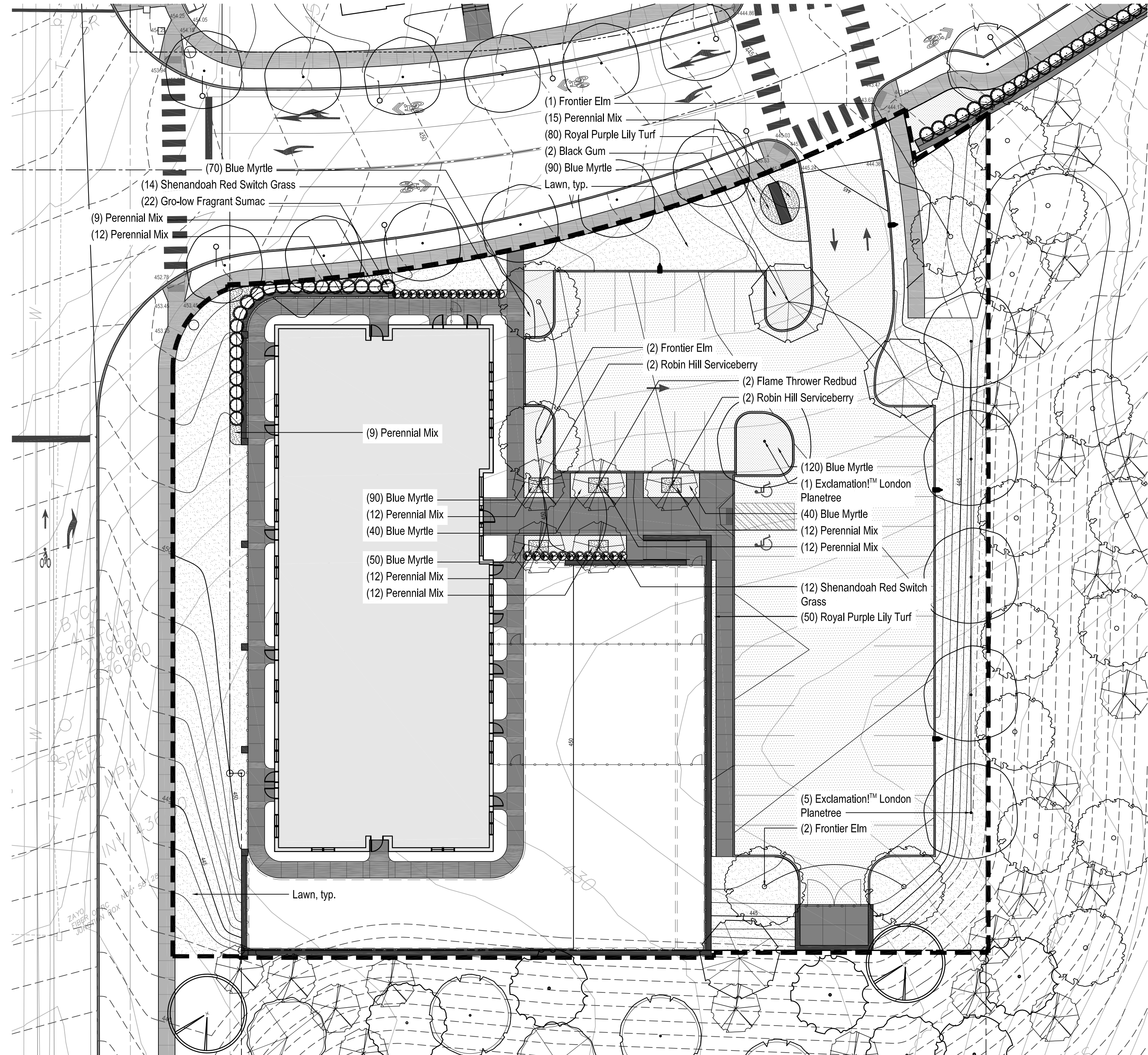
3 Tree Planting Detail

Scale: NTS

PLANT LIST

QTY	BOTANICAL NAME	COMMON NAME	SIZE
CANOPY TREES			
2	<i>Nyssa sylvatica</i>	Black Gum	2" - 2 1/2" cal. B&B
6	<i>Platanus x acerifolia</i> Exclamation!	Exclamation! London Planetree	2" - 2 1/2" cal. B&B
5	<i>Ulmus x 'Frontier'</i>	Frontier Elm	2" - 2 1/2" cal. B&B
UNDERSTORY TREES			
4	<i>Amelanchier x grandiflora</i> 'Robin Hill'	Robin Hill Serviceberry	1 3/4" - 2" cal. B&B
2	<i>Cercis canadensis</i> 'Flame Thrower'	Flame Thrower Redbud	5' - 6' ht. #5 Cont.
SHRUBS			
22	<i>Rhus aromatica</i> 'Gro-Low'	Gro-low Fragrant Sumac	18"-24" #3 Cont.
GRASSES AND GROUNDCOVERS			
130	<i>Liriope muscari</i> 'Royal Purple'	Royal Purple Lily Turf	Clump #1 Cont. (18" o.c.)
26	<i>Panicum virgatum</i> 'Shenandoah'	Shenandoah Red Switch Grass	Clump #2 Cont.
500	<i>Vinca minor</i>	Blue Myrtle	6" #1 Cont. (18" o.c.)
PERENNIAL MIX			
35	<i>Echinacea purpurea</i> 'Magnus'	Purple Coneflower	Clump #2 Cont. (18" o.c.)
35	<i>Echinacea purpurea</i> 'White Swan'	White Swan Coneflower	Clump #2 Cont. (18" o.c.)
35	<i>Lobelia cardinalis</i>	Red Cardinal Flower	Clump #2 Cont. (18" o.c.)

*Note: Perennial Mix beds will contain equal quantities of Purple Coneflower, White Swan Coneflower, and Red Cardinal Flower are to be installed in a random pattern mix to create a more natural feel. These plants should be evenly spaced at a 18" on center spacing.



Landscape Architecture

95 South Tenth Street
Pittsburgh, Pennsylvania 15203
www.laquiatfabonci.com
412.488.8822



1407 Scarp Avenue
Johnstown, PA 15904
Phone: 814-269-9300
FAX: 814-269-9301

Susquehanna Union Green - Kiddie Academy

Susquehanna Township, Dauphin County, PA

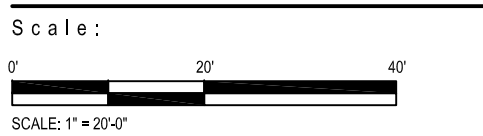
Project Number:
22014:1

Drawn by:
DM

Checked by:
FB/DM

Date:
May 12, 2022

Revisions:
7/8/2022 - Revised Per TWP Comments



Site Planting Plan, Plant List, & Details

Submission:
Final Land Development Plan Phase IIIC

Sheet Number:

L600

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Township Manager's Report August 11, 2022

1. The Pennsylvania Municipal League/PSATC 2022 Municipal Leadership Summit has opened registration. The conference is being held on October 6 – 8th at the Omni William Penn Hotel in Pittsburgh, and is a great opportunity for elected officials to learn about the latest challenges and opportunities in local government. The Township has budgeted for Board members to attend, and anyone interested in doing so should contact the Manager prior to the “early bird” registration deadline of September 4th so that accommodations can be made.
2. Dauphin County Local Share Grant Co-Sponsorship and Sponsorship request letters have been submitted in advance of the August 1st deadline. Staff is developing application material for the three candidate projects for the Township including the debt service reduction (\$75,000), Crown Point Park playground equipment replacement (\$30,000), and the enclosed Public Works structure (\$45,000) to submit by the September 1 deadline.
3. Staff met with the PennPRIME Insurance Trust Member Services Manager to review the open liability insurance claims. There are no new claims to report, and the Township’s overall experience modifier, a coefficient used to determine insurance premiums, is generally strong.
4. A meeting was held with PennDOT Central Office to review the results of the Greenbelt Gap Study “On-Road Evaluation” that was prepared by McMahon and Sowinski Sullivan. The purpose of the study was to complete an evaluation of current and potential opportunities to connect the Greenbelt between Vaughn Street and Linglestown Road. The evaluation identified ways to improve safety, connectivity, and comfort for Greenbelt users along this route.
5. The Budget & Finance Committee met on Thursday, August 4th to review the 2nd quarter budget report. While there are some line items that staff will continue to monitor, overall, the Township is tracking on pace with budgeted expenditures and revenue for 2022. Additionally, the Committee discussed the Draft 2023 – 2027 Capital Improvement Program Budget. Comments and edits have been summarized in the agenda for discussion this evening.
6. Staff met with representatives from the Mountindale Homeowners Association to discuss cleanup efforts at the lake. The HOA is concerned about overflow and treating the algae and sediment problems that have developed in recent years, and staff is providing some assistance with options.
7. Volunteers from the Susquehanna Township Human Relations Commission sponsored a tent at Harrisburg’s Pride Fest on Saturday, July 30th. The event was successful and provided an opportunity for the HRC to educate the community about its function and procedures.

July 26th, 2022

TO: President Frank Lynch, Police Committee, and Members of the Board of Commissioners

FROM: Director of Public Safety Robert A. Martin

SUBJECT: Monthly Report of Activities within the Police Department for the Month of June 2022

During the month of June 2022, the Police Department investigated 2028 complaints, and traveled 19,857 miles patrolling the township highways and residential areas. There were 206 traffic citations issued, 22 non-traffic citations issued, 454 written warnings issued.

Also, during this month there was 1 Burglary, 9 thefts, 19 Assaults, 15 Drug arrests, 9 Criminal Mischief, 5 Disorderly Conduct. 53 traffic accidents reported.

Also, there were 48 criminal arrests accomplished by the Patrol Division.



PLANNING

DEVELOPMENT PLANS

Project Name	Location	Use	Status
1 Houses at Oakhurst	Oakhurst Blvd & Blue Ridge Cir	Residential - 2 lots	BOC 8/11
2 3465 N. Front St.	3465 N. Front St.	Lot Consolidation	Withdrawn
3 3801 Walnut St.	3801 Walnut St.	Comm. - restaurant add.	PC 8/22
4 Russell Dr. - Lot 2	Russell Dr. cul-de-sac (Commerce Pa	Res. (age rest.) - 78 units	Approved
5 Chick-Fil-A	3951 Union Deposit Rd.	Comm. - restaurant	PC 8/22
6 Stray Winds Farms Phase 8	Paxton Church Rd & Crums Mill Rd	Residential - 40 lots	Approved
7 Townes at Margarets Grove	Hamlin Ln & Bartlett Rd	Residential - 28 units	Approved
8 SUG Phase IIIC	SEC Garrison & N Progress Ave	Commercial - day care	BOC 8/11
9 Estates at Margarets Grove Ph 2	North end of Continental Dr	Residential - 11 lots	PC 8/22
10 5213-5215 N Front St.	5213-5215 N Front St.	Residential - lot consolida	BOC 8/11
11 4216 N Progress	4216 N Progress	Res. Minor Sub - 2 lots	BOC 8/25
12 2703 George St	2703 George St	Lot Consolidation	PC 8/22
13			

ZONING HEARING BOARD

Applicant	Location	Request	Date	Status
1 B&P Real Estate	4030 N 2nd St	Multiple variance to allow	1/5/2022	Tabled
2 Allegra/Image 360	3535 Walnut St	Variance for signs	2/5/2022	Withdrawn
3 Sughair Inc	3465 N 6th St	SE & Variance for junkyard	2/5/2022	Denied
4 Sughair Inc	3465 N 6th St	Appeal to Stop Work Notice	3/2/2021	Withdrawn
5 Chick-fil-A	3951 Union Deposit Rd.	Multiple variances	4/6/2022	Approved
6 3801 Walnut Enterprises LP	3801 Walnut St.	Appeal /Sign Variance	5/4/2022	Appeal to Common
7				
8				
9				

TEXT AMENDMENTS

Applicant	Request	Date	Status
1 Township	Zoning Ordinance Rewrite	TBD	Rewrites
2 Township	Subdivision Rewrites	TBD	Rewrites
3 Township	Quality of Life Ordinance	TBD	Draft
4 Township	Updates to Building Code per UCC Changes	TBD	Draft
5 Township	Rental Inspection Program	TBD	Draft
6 Township	ZO change to Permitted Uses and adding Salvage	8/11/2022	BOC

PERMITS & LICENSES

BUILDING PERMITS

	JUL	YTD
Cell Tower Antennas	2	5
Commercial Improvements	3	24
Commercial New Buildings	0	4
Demolition	2	5
Industrial Housing	0	2
Porch/Patio/Deck	3	10
Residential Addition	0	6
Residential Improvements	5	52
Retaining Wall	0	3
School Improvement	0	3
Single Family Dwelling	12	55
Signs	1	10
Solar Panels	1	30
Swimming Pools	3	9
Townhouse	41	146
Electrical	67	332
Plumbing	67	320
Total	207	1016

CERTIFICATES OF OCCUPANCY

	JUL	YTD
Commercial Improvement	0	1
Residential Renovation	0	2
Fire Restoration	0	0
New Commercial	0	4
Residential Additions	0	5
Single Family Attached	0	7
Single Family Detached	7	35
Singe Family Semi-Detached	2	2
Tenant Fit-out	0	7
Townhouse	1	2
Total	10	65

VIOLATIONS

	JUL		YTD	
	Open	Corr	Open	Corr
Building	3	2	7	2
Property	40	8	266	83
Zoning	1	1	7	1
Other	5	5	11	7
Total	49	16	291	93

ZONING PERMITS

	JUL	YTD
Accessory (Misc)	1	3
Deck/Patio	0	2
Detached Garage	0	0
Driveway	1	5
Fence	4	36
Shed	2	21
Use	0	4
Total	8	71

MISC

	JUL	YTD
Grading/Fill (no building)	4	15
Shade Tree Permits	0	8
Street Cut Permits	7	88
Solicitation Permits	0	2

BUILDING INSPECTIONS

	JUL	YTD
Residential Inspections	146	627
Commercial Inspections	32	261
Plumbing	77	284
Total	255	1172

OTHER PERMITS/LICENSES

	JUL	YTD
Plumbers - Master	3	104
Plumbers - Journeyman	2	118
Total	5	222

CITATIONS FILED

	JUL		YTD	
	Open	Heard	Open	Heard
Building	0	0	0	0
Property	1	4	25	8
Zoning	0	0	1	1
Other/Health	0	9	15	9
Total	1	13	41	18

OTHER DCED ACTIVITIES

ON LOT DISPOSAL SYSTEMS (OLDS)

	JUL	YTD
Pumping Reports	0	8
Out of Compliance	188	189
Total # In Compliance/Total	79	269
SEO Inspections	1	1
SEO Permits Issued	1	3

Note: Approximately 89 systems have been moved to sewer with Southeast Ext. Project.

HEALTH INSPECTOR ACTIVITY

	JUL	YTD
Routine Inspections	11	67
New Facility Inspections	0	5
Complaint Inspections	1	5
Licenses Issued	2	140
Massage Facility Inspection	0	1

Note: July's Report is attached.

STORMWATER

STORMWATER AUTHORITY ACTIVITY

	JUL	YTD
Inspections	5	41
Pre-application Meetings	1	1
Credits	1	32
IA Reviews/General Appeals	5	96
IA Corrections*	2	4
Board Appeals	0	0

Note: The Stormwater Field Technician resigned effective 8.12.22

MS4 PROGRAM

MCMs	JUL	YTD
1. Public Education	0	6
2. Participation	0	40
3. IDDE	2	27
4. Construction	3	19
5. PCSM	1	12
6. Housekeeping	4	25
Total	10	129

Note: See Stormwater Report for more information.

STORMWATER ORDINANCE

	JUL	YTD
Plans Reviewed	29	281
Complaints	2	34

Note:



Issued Date	Permit #	Parcel ID	Location	Permit Type	Sub Type
7/1/2022	27627	62-034-022	3718 WALNUT ST	Building Permit	Antenna
7/1/2022	8865	62-021-200	2629 MARKET PL L29	Electrical Permit	Com Improvement
7/1/2022	IA2022-020	62-050-046	3613 TUDOR DR	Stormwater Permit	Reassessment
7/1/2022	27626	62-021-200	2629 MARKET PL L29	Building Permit	Com Improvement
7/1/2022	2022-071	62-050-046	3613 TUDOR DR	Zoning Permit	Shed
7/6/2022	2022-050	62-009-076	1921 LINGLESTOWN RD	Zoning Permit	FENCE
7/7/2022	GEP2022-12	62-011-038	1705 APPLETREE RD	Grading / Excavation	GRADING
7/7/2022	2022-080	62-046-063	513 ALDEN ST	Street Cut Permit	ROAD OPNG
7/8/2022	IA2022-021	62-030-119	2919 BIRCH ST	Stormwater Permit	Reassessment
7/8/2022	9602	62-034-139	208 LINN ST	Plumbing Permit	SEWER LAT
7/8/2022	2022-072	62-030-119	2919 BIRCH ST	Zoning Permit	Shed
7/11/2022	2022-074	62-011-056	4216 KIRKWOOD RD	Zoning Permit	DRIVEWAY
7/11/2022	2022-073	62-009-182	4407 SAYBROOK LN	Zoning Permit	FENCE
7/11/2022	9604	62-038-077	801 WOOD ST	Plumbing Permit	School Improvement
7/11/2022	9603	62-023-022	3500 ELMERTON AVE	Plumbing Permit	School Improvement
7/11/2022	8862	62-011-038	1705 APPLETREE RD	Electrical Permit	Swimming Pool
7/11/2022	27628	62-011-038	1705 APPLETREE RD	Building Permit	Swimming Pool
7/12/2022	27648	62-006-026	4431 N FRONT ST	Building Permit	Com Improvement
7/12/2022	8863	62-006-026	4431 N FRONT ST	Electrical Permit	Com Improvement
7/12/2022	27654	62-021-038	2627 Maplewood Circle	Building Permit	Townhouse
7/13/2022	8864	62-082-022	3604 QUARRY DR L22	Electrical Permit	Swimming Pool
7/13/2022	27650	62-027-170	2209 COLUMBIA AV	Building Permit	Res Improvements
7/13/2022	2022-059	62-055-076	1650 MOUNTAIN VIEW RD	Street Cut Permit	ROAD OPNG
7/13/2022	27649	62-082-022	3604 QUARRY DR L22	Building Permit	Swimming Pool
7/14/2022	2022-076	62-016-138	3664 N 3RD ST	Zoning Permit	FENCE
7/14/2022	GEP2022-14	62-082-022	3604 QUARRY DR L22	Grading / Excavation	GRADING
7/14/2022	9606	62-025-065	3939 ELMERTON AV	Plumbing Permit	SEWER LAT
7/14/2022	IA2022-024	62-082-022	3604 QUARRY DR L22	Stormwater Permit	Reassessment
7/14/2022	8866	62-019-322	1820 ETHAN DR	Electrical Permit	SFDD
7/14/2022	9605	62-019-322	1820 ETHAN DR	Plumbing Permit	SFDD
7/14/2022	8867	62-021-140	2550 INTERSTATE DR L1R	Electrical Permit	Com Improvement
7/14/2022	27651	62-019-322	1820 ETHAN DR	Building Permit	SFDD
7/18/2022	GEP2022-15	62-058-046	2229 BRADLEY DR	Grading / Excavation	Excavation
7/18/2022	8869	62-059-153	1375 WANDERING WY	Electrical Permit	Res Improvements
7/18/2022	8878	62-021-463	2999 Bianca Wy	Electrical Permit	SFDD
7/18/2022	9614	62-021-463	2999 Bianca Wy	Plumbing Permit	SFDD
7/18/2022	8875	62-021-462	2997 Bianca Wy	Electrical Permit	SFDD
7/18/2022	9616	62-021-462	2997 Bianca Wy	Plumbing Permit	SFDD
7/18/2022	8879	62-021-464	3001 Bianca Wy	Electrical Permit	SFDD
7/18/2022	9615	62-021-464	3001 Bianca Wy	Plumbing Permit	SFDD
7/18/2022	8877	62-021-466	3005 Bianca Wy	Electrical Permit	SFDD

Issued Date	Permit #	Parcel ID	Location	Permit Type	Sub Type
7/18/2022	9613	62-021-466	3005 Bianca Wy	Plumbing Permit	SFDD
7/18/2022	9612	62-021-435	3198 Citation Dr.	Plumbing Permit	SFDD
7/18/2022	8874	62-021-435	3198 Citation Dr.	Electrical Permit	SFDD
7/18/2022	8871	62-046-097	505 REDWOOD ST	Electrical Permit	Res Improvements
7/18/2022	9607	62-011-002	1507 LINGLESTOWN RD	Plumbing Permit	SEWER LAT
7/18/2022	8868	62-045-188	3811 BRYTTON LN	Electrical Permit	Res Improvements
7/18/2022	8870	62-077-011	2201 NORTHVIEW LN	Electrical Permit	Res Improvements
7/18/2022	9608	62-021-423	3218 Citation Dr.	Plumbing Permit	SFDD
7/18/2022	8872	62-021-423	3218 Citation Dr.	Electrical Permit	SFDD
7/18/2022	27629	62-021-463	2999 Bianca Wy	Building Permit	SFDD
7/18/2022	27632	62-021-462	2997 Bianca Wy	Building Permit	SFDD
7/18/2022	27631	62-021-464	3001 Bianca Wy	Building Permit	SFDD
7/18/2022	27630	62-021-466	3005 Bianca Wy	Building Permit	SFDD
7/18/2022	27633	62-021-435	3198 Citation Dr.	Building Permit	SFDD
7/18/2022	27652	62-021-423	3218 Citation Dr.	Building Permit	SFDD
7/19/2022	9609	62-036-018	475 WOOD ST	Plumbing Permit	Res Improvements
7/19/2022	9611	62-017-003	3594 N 4TH ST	Plumbing Permit	SEWER LAT
7/19/2022	9610	62-030-047	1917 N 26TH ST	Plumbing Permit	Res Improvements
7/19/2022	IA2022-025	62-021-077	2750 DOEHNE RD	Stormwater Permit	Reassessment
7/19/2022	IA2022-026	62-021-076	2730 DOEHNE RD	Stormwater Permit	Reassessment
7/19/2022	9623	62-021-038	2613 Maplewood Circle	Plumbing Permit	Townhouse
7/19/2022	9622	62-021-038	2611 Maplewood Circle	Plumbing Permit	Townhouse
7/19/2022	9621	62-021-038	2609 Maplewood Circle	Plumbing Permit	Townhouse
7/19/2022	9620	62-021-038	2607 Maplewood Circle	Plumbing Permit	Townhouse
7/19/2022	9619	62-021-038	2605 Maplewood Circle	Plumbing Permit	Townhouse
7/19/2022	9618	62-021-038	2603 Maplewood Circle	Plumbing Permit	Townhouse
7/19/2022	9617	62-021-038	2601 Maplewood Circle	Plumbing Permit	Townhouse
7/19/2022	9637	62-021-038	2627 Maplewood Circle	Plumbing Permit	Townhouse
7/19/2022	9636	62-021-038	2625 Maplewood Circle	Plumbing Permit	Townhouse
7/19/2022	9635	62-021-038	2623 Maplewood Circle	Plumbing Permit	Townhouse
7/19/2022	9634	62-021-038	2621 Maplewood Circle	Plumbing Permit	Townhouse
7/19/2022	9633	62-021-038	2619 Maplewood Circle	Plumbing Permit	Townhouse
7/19/2022	9632	62-021-038	2617 Maplewood Circle	Plumbing Permit	Townhouse
7/19/2022	9631	62-021-038	2615 Maplewood Circle	Plumbing Permit	Townhouse
7/19/2022	9624	62-021-038	2612 Maplewood Circle	Plumbing Permit	Townhouse
7/19/2022	9625	62-021-038	2614 Maplewood Circle	Plumbing Permit	Townhouse
7/19/2022	9626	62-021-038	2616 Maplewood Circle	Plumbing Permit	Townhouse
7/19/2022	9627	62-021-038	2618 Maplewood Circle	Plumbing Permit	Townhouse
7/19/2022	9628	62-021-038	2620 Maplewood Circle	Plumbing Permit	Townhouse
7/19/2022	9629	62-021-038	2622 Maplewood Circle	Plumbing Permit	Townhouse
7/19/2022	9630	62-021-038	2624 Maplewood Circle	Plumbing Permit	Townhouse
7/19/2022	8893	62-021-038	2615 Maplewood Circle	Electrical Permit	Townhouse
7/19/2022	8894	62-021-038	2617 Maplewood Circle	Electrical Permit	Townhouse
7/19/2022	8895	62-021-038	2619 Maplewood Circle	Electrical Permit	Townhouse
7/19/2022	8896	62-021-038	2621 Maplewood Circle	Electrical Permit	Townhouse
7/19/2022	8897	62-021-038	2623 Maplewood Circle	Electrical Permit	Townhouse

Issued Date	Permit #	Parcel ID	Location	Permit Type	Sub Type
7/19/2022	8898	62-021-038	2625 Maplewood Circle	Electrical Permit	Townhouse
7/19/2022	8899	62-021-038	2627 Maplewood Circle	Electrical Permit	Townhouse
7/19/2022	8892	62-021-038	2624 Maplewood Circle	Electrical Permit	Townhouse
7/19/2022	8891	62-021-038	2622 Maplewood Circle	Electrical Permit	Townhouse
7/19/2022	8890	62-021-038	2620 Maplewood Circle	Electrical Permit	Townhouse
7/19/2022	8889	62-021-038	2618 Maplewood Circle	Electrical Permit	Townhouse
7/19/2022	8888	62-021-038	2616 Maplewood Circle	Electrical Permit	Townhouse
7/19/2022	8887	62-021-038	2614 Maplewood Circle	Electrical Permit	Townhouse
7/19/2022	8886	62-021-038	2612 Maplewood Circle	Electrical Permit	Townhouse
7/19/2022	8876	62-021-038	2601 Maplewood Circle	Electrical Permit	Townhouse
7/19/2022	8880	62-021-038	2603 Maplewood Circle	Electrical Permit	Townhouse
7/19/2022	8881	62-021-038	2605 Maplewood Circle	Electrical Permit	Townhouse
7/19/2022	8882	62-021-038	2607 Maplewood Circle	Electrical Permit	Townhouse
7/19/2022	8883	62-021-038	2609 Maplewood Circle	Electrical Permit	Townhouse
7/19/2022	8884	62-021-038	2611 Maplewood Circle	Electrical Permit	Townhouse
7/19/2022	8885	62-021-038	2613 Maplewood Circle	Electrical Permit	Townhouse
7/19/2022	8873	62-049-007	2508 BOGAR AV	Electrical Permit	Sunroom
7/19/2022	27653	62-049-007	2508 BOGAR AV	Building Permit	Sunroom
7/19/2022	27655	62-021-038	2625 Maplewood Circle	Building Permit	Townhouse
7/19/2022	27656	62-021-038	2623 Maplewood Circle	Building Permit	Townhouse
7/19/2022	27657	62-021-038	2621 Maplewood Circle	Building Permit	Townhouse
7/19/2022	27658	62-021-038	2619 Maplewood Circle	Building Permit	Townhouse
7/19/2022	27659	62-021-038	2617 Maplewood Circle	Building Permit	Townhouse
7/19/2022	27660	62-021-038	2615 Maplewood Circle	Building Permit	Townhouse
7/19/2022	27643	62-021-038	2613 Maplewood Circle	Building Permit	Townhouse
7/19/2022	2764	62-021-038	2611 Maplewood Circle	Building Permit	Townhouse
7/19/2022	27645	62-021-038	2609 Maplewood Circle	Building Permit	Townhouse
7/19/2022	27644	62-021-038	2607 Maplewood Circle	Building Permit	Townhouse
7/19/2022	27647	62-021-038	2605 Maplewood Circle	Building Permit	Townhouse
7/19/2022	27646	62-021-038	2603 Maplewood Circle	Building Permit	Townhouse
7/19/2022	27634	62-021-038	2601 Maplewood Circle	Building Permit	Townhouse
7/19/2022	27637	62-021-038	2612 Maplewood Circle	Building Permit	Townhouse
7/19/2022	27636	62-021-038	2614 Maplewood Circle	Building Permit	Townhouse
7/19/2022	27635	62-021-038	2616 Maplewood Circle	Building Permit	Townhouse
7/19/2022	2022-087	62-035-187	300 FOX ST	Street Cut Permit	ROAD OPNG
7/19/2022	27639	62-021-038	2618 Maplewood Circle	Building Permit	Townhouse
7/19/2022	27638	62-021-038	2620 Maplewood Circle	Building Permit	Townhouse
7/19/2022	27641	62-021-038	2622 Maplewood Circle	Building Permit	Townhouse
7/19/2022	27640	62-021-038	2624 Maplewood Circle	Building Permit	Townhouse
7/21/2022	27661	62-006-054	4423 N FRONT ST	Building Permit	Demolition
7/21/2022	EP2022-16	62-009-274	4627 FARGREEN RD TRAC	Grading / Excavati	GRADING
7/21/2022	27683	62-012-010	1611 MITCHELL RD	Building Permit	PATIO/DECK/SHED
7/21/2022	27682	62-019-275	1701 Driftstone Dr.	Building Permit	SFDD
7/21/2022	8920	62-019-275	1701 Driftstone Dr.	Electrical Permit	SFDD
7/21/2022	9658	62-019-275	1701 Driftstone Dr.	Plumbing Permit	SFDD
7/21/2022	9638	62-021-038	2728 Maplewood Circle	Plumbing Permit	Townhouse

Issued Date	Permit #	Parcel ID	Location	Permit Type	Sub Type
7/21/2022	9639	62-021-038	2730 Maplewood Circle	Plumbing Permit	Townhouse
7/21/2022	9640	62-021-038	2732 Maplewood Circle	Plumbing Permit	Townhouse
7/21/2022	9641	62-021-038	2734 Maplewood Circle	Plumbing Permit	Townhouse
7/21/2022	9642	62-021-038	2736 Maplewood Circle	Plumbing Permit	Townhouse
7/21/2022	9643	62-021-038	2738 Maplewood Circle	Plumbing Permit	Townhouse
7/21/2022	9644	62-021-038	2740 Maplewood Circle	Plumbing Permit	Townhouse
7/21/2022	8900	62-021-038	2728 Maplewood Circle	Electrical Permit	Townhouse
7/21/2022	8901	62-021-038	2730 Maplewood Circle	Electrical Permit	Townhouse
7/21/2022	8902	62-021-038	2732 Maplewood Circle	Electrical Permit	Townhouse
7/21/2022	8903	62-021-038	2734 Maplewood Circle	Electrical Permit	Townhouse
7/21/2022	8904	62-021-038	2736 Maplewood Circle	Electrical Permit	Townhouse
7/21/2022	8905	62-021-038	2738 Maplewood Circle	Electrical Permit	Townhouse
7/21/2022	8906	62-021-038	2740 Maplewood Circle	Electrical Permit	Townhouse
7/21/2022	9646	62-021-038	2629 Maplewood Circle	Plumbing Permit	Townhouse
7/21/2022	9647	62-021-038	2631 Maplewood Circle	Plumbing Permit	Townhouse
7/21/2022	9648	62-021-038	2633 Maplewood Circle	Plumbing Permit	Townhouse
7/21/2022	9649	62-021-038	2635 Maplewood Circle	Plumbing Permit	Townhouse
7/21/2022	9650	62-021-038	2637 Maplewood Circle	Plumbing Permit	Townhouse
7/21/2022	9651	62-021-038	2639 Maplewood Circle	Plumbing Permit	Townhouse
7/21/2022	9652	62-021-038	2641 Maplewood Circle	Plumbing Permit	Townhouse
7/21/2022	8908	62-021-038	2629 Maplewood Circle	Electrical Permit	Townhouse
7/21/2022	8909	62-021-038	2631 Maplewood Circle	Electrical Permit	Townhouse
7/21/2022	8910	62-021-038	2633 Maplewood Circle	Electrical Permit	Townhouse
7/21/2022	8911	62-021-038	2635 Maplewood Circle	Electrical Permit	Townhouse
7/21/2022	8912	62-021-038	2637 Maplewood Circle	Electrical Permit	Townhouse
7/21/2022	8913	62-021-038	2639 Maplewood Circle	Electrical Permit	Townhouse
7/21/2022	8914	62-021-038	2641 Maplewood Circle	Electrical Permit	Townhouse
7/21/2022	8907	62-021-038	2610 Maplewood Circle	Electrical Permit	Townhouse
7/21/2022	8915	62-021-038	2608 Maplewood Circle	Electrical Permit	Townhouse
7/21/2022	8916	62-021-038	2606 Maplewood Circle	Electrical Permit	Townhouse
7/21/2022	8917	62-021-038	2604 Maplewood Circle	Electrical Permit	Townhouse
7/21/2022	8918	62-021-038	2615 Maplewood Circle	Electrical Permit	Townhouse
7/21/2022	8919	62-021-038	2600 Maplewood Circle	Electrical Permit	Townhouse
7/21/2022	9657	62-021-038	2600 Maplewood Circle	Plumbing Permit	Townhouse
7/21/2022	9656	62-021-038	2602 Maplewood Circle	Plumbing Permit	Townhouse
7/21/2022	9655	62-021-038	2604 Maplewood Circle	Plumbing Permit	Townhouse
7/21/2022	9654	62-021-038	2606 Maplewood Circle	Plumbing Permit	Townhouse
7/21/2022	9653	62-021-038	2608 Maplewood Circle	Plumbing Permit	Townhouse
7/21/2022	9645	62-021-038	2610 Maplewood Circle	Plumbing Permit	Townhouse
7/21/2022	27662	62-021-038	2728 Maplewood Circle	Building Permit	Townhouse
7/21/2022	27663	62-021-038	2730 Maplewood Circle	Building Permit	Townhouse
7/21/2022	A2022-027	62-009-274	4627 FARGREEN RD TRAC	Stormwater Permi	Reassessment
7/21/2022	27664	62-021-038	2732 Maplewood Circle	Building Permit	Townhouse
7/21/2022	27665	62-021-038	2734 Maplewood Circle	Building Permit	Townhouse
7/21/2022	27666	62-021-038	2736 Maplewood Circle	Building Permit	Townhouse
7/21/2022	27667	62-021-038	2738 Maplewood Circle	Building Permit	Townhouse

Issued Date	Permit #	Parcel ID	Location	Permit Type	Sub Type
7/21/2022	27668	62-021-038	2740 Maplewood Circle	Building Permit	Townhouse
7/21/2022	27670	62-021-038	2629 Maplewood Circle	Building Permit	Townhouse
7/21/2022	27671	62-021-038	2631 Maplewood Circle	Building Permit	Townhouse
7/21/2022	27672	62-021-038	2633 Maplewood Circle	Building Permit	Townhouse
7/21/2022	27673	62-021-038	2635 Maplewood Circle	Building Permit	Townhouse
7/21/2022	27674	62-021-038	2637 Maplewood Circle	Building Permit	Townhouse
7/21/2022	27675	62-021-038	2639 Maplewood Circle	Building Permit	Townhouse
7/21/2022	27676	62-021-038	2641 Maplewood Circle	Building Permit	Townhouse
7/21/2022	27681	62-021-038	2600 Maplewood Circle	Building Permit	Townhouse
7/21/2022	27680	62-021-038	2602 Maplewood Circle	Building Permit	Townhouse
7/21/2022	27679	62-021-038	2604 Maplewood Circle	Building Permit	Townhouse
7/21/2022	27678	62-021-038	2606 Maplewood Circle	Building Permit	Townhouse
7/21/2022	27677	62-021-038	2608 Maplewood Circle	Building Permit	Townhouse
7/21/2022	27669	62-021-038	2610 Maplewood Circle	Building Permit	Townhouse
7/27/2022	27688	62-021-138	2575 INTERSTATE DR	Building Permit	Com Improvement
7/27/2022	27686	62-041-156	2117 WALNUT ST	Building Permit	Demolition
7/27/2022	27691	62-018-131	3315 N 4TH ST	Building Permit	Porch/Patio/DECK/SHED
7/27/2022	27687	62-050-023	1128 NORWALL ST	Building Permit	Res Improvements
7/27/2022	27692	62-015-140	3917 DURHAM RD	Building Permit	Res Improvements
7/27/2022	27690	62-027-131	1212 N 21ST ST	Building Permit	Res Improvements
7/27/2022	27698	62-016-216	3608 N 4TH ST	Building Permit	Res Improvements
7/27/2022	27695	62-021-474	3400 Gallant Fox Dr.	Building Permit	SFDD
7/27/2022	27696	62-021-475	3402 Gallant Fox Dr.	Building Permit	SFDD
7/27/2022	27694	62-021-458	2998 Bianca Wy	Building Permit	SFDD
7/27/2022	27697	62-013-211	2445 Hawthorne Dr.	Building Permit	SFDD
7/27/2022	27685	62-023-020	530 North Progress Avenue	Building Permit	Signs
7/27/2022	27693	62-019-184	1703 AMBROSIA CIR	Building Permit	Solar panels
7/27/2022	27689	62-015-280	204 PARKWAY RD	Building Permit	Swimming Pool
7/27/2022	8921	62-050-023	1128 NORWALL ST	Electrical Permit	Res Improvements
7/27/2022	9661	62-050-023	1128 NORWALL ST	Plumbing Permit	Res Improvements
7/27/2022	9664	62-021-474	3400 Gallant Fox Dr.	Plumbing Permit	SFDD
7/27/2022	8926	62-021-474	3400 Gallant Fox Dr.	Electrical Permit	SFDD
7/27/2022	9665	62-021-475	3402 Gallant Fox Dr.	Plumbing Permit	SFDD
7/27/2022	8927	62-021-475	3402 Gallant Fox Dr.	Electrical Permit	SFDD
7/27/2022	9662	62-021-458	2998 Bianca Wy	Plumbing Permit	SFDD
7/27/2022	8925	62-021-458	2998 Bianca Wy	Electrical Permit	SFDD
7/27/2022	9659	62-041-156	2117 WALNUT ST	Plumbing Permit	Res Improvements
7/27/2022	9666	62-013-211	2445 Hawthorne Dr.	Plumbing Permit	SFDD
7/27/2022	8930	62-013-211	2445 Hawthorne Dr.	Electrical Permit	SFDD
7/27/2022	8923	62-027-131	1212 N 21ST ST	Electrical Permit	Res Improvements
7/27/2022	9663	62-027-131	1212 N 21ST ST	Plumbing Permit	Res Improvements
7/27/2022	9660	62-012-020	1701 MITCHELL RD	Plumbing Permit	Res Improvements
7/27/2022	8922	62-039-040	3604 BONNYBROOK RD	Electrical Permit	Res Improvements
7/27/2022	8924	62-019-184	1703 AMBROSIA CIR	Electrical Permit	Res Improvements
7/28/2022	2022-077	62-031-159	3220 CREST RD	Zoning Permit	FENCE
7/28/2022	27699	62-019-270	1716 DRIFTSTONE DRIVE	Building Permit	PATIO/DECK/SHED

Issued Date	Permit #	Parcel ID	Location	Permit Type	Sub Type
7/28/2022	9667	62-042-189	3110 BUTLER ST	Plumbing Permit	SEWER LAT
7/28/2022	9668	62-056-074	2653 CRANBERRY CIR	Plumbing Permit	Res Improvements
7/29/2022	27700	62-023-064	800 CORPORATE CIR	Building Permit	Antenna
7/29/2022	2022-084	62-034-142	301 PENROSE ST	Street Cut Permit	ROAD OPNG
7/29/2022	2022-085	62-016-261	3702 N 6TH ST	Street Cut Permit	ROAD OPNG
7/29/2022	2022-078	62-023-020	530 North Progress Avenue	Zoning Permit	Signs
7/29/2022	2022-089	62-034-087	59 PARK ST	Street Cut Permit	ROAD OPNG
7/29/2022	2022-082	62-035-196	300 FISHBURN ST	Street Cut Permit	ROAD OPNG



Type	Location	Description	Opened	Closed
Health	3967 N 6TH ST	Accumulation of rubbish or garbage	2/6/2015	7/21/2022
Property	3538 N 6TH ST	Occ. Status Report Missing	2/8/2022	7/26/2022
Property	415 LATSHMERE DR	MISSING STATUS OF OCC REPORT	2/8/2022	7/26/2022
Property	500 ALTAVISTA AV	Overgrown veg. and high grass	5/18/2022	7/22/2022
Property	408 ALDEN ST	Animals running at large	6/20/2022	7/1/2022
Other	502 DAYHILL RD	Status of Occ missing for tenant	6/26/2022	7/12/2022
Property	2929 BIRCH ST	EXTERIOR MAINTENANCE	6/27/2022	7/7/2022
Property	3428 N 6TH ST	fence is in desrepair and falling down	6/28/2022	7/25/2022
Other	405 LARRY DR	DOG WO LEASH	7/1/2022	7/12/2022
Other	3410 CANBY ST	missing status of occ report	7/1/2022	7/10/2022
Other	413 BELVEDERE RD	Status of Occ missing for tenant	7/1/2022	7/10/2022
Property	1110 WHITE HALL DR	Noise violation complaint	7/1/2022	
Property	142 N 28TH ST	ACCUMULATION OF RUBBISH OR GAR	7/1/2022	
Property	3922 N 6TH ST	WALL FELL INTO THE NEIGHBORS PF	7/1/2022	
Property	910 S PROGRESS AV	complaint from tenant	7/1/2022	7/28/2022
Property	2005 FRANKLIN AV	Placarded	7/6/2022	
Property	3238 WALNUT ST	EXTERIOR MAINTENANCE	7/6/2022	7/13/2022
Property	3408 GREEN ST	SHADE TREE VIOLATION	7/6/2022	
Property	412 SHIELD ST	matress left outside	7/6/2022	
Property	404 ALDEN ST	CHICKENS AND ROOSTER AT PRO	7/7/2022	
Property	404 N 30TH ST	SANITATION - BACKYARD	7/7/2022	
Building	2129 BOAS ST	EXTERIOR MAINTENANCE	7/8/2022	
Building	3430 N 6TH ST	WORK WITHOUT PERMIT	7/8/2022	7/19/2022
Property	1701 AMBROSIA CIR	GRASS AND WEEDS/EXTERIOR	7/8/2022	
Building	3410 CANBY ST	POOL VIOLATION	7/12/2022	7/20/2022
Property	3015 WALNUT ST	GRASS AND WEEDS/EXTERIOR	7/13/2022	7/13/2022
Property	206 PARK ST	Overgrown veg. and shade tree viol	7/18/2022	
Property	202 PARK ST	Tree height/sidewalk	7/18/2022	
Zoning	97 SHELL STREET	Zoning Violation	7/18/2022	7/28/2022
Other	3112 BUTLER ST	Alteration of BMP	7/19/2022	
Property	2211 BOAS ST	HIGH GRASS AND WEEDS	7/19/2022	
Property	115 SHELL ST	HIGH GRASS, WEEDS, FENCE BRO	7/19/2022	
Property	3401 APOLLO AV	overgrown veg	7/19/2022	
Property	521 ALDEN ST	MISSING STATUS OF OCC REPORT	7/19/2022	
Property	2251 KOHN RD	Accumulation of rubbish or garbage	7/20/2022	7/29/2022
Property	2210 BOAS ST	Exterior Maintenance 1st Notice	7/20/2022	
Property	2210 BOAS ST	Missing Occ Report for Boas Street	7/20/2022	
Property	405 CHERRINGTON DR	General	7/20/2022	
Property	3919 N FRONT ST	Safety Issues	7/20/2022	7/27/2022
Property	2337 THORNTON RD	dog law violation	7/20/2022	



Date Filed	Location	Owner	Type	Complaint	Hearing Date	Status
1/10/2022	3920 Rauch St	Mixell	PROPERTY	Sanitation- Trash	TBD	OPEN
1/10/2022	3920 Rauch St	Mixell	PROPERTY	Sanitation - Dog Litter	TBD	OPEN
3/2/2022	3538 N.6TH ST	BASKIN	OTHER	STAT. OF OCC MISSING	7/25/2022	DISMISSED
3/2/2022	415 LATSHMERE DR	BASKIN	OTHER	STAT OF OCC. MISSING	7/25/2022	DISMISSED
3/2/2022	3708 TUDOR DRIVE	FARHAN	PROPERTY	SAFETY ISSUE -STEPSQ	6/6/2022	CLOSED
3/2/2022	3334 N. 3RD ST	FEINBERG	PROPERTY	HOUSING - VIOLATION	CORRECTED	CLOSED
3/2/2022	405 ALDEN ST	VU	PROPERTY	SANITATION	6/6/2022	CLOSED
3/6/2022	415 LATSHMERE DR	BASKIN	OTHER	STATUS OCC	7/25/2022	DISMISSED
3/6/2022	415 LATSHMERE DR	BASKIN	OTHER	STATUS OCC	7/25/2022	DISMISSED
3/10/2022	99 SHELL ST	LESTER	PROPERTY	TREE BRANCHES	TBD	OPEN
3/10/2022	2515 CLAYTON AVE	LAMANETTE	PROPERTY	RENTAL ISSUE	TBD	OPEN
3/10/2022	1731 GLENSIDE	LESTER	PROPERTY	MOTOR VEHICLE	7/19/2022	CONTINUE
3/10/2022	2207 COLUMBIA AVE	AHALED	PROPERTY	UNFIT STRUCTURE	6/6/2022	CLOSED
3/17/2022	97 SHELL	DUNLAP	ZONING	ZONING VIOLATION	6/27/2022	CLOSED
3/18/2022	3514 UD ROAD	DOYAL TRUST	PROPERTY	SANITATION	TBD	OPEN
3/21/2022	508 DEWITT AVE	KHADKA	OTHER	STATUS OCC	CORRECTED	CLOSED
3/21/2022	606 CHERRINGTON	GAMMA ONE, LL	OTHER	STATUS OCC	TBD	OPEN
3/21/2022	404 ALDEN	MASROOR KAIF	OTHER	STATUS OCC	TBD	OPEN
3/21/2022	3804 BOLLINGER RD	SALTZER	OTHER	STATUS OCC	TBD	OPEN
3/21/2022	408 BELVEDER RD	TABASSUM	OTHER	STATUS OCC	CORRECTED	CLOSED
3/21/2022	613 ALTAVISTA	ALI	OTHER	STATUS OCC	TBD	OPEN
3/27/2022	3538 N. 6TH	BASKIN	PROPERTY	EXTERIOR MAINTENANCE	7/25/2022	CLOSED
5/6/2022	415 LATSHMERE	BASKIN	OTHER	STATUS OF OCC REPORT	7/25/2022	DISMISSED
5/6/2022	3538 N 6TH	BASKIN	OTHER	STATUS OF OCC REPORT	7/25/2022	DISMISSED
5/16/2022	3538 N. 6TH	BASKIN	OTHER	STATUS OF OCC REPORT	7/25/2022	CLOSED
5/25/2022	46 N. 34TH ST	EPPLER LLC	PROPERTY	SANITATION ISSUE	TBD	OPEN
6/1/2022	405 LARRY DRIVE	TU	OTHER	ANIMAL ISSUE	7/11/2022	CLOSED
6/1/2022	Multiple properties	KHAN	OTHER	STATUS OF OCC REPORT	7/11/2022	CLOSED
6/1/2022	3506 BELAIR ROAD	ENDERS	OTHER	STATUS OF OCC REPORT	7/11/2022	CLOSED
6/1/2022	3523 N. 4TH	WILLIAMS	PROPERTY	GRASS	7/11/2022	CONTINUE
6/3/2022	99 SHELL ST	LESTER	PROPERTY	GRASS	TBD	OPEN
6/3/2022	99 SHELL ST	LESTER	PROPERTY	EXTERIOR MAINTENCE	TBD	OPEN
6/3/2022	2417 HIGHLAND AVE	HICKS	PROPERTY	EXTERIOR MAINTENANCE	TBD	OPEN
6/3/2022	205 WOOD ST	MING	PROPERTY	EXTERIOR MAINTENANCE	TBD	OPEN
6/3/2022	205 WOOD ST	MING	PROPERTY	SANITATION	TBD	OPEN
6/3/2022	99 SHELL ST	LESTER	PROPERTY	EXTERIOR STRUCTURE	7/5/2022	CONTINUE
6/21/2022	3702 3RD ST	GLASSER	PROPERTY	EXTERIOR SANITATION	TBD	OPEN
6/27/2022	2408 BROWN STREET	ROBINSON	PROPERTY	EXTERIOR SANIITATION	TBD	OPEN
6/27/2022	2408 BROWN STREET	ROBINSON	PROPERTY	INOPERABLE VEHICLE	TBD	OPEN
6/29/2022	2427 CLAYTON AVE	CTP FUNDING	PROPERTY	GRASS/SANITATION	TBD	OPEN
7/28/2022	3704 N 3RD ST	GLASSER	PROPERTY	GRASS/SANITATION	TBD	OPEN

WEBSITE

JUN STATISTICS

Total Users: 6,431
Sessions: 9,114
New Users: 5,770

Device Usage	
Desktop	3145
Mobile	3142
Tablet	115

Default Channel	
Organic Search	4,513
Direct	1,853
Referral	106
Social	71

Behaviors	
Average Session Duration	1:58:00
Bounce Rate	42.9%
Page Views	4,426
Pages/Session	2.33
Number of Sessions/User	1.29

TOP 10 PAGES

#	PAGE	HITS
1	sewer payment	959
2	Susquehanna Conne	708
3	Recreation	666
4	staff email	519
5	Penn Waste	284

#	PAGE	HITS
6	newsletter	210
7	ordinances	184
8	JP Harris	184
9	maps	122
10	School District link	112

E-CODE (Ordinance)

TOTALS (Last 12 Months)

Total Views:
37,711
Total Unique IPs:
4,045

VIEWES BY MONTH 2022

Jan	1957	Apr	4049	Jul	3728	Oct	0
Feb	2712	May	4099	Aug	0	Nov	0
Mar	3372	Jun	3828	Sept	0	Dec	0

TOP 10 SEARCHES

30 days			Last 12 Months		
1	distance from property li	15	1	relevance	700
2	no plantings	15	2	construction hours	410
3	zoning	15	3	impervious	250
4	building permits	13	4	easement	175
5	easement	13	5	shed	175
6	redevelopment	13	6	clear sight triangle	150
7	property line	11	7	nothing shall be pl	150
8	enforcement	10	8	building permit	125
9	fences	10	9	porch	125
10	fire pit	10	10	R-2	125

SOCIAL MEDIA

FACEBOOK

Total Page Followers	1,637
New Page Followers	14
Reactions	43
Shares	57

Photo Views	52
Post Reach	2,454
Post Engagement	235
Link Clicks	0

NEXTDOOR

Members	5,552
New Members	58
Housholds	4214
Agency Posts	8

Note:

SUSQUEHANNA CONNECTS

	JUL	YTD
New Reports Created	28	171
Reports Closed	6	64
Days to Closed	5.3	18

TOP 10 ISSUES

#	REPORT	JUL
1	Pothole	7
2	Property Maintenance	7
3	Vegetation	3
4	Other	3
5	Trash & Recycling	2
6	Sidewalk	1
7	Street Light	1
8	Trees	1
9	Vehicle Concern	1
10	Work w/out Permit	1

#	REPORT	YTD
1	Pothole	38
2	Property Maintenance	43
3	Other	27
4	Stormwater	11
5	Vegetation	14
6	Trees	10
7	Trash & Recycling	9
8	Animal Issue	8
9	Vehicle Concern	6
10	Street Sign	4

July 28, 2022

To: Susquehanna Township Authority
 From: Madison Smith
 RE: Stormwater Report for July 2022

In the month of July 2022 stormwater staff worked on issuing permits and plan reviews, completed stormwater facility inventory logging, and addressed complaints from residents. Please see below for YTD totals on Stormwater Program Fee and MS4 Program Activities.

Stormwater personnel worked on review and comments for stormwater management plans and permits throughout the month of July. Stormwater personnel also inspected construction sites for their erosion and sediment control devices for proper functionality. Any deficiencies were addressed and noted with the construction site project manager.

Stormwater personnel attended various meetings with GHD to discuss stormwater, GIS, and the MS4 Program overview. Stormwater personnel also received word from PADEP that we will be receiving our MS4 Program Inspection in August. A majority of staff time has been working to compile all documents requested by PADEP in advance to our permit. Stormwater personnel also reviewed the Program Manuals and updated them for the inspection. Stormwater personnel performed an inspection of the Public Works Facility to ensure that it complies to the stormwater standards for this inspection.

	<i>Inspections</i>	<i>Pre-Application Mtgs</i>	<i>Credits</i>	<i>Appeals</i>	<i>Plans Reviewed</i>	<i>Complaints</i>	<i>Minimum Control Measures</i>	<i>PEOP</i>	<i>PIPP</i>	<i>IDDE</i>	<i>Construction</i>	<i>PCSM</i>	<i>Housekeeping</i>
<i>January</i>	1				13	1			1	1	1	1	
<i>February</i>	5		2	69	78	6				17	3		1
<i>March</i>	6		1	2	50	3		3	1	3	3	2	
<i>April</i>	9				40	2		1		1	3	3	4
<i>May</i>	10			6	36	13		1	2	1	4	4	1
<i>June</i>	5		28	14	5	3			36	2	2	2	6
<i>July</i>	5	1	1	5	29	2				2	3	1	4
<i>August</i>													
<i>September</i>													
<i>October</i>													
<i>November</i>													
<i>December</i>													
YTD	41	1	32	281	30	6		6	40	27	19	12	25

Respectively,

Madison Smith
 Stormwater Management Program Coordinator

Overview Report 01.07.2022-31.07.2022

Volume of Conversations

230% ▲

Compared to the monthly average

15,320 Interactions analyzed

Sentiment Analysis



Trending Topics Compared to the monthly average

Interactions

Education ▲ 4,425% 13,138

Public Safety ▼ -57% 1,298

Parks and Recreation ▼ -4% 187

Local Economy ▲ 15% 134

Transportation ▲ 29% 132

Leading Projects

Undo removal



▼ -30.54%

1,226 Interactions analyzed



▲ 81.49%

268 Interactions analyzed



▼ -12.99%

201 Interactions analyzed

SUSQUEHANNA TOWNSHIP HIGHWAY DEPARTMENT

NINETEEN HUNDRED FIFTY FIVE ELMERTON AVENUE,
HARRISBURG, PENNSYLVANIA 17109 PHONE (717) 233-7143



JULY GENERAL WORK REPORT

07/31/2022

1. SIGN WORK ---- INSTALLED NEW SIGNS AND REPAIRED DAMAGED SIGNS.
2. CLEANED UP ILLEGAL DUMPING ON STATEFARM RD.
3. JOHNSTON SWEEPER TO US MUNICIPAL FOR REPAIRS.
4. SWEPT STREETS AROUND TOWNSHIP.
5. MILLED, PATCHED, & SEALED
CONTINENTAL DR. @ MOUNTAINRISE DR., FARGREEN RD..
6. REPAIRED DEPRESSIONS
31ST ST., BEAUFORT HUNT DR., CLINTON RD.,
SCHOOLHOUSE LN..
7. CLEANED INLETS AROUND TOWNSHIP.
8. ROADSIDE MOWING.
9. HAUL SCRAP METAL & RECYCLE TIRES.
10. ASSIST ECHLIN WITH SPRAYING GUIDERAILS.
11. ASSIST G.E. GEMILL WITH START OF LINE PAINTING.

12. BOARD UP 3401 HILLCREST RD..
13. PREP FOR 2904 BIRCH ST. STORM PIPE REPLACEMENT.
14. REMOVE FALLEN TREES.
15. ASSIST CODY WITH MS4.
16. WALK RIGHT OF WAYS.
17. REPAIR & GRADE AROUND INLET @ HARWOOD RD. & PROGRESS AVE.
18. READ WATER METERS.
19. PLACED BINDER & TOP @ 3218 CREST RD. LATERAL REPLACEMENT.
20. CHECKED PUMPS & GEN-SETS.
21. RESPONDED TO 183 PA ONE CALLS.
22. TELEVISED 2,250FT SEWER. 0FT STORM.
23. FLUSHED & ROOT CUT 15,350FT OF SEWER LINES.
24. INVESTIGATED 1 SEWER COMPLAINT 0 BLOCKAGE 1 NOT BLOCKED

**SUSQUEHANNA TOWNSHIP HIGHWAY DEPARTMENT
MONTHLY REPORT**

JULY	
JOB DESCRIPTION	HOURS
Mechanic	272
Crew Leader	120
Operator	88
Tradesman	0
Lt Equipment Operator	448
Sign Maint. Technician	24
Truck Driver	232
Laborer	160
Foreman	160
Mechanic 1	536
Mechanic 2	0
TOTAL PEOPLE HOURS	2040
JOBS PERFORMED	HOURS
Mechanic Maintenance	272
Equipment Maintenance	0
Garage Maintenance	0
Inlet Cleaning	0
Inlet Repair	8
New Inlets	0
Pipe Jobs	0
Leaf Picking	0
Roadside Mowing	84
Clean Ditch Lines	0
Trimming Trees	0
Park Maintenance	0
Paving	40
Blacktop Milling	112
Hauling Stones/Waste	0
Snow & Ice Removal	0
Street Sweeping	328
Patching Pot Holes	176
Sign Work	64
General Work	312
Training	0
Check Pumps	320
Flush	80
TV	40
Pa1 Calls	204
Clean Wet Wells	0
TOTAL JOB HOURS	2040
Submitted By: Travis Mease	
DATE SUBMITTED	
August 5, 2022	



369 East Park Drive
Harrisburg, PA 17111
717.564.1121
www.hrg-inc.com

MONTHLY ENGINEER'S REPORT

Susquehanna Township

Attn: Dave Pribulka
Report Period: 07/01/2022 - 07/31/2022
HRG Project Number: R000242.0001
AUGUST 5, 2022

*Note: Italicized text identifies items unchanged since previous report(s)

Meetings Attended (R000242.0001):

- | | |
|--|---------------|
| 1. Board of Commissioners Meeting | July 14, 2022 |
| 2. Board of Commissioners Workshop Meeting | July 28, 2022 |
| 3. Planning Commission Meeting | July 25, 2022 |

Subdivision and/or Land Development Plan(s) Reviewed (R000242.0002):

1. Houses at Oakhurst - Subdivision Plan (Resubmission) {HRG #1238}
2. Chik-Fil-A - Land Development Plan (Resubmission) {HRG #1259}
3. Townes at Margaret's Grove Phase 3B - Land Development Plan {HRG #1264}
4. Susquehanna Township Union Greene Ph. 3C - Land Development Plan {HRG #1265}
5. 5213 & 5215 N. Front Street - Land Development Plan {HRG #1266}
6. Estates at Margaret's Grove Ph. 2 - Land Development Plan {HRG #1267}
7. 4216 Progress Avenue - Subdivision Plan {HRG #1269}
8. 2703 George Street - Land Development Plan {HRG #1270}

Stormwater Management Plan(s) Reviewed/Inspected (R000242.0475):

1. 2400 Wayne Avenue SWMP (Resubmission) {HRG #047}

Improvement Guarantee Estimates/Reductions & Maintenance Guarantee Recommendations (R000242.0002):

1. Enclave at Elmerston - IG Reduction #1 {HRG #1247}

Construction Observation Services Performed (R000242.0002):

1. Margaret's Grove LDP {HRG #1096}
2. Laurel Hills LDP {HRG #1166}
3. Susquehanna Union Green {HRG #1240}
4. Stray Wind Farms Phase 7 {HRG #1244}
5. Enclave at Elmerston LDP {HRG #1247}

6. Terraces at Maplewood {HRG #1248}

Road Cut Permit Improvement Guarantee Estimates (R000242.0187):

1. 1650 Mountainview Road – Sanitary Sewer Connection

Drainage/Engineering Project(s) Status:

1. General Drainage/Engineering {HRG #R000242.0007}
 - > *Phase 037 – 2608 Catherine Street – Met with Property Owners and Township Staff. Reviewed site history and previous completed Township projects. Provided Township with previously completed Concept Plans for drainage issue. Township televised storm drainage on Catherine Street. Township has determined that they can perform the work.*
 - > *HRG met again with Township staff on June 2nd to discuss issues being brought forth by residents and several possible solutions (storm sewer system/macadam curbing/paved swale). Township to further evaluate and reach out to HRG as needed.*
 - > *Township is reviewing quotes for landscaping services to be performed at the Crenshaw residence.*
 - > *Township requested the replacement of a stormwater cross pipe located near 4707 N. Galen Road be added to the scope of work.*
2. MS4 {HRG #R000242.0451}
 - > *Provided MS4 related assistance to Township staff as requested.*
3. North Galen Road at Fox Hunt Lane Drainage Project {HRG #R000242.0502}
 - > *HRG has received a quote from the Crawshaws relative to the landscaping and hardscaping items and has sent the quote to the Township for their review and consideration on whether they would like to include the quote into the easement agreement. HRG will coordinate with the Township Solicitor to finalize all easement agreement documentation. HRG is also currently working with Township staff and the property owners to finalize the plan and terms of the easements.*
 - > *HRG will then provide the Township a proposal to undertake services related to project bidding, construction contract administration, and construction observation.*
4. Stormwater Capital Improvements Projects {HRG #R000242.0518}
 - > *HRG developed scopes of work and budget figures for nine stormwater capital improvement projects located at various locations around the Township. The projects under consideration aim to mitigate known stormwater infrastructure, flooding, and streambank erosion issues currently impacting the Township.*

Transportation Project(s) Status:

1. Traffic Studies {HRG #R000242.0005}
 - > *Linglestown & Crooked Hill*
 - o *Township received a complaint regarding side street green time and delays, specifically during off-peak times. ATS confirmed the intersection is properly programmed and equipment is working; signal is operating per permit. Susquehanna Township requested that HRG evaluate AM and PM peak timing to determine if changes are appropriate. HRG observed the intersection during*

- both peak periods and recommends a programming modification. ATS indicated this is now working properly.*
- *Township received concern about pedestrian safety crossing this intersection. HRG will finalize memo and recommendations and send to the Township.*
 - > *Schoolhouse Lane – HRG evaluating application of additional speed humps. HRG will finalize memo and recommendations and send to the Township.*
 - > *Linglestown & Fargreen*
 - *Township received complaints regarding signal timing. HRG conducted field view. It does not appear that the intersection timing is programmed properly. HRG is coordinating with ATS for verification.*
 - *Traffic counts received on 2/14 to evaluate the need for a left turn arrow from Route 39 onto Fargreen. Left turn phase is not warranted, HRG finalizing memo for Township.*
 - > *Linglestown and Sturbridge*
 - *Township received complaints on signal timing. HRG conducted field view. It does not appear that the intersection timing is programmed properly. HRG is coordinating with ATS for verification.*
 - > *Union Deposit and Progress Avenue*
 - *Township requested that HRG evaluate the need for a flashing left turn arrow along Progress Avenue (turning onto Union Deposit Road) so that the movement may be protected-permitted at certain off-peak times of the day.*
 - *HRG is evaluating feasibility and required traffic signal pole/controller modifications.*
 - *Count data has been obtained and analysis will be developed once determination of a flashing yellow arrow is complete.*
 - *HRG traffic and structural engineers are looking into the structural feasibility of adding or changing what is already physically mounted to the mast arms. The existing controller can accommodate a flashing yellow arrow signal head, but it is questionable as to whether the mast arm is capable of handling the existing load, plus the additional load from the flashing yellow signal head.*
 - > *License Plate Recognition Equipment – Rekor is updating traffic signal permits to reflect this installation of license-plate reader equipment. HRG reviewed updated plans; all comments addressed as of 6/6/22. Susquehanna Township passed TSMA for the signal application. Signal plans have been submitted to PennDOT for review.*
 - *PennDOT requires documentation that "the existing structures can adequately support the LPRC, that it will not interfere with the existing equipment and that it will not be a distraction to drivers". Rekor/design team will address this requirement.*

2. Paxton Church Road Rehabilitation {HRG #R000242.0503}

- > *HRG is progressing the final design and permitting.*
 - *PADEP Permit is approved.*
 - *ROW offers were sent to property owners week of 8/2. HRG is in the process of contacting property owners to schedule meetings.*
 - *Final design and bid documents prepared and sent to Township for review.*
 - *Utility coordination is ongoing to schedule relocations.*

- Bidding to follow final bid document approval and resolution of utility relocations.

Recreation Project(s) Status:

1. Boyd Park Phase 2 (# R000242.0520)
 - > *The NPDES, General Permit GP-02, and General Permit GP-07 have all been approved, and authorization notices have been provided to the Township.*
 - > *HRG and Township staff determined construction of a permanent restroom at the Park would not be economically feasible due to the absence of utilities in Continental Drive. Portable toilet facilities will be provided.*
 - > *DCNR has approved the Final Bid Documents.*
 - > *Three (3) bids were received on June 30, 2022 and are summarized below:*
 - *Matthews Construction: \$473,166.17*
 - *KLA, LLC: \$810,533.66*
 - *Construction Masters Services, LLC: \$1,085,546.60*
 - > *HRG is reviewing the bid documents and researching the apparent low bidder.*
 - > *A Letter of Recommendation will be provided to the Township based upon HRG's findings and the Solicitor's review of the bid documents. The Letter will be provided for consideration at the July 28, 2022 Workshop Meeting.*
 - > *The Board of Commissioners voted to conditionally award the project to Matthews Construction Services, LLC at the July 28, 2022 meeting.*
 - > *Contract administration is undergoing.*
2. Conceptual Planning for Recreational Field (# R000242.0513)
 - > *The Conceptual Planning has been completed and is currently being reviewed by the Township.*
3. Conceptual Planning for Union Deposit Tract (# R000242.0515)
 - > *HRG is coordinating with Township staff regarding the development of conceptual-level sketch design drawings for potential passive recreational use of the parcel.*
 - > *HRG is coordinating with a Frisbee Golf course designer on feasibility and potential course configuration.*

Municipal Project(s) Status:

1. Susquehanna Union Green HOP Permitting and Construction
 - > *The initial HOP phase of the project to open the driveway on Linglestown Road is complete.*
 - > *The second phase of work for the roadway improvements on Progress Avenue including the signals and pedestrian crossings at Linglestown Road and Garrison Avenue has started construction and anticipated to be complete in fall 2022.*
 - > *The final phase of the project includes improvements at Progress and Paxton Church Road. HRG is working on the permit approval for the project with construction expected to occur in summer 2022.*
2. Roadway Pavement Management Plan (RPMP) Update
 - > *Scope of Work for the Roadway Pavement Management Plan update approved by the Township on 4/28/22.*
 - > *Road scan is ongoing and anticipated to be completed by 8/5/22.*

- > Updated RPMP to be delivered in September 2022.
- 3. Edgemont Community Park ADA Accessibility Improvements
 - > *HRG submitted a proposal to the Township to design ADA accessibility improvements for the playground facilities at Edgemont Community Park.*
 - > The Township executed the service agreement for the design of ADA improvements as specified.
 - > Survey of the project location tentatively scheduled for the week of August 8, 2022.
- 4. Maple Shade Drive Stormwater Improvements
 - > *HRG provided a scope and budget for the design of storm sewer related improvements near the intersection of Maple Shade Drive and McNaughton Drive.*
 - > Filed survey of the project location tentatively scheduled for the week of August 1, 2022.

HERBERT, ROWLAND & GRUBIC, INC.



Alex Greenly, P.E.

Parks and Recreation Departmental Report:

Park/Playground:

Boyd Park: Intent to award has been sent HRG is working through the performance bond and contract process.

Logan Park: Storm water continues cause damage to the trail and the department is currently working with HRG to remedy the situation. Should be receiving a correction design for the trail runoff.

Veterans Park: Waiting to confirm a date with the concrete installer to install the concrete pad. Still waiting to hear from UPMC about possible sponsorship.

Veterans Park Trail: Trail has been paved and working with HRG to identify a few issues.

Christian McNaughton Memorial Park: Waiting for new sign to be completed and installed.

Crown Point Park: Getting quotes for a possible grant for a new playground.

Edgemont Park: Working with Susquehanna Township Police Department to help curtail vandalism issues.

Apple Creek Farms:

Donald B Stabler Memorial Park:

Plum Alley Park:

Beaufort Hunt Playground:

Shutt Mill Park: Stream bank restoration has been completed waiting for 70% stabilization for the site to be opened

Margaret's Grove Park:

Olympus Heights Park:

Program Report:

Spring Programming:

Spring Program Registration is going well as of July 11, 2022, we have currently 1345 registrations.

Here are some notable registrations for the summer:

Summer Day Camp Registrations:

Summer Day Camp	Week of August 1-4	57
Summer Day Camp	Week of July 11-14	53
Summer Day Camp	Week of July 18-21	57
Summer Day Camp	Week of July 25-28	54
Summer Day Camp	Week of July 5-7	55
Summer Day Camp	Week of June 20-23	54
Summer Day Camp	Week of June 27-30	63

Summer Playground	Crown Point Playground June 20-24	14
Summer Playground	Crown Point Playground August 1-5	14
Summer Playground	Crown Point Playground July 11-15	14
Summer Playground	Crown Point Playground July 18-22	10
Summer Playground	Crown Point Playground July 25-29	11
Summer Playground	Crown Point Playground July 5 - July 8	13
Summer Playground	Crown Point Playground June 27- July 21	16
Summer Playground	Stabler Playground August 1-5	4
Summer Playground	Stabler Playground July 11-15	8
Summer Playground	Stabler Playground July 18-22	6
Summer Playground	Stabler Playground July 25-29	8
Summer Playground	Stabler Playground July 5 - July 8	4
Summer Playground	Stabler Playground June 20 - 24	9
Summer Playground	Stabler Playground June 27- July 1	13
Summer Playground	Veterans Park Summer June 20-24	19
Summer Playground	Veterans Park Playground August 1-5	20
Summer Playground	Veterans Park Playground July 11-15	20
Summer Playground	Veterans Park Playground July 18-22	19
Summer Playground	Veterans Park Playground July 25-29	20

Summer Playground	Veterans Park Playground July 5 - July 8	20
Summer Playground	Veterans Park Playground June 27- July 1	19

Summer programs beyond camp have gone very well with

No K to 5k: 15

Pickleball Clinic: 12

Walk with a Doc

June 26 part.

July 24 part.

Yoga in the Park: 9

AARP Smart Driver Cert: 2

AARP Smart Driver Refresher: 6

Administration:

Goal Setting: Working through the 2021/2022 Goals, and will be reassessing at August RAC

Pavilion Rentals: We continue to book rentals at the various pavilions as available.

Newsletter: Deadline for October Newsletter is August 31.

Program Survey: Survey is complete and working on a report for August.

CAGA: Interviewed one peer candidate and still discussing other candidates.

ORDINANCE 22-5

AN ORDINANCE OF SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA AMENDING CHAPTER 1 (ADMINISTRATION AND GOVERNMENT), PART 7 (ESTABLISHING AND REDISTRICTING THE SYSTEM OF WARDS) ADOPTING AN AMENDED WARD MAP TO ADJUST BOUNDARIES IN ACCORDANCE WITH THE PENNSYLVANIA MUNICIPAL REAPPORTIONMENT ACT

WHEREAS, Susquehanna Township is a First Class Township existing under the First Class Township Code of the Commonwealth of Pennsylvania; *and*

WHEREAS, Susquehanna Township is governed by a Board of Commissioners consisting of nine commissioners each elected from one of the nine wards in Susquehanna Township; *and*

WHEREAS, the most recent reapportionment of wards in Susquehanna Township was done following the publishing of the results of the 2010 Decennial Census; *and*

WHEREAS, as a result of population growth since the most recent reapportionment, wards are currently disproportionately drawn and are out of compliance with the allowable variance in population as set by the Courts of the Commonwealth of Pennsylvania; *and*

WHEREAS, Article IX, Section 11 of the Pennsylvania Constitution stipulates that:

Within the year following that in which the Federal decennial census is officially reported and as required by Federal law, and at such other times as the governing body of any municipality shall deem necessary, each municipality having a governing body not entirely elected at large shall be reapportioned, by its governing body or as shall otherwise be provided by uniform law, into districts which shall be composed of compact and contiguous territory as nearly as equal in population as practicable, for the purpose of describing the districts for those not elected at large; *and*

WHEREAS, the Municipal Reapportionment Act, 53 Pa.C.S.A. § 901 *et seq.*, Act of December 19, 1996, P.L. 1158, at § 903, implements the aforesaid Pennsylvania Constitutional mandate by requiring the municipality's governing body to redistribute population within the wards and adjust boundaries for the purpose of creating compact and contiguous districts as nearly equal in population as possible when a determination is made following the Federal decennial census that there is an unequal distribution of population within those wards following a census; *and*

WHEREAS, the 2020 Federal Decennial Census was officially released in the year 2021, which now requires the governing body of Susquehanna Township to reapportion its districts consistent with the official results of the 2020 census; *and*

WHEREAS, the Board of Commissioners of Susquehanna Township appointed a bipartisan four-member ad hoc committee, consisting of three Commissioners and the Township Manager, charged with preparing and presenting to the Board a plan reapportioning the nine wards to contiguous, compact districts of reasonably equal population; *and*

WHEREAS, the reapportionment committee has recommended a ward map wherein the largest variance in population is less than the ten percent (10%) permitted by law; *and*

WHEREAS, the amended reapportionment map has been made available for public inspection and reviewed by the Board of Commissioners, and is attached hereto as Exhibit "A" and made part of this ordinance.

NOW, THEREFORE, be it enacted and ordained by the Board of Commissioners of Susquehanna Township, that the Code of Ordinances of Susquehanna Township, Chapter 1, is amended as follows:

SECTION 1. AMENDMENT. Chapter 1 (Administration and Government), Part 7 (Establishing and Redistricting the System of Wards), Section 1-702, Ward Descriptions, of the Susquehanna Township Code of Ordinances is repealed hereby in full and replaced with the following by adding the underlined text to take effect for the primary and general elections beginning in year 2023:

§1-702 Ward Descriptions.

The wards as set forth and numbered in the Susquehanna Township Reapportionment Map are adopted by this Board and incorporated herein by reference as if stated fully, completely, verbatim and at length.

SECTION 2. SEVERABILITY. If any section, subsection, provision, regulation, limitation, restriction, sentence, clause, phrase or word in this Ordinance is declared by any reason to be illegal, unconstitutional or invalid by any court of competent jurisdiction, such decision shall not affect or impair the validity of this Ordinance or Chapter 1 of Susquehanna Township Code of Ordinances as a whole, or any other section, subsection, provision, regulation, limitation, restriction, sentence, clause, phrase, word or remaining portion of this Ordinance or Chapter of the Township Code. The Board of Commissioners hereby declare that it would have adopted this Ordinance and each section, subsection, phrase and word thereof, irrespective of the fact that any one or more of those sections, subsections, provisions, regulations, limitations, restrictions, sentences, clauses, phrases or words may be declared illegal, unconstitutional or invalid.

SECTION 3. REPEALER. All ordinances or parts of ordinances that are inconsistent herewith shall be and the same expressly are repealed.

SECTION 4. EFFECTIVE DATE. This Ordinance shall become effective in accordance with applicable law.

[intentionally blank]

ENACTED AND ORDAINED this _____ day of August 2022.

[SEAL]

ATTEST:

**SUSQUEHANNA TOWNSHIP
BOARD OF COMMISSIONERS**

David Pribulka, Secretary

Frank Lynch, President



**SUSQUEHANNA TOWNSHIP
BOARD OF COMMISSIONERS
REPORT OF BILLS PAID**

Date: August 11, 2022

Prepared By: Jill Lovett

Fund:	Checks Issued:	Amount:
General Fund	Check #335562 through #335643 ACH Withdrawals (9) Payroll Disbursements	\$1,048,973.35
Highway Fund	Check #102348 through #102351	\$11,766.24
Street Light Fund	Check # 1274	\$27,004.01
Fire Protection Fund	Check #709622 through #709642	\$65,089.81
Unallocated, Overhead Expenses:	Checks Issued in the Amount of:	\$50,391.48
Edgemont Fire:	Checks Issued in the Amount of:	\$450.26
Progress Fire:	Checks Issued in the Amount of:	\$11,393.93
Rescue Fire:	Checks Issued in the Amount of:	\$2,854.14
Developers' Rec	Check #1167 through #1168	\$15,508.00
Boyd Foundation Funds	Check #120	\$3,870.00
Capital Improvement Fund	Check #1617 through #1621	\$95,391.08
ARPA Fund	Check #1017 through #1021	\$203,289.60
Grand Total:		\$1,470,892.09

I Certify That The Expenses Named Herein Are Actually Incurred As Prescribed By Law.

President of the Board

Date

Attest:

Secretary of the Board

Date

Susquehanna Township
Check Detail
July 9 through August 8, 2022

Type	Num	Date	Name	Account	Paid Amount
Bill Pmt -Check	335562	07/27/2022	Cardmember Service	1000800 · General Fund Checking	
Bill	4798510055137208	07/14/2022		401241 · General Expenses	-99.44
				401241 · General Expenses	-96.33
				410460 · Education and Training	-18.47
				410460 · Education and Training	-53.90
				410460 · Education and Training	-479.43
				410241 · General Expenses	-835.49
				410241 · General Expenses	-14.97
				410460 · Education and Training	-499.57
				410210 · Materials and Supplies	-9.98
				410241 · General Expenses	-610.39
				410241 · General Expenses	-79.49
				410241 · General Expenses	-8.98
				2381400 · Fire Fund Expense	-415.15
				2381400 · Fire Fund Expense	-398.52
				2381400 · Fire Fund Expense	-52.66
				2381400 · Fire Fund Expense	-185.84
				451317 · Day Camp	-60.99
				451338 · Playground Program	-60.99
				451338 · Playground Program	-12.66
				451317 · Day Camp	-86.78
				451338 · Playground Program	-86.79
				451317 · Day Camp	-49.45
				451338 · Playground Program	-49.44
				451317 · Day Camp	-103.63
				451338 · Playground Program	-103.63
				451317 · Day Camp	-1,146.01
				451317 · Day Camp	-666.42
				451317 · Day Camp	-117.81
				451317 · Day Camp	-34.97
				451317 · Day Camp	-325.56
				451317 · Day Camp	-138.95
				451319 · Classes/Activities	-239.76
				401460 · Education and Training	-12.94
				451317 · Day Camp	-819.29
TOTAL					-7,974.68
Bill Pmt -Check	335563	07/27/2022	Jasmine Lucas1	1000800 · General Fund Checking	
Bill	43387378	07/26/2022		367201 · Day Camp Fees	-24.00
TOTAL					-24.00
Bill Pmt -Check	335564	07/27/2022	United States Treasury	1000800 · General Fund Checking	
Bill	236005240	07/22/2022		401190 · Employee Insurances	-485.46
TOTAL					-485.46
Bill Pmt -Check	335565	07/28/2022	Benjamin Allatt1	1000800 · General Fund Checking	
Bill	surety bond release	07/28/2022		2381200 · Stormwater Management	-14,665.58
TOTAL					-14,665.58
Bill Pmt -Check	335566	07/29/2022	A Finishing Touch	1000800 · General Fund Checking	
Bill	62022164	06/29/2022		451374 · Park Restroom Supplies & Repair	-1,500.00
Bill	72022169	07/01/2022		409450 · Janitorial Services (Contract)	-3,513.14
				430450 · Cleaning Service	-665.10
Bill	72022173	07/29/2022		451374 · Park Restroom Supplies & Repair	-1,500.00
TOTAL					-7,178.24
Bill Pmt -Check	335567	08/01/2022	David Westhafer	1000800 · General Fund Checking	
Bill	05022022	05/02/2022		436241 · General Expense	-15.00
Bill	07202022	07/20/2022		430241 · General Expenses	-15.00
TOTAL					-30.00
Bill Pmt -Check	335568	08/01/2022	John Haste	1000800 · General Fund Checking	
Bill	05022022	05/02/2022		436241 · General Expense	-15.00
TOTAL					-15.00
Bill Pmt -Check	335569	08/01/2022	Kenneth McCann	1000800 · General Fund Checking	
Bill	05022022	05/02/2022		430241 · General Expenses	-15.00
				436241 · General Expense	-15.00
Bill	07202022	07/20/2022		430241 · General Expenses	-15.00

Susquehanna Township
Check Detail
July 9 through August 8, 2022

Type	Num	Date	Name	Account	Paid Amount
TOTAL					-45.00
Bill Pmt -Check	335570	08/01/2022	Maurice Titus	1000800 · General Fund Checking	
Bill	07202022	07/20/2022		430241 · General Expenses	-15.00
TOTAL					-15.00
Bill Pmt -Check	335571	08/01/2022	Pasquale Schiano	1000800 · General Fund Checking	
Bill	05022022	05/02/2022		430241 · General Expenses	-15.00
				436241 · General Expense	-15.00
TOTAL					-30.00
Bill Pmt -Check	335572	08/01/2022	Todd Zwigart	1000800 · General Fund Checking	
Bill	07202022	07/20/2022		430241 · General Expenses	-15.00
TOTAL					-15.00
Bill Pmt -Check	335573	08/01/2022	Wynton Williams	1000800 · General Fund Checking	
Bill	05022022	05/02/2022		436241 · General Expense	-15.00
Bill	07202022	07/20/2022		430241 · General Expenses	-15.00
TOTAL					-30.00
Bill Pmt -Check	335574	08/01/2022	A & H Equipment Co	1000800 · General Fund Checking	
Bill	7597	07/15/2022		430375 · Vehicle Expenses	-240.46
TOTAL					-240.46
Bill Pmt -Check	335575	08/01/2022	AFSCME	1000800 · General Fund Checking	
Bill	07012022	07/08/2022		429190 · Employee Insurances	-1,112.63
				430190 · Employee Insurances	-2,225.25
				436190 · Employee Insurances	-123.62
TOTAL					-3,461.50
Bill Pmt -Check	335576	08/01/2022	Ahold Financial Services	1000800 · General Fund Checking	
Bill	571830	06/30/2022		451338 · Playground Program	-25.59
				451317 · Day Camp	-8.53
Bill	571848	07/06/2022		451317 · Day Camp	-22.98
Bill	571846	07/06/2022		451317 · Day Camp	-115.85
Bill	571850	07/07/2022		451317 · Day Camp	-63.95
Bill	571876	07/15/2022		451338 · Playground Program	-46.39
TOTAL					-283.29
Bill Pmt -Check	335577	08/01/2022	Air Gas	1000800 · General Fund Checking	
Bill	9127559385	07/05/2022		430384 · Rental and Welding Expense	-144.45
TOTAL					-144.45
Bill Pmt -Check	335578	08/01/2022	ALS	1000800 · General Fund Checking	
Bill	45112	06/24/2022		410260 · Minor Equipment	-1,912.90
TOTAL					-1,912.90
Bill Pmt -Check	335579	08/01/2022	Amazon Capital Services	1000800 · General Fund Checking	
Bill	143	05/19/2022		414210 · Materials & Supplies-Plan & CP	-66.54
Bill	193	06/19/2022		401210 · Materials and Supplies	-51.31
Bill	17	06/21/2022	Amazon Capital Services	2002000 · Accounts Payable	0.00
Bill	191	06/21/2022		451317 · Day Camp	-80.75
				401210 · Materials and Supplies	-22.03
Bill	11	06/28/2022		451317 · Day Camp	-38.99
Bill	134	07/01/2022		414210 · Materials & Supplies-Plan & CP	-27.72
Bill	113	07/01/2022		451317 · Day Camp	-343.98
				401210 · Materials and Supplies	-50.07
Bill	114443	07/06/2022		401210 · Materials and Supplies	-32.93
TOTAL					-714.32
Bill Pmt -Check	335580	08/01/2022	Amber Zambrana	1000800 · General Fund Checking	

Susquehanna Township
Check Detail
July 9 through August 8, 2022

Type	Num	Date	Name	Account	Paid Amount
Bill	06072022	06/24/2022		451339 · Special Events / Sponsorship Ex	-75.00
TOTAL					-75.00
Bill Pmt -Check	335581	08/01/2022	Anthony P. Russo	1000800 · General Fund Checking	
Bill	6302022	06/30/2022		420310 · Contracted Srvs- Retail Food	-1,160.00
TOTAL					-1,160.00
Bill Pmt -Check	335582	08/01/2022	Approved Code Services, inc.	1000800 · General Fund Checking	
Bill	18338	07/07/2022		413450 · MDIA Inspections	-3,290.00
Bill	18367	07/12/2022		413450 · MDIA Inspections	-1,420.00
TOTAL					-4,710.00
Bill Pmt -Check	335583	08/01/2022	Aquatic Environment Consultants, Inc.	1000800 · General Fund Checking	
Bill	44390	07/15/2022		451362 · Pond Mgmt - Waverly Woods Park	-552.00
TOTAL					-552.00
Bill Pmt -Check	335584	08/01/2022	Atlantic Tactical	1000800 · General Fund Checking	
Bill	80774031	06/06/2022		410238 · Uniforms - Police	-733.34
Bill	80774707	06/10/2022		410238 · Uniforms - Police	-152.35
Bill	80774824	06/13/2022		410238 · Uniforms - Police	-213.76
Bill	10657029	06/14/2022		410238 · Uniforms - Police	-11.88
TOTAL					-1,111.33
Bill Pmt -Check	335585	08/01/2022	Beryl Kuhr	1000800 · General Fund Checking	
Bill	06302022	07/22/2022		414241 · General Expense	-150.00
TOTAL					-150.00
Bill Pmt -Check	335586	08/01/2022	Chemung Supply Corp	1000800 · General Fund Checking	
Bill	17464	06/30/2022		438245 · Materials and Supplies	-4,212.50
Bill	17471	06/30/2022		438245 · Materials and Supplies	-3,260.00
Bill	17463	06/30/2022		438245 · Materials and Supplies	-3,897.00
TOTAL					-11,369.50
Bill Pmt -Check	335587	08/01/2022	CivicPlus	1000800 · General Fund Checking	
Bill	232759	08/27/2022		451241 · General Expense	-5,775.00
TOTAL					-5,775.00
Bill Pmt -Check	335588	08/01/2022	Classic Drycleaners	1000800 · General Fund Checking	
Bill	228975	06/15/2022		410238 · Uniforms - Police	-811.71
TOTAL					-811.71
Bill Pmt -Check	335589	08/01/2022	Cody Zarefoss	1000800 · General Fund Checking	
Bill	06292022	06/29/2022		430241 · General Expenses	-14.50
Bill	07082022	07/08/2022		430241 · General Expenses	-109.99
TOTAL					-124.49
Bill Pmt -Check	335590	08/01/2022	Colliflower, Inc.	1000800 · General Fund Checking	
Bill	1766563	06/27/2022		430375 · Vehicle Expenses	-1.16
Bill	1766900	06/27/2022		430375 · Vehicle Expenses	-257.94
TOTAL					-259.10
Bill Pmt -Check	335591	08/01/2022	Comcast	1000800 · General Fund Checking	
Bill	8993110580183647	06/26/2022		401320 · Communications	-179.69
Bill	8993110580224631	07/08/2022		410320 · Communication	-179.69
Bill	8993110580196615	07/11/2022		430320 · Communications	-109.21
Bill				401320 · Communications	-71.55
Bill				410320 · Communication	-71.55
Bill	8993110580163813	07/20/2022		401320 · Communications	-112.47
Bill				410320 · Communication	-112.48

**Susquehanna Township
Check Detail
July 9 through August 8, 2022**

Type	Num	Date	Name	Account	Paid Amount
TOTAL					-836.64
Bill Pmt -Check	335592	08/01/2022	Comcast Business	1000800 · General Fund Checking	
Bill	150926717	07/15/2022		401320 · Communications	-690.30
				429320 · Communications	-203.65
				430320 · Communications	-151.47
				410320 · Communication	-1,065.45
				2381400 · Fire Fund Expense	-83.74
TOTAL					-2,194.61
Bill Pmt -Check	335593	08/01/2022	Cralls Garage	1000800 · General Fund Checking	
Bill	3533	06/29/2022		410375 · Maintenance & Repair Vehicle	-25.00
TOTAL					-25.00
Bill Pmt -Check	335594	08/01/2022	Dauphin County Purchasing	1000800 · General Fund Checking	
Bill	6292022	06/29/2022		401210 · Materials and Supplies	-100.48
				410210 · Materials and Supplies	-999.60
TOTAL					-1,100.08
Bill Pmt -Check	335595	08/01/2022	Ember Suzanne Jandebeur	1000800 · General Fund Checking	
Bill	06302022	07/22/2022		414241 · General Expense	-100.00
TOTAL					-100.00
Bill Pmt -Check	335596	08/01/2022	Freightliner of Harrisburg	1000800 · General Fund Checking	
Bill	719171	07/18/2022		430375 · Vehicle Expenses	-188.11
Bill	719417	07/19/2022		430375 · Vehicle Expenses	-9.59
TOTAL					-197.70
Bill Pmt -Check	335597	08/01/2022	Fromm's Uniforms	1000800 · General Fund Checking	
Bill	11701	04/08/2022		410238 · Uniforms - Police	-91.00
TOTAL					-91.00
Bill Pmt -Check	335598	08/01/2022	Galls LLC	1000800 · General Fund Checking	
Bill	21436628	06/17/2022		451317 · Day Camp	-257.60
				451338 · Playground Program	-257.60
TOTAL					-515.20
Bill Pmt -Check	335599	08/01/2022	Graphtech	1000800 · General Fund Checking	
Bill	149239	07/13/2022		401241 · General Expenses	-300.00
TOTAL					-300.00
Bill Pmt -Check	335600	08/01/2022	Guemsey Office Products	1000800 · General Fund Checking	
Bill	2352311	06/27/2022		410210 · Materials and Supplies	-722.37
TOTAL					-722.37
Bill Pmt -Check	335601	08/01/2022	Harrisburg Gardens Inc	1000800 · General Fund Checking	
Bill	44714	06/28/2022		451372 · Maintenance/Repair	-324.00
TOTAL					-324.00
Bill Pmt -Check	335602	08/01/2022	Hoffman Ford	1000800 · General Fund Checking	
Bill	295460	07/14/2022		410375 · Maintenance & Repair Vehicle	-497.54
TOTAL					-497.54
Bill Pmt -Check	335603	08/01/2022	HRG Inc Consulting Engineers	1000800 · General Fund Checking	
Bill	161745	07/06/2022		408313 · Engineering Fees	-425.00
Bill	161789	07/07/2022		410313 · Traffic Studies (Engineering)	-1,341.50
Bill	161791	07/07/2022		408313 · Engineering Fees	-270.00
Bill	161793	07/07/2022		436313 · Engineering Fees	-245.30
Bill	161792	07/07/2022		436313 · Engineering Fees	-62.57

Susquehanna Township Check Detail July 9 through August 8, 2022

Type	Num	Date	Name	Account	Paid Amount
Bill	161790	07/07/2022		408313 · Engineering Fees	-450.15
Bill	161795	07/07/2022		420313 · SEO Fees	-1,872.07
TOTAL					-4,666.59
Bill Pmt -Check	335604	08/01/2022	Joe Gravino Body and Paint Shop LLC	1000800 · General Fund Checking	
Bill	105525	06/31/2022		410375 · Maintenance & Repair Vehicle	-5,058.13
TOTAL					-5,058.13
Bill Pmt -Check	335605	08/01/2022	Kerrys Lawn & Garden	1000800 · General Fund Checking	
Bill	199211	07/21/2022		430375 · Vehicle Expenses	-8.49
TOTAL					-8.49
Bill Pmt -Check	335606	08/01/2022	Kint Corp	1000800 · General Fund Checking	
Bill	116425	06/15/2022		410241 · General Expenses	-52.75
Bill	116804	06/20/2022		410241 · General Expenses	-65.25
TOTAL					-118.00
Bill Pmt -Check	335607	08/01/2022	LB Smith Ford	1000800 · General Fund Checking	
Bill	37269	07/28/2022		410375 · Maintenance & Repair Vehicle	-33.12
TOTAL					-33.12
Bill Pmt -Check	335608	08/01/2022	Life Source Water Service LLC	1000800 · General Fund Checking	
Bill	99776	07/01/2022		401241 · General Expenses	-15.00
				410241 · General Expenses	-30.00
Bill	99870	07/06/2022		430241 · General Expenses	-15.00
				401241 · General Expenses	-26.99
				410241 · General Expenses	-34.50
				430241 · General Expenses	-28.75
TOTAL					-150.24
Bill Pmt -Check	335609	08/01/2022	LuAnn Kams Fick	1000800 · General Fund Checking	
Bill	06302022	07/22/2022		414241 · General Expense	-180.00
TOTAL					-180.00
Bill Pmt -Check	335610	08/01/2022	Mahantango Ent Inc.	1000800 · General Fund Checking	
Bill	66196	07/27/2022		430241 · General Expenses	-112.27
TOTAL					-112.27
Bill Pmt -Check	335611	08/01/2022	Middle Dept Inspection Agency	1000800 · General Fund Checking	
Bill	154342	06/22/2022		413450 · MDIA Inspections	-70.00
Bill	154340	06/22/2022		413450 · MDIA Inspections	-70.00
Bill	154341	06/22/2022		413450 · MDIA Inspections	-70.00
Bill	154324	06/23/2022		413450 · MDIA Inspections	-75.00
Bill	154349	06/23/2022		413450 · MDIA Inspections	-75.00
Bill	154350	06/23/2022		413450 · MDIA Inspections	-75.00
Bill	154351	06/23/2022		413450 · MDIA Inspections	-75.00
Bill	154323	06/23/2022		413450 · MDIA Inspections	-75.00
Bill	154346	06/23/2022		413450 · MDIA Inspections	-75.00
Bill	154347	06/23/2022		413450 · MDIA Inspections	-75.00
Bill	154348	06/23/2022		413450 · MDIA Inspections	-75.00
Bill	154345	06/23/2022		413450 · MDIA Inspections	-75.00
Bill	154327	06/23/2022		413450 · MDIA Inspections	-70.00
Bill	154356	06/23/2022		413450 · MDIA Inspections	-70.00
Bill	154329	06/23/2022		413450 · MDIA Inspections	-70.00
Bill	154343	06/23/2022		413450 · MDIA Inspections	-70.00
Bill	154344	06/23/2022		413450 · MDIA Inspections	-70.00
Bill	154328	06/23/2022		413450 · MDIA Inspections	-70.00
Bill	154331	06/23/2022		413450 · MDIA Inspections	-70.00
Bill	154330	06/23/2022		413450 · MDIA Inspections	-70.00
Bill	154357	06/23/2022		413450 · MDIA Inspections	-70.00
Bill	154358	06/23/2022		413450 · MDIA Inspections	-70.00
Bill	154325	06/23/2022		413450 · MDIA Inspections	-75.00
Bill	154326	06/23/2022		413450 · MDIA Inspections	-70.00
Bill	154402	06/23/2022		413450 · MDIA Inspections	-70.00
Bill	154404	06/23/2022		413450 · MDIA Inspections	-70.00
Bill	154406	06/23/2022		413450 · MDIA Inspections	-70.00
Bill	154391	06/23/2022		413450 · MDIA Inspections	-70.00
Bill	154392	06/23/2022		413450 · MDIA Inspections	-70.00
Bill	154394	06/23/2022		413450 · MDIA Inspections	-70.00

Susquehanna Township

Check Detail

July 9 through August 8, 2022

Type	Num	Date	Name	Account	Paid Amount
Bill	154409	06/23/2022		413450 · MDIA Inspections	-70.00
Bill	154410	06/23/2022		413450 · MDIA Inspections	-70.00
Bill	154411	06/23/2022		413450 · MDIA Inspections	-70.00
Bill	154389	06/23/2022		413450 · MDIA Inspections	-70.00
Bill	154396	06/23/2022		413450 · MDIA Inspections	-70.00
Bill	154398	06/23/2022		413450 · MDIA Inspections	-70.00
Bill	154400	06/23/2022		413450 · MDIA Inspections	-70.00
Bill	154390	06/24/2022		413450 · MDIA Inspections	-70.00
Bill	154423	06/24/2022		413450 · MDIA Inspections	-75.00
TOTAL					-2,780.00
Bill Pmt -Check	335612	08/01/2022	Momin Bhatti	1000800 · General Fund Checking	
Bill	20226	07/10/2022		400460 · Meetings & Continuing Education	-1,280.00
TOTAL					-1,280.00
Bill Pmt -Check	335613	08/01/2022	Motorola	1000800 · General Fund Checking	
Bill	8281382392	05/20/2022		410252 · Records Management System	-300.00
Bill	8281399058	06/16/2022		410320 · Communication	-220.42
TOTAL					-520.42
Bill Pmt -Check	335614	08/01/2022	Mutual of Omaha	1000800 · General Fund Checking	
Bill	1388858652	07/14/2022		401190 · Employee Insurances	-43.63
				402190 · Employee Insurances	-82.22
				410190 · Employee Insurances	-1,380.50
				414190 · Employee Insurances	-230.84
				413190 · Employee Insurance	-111.90
				436190 · Employee Insurances	-270.46
				430190 · Employee Insurances	-443.53
				451190 · Employee Insurances	-114.16
				2381400 · Fire Fund Expense	-130.49
				429190 · Employee Insurances	-321.22
TOTAL					-3,128.75
Bill Pmt -Check	335615	08/01/2022	NAPA Auto Parts	1000800 · General Fund Checking	
Bill	3081781927	06/16/2022		410375 · Maintenance & Repair Vehicle	-65.94
Bill	3081781743	06/16/2022		430375 · Vehicle Expenses	-21.77
Bill	3081781886	06/16/2022		430375 · Vehicle Expenses	-47.59
Bill	3081781877	06/16/2022		430375 · Vehicle Expenses	-74.87
Bill	3081782106	06/20/2022		430375 · Vehicle Expenses	-44.90
Bill	3081782320	06/22/2022		430375 · Vehicle Expenses	-58.49
Bill	3081782552	06/27/2022		430375 · Vehicle Expenses	-36.48
TOTAL					-350.04
Bill Pmt -Check	335616	08/01/2022	Networkfleet, Inc.	1000800 · General Fund Checking	
Bill	2812355	07/01/2022		430320 · Communications	-339.99
				429320 · Communications	-48.57
				451320 · Communications	-16.19
TOTAL					-404.75
Bill Pmt -Check	335617	08/01/2022	NMS Labs	1000800 · General Fund Checking	
Bill	1163748	01/01/2022		410241 · General Expenses	-275.00
Bill	1163749	01/01/2022		410241 · General Expenses	-275.00
Bill	1163750	01/01/2022		410241 · General Expenses	-275.00
Bill	1163751	01/01/2022		410241 · General Expenses	-275.00
Bill	1163752	01/01/2022		410241 · General Expenses	-363.00
Bill	1163753	01/01/2022		410241 · General Expenses	-275.00
Bill	1163754	01/01/2022		410241 · General Expenses	-275.00
Bill	1166978	01/31/2022		410241 · General Expenses	-250.00
Bill	1166979	01/31/2022		410241 · General Expenses	-275.00
Bill	1166980	01/31/2022		410241 · General Expenses	-275.00
Bill	1166981	01/31/2022		410241 · General Expenses	-283.00
Bill	1166982	01/31/2022		410241 · General Expenses	-283.00
Bill	1169640	02/28/2022		410241 · General Expenses	-283.00
Bill	1169641	02/28/2022		410241 · General Expenses	-283.00
Bill	1169642	02/28/2022		410241 · General Expenses	-283.00
Bill	1169643	02/28/2022		410241 · General Expenses	-283.00
Bill	1169644	02/28/2022		410241 · General Expenses	-111.00
TOTAL					-4,622.00
Bill Pmt -Check	335618	08/01/2022	PA Media Group	1000800 · General Fund Checking	
Bill	10239660	02/17/2022		401341 · Advertising	-553.26

Susquehanna Township
Check Detail
July 9 through August 8, 2022

Type	Num	Date	Name	Account	Paid Amount
TOTAL					-553.26
Bill Pmt -Check	335619	08/01/2022	Pitney Bowes Global Financial	1000800 · General Fund Checking	
Bill	3315930033	06/25/2022		407280 · General Software/Hardware	-198.39
TOTAL					-198.39
Bill Pmt -Check	335620	08/01/2022	PMHC	1000800 · General Fund Checking	
Bill	959690	07/08/2022		401190 · Employee Insurances	-3,950.43
				402190 · Employee Insurances	-4,798.62
				410190 · Employee Insurances	-92,549.01
				410196 · Post-Retirement Med Insurance	-43,700.08
				414190 · Employee Insurances	-1,975.21
				413190 · Employee Insurance	-3,675.19
				430190 · Employee Insurances	-25,222.19
				451190 · Employee Insurances	-3,675.19
				2381400 · Fire Fund Expense	-89.77
				429190 · Employee Insurances	-15,369.57
				2380160 · Medical Insurance Former Emplo	-5,003.28
				436190 · Employee Insurances	-8,913.20
TOTAL					-208,921.74
Bill Pmt -Check	335621	08/01/2022	PP&L Electric Utilities	1000800 · General Fund Checking	
Bill	1973129002	06/23/2022		430360 · Utilities	-119.16
				451360 · Utilities-Parks	-917.76
				2381400 · Fire Fund Expense	-1,583.67
				409360 · Utilities	-220.02
Bill	9339908001	06/23/2022		433361 · Traffic Signal-Electric	-908.26
TOTAL					-3,748.87
Bill Pmt -Check	335622	08/01/2022	Rabold's Services	1000800 · General Fund Checking	
Bill	25056	06/27/2022		410262 · Speed Timing Devices	-91.00
TOTAL					-91.00
Bill Pmt -Check	335623	08/01/2022	River Drive Service Center Inc	1000800 · General Fund Checking	
Bill	31700	06/10/2022		410375 · Maintenance & Repair Vehicle	-100.00
Bill	31733	06/14/2022		410375 · Maintenance & Repair Vehicle	-125.00
TOTAL					-225.00
Bill Pmt -Check	335624	08/01/2022	Rohrer Bus Service	1000800 · General Fund Checking	
Bill	102944	06/24/2022		451317 · Day Camp	-210.00
				451338 · Playground Program	-210.00
Bill	102947	06/24/2022		451317 · Day Camp	-126.50
				451338 · Playground Program	-126.50
Bill	102945	06/24/2022		451317 · Day Camp	-210.00
				451338 · Playground Program	-210.00
Bill	102972	06/24/2022		451317 · Day Camp	-210.00
				451338 · Playground Program	-210.00
Bill	102948	06/24/2022		451317 · Day Camp	-126.50
				451338 · Playground Program	-126.50
Bill	102971	06/24/2022		451317 · Day Camp	-126.50
				451338 · Playground Program	-126.50
Bill	102946	06/24/2022		451317 · Day Camp	-210.00
				451338 · Playground Program	-210.00
Bill	102995	06/29/2022		451317 · Day Camp	-253.00
Bill	103045	06/30/2022		451317 · Day Camp	-420.00
TOTAL					-3,112.00
Bill Pmt -Check	335625	08/01/2022	Roos Services Group	1000800 · General Fund Checking	
Bill	139	06/20/2022		430370 · Maintenance/Repairs Bldg	-2,016.50
TOTAL					-2,016.50
Bill Pmt -Check	335626	08/01/2022	SecureRX	1000800 · General Fund Checking	
Bill	221960032615	07/15/2022		2380160 · Medical Insurance Former Emplo	-1,127.00
				410196 · Post-Retirement Med Insurance	-322.00
				429196 · Post Retirement Med Insurance	-161.00
TOTAL					-1,610.00
Bill Pmt -Check	335627	08/01/2022	Sheldon Gooding	1000800 · General Fund Checking	

Susquehanna Township Check Detail July 9 through August 8, 2022

Type	Num	Date	Name	Account	Paid Amount
Bill	07062022	07/01/2022		430241 · General Expenses	-72.00
TOTAL					-72.00
Bill Pmt -Check	335628	08/01/2022	Snyder Brothers Inc.	1000800 · General Fund Checking	
Bill	55678	06/30/2022		409360 · Utilities	-31.24
				430360 · Utilities	-126.56
				2381400 · Fire Fund Expense	-28.60
				2381400 · Fire Fund Expense	-105.91
				2381400 · Fire Fund Expense	-78.37
				409360 · Utilities	-5.80
				409360 · Utilities	-2.07
TOTAL					-378.55
Bill Pmt -Check	335629	08/01/2022	Staples	1000800 · General Fund Checking	
Bill	8066674053	06/25/2022		401210 · Materials and Supplies	-19.41
Bill	8066750816	07/02/2022		401210 · Materials and Supplies	-33.95
				451317 · Day Camp	-49.39
				451317 · Day Camp	-106.50
				451317 · Day Camp	-10.32
				451317 · Day Camp	-22.88
				401210 · Materials and Supplies	-105.42
TOTAL					-347.87
Bill Pmt -Check	335630	08/01/2022	Steelton Community Cats	1000800 · General Fund Checking	
Bill	07052022	07/05/2022		420319 · Stray Animal Control	-720.00
TOTAL					-720.00
Bill Pmt -Check	335631	08/01/2022	Stephenson Equipment, Inc.	1000800 · General Fund Checking	
Bill	10184951	07/06/2022		430375 · Vehicle Expenses	-65.95
Bill	10185336	07/15/2022		430375 · Vehicle Expenses	-87.32
TOTAL					-153.27
Bill Pmt -Check	335632	08/01/2022	Suez	1000800 · General Fund Checking	
Bill	203470620000	06/24/2022		451360 · Utilities-Parks	-38.03
Bill	208850030000	06/28/2022		409360 · Utilities	-95.72
Bill	200724783622	07/01/2022		451360 · Utilities-Parks	-81.36
TOTAL					-215.11
Bill Pmt -Check	335633	08/01/2022	Summer Alaire Miller	1000800 · General Fund Checking	
Bill	05042022	07/12/2022		414317 · Steno Fees - ZHB	-305.00
TOTAL					-305.00
Bill Pmt -Check	335634	08/01/2022	Susquehanna School District	1000800 · General Fund Checking	
Bill	1150	07/21/2022		401241 · General Expenses	-35.00
Bill	1152	07/21/2022		401241 · General Expenses	-35.00
Bill	1151	07/21/2022		401241 · General Expenses	-35.00
TOTAL					-105.00
Bill Pmt -Check	335635	08/01/2022	Susquehanna Township Baseball Assoc.	1000800 · General Fund Checking	
Bill	07/31/2022	07/28/2022		2382000 · Police Donations	-290.00
TOTAL					-290.00
Bill Pmt -Check	335636	08/01/2022	Tactical Wear	1000800 · General Fund Checking	
Bill	2200662	06/22/2022		410238 · Uniforms - Police	-675.00
TOTAL					-675.00
Bill Pmt -Check	335637	08/01/2022	Talley Petroleum Enterprises Inc	1000800 · General Fund Checking	
Bill	54628806	07/05/2022		1501000 · Inventory Diesel	-33,516.78
TOTAL					-33,516.78
Bill Pmt -Check	335638	08/01/2022	Tillett Toilets	1000800 · General Fund Checking	

**Susquehanna Township
Check Detail
July 9 through August 8, 2022**

Type	Num	Date	Name	Account	Paid Amount
Bill	223324	07/01/2022		451374 · Park Restroom Supplies & Repair	-86.00
Bill	223769	07/25/2022		451374 · Park Restroom Supplies & Repair	-86.00
TOTAL					-192.00
Bill Pmt -Check	335639	08/01/2022	Tomlinson Bomberger	1000800 · General Fund Checking	
Bill	1815856	06/17/2022		451260 · Equipment Playground & Athlet	-3,733.96
TOTAL					-3,733.96
Bill Pmt -Check	335640	08/01/2022	Toshiba Financial Services	1000800 · General Fund Checking	
Bill	5020845301	07/02/2022		407280 · General Software/Hardware	-1,751.09
TOTAL					-1,751.09
Bill Pmt -Check	335641	08/01/2022	Triangle Press Inc	1000800 · General Fund Checking	
Bill	220788	06/28/2022		414241 · General Expense	-33.30
				436241 · General Expense	-33.30
Bill	220820	06/28/2022		430241 · General Expenses	-66.60
TOTAL					-133.20
Bill Pmt -Check	335642	08/01/2022	Verizon 2	1000800 · General Fund Checking	
Bill	9909698617	06/25/2022		410320 · Communication	-1,497.22
				430320 · Communications	-103.30
				414320 · Communications	-47.19
				413320 · Communications	-129.39
				451320 · Communications	-84.38
				401320 · Communications	-42.19
				2381400 · Fire Fund Expense	-42.19
				2381400 · Fire Fund Expense	-42.19
				415320 · Communications	-42.19
				436241 · General Expense	-74.38
				429320 · Communications	-103.31
TOTAL					-2,207.93
Bill Pmt -Check	335643	08/03/2022	Inez Thornton	1000800 · General Fund Checking	
Bill	06302022	06/30/2022		410196 · Post-Retirement Med Insurance	-635.00
TOTAL					-635.00

Susquehanna Township
ACH Monthly Withdrawals
Month of July 2022

Dig My Earth	\$ 2,195.91
Enterprise	\$ 3,988.20
Francia Done Henry	\$ 845.00
James Huffard	\$ 4,456.45
Jeffrey Vargo	\$ 845.00
Ralph Martin	\$ 845.00
Brooke Anthony	\$ 845.00
Susquehanna Solar Partners	\$ 3,910.42
Wex	<u>\$ 21,894.68</u>
Total ACH Withdrawals	\$ 39,825.66

Payroll Disbursements for July 2022

Payroll 7/15/22	\$ 322,887.14
Payroll 7/31/22	<u>\$ 326,672.08</u>
Total Payroll Disbursements	\$ 649,559.22

Susquehanna Township - Highway Fund
Check Detail

July 9 through August 8, 2022

Type	Num	Date	Name	Account	Paid Amount
Bill Pmt -Check	102348	08/05/2022	Atlantic Transportation Systems, Inc.	1008000 - Checking Account	
Bill	22175	07/06/2022		433370 - Maint. - Traffic Signals	-3,823.90
Bill	22180	07/11/2022		433370 - Maint. - Traffic Signals	-355.92
Bill	22187	07/19/2022		433370 - Maint. - Traffic Signals	-751.40
Bill	22191	07/22/2022		433370 - Maint. - Traffic Signals	-735.00
TOTAL					-5,666.22
Bill Pmt -Check	102349	08/05/2022	Daniel B Krieg Inc	1008000 - Checking Account	
Bill	306476	07/07/2022		438245 - Public Works- Highway Supplies	-577.50
TOTAL					-577.50
Bill Pmt -Check	102350	08/05/2022	Pennsy Supply	1008000 - Checking Account	
Bill	3183386	06/22/2022		438245 - Public Works- Highway Supplies	-1,055.92
Bill	3185673	07/01/2022		438245 - Public Works- Highway Supplies	-395.97
Bill	3186394	07/06/2022		438245 - Public Works- Highway Supplies	-228.57
Bill	3188272	07/14/2022		438245 - Public Works- Highway Supplies	-567.49
Bill	3189378	07/20/2022		438245 - Public Works- Highway Supplies	-859.56
Bill	3189745	07/21/2022		438245 - Public Works- Highway Supplies	-533.32
Bill	3190686	07/26/2022		438245 - Public Works- Highway Supplies	-1,076.69
TOTAL					-4,717.52
Bill Pmt -Check	102351	08/05/2022	Service Supply Corp	1008000 - Checking Account	
Bill	181316	06/30/2022		438245 - Public Works- Highway Supplies	-805.00
TOTAL					-805.00

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Susquehanna Township Street Light Fund

Check Detail

July 9 through August 8, 2022

Type	Num	Date	Name	Account	Paid Amount
Bill Pmt -Check	1274	08/08/2022	PP&L	1008000 · Checking Account	
Bill	9193311008	07/29/2022		434361 · Street Lighting	-19,965.15
Bill	9400119001	07/29/2022		434361 · Street Lighting	-7,038.86
TOTAL					-27,004.01

Susquehanna Township Fire Protection Fund
Check Detail
 July 9 through August 8, 2022

Type	Num	Date	Name	Account	Paid Amount
Bill Pmt -Check	709622	08/03/2022	Capital Region Water	1008000 - Checking Account	
Bill	620674070	07/25/2022		411541 - Progress Fire Company	-283.06
TOTAL					-283.06
Bill Pmt -Check	709623	08/03/2022	Progress Fire Company	1008000 - Checking Account	
Bill	07112022	07/11/2022		411500 - Recruitment and Retention	-15,851.70
TOTAL					-15,851.70
Bill Pmt -Check	709624	08/03/2022	Rescue Fire Company	1008000 - Checking Account	
Bill	07072022	07/07/2022		411500 - Recruitment and Retention	-10,051.00
Bill	07072022a	07/07/2022		411542 - Rescue Fire Company	-990.00
TOTAL					-11,041.00
Bill Pmt -Check	709625	08/05/2022	Atlantic Tactical	1008000 - Checking Account	
Bill	80774972	06/14/2022		411541 - Progress Fire Company	-271.96
Bill	80775829	06/22/2022		411541 - Progress Fire Company	-239.97
Bill	80776494	06/29/2022		411541 - Progress Fire Company	-213.04
TOTAL					-724.97
Bill Pmt -Check	709626	08/05/2022	Benchmark Insurance Company	1008000 - Checking Account	
Bill	7712209103697	09/01/2022		411195 - W.C. Insurance	-4,403.00
TOTAL					-4,403.00
Bill Pmt -Check	709627	08/05/2022	Comcast	1008000 - Checking Account	
Bill	8993110580046638	07/05/2022		411542 - Rescue Fire Company	-111.85
Bill	8993110580181328	07/16/2022		411542 - Rescue Fire Company	-109.85
Bill	8993110580085131	07/16/2022		411542 - Rescue Fire Company	-55.44
Bill	8993110580184413	07/19/2022		411541 - Progress Fire Company	-360.57
Bill	8993110580012408	07/19/2022		411541 - Progress Fire Company	-71.39
Bill	8993110580226115	07/23/2022		411542 - Rescue Fire Company	-17.98
TOTAL					-727.08
Bill Pmt -Check	709628	08/05/2022	Electronic Systems Integration	1008000 - Checking Account	
Bill	420705	07/05/2022		411373 - Repair and Maintenance- PSB	-300.00
TOTAL					-300.00
Bill Pmt -Check	709629	08/05/2022	Fisher Auto Parts Inc	1008000 - Checking Account	
Bill	333315881	07/14/2022		411542 - Rescue Fire Company	-76.46
TOTAL					-76.46
Bill Pmt -Check	709630	08/05/2022	Hershocks Inc	1008000 - Checking Account	
Bill	61928	07/21/2022		411542 - Rescue Fire Company	-150.50
TOTAL					-150.50
Bill Pmt -Check	709631	08/05/2022	Kint	1008000 - Checking Account	
Bill	117368	06/28/2022		411541 - Progress Fire Company	-140.00
Bill	119437	07/27/2022		411542 - Rescue Fire Company	-86.66
TOTAL					-226.66
Bill Pmt -Check	709632	08/05/2022	M & K Truck Center	1008000 - Checking Account	
Bill	105305	07/22/2022		411541 - Progress Fire Company	-98.26
TOTAL					-98.26
Bill Pmt -Check	709633	08/05/2022	McNeil & Co Inc.	1008000 - Checking Account	
Bill	38907130	07/11/2022		411541 - Progress Fire Company	-636.00
Bill	38901130	07/11/2022		411541 - Progress Fire Company	-6,827.50
Bill	38904130	07/11/2022		411541 - Progress Fire Company	-652.50

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Susquehanna Township Fire Protection Fund Check Detail

July 9 through August 8, 2022

Type	Num	Date	Name	Account	Paid Amount
TOTAL					-8,116.00
Bill Pmt -Check	709634	08/05/2022	NAPA Auto Parts	1008000 · Checking Account	
Bill	3081784267	07/22/2022		411542 · Rescue Fire Company	-10.84
Bill	3081784370	07/25/2022		411541 · Progress Fire Company	-20.82
TOTAL					-31.46
Bill Pmt -Check	709635	08/05/2022	Penn Pest, LLC.	1008000 · Checking Account	
Bill	43570	07/14/2022		411541 · Progress Fire Company	-70.00
TOTAL					-70.00
Bill Pmt -Check	709636	08/05/2022	PP&L Electric Utilities	1008000 · Checking Account	
Bill	6289516003	07/22/2022		411541 · Progress Fire Company	-1,022.19
				411540 · Edgemont Fire Company	-286.38
				411542 · Rescue Fire Company	-571.02
TOTAL					-1,879.59
Bill Pmt -Check	709637	08/05/2022	Respond First Aid Systems	1008000 · Checking Account	
Bill	111534	06/28/2022		411541 · Progress Fire Company	-157.28
TOTAL					-157.28
Bill Pmt -Check	709638	08/05/2022	Sudden Death Termite & Pest Co	1008000 · Checking Account	
Bill	71834	07/25/2022		411542 · Rescue Fire Company	-50.00
TOTAL					-50.00
Bill Pmt -Check	709639	08/05/2022	Suez	1008000 · Checking Account	
Bill	208601030000	06/28/2022		411363 · Fire Hydrants	-9,892.89
Bill	209367030000	07/12/2022		411540 · Edgemont Fire Company	-119.89
Bill	208601030000	07/28/2022		411363 · Fire Hydrants	-9,892.89
TOTAL					-19,905.67
Bill Pmt -Check	709640	08/05/2022	UGI Utilities	1008000 · Checking Account	
Bill	411000928696	07/06/2022		411542 · Rescue Fire Company	-47.81
Bill	411002074580	07/12/2022		411541 · Progress Fire Company	-133.17
Bill	411000375294	07/12/2022		411540 · Edgemont Fire Company	-43.99
Bill	411001602811	07/13/2022		411542 · Rescue Fire Company	-40.54
TOTAL					-265.51
Bill Pmt -Check	709641	08/05/2022	Verizon - Lehigh Valley	1008000 · Checking Account	
Bill	550772618000176	07/06/2022		411542 · Rescue Fire Company	-131.42
Bill	450771949000104	07/18/2022		411542 · Rescue Fire Company	-151.10
TOTAL					-282.52
Bill Pmt -Check	709642	08/05/2022	Verizon Wireless	1008000 · Checking Account	
Bill	9910324394	07/03/2022		411541 · Progress Fire Company	-196.42
Bill	912020063	07/25/2022		411542 · Rescue Fire Company	-252.67
TOTAL					-449.09

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Susquehanna Township - Developers Recreation Fund Check Detail

July 9 through August 8, 2022

Type	Num	Date	Name	Account	Paid Amount
Bill Pmt -Check	120	08/08/2022	George Ely Associates, Inc.	1008100 - Centric Bank - Boyd Foundation	
Bill	40663	07/03/2022		4200020 - Boyd Park Project	-3,870.00
TOTAL					-3,870.00
Bill Pmt -Check	1167	08/05/2022	RPM Signs and Lighting	1008000 - Centric Checking	
Bill	14603	06/28/2022		4200020 - Boyd Park Project	-2,388.00
Bill	14604	06/28/2022		4200025 - McNaughton Park Expenses	-4,070.00
TOTAL					-6,458.00
Bill Pmt -Check	1168	08/08/2022	BuilderMen Concrete & Foundation	1008000 - Centric Checking	
Bill	10597	08/01/2022		4200010 - Veterans Park Project	-9,050.00
TOTAL					-9,050.00

**Susquehanna Township - Capital Improvement Fund
Check Detail**

July 9 through August 8, 2022

Type	Num	Date	Name	Account	Paid Amount
Bill Pmt -Check	1617	08/04/2022	Service Supply Corp	1008000 - Capital Imp Fund - Centric	
Bill	181314	06/30/2022		430740 - Highway Equipment	-20,635.00
TOTAL					-20,635.00
Bill Pmt -Check	1618	08/04/2022	LB Smith Ford	1008000 - Capital Imp Fund - Centric	
Bill	22491	07/13/2022		410740 - Police Vehicle Expenses	-35,598.00
TOTAL					-35,598.00
Bill Pmt -Check	1619	08/04/2022	K&C Communications	1008000 - Capital Imp Fund - Centric	
Bill	100675	07/20/2022		410740 - Police Vehicle Expenses	-1,317.43
TOTAL					-1,317.43
Bill Pmt -Check	1620	08/04/2022	K&C Communications	1008000 - Capital Imp Fund - Centric	
Bill	100628	07/06/2022		410740 - Police Vehicle Expenses	-9,331.44
Bill	100634	07/07/2022		410740 - Police Vehicle Expenses	-190.00
Bill	100632	07/07/2022		410740 - Police Vehicle Expenses	-111.02
TOTAL					-9,632.46
Bill Pmt -Check	1621	08/04/2022	Keystone Petroleum Equipment	1008000 - Capital Imp Fund - Centric	
Bill	467637	06/14/2022		430740 - Highway Equipment	-20,263.19
Bill	467660	07/20/2022		430740 - Highway Equipment	-7,945.00
TOTAL					-28,208.19

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Susquehanna Township - ARPA Fund Check Detail

July 9 through August 8, 2022

Type	Num	Date	Name	Account	Paid Amount
Bill Pmt -Check	1017	08/04/2022	Mustang USA	1008000 · Centric Bank - Account 1173947	
Bill	10273	07/05/2022		4061000 · Provision of Government Service	-1,407.63
TOTAL					-1,407.63
Bill Pmt -Check	1018	08/04/2022	Interiors by Deco, LLC.	1008000 · Centric Bank - Account 1173947	
Bill	115	07/20/2022		4017000 · Capital Invest/Phys Chg Softwar	-2,355.55
TOTAL					-2,355.55
Bill Pmt -Check	1019	08/04/2022	Tono Architects	1008000 · Centric Bank - Account 1173947	
Bill	4031	05/16/2022		4071000 · Administrative Expenses	-1,305.05
TOTAL					-1,305.05
Bill Pmt -Check	1020	08/04/2022	eciConstruction, LLC	1008000 · Centric Bank - Account 1173947	
Bill	5	05/31/2022		4061000 · Provision of Government Service	-84,105.31
Bill	6	06/30/2022		4061000 · Provision of Government Service	-97,009.06
TOTAL					-181,114.37
Bill Pmt -Check	1021	08/08/2022	RPM Signs & Lighting	1008000 · Centric Bank - Account 1173947	
Bill	14538	06/08/2022		4017000 · Capital Invest/Phys Chg Softwar	-17,107.00
TOTAL					-17,107.00



**A MEMORANDUM OF UNDERSTANDING
BETWEEN
SUSQUEHANNA TOWNSHIP
AND
THE CAPITAL AREA GREENBELT ASSOCIATION**

WHEREAS, Susquehanna Township (hereinafter referred to as “Township”) owns property at various locations, commonly referred to as the Capital Area Greenbelt (hereinafter, “Greenbelt”); and

WHEREAS, the Capital Area Greenbelt Association (hereinafter, “CAGA”) is responsible for the management of the Greenbelt, which consists of trails and surrounding landscape on Asylum Run; and

WHEREAS, the Parties hereto are desirous of defining maintenance responsibilities associated with Township properties in the Greenbelt including, but not necessarily limited to Andrea Avenue to State Farm Road, from Harrisburg East Cemetery Stanley Drive to Pine Drive, and Pine Drive to Sycamore Drive.

NOW, THEREFORE, in consideration of the Parties hereto and intended to be legally bound, the Township and CAGA enter into this Memorandum of Understanding (“MOU”) and establish the following provisions:

Section 1 – Term.

The term of this MOU shall commence as of the date signed by the Township. The MOU shall remain in force until terminated in accordance with the provisions described in Section 5.

Section 2 – General.

§2.01 – CAGA agrees to retain responsibility for all management of the Greenbelt and functions not specifically defined herein.

§2.02 – CAGA agrees to provide the Township with a list of all facilities for which the Township is responsible to maintain. The list will be attached as Appendix “A” and made part of this MOU. All changes to the facility list described in Appendix “A” shall require written approval of both Parties.

§2.03 – The Township retains the authority to develop and establish an annual work plan based on available budget, staffing, and other limitations as may be applicable. The Township agrees to consult with CAGA prior to the authorization of any work to be performed subject to this MOU.

§2.04 – The Township shall provide CAGA with an annual maintenance plan no later than February 1st of each year of this MOU, which shall apply to all facilities described in Appendix “A”. The maintenance plan shall detain all maintenance services provided by the Township based on consultation with CAGA from the prior year. The Township, in its sole discretion and authority, will have the ability to modify the

maintenance plan based on available staffing and funding upon providing CAGA *at least* two weeks' notice of the required modifications. CAGA shall have the opportunity to supplement the maintenance plan through the use of contracted services or volunteers, subject to prior approval by the Township and conformance with all applicable provisions of this MOU.

§2.05 – CAGA may request the Township provide full maintenance service for any facility described in Appendix “A” by detailing the tasks required to operate and maintain the asset(s) in accordance with all applicable statutes and ordinances. A request shall include identification of mandatory routine inspections; and all required maintenance including routine, scheduled, preventative, and discretionary maintenance work. Maintenance service required to meet safety requirements shall be prioritized above all other discretionary work. Approval of the request by the Township shall constitute a modification of the annual maintenance plan.

§2.06 – The Township and CAGA agree to cooperate in developing priorities, guidelines, and routine procedures to enable a harmonious and effective maintenance plan. It is recognized by both Parties that the annual maintenance plan may require modification throughout the year. Amendments shall follow the requirements of §2.05 when requested by CAGA. Amendments initiated by the Township shall be provided in writing to CAGA and shall include a description of the amended maintenance plan and the reason for the amendment(s). Amendments initiated by the Township shall follow the procedure described in §2.04.

Section 3 – Capital Improvements.

§3.01 – Capital improvements shall be defined as any item which has a single unit cost of \$2,000.00 or more and an expected useful life of at least one year. Examples will include, but are not limited to development of new trail or paving unimproved trail surfaces; land acquisition; amenities such as the installation of bicycle repair stations; and the installation of hardscape features.

§3.02 – CAGA and the Township will jointly plan for capital improvements in conjunction with the development of the Township's Capital Improvement Program. A financial plan shall be developed for the implementation of each project.

§3.03 – Routine maintenance items including, but not limited to trail resurfacing with the same material, landscaping, and invasive species management shall not constitute capital improvements regardless of cost to perform the work.

§3.04 – The Parties acknowledge that inclusion of a project or improvement in the Capital Improvement Program for the Township does not authorize the project to proceed. Projects approved by and incorporated into the Annual Operating Budget will have authorization to proceed, pending compliance with all other applicable statutes and procurement guidelines of the Township.

Section 4 – Primary Contacts

§4.01 – CAGA and the Township hereby identify the following individuals and offices as the primary contacts for all correspondence and communication pertaining to the implementation of this MOU. Requests for maintenance and all coordination will be between the individuals and offices identified herein.

Susquehanna Township

Capital Area Greenbelt Association

Name: _____

Name: _____

Title: _____

Title: _____

Phone: _____

Phone: _____

Email: _____

Email: _____

Section 5 – Termination and Dispute Resolution.

§5.01 – Any Party desirous of terminating this MOU shall provide the other Party with as much notice as possible; however, in no case shall notice be provided to terminate this MOU after September 1st of the calendar year preceding the year of termination.

§5.02 – In the event of any dispute, claim, question, or disagreement arising from or relating to this agreement or the breach thereof, the parties hereto shall use their best efforts to settle the dispute, claim, question, or disagreement. To this effect, they shall consult and negotiate with each other in good faith and, recognizing their mutual interests, attempt to reach a just and equitable solution satisfactory to both parties. If they do not reach such solution within a period of 60 days, then, upon notice by either Party to the other, all disputes, claims, questions, or differences shall be finally settled by arbitration administered by the American Arbitration Association.

Section 6 – Indemnification and Insurance.

§6.01 – Both Parties agree to indemnify and hold harmless the other Party against all liability resulting from judgments or claims against them arising from activities to be carried out pursuant to the obligations of this MOU.

§6.02 – Through the term of this MOU, CAGA shall maintain comprehensive general liability insurance in an amount of not less than Two Million and 00/100 (\$2,000,000.00) Dollars with a reputable and licensed insurance carrier authorized to do business in the Commonwealth of Pennsylvania. The Township shall be named on said insurance as an additional insured and shall be provided with proof of insurance upon each policy renewal occurring during the term of this MOU.

Section 7 – Safety.

§7.01 – The Township and CAGA are committed to ensuring the health and safety of Township employees and the public. The Parties agree to act with urgency to resolve any potential issues and hazards that may jeopardize the safety of Township employees, CAGA volunteers, and the public which are made known to the Parties.

§7.02 – CAGA agrees to provide accurate and current information on all hazardous materials used or contained in the Greenbelt properties to the Township. This information shall include, at minimum, the quantity of the material used or contained onsite, the Safety Data Sheet (SDS) for the material, and any measures that may be necessary to control or contain the material to protect the health and safety of those who may interact with it or be otherwise exposed to it.

§7.03 – CAGA and the Township agree to develop and maintain concise and enforceable rules and regulations applicable to all users of the Greenbelt. The rules and regulations shall be agreed to by both

Parties and prominently displayed at critical and highly visible locations throughout the Greenbelt in the Township. It is recognized that the Greenbelt traverses multiple municipalities, which may have rules and regulations promulgated that are unique to their respective jurisdictions. To the degree possible, the Township agrees to establish its rules and regulations consistently with other participating municipalities.

IN WITNESS WHEREOF, the Parties hereto have caused this MOU to be duly executed as of the day and year executed by the Township.

**Susquehanna Township
Board of Commissioners**

Capital Area Greenbelt Association

Frank Lynch, President

Name:

Date: _____

Date: _____

WITNESS:

WITNESS:

David Pribulka, Township Secretary

Name:

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Appendix "A"
Annual Maintenance Plan

- Township will be responsible for the mowing of the trail edge on the entirety of the Veterans Park spur from Andrea Avenue to State Farm Road.
- Township will be responsible for the mowing/trimming along the fence line from the Entrance of the East Harrisburg Cemetery to Pine Street, and from Pine Street to Sycamore Street.
- Township will utilize township equipment to maintain the growth of bushes, trees, and plant material that encroach the trail and ease of travel along the trail (ex. use of a brush hog or articulated mower) from Andrea Avenue to the Sycamore St.
- Township will address the removal of fallen trees along the trail sections within 48 hours of notification from CAGA.
- Neither the Township nor CAGA will actively clear snow from trails, if a trail is on private property, it is the property owner's responsibility to clear the snow unless other agreements are in place.
- CAGA will maintain split rail and chain link fencing from Harrisburg East Cemetery to Sycamore Street.
- CAGA will trim the fence line and mow the trail buffer from Sycamore through the state hospital grounds.
- CAGA will remove leaves and debris from the trail through the State Hospital property.

Susquehanna Township 2023 – 2027 Capital Improvement Program Budget DRAFT

Chapter 1 – Township Manager’s Message

On behalf of the Susquehanna Township Board of Commissioners, it is my pleasure to introduce the Township’s first Capital Improvement Program Budget, or “CIP”. The CIP is a five-year planning document that identifies large-scale expenditures identified by staff and elected officials to help support the Township’s mission and delivery of public services. Expenditures are allocated by department, and generally encompass items that have a value of *at least* \$2,500 and an estimated useful life of one year or longer. Some expenditures may meet this definition, but are not included in the CIP. These may include maintenance agreements for software, operational contracts, and other common cost centers that are not traditionally considered capital acquisitions. New staffing requests have been incorporated into the document because they are high recurring expenses that have a significant impact on the Township’s financial position. The important consideration is that a CIP is a planning tool, and is tailored to meet the needs of the Board of Commissioners and provide additional transparency to the residents and taxpayers in the community.

Who should read this document?

The CIP is guiding document developed by elected officials and staff, but the audience is any stakeholder in Susquehanna Township. This CIP includes fiscal years 2023 through 2027. As you can imagine, predicting these items with a high degree of accuracy five years out can be a difficult and evolving task. For that reason, the CIP is updated regularly so that the document can evolve with changing priorities and availability of resources. The CIP is *not* a formal authorization to spend money. The First Class Township Code in Pennsylvania governs the process to develop the annual Operating Budget, which is the mechanism by which expenditures are approved by the governing body and assessed against revenue streams and unrestricted fund balance to ensure a balanced budget. For that reason, some capital expenditures identified in the CIP will not appear in the operating budget; and, conversely, other large-scale items might appear in the operating budget without having been included in the CIP. These exceptions notwithstanding, a reader should be able to develop a reasonably accurate projection of largescale expenditures in the five-year horizon of each iteration of the CIP.

Infrastructure Investments

While all items in the CIP reflect critical needs of the Township, perhaps none are as salient as infrastructure investments in streets, bridges, and certain public utilities. While sanitary sewer and stormwater improvements are not reflected in this document as they are authorized by the Susquehanna Township Authority, investment in road rehabilitation and paving to provide for the safety of residents, workers, commuters and visitors in the Township is a priority of the Board of Commissioners. For that reason, the Board authorized a Township-wide pavement condition assessment in May, with anticipated completion in the fall 2022. This will provide a comprehensive analysis of the condition of each Township

road, providing the Board of Commissioners with the tools needed to develop a strategy to improve and maintain the road network, while still being considerate and strategic about the impact to taxpayers. Since the study will not be completed in time for the development of this year’s CIP, assumptions are included using the most current 2018 assessment data and modified based on the input of elected officials and staff.

2023 – 2027 Capital Improvement Program Budget Schedule

The CIP is the product of months of preparation and public deliberation. The development of the draft document is positioned so that it leads to the development of the annual operating budget. Preparations for the CIP begin in June, with a presentation of the draft document to the Board of Commissioners at the end of July. Ultimately, the draft document is reviewed and modified by the Budget and Finance Committee, and the final CIP is presented for adoption by resolution of the Board of Commissioners following a public hearing in August. The following is a schedule of development of the CIP and associated milestones and deliverables.

Date(s)	Deliverable/Milestone
July 15, 2022	Department requests are due to the Township Manager
July 18, 2022 – July 22, 2022	Manager and Finance Director meet with Department Heads to review requests
July 27, 2022	DRAFT 2023 – 2027 CIP distributed to the Board of Commissioners
August 1, 2022	DRAFT CIP advertised and made available for public inspection
August 1, 2022 – August 5, 2022	Budget/Finance Committee meets to review DRAFT CIP
August 11, 2022	Public hearing on DRAFT CIP during Regular Meeting
August 25, 2022	Adoption of 2023 – 2027 CIP by Resolution

Public Input

Public input is crucial to the process of developing a CIP. Elected officials rely on feedback from their constituents to understand the needs of the community at large. For that reason, the draft CIP is made available for public inspection and comment well in advance of its final presentation for adoption. Staff will promote the draft through its traditional and social media outlets, and all are encouraged to review the document, ask questions, and provide the critical input needed to ensure the CIP’s alignment with the vision of those who live, work, and visit beautiful Susquehanna Township. The Board of Commissioners and staff invite you to review this document as part of our efforts to provide public services that are transparent, accountable, sustainable, and, most importantly, meet the needs of a growing community.

Chapter 2 – Community Profile

Susquehanna Township is situated along the eastern shore of the Susquehanna River in the southwestern portion of Dauphin County. Its “thumb print” is approximately 17.3 square miles, and is situated in between the Blue Mountains to the north and the City of Harrisburg to the south. The Township is a

diverse and growing community, and is influenced by the urban character of the City of Harrisburg and the suburban residential neighborhoods commonly found throughout Dauphin County.

2020 Census data estimates the population of Susquehanna Township to be 26,736, an increase of 2,700 from the 2010 Census figures. While predominantly White (59.9%), 25.8% of the population identified as “Black or African American alone” in the Census. The next highest percentages are “Hispanic or Latino” and “Asian alone” at 7.3% and 7.1%, respectively. Overall, the Township is a *well-off* community, but not necessarily affluent. Median household income is \$72,368, which is above the Pennsylvania average (\$63,627); and persons living at or below the poverty line is 8.8%, below the Pennsylvania average of 10.9%.

Home values reported in the 2020 Census are slightly below Pennsylvania average at \$171,100. Rental price points, however, are slightly above average at \$1,182 median gross monthly rent. 63.2% of the population of Susquehanna Township lives in an owner-occupied home, somewhat less than the Pennsylvania average of 69.0%. Across nearly all Census metrics, Susquehanna Township is generally on par with the averages reported around the Commonwealth, and tends to be slightly above average in areas that would commonly be considered positive community metrics such as median household income, diversity, and education.

Susquehanna Township is bisected by several major transportation corridors, making it a hub of economic development across industry. Strategic transportation assets in proximity to the Township include the Interstate 81 corridor, State Route 322, and the Norfolk Southern Railway tracks. Major employers in the Township include Nationwide Insurance, Capital Blue Cross, and United Concordia, as well as numerous governmental agencies including the Pennsylvania Departments of Environmental Protection and Transportation, and the State Police Headquarters.

Chapter 3 – Expenditure Summary

Chapter 4 will begin to break down proposed capital expenditures by Department. However, it is important to illustrate the impact of each line item overall by Department in order to develop a full understanding of their impact on the financial position of the Township. The following table includes all requested expenditures, excluding staffing requests, illustrated by year for each Department.

EXPENDITURES BY DEPARTMENT						
	2023	2024	2025	2026	2027	Totals
Administration	\$ 300,000	\$ 90,000	\$ 75,000	\$ 50,000	\$ 115,000	\$ 630,000
Finance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Information Technology	\$ 26,050	\$ 25,000	\$ 21,200	\$ -	\$ -	\$ 72,250
Comm. & Econ. Development	\$ 15,000	\$ 90,000	\$ 90,000	\$ 15,000	\$ 15,000	\$ 225,000
Parks & Recreation	\$ 369,500	\$ 551,000	\$ 263,000	\$ 536,000	\$ 1,486,000	\$ 3,205,500
Public Safety	\$ 360,000	\$ 355,000	\$ 9,810,000	\$ 240,000	\$ 245,000	\$ 11,010,000
Public Works	\$ 940,000	\$ 280,000	\$ 295,000	\$ 240,000	\$ 1,000,000	\$ 2,755,000
Roads	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 5,000,000
Totals	\$ 3,010,550	\$ 2,391,000	\$ 11,554,200	\$ 2,081,000	\$ 3,861,000	\$ 22,897,750

As shown in the table above, capital expenditures on the horizon of this Capital Improvement Program Budget total \$19,642,250. While the proposed expenditures capture a wide array of public services, it is

important to reiterate that no expenditure is authorized until the adoption of the annual Operating Budget. A strategy to finance these cost centers will incorporate all revenue streams including General Fund revenue (taxes and fees), debt service, sinking funds, and grant programs.

Chapter 4 – Departmental Expenditures

Administration & Finance

2023

ACCOUNTING SOFTWARE REPLACEMENT	\$50,000
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Susquehanna Township uses QuickBooks accounting software to manage its budget. While it has been sustainable to a point, the software has a limited audit trail, is not fully supported, and does not meet the needs of the Township with its size and scope of service delivery. It is anticipated that staff will manage the assessment in-house without the need for professional consulting services. Both hosted and on-site options will be evaluated to determine which is most suitable to our needs.

POLICE STATION INTERIOR RENOVATION	\$250,000
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With the conclusion of the renovation of the Administration Building, it is recommended that the police station be renovated to accommodate new office stations and a few other minor enhancements. This will be significantly less involved than the Administrative Building renovations, and mostly focus on interior improvements in addition to accommodating new workstation space.

2024

ACCOUNTING SOFTWARE	\$50,000
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This is an estimated recurring annual expense for the Township's accounting software. If a cloud-based service, this will cover the cost of subscriptions for all users. If hosted on-site, this will account for the licenses needed for each user, and will vary depending on the modules purchased. It is unknown at this time which direction the Township will proceed in, so this is a conservative estimate based on similar projects.

STRATEGIC PLANNING	\$40,000
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Susquehanna Township does not presently have a Strategic Plan to help guide short-, intermediate-, and long-term decision-making. A good Strategic Plan should incorporate attainable goals and objectives outlined by elected officials and represent the guiding document for policy formation and prioritization in the years of its applicability. This item represents the cost to retain a qualified consultant to facilitate the development of a Strategic Plan. Grant funding or the DCED Strategic Management Planning Program should be utilized to reduce the cost of this item.

2025

ACCOUNTING SOFTWARE	\$50,000
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This is an estimated recurring annual expense for the Township's accounting software. If a cloud-based service, this will cover the cost of subscriptions for all users. If hosted on-site, this will account for the licenses needed for each user, and will vary depending on the modules purchased. It is unknown at this time which direction the Township will proceed in, so this is a conservative estimate based on similar projects.

SALARY AND STAFFING SURVEY**\$25,000**

This item is to conduct a salary and staffing survey for the non-union employees of Susquehanna Township. The primary emphasis of the study will be to determine whether the wages and benefits offered by the Township are reasonably competitive with other similarly situated municipalities. The study may also examine the non-compensatory benefits and position analyses for non-union employees of the Township.

2026**ACCOUNTING SOFTWARE****\$50,000**

This is an estimated recurring annual expense for the Township's accounting software. If a cloud-based service, this will cover the cost of subscriptions for all users. If hosted on-site, this will account for the licenses needed for each user, and will vary depending on the modules purchased. It is unknown at this time which direction the Township will proceed in, so this is a conservative estimate based on similar projects.

2027**ACCOUNTING SOFTWARE****\$50,000**

This is an estimated recurring annual expense for the Township's accounting software. If a cloud-based service, this will cover the cost of subscriptions for all users. If hosted on-site, this will account for the licenses needed for each user, and will vary depending on the modules purchased. It is unknown at this time which direction the Township will proceed in, so this is a conservative estimate based on similar projects.

PAVEMENT ASSESSMENT UPDATE**\$65,000**

This item is to update the 2022 Pavement Assessment conducted by HRG. The cost has been estimated and adjusted using the price of the 2022 engagement. It is recommended that this assessment be completed every five years.

*Information Technology***2023****DATTO DATA BACKUP UNIT****\$20,000**

This item is to purchase a new backup unit for data protection and redundancy. The proposal includes the cost of acquiring the hardware as well as five years of support and maintenance. A comprehensive data backup strategy with multiple redundant storage points is the best defense the Township can provide against ransomware and malware attacks.

PUBLIC WORKS - FIREWALL, WIRELESS ACCESS POINTS, AND SWITCH**\$6,050**

This item is to replace a switch (\$2,200) and firewall (\$2,500) in the Public Works Maintenance Facility. The current hardware has reached the end of its useful life and a replacement is necessary to provide

adequate security and protection of Township data. The proposal also includes the addition of three wireless access points (\$1,350) to eliminate areas that do not have network access.

2024	
MAIN SERVER REPLACEMENT	\$25,000

This item is to replace one of the Township’s existing servers that will have reached the end of its useful life. The hardware would be configured to accommodate several “virtual” servers to maximize its utility. The cost estimate includes the acquisition and configuration of the hardware, as well as five years of support.

2025	
ADMINISTRATION/POLICE - FIREWALL, WIRELESS ACCESS POINTS, AND SWITCH	\$21,200

This item is to replace and upgrade the firewall (\$5,700) and five switches (\$11,000) in the Administration and Police Departments. This service the entire staff excluding Public Works. Additionally, ten replacement wireless access points (\$4,500) are included to replace the existing points with compatible units.

Community & Economic Development

2023	
WIDE FORMAT DOCUMENT SCANNING	\$15,000

This item is to continue scanning of large-format documents for the Department of Community & Economic Development. This includes subdivision and land development plans and other submittals. Documents have been digitized and stored in Laserfiche for ease of access and digital workflow.

2024	
FRONT STREET & 6TH STREET SMALL AREA PLAN	\$75,000

Develop a small area plan for Front Street and 6th Street to promote redevelopment along both corridors. Front Street would be revitalized to become a premier riverfront destination including a river-walk pathway and a scenic overlook of the Susquehanna River. Connections from Front Street to Sixth Street should be considered and combined with a revitalization plan for 6th Street to encourage a mix of walkable, neighborhood retail and business establishment.

2024	
WIDE FORMAT DOCUMENT SCANNING	\$15,000

This item is to continue scanning of large-format documents for the Department of Community & Economic Development. This includes subdivision and land development plans and other submittals. Documents have been digitized and stored in Laserfiche for ease of access and digital workflow.

2025	
WALNUT STREET SMALL AREA PLAN	\$75,000

Develop a small area plan for the Walnut Street Area incorporating the recommendations from 2006 Walnut Street Corridor Study. The plan should focus on the area around the intersection of Walnut Street

and Progress Avenue, and include recommendations for improving the traffic flow, redeveloping the properties along the corridor, and incorporating Complete Streets Improvements.

WIDE FORMAT DOCUMENT SCANNING	\$15,000
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This item is to continue scanning of large-format documents for the Department of Community & Economic Development. This includes subdivision and land development plans and other submittals. Documents have been digitized and stored in Laserfiche for ease of access and digital workflow.

2026	
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WIDE FORMAT DOCUMENT SCANNING	\$15,000
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This item is to continue scanning of large-format documents for the Department of Community & Economic Development. This includes subdivision and land development plans and other submittals. Documents have been digitized and stored in Laserfiche for ease of access and digital workflow.

2027	
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WIDE FORMAT DOCUMENT SCANNING	\$15,000
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This item is to continue scanning of large-format documents for the Department of Community & Economic Development. This includes subdivision and land development plans and other submittals. Documents have been digitized and stored in Laserfiche for ease of access and digital workflow.

Public Safety (Police & Fire)

2023	
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MOTOR VEHICLE RECORDING SYSTEM UPGRADE	\$50,000
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This item is to upgrade the Township's Motor Vehicle Recording software. the "in-car" cameras currently used by patrol are aging and in need of replacement.

VEHICLE REPLACEMENTS	\$225,000
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Historically, the Township replaces four patrol vehicles per year. This item includes the cost of acquiring and upfitting each vehicle with the necessary equipment for patrol assignments. The replaced vehicles will either be sold or transitioned into the administrative fleet depending on need.

STATION 32 (PROGRESS) - DESIGN PHASE	\$25,000
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This item is to begin design and preliminary engineering of a new Station 32 should the Fire Study support proceeding. This design phase is intended to determine the structure that can be placed in a variety of locations based upon need and availability. It is anticipated that a portion of this will be offset by grant funding.

FIRE SERVICE STUDY	\$50,000
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This item is to contract a fire service study outlining current and future needs of the Township. This should reflect trends in volunteerism, supportive automatic aid response and apparatus needs for the future. It is anticipated that a portion of this will be offset by grant funding.

REPAIRS TO STATION 31 (EDGEMONT)	\$10,000
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Station 31 manway doors are rusting through and need replaced. The rear roof area in the women’s bathroom hall continues to leak and needs continual repair. The intention of this item is to bring the facility up to a standard that will support its sale, rather than improve it for use by the fire service.

2024	
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BODY WORN CAMERA REPLACEMENTS	\$50,000
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This item is to begin the replacement of several body worn cameras for patrol officers. These will be at or near the end of their useful life in 2024 and replacing the hardware is necessary to keep them operational.

VEHICLE REPLACEMENTS	\$230,000
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Historically, the Township replaces four patrol vehicles per year. This item includes the cost of acquiring and upfitting each vehicle with the necessary equipment for patrol assignments. The replaced vehicles will either be sold or transitioned into the administrative fleet depending on need.

STATION 32 (PROGRESS) - DESIGN PHASE	\$50,000
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This item is to continue design and preliminary engineering of a new Station 32 should the Fire Study support proceeding. It is anticipated that this design may begin in 2023 but would be continued into 2024.

STATION 32 (PROGRESS) - LAND ACQUISITION	\$25,000
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This is an estimate that will largely vary depending on where the actual site may be situated. There are two potential locations currently being proposed: The location on Elmerton Avenue that is presently owned by the Commonwealth, and the old Progress Elementary School lot on Old Orchard/Progress Ave. and Redwood Streets.

2025	
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VEHICLE REPLACEMENTS	\$235,000
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Historically, the Township replaces four patrol vehicles per year. This item includes the cost of acquiring and upfitting each vehicle with the necessary equipment for patrol assignments. The replaced vehicles will either be sold or transitioned into the administrative fleet depending on need.

EVALUATE REPLACEMENT OF ENGINE 37 (QUINT)	\$1,100,000
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Engine 37 will be 18 years old in 2025; and NFPA recommends replacement at 20 years or less. The decision making for this style of apparatus will be based on the need for continuing a second aerial device for the Township. Cost could be reduced to a simple engine depending on need of a ladder. The item would be ordered in 2024 to allow for design and build time.

STATION 32 (PROGRESS) - CONSTRUCTION	\$8,475,000
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This item is to begin construction on a new Station 32 to service Progress Fire Company. This is contingent on the completion of the Fire Study, Design/Engineering, and Land Acquisition proceeding as tentatively scheduled. This item would likely be financed and would include the services of a construction manager to administer the project. The construction costs would likely be expended over two years.

2026	
VEHICLE REPLACEMENTS	\$240,000

Historically, the Township replaces four patrol vehicles per year. This item includes the cost of acquiring and upfitting each vehicle with the necessary equipment for patrol assignments. The replaced vehicles will either be sold or transitioned into the administrative fleet depending on need.

2027	
VEHICLE REPLACEMENTS	\$245,000

Historically, the Township replaces four patrol vehicles per year. This item includes the cost of acquiring and upfitting each vehicle with the necessary equipment for patrol assignments. The replaced vehicles will either be sold or transitioned into the administrative fleet depending on need.

Public Works

2023	
TWO 12-TON SINGLE AXLE DUMP TRUCKS (REPLACEMENTS)	\$370,000

This item is to purchase two twelve-ton dump trucks to replace two that are currently in the fleet and have reached the end of their useful life. The breakdown for this item is \$185,000 per truck, which includes upfitting. The Authority may purchase one dump truck since it would be primarily used for sewer and stormwater work.

CRACK SEALER MACHINE (NEW EQUIPMENT)	\$115,000
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A crack sealer will help us to extend the life of a road. This amount is to purchase a high-production crack sealer that will allow the crew to crack seal significant amounts of Township streets and therefore prolong their life.

STREET SWEEPER (REPLACEMENT)	\$330,000
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This item is to replace one existing street sweeper in the fleet that has reached the end of its useful life. The cost may be shared or absorbed entirely by the Susquehanna Township Authority as part of a Minimum Control Measure for the Township's Municipal Separate Storm Sewer System (MS4) permit.

OUTDOOR STORAGE FACILITY	\$125,000
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This item is to construct a metal pole building with a concrete floor and electric. This would be a cold storage facility that has potential to be retrofitted in future years for heating and office space. This expenditure may be offset by the proceeds from the Dauphin County Local Share Grant.

2024	
12-TON SINGLE AXLE DUMP TRUCK (REPLACEMENT)	\$195,000

This item is to purchase one twelve-ton single axle dump truck to replace one in the fleet that reached the end of its useful life. The cost has been adjusted for anticipated 2024 pricing and includes the cost of upfitting the vehicle for municipal operations.

SIGN TECH TRUCK (REPLACEMENT) \$85,000

This item is proposed to replace the existing leased sign tech truck in the fleet. The proposal is to purchase a Ford F350 in lieu of leasing, which, due to its relatively minimal usage, would remain in the fleet for a longer time than a leased vehicle.

2025

SKID LOADER (REPLACEMENT) \$95,000

This is used for road milling, snow removal, brush hog for landscaping, and to use as an auger to place new street trees. The pricing is 2025 pricing. Ideally, this would be a Bobcat Skid Loader so the Township would not have to purchase new attachments.

TOW BEHIND WOOD CHIPPER (REPLACEMENT) \$100,000

This item is to acquire a new "tow behind" woodchipper that would have an additional capacity for larger caliper trees. Currently, the woodchipper in the fleet is twenty years old and has a maximum capacity of eight inch caliper trees. The new equipment would have a capacity for at least twelve-inch caliper trees.

ADDITIONAL "COLD STORAGE" AREA FOR PUBLIC WORKS EQUIPMENT \$100,000

This is to continue the project from 2023/2024 and expand cold storage for Public Works equipment. This item is envisioned to be a "lean-to" structure that would be exposed to the weather but under cover.

2026

MINI EXCAVATOR - (NEW EQUIPMENT) \$160,000

This item is to purchase a larger 18,000 lb. mini excavator with a lift capacity of 2,200 lbs. and a deeper digging depth. Currently, we have a 12,000 lb. excavator that is insufficient for all our needs.

LARGE TRAILER TO HAUL MINI EXCAVATOR \$80,000

This item is to purchase a trailer to haul the new mini excavator.

2027

12-TON SINGLE AXLE DUMP TRUCK (NEW EQUIPMENT) \$200,000

This item is proposed to purchase a new single axle dump truck to add to the fleet. As the Township becomes more aggressive about maintaining its road network, a dedicated truck to haul blacktop is critical to support any in-house road paving being done. The new truck would be added to the general fleet and one existing truck would be repurposed as a blacktop truck.

BUCKET TRUCK (REPLACEMENT) \$160,000

This item is to replace the existing 45-foot bucket truck in the Township's fleet, which will be at the end of its useful life in 2027. The proposal is to replace the truck with one that has a similar or slightly higher reach. It can be used for tree pruning, traffic signal maintenance, and other municipal road work operations.

NEW BANDIT BEAST MULCH PROCESSOR (NEW EQUIPMENT) \$640,000

This item is to purchase a new "Bandit Beast" mulch processor, which is akin to a portable tub grinder. This would be utilized at Dig My Earth or wherever the agreement is in place for processing woody waste at the time. The Township would move it there as needed but it would be entirely operated by Township staff. This would be a 90% grant-funded project through the DEP Recycling Grant Program.

Transportation Improvements (Roads)

2023 - 2027	
ROAD PAVING AND REHABILITATION	\$800,000 - \$1 million/year

A pavement management program will depend largely on the results of the updated condition assessments currently being completed by HRG, Inc. Priority projects have been derived from the 2017 assessment and cannot be easily converted to current conditions due to the unpredictable degradation of condition indexes. Staff has prepared the table below of recommendations for the first two years of the pavement management program utilizing condition indexes from the 2018 assessment.

Funding for the recommended improvements could be derived from a dedicated millage, Liquid Fuels revenue, debt service, and grant opportunities. At this time, a placeholder is included in the Capital Improvement Program Budget, and the exact projects would be determined at the conclusion of the updated study, the results of which are anticipated in the September 2022.

2023/2024 PROPOSED ROAD PROJECTS					
Year	Project Name	Project Type	Lineal Feet	Cost/Ft.	Total
2023	Wood Street	Repaving	6,336	\$75	\$ 475,200
2023	Wood Street	ADA Ramp Upgrades	LS	LS	\$ 5,000
2023	Valley Road	Mill & Overlay	3,867	\$40	\$ 154,680
2023	Goose Valley Road	Mill & Overlay	2,090	\$40	\$ 83,600
2023	Goose Valley Road	Cul-de-sac	LS	LS	\$ 25,000
2023	Rose Hill Road	Repaving	1,074	\$75	\$ 80,550
			2023 TOTAL		\$ 824,030
2024	North 2nd Street	Repaving	7,466	\$75	\$ 559,950
2024	Fox Hunt Drive	Repaving	2,076	\$75	\$ 155,700
			2024 TOTAL		\$ 715,650
	LS = "Lump Sum"				

Parks & Recreation

2023	
Third Base Netting Stabler Park	\$8,000

An ongoing issue is foul balls being hit down the third base side of the field and hitting cars that are parked along Kaby St. This will help contain the foul balls and overthrows at third base. The Susquehanna Township Baseball Association is working to redo the fencing behind the dugout.

Wedgewood Hills Master Plan	\$70,000
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Since acquisition, the next step is to develop a master plan for the site and determine the use of the property and the connection to the Veterans Park Trail. Once a master plan is complete this will allow the Township to work to secure grant funding for the development of the park in the future.

Park Sign Replacements (Crown Point Park, Veterans Park)	\$10,000
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This will be the start of a multi-year plan to replace park signage with a unified park design that will match all Township facilities.

Park Amenities	\$18,500
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This item is part of a multi-year plan to standardize the park amenities with the same benches, picnic tables, trash and recycling receptacles, and dog waste stations. The plan would be to replace one ADA picnic table, two non-ADA picnic tables, five trash receptacles, five benches, and add two recycling receptacles.

Batting Cage Veterans Park	\$8,000
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The Veterans Park Batting Cage is in a swale area of the park and is not available for use much of the spring due to soft ground. The Township will identify a new location and install a new batting cage.

Park Master Plan Development	\$250,000
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This item is to fund the development of the master planning of five parks pending award of a statewide local share grant, which would offset the full cost of this expenditure. The subject parks of the grant application include Apple Creek, Margret’s Grove, Shutt Mill, Stabler Park, Plum Alley.

LED Lighting - Crown Point Park Pavilion	\$5,000
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For security issues and to assist the Police Department on patrol, this item would fund the installation of LED lighting underneath the pavilion roof.

2024	
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Park Amenities	\$20,000
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This item is part of a multi-year plan to standardize the park amenities with the same benches, picnic tables, trash and recycling receptacles, and dog waste stations. The plan would be to replace one ADA picnic table, two non-ADA picnic tables, five trash receptacles, five benches, and add two recycling receptacles.

Park Sign Replacements (Edgemont, Stabler Park, & Shutt Mill Park)	\$10,000
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This will be the start of a multi-year plan to replace park signage with a unified park design that will match all Township facilities.

Camera System - Veterans Park	\$6,000
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This item is to install a security camera system at the Veterans Park Pavilion to be able to address any vandalism issues or other problems that may arise at the park or pavilion.

Dugouts - Stabler Park Baseball Field **\$15,000**

Currently, Stabler Park does not have dugouts for the safety of the players and coaches while utilizing the field. This item would be used to install proper dugouts at the field to prevent injury or property damage from errant foul balls.

Park Development (Undesignated) **\$500,000**

Once the master plans for the various parks are complete, it is prudent to plan to begin development in accordance with the approved plans. This item is an undesignated appropriation to be used to begin the phased development of a park or parks depending on priorities, scope, and available funding. The Township would seek to offset the local match through state grant funding, if available.

2025

Veterans Park Basketball Court - Resurfacing and Lighting **\$80,000**

The basketball court surface is beginning to show signs of age, and should be repaired to extend its useful life. The addition of lighting to the court will make it a more valuable recreation amenity, and provide for appropriate security at the site.

Rustic Trail at Logan Park **\$150,000**

This item is to complete the project at Logan Park by continuing the development of the rustic trail segments through the park that would connect to the existing ADA loop.

Park Amenities **\$23,000**

This item is part of a multi-year plan to standardize the park amenities with the same benches, picnic tables, trash and recycling receptacles, and dog waste stations. The plan would be to replace one ADA picnic table, two non-ADA picnic tables, five trash receptacles, five benches, and add two recycling receptacles.

Park Sign Replacements (Olympus Heights, Margret’s Grove, & Apple Creek) **\$10,000**

This will be the start of a multi-year plan to replace park signage with a unified park design that will match all Township facilities.

2026

Park Amenities **\$26,000**

This item is part of a multi-year plan to standardize the park amenities with the same benches, picnic tables, trash and recycling receptacles, and dog waste stations. The plan would be to replace one ADA picnic table, two non-ADA picnic tables, five trash receptacles, five benches, and add two recycling receptacles.

Park Sign Replacements (Beaufort Park and Undesignated) **\$10,000**

This item represents the continuation of a multi-year plan to replace park signage with a unified park design that will match all Township facilities. At this time of the project, Beaufort Park is the last identified in need of replacement. Other signage would be identified to replace as needed.

Park Development (Undesignated) **\$500,000**

Once the master plans for the various parks are complete, it is prudent to plan to begin development in accordance with the approved plans. This item is an undesignated appropriation to be used to begin the phased development of a park or parks depending on priorities, scope, and available funding. The Township would seek to offset the local match through state grant funding, if available.

2027	
Park Amenities	\$26,000

This item is part of a multi-year plan to standardize the park amenities with the same benches, picnic tables, trash and recycling receptacles, and dog waste stations. The plan would be to replace one ADA picnic table, two non-ADA picnic tables, five trash receptacles, five benches, and add two recycling receptacles.

Park Signs (Undesignated)	\$10,000
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This item represents the continuation of a multi-year plan to replace park signage with a unified park design that will match all Township facilities.

Beaufort Park - Playground Replacement	\$150,000
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This playground will be at the end of its useful life and should be replaced with more modern equipment for improved utility and safety.

Soccer Field Lighting Project (Undesignated)	\$800,000
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This item is to install lighting at a soccer field(s) to be designated. This is intended to maximize the use of the soccer fields and to allow for some additional use at other existing multipurpose fields. It would benefit both sports organizations and open opportunities for other organizations to utilize field space.

Commonwealth Property - Lot 16 (Land Acquisition)	\$250,000
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This location near the state hospital grounds would be an ideal location for a large community park that would address the areas of need that the Township is currently facing. This would provide more space for utilization by football and cricket organizations and would open additional opportunities for Township residents to recreate.

Park Development	\$250,000
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Once the master plans for the various parks are complete, it is prudent to plan to begin development in accordance with the approved plans. This item is an undesignated appropriation to be used to begin the phased development of a park or parks depending on priorities, scope, and available funding. The Township would seek to offset the local match through state grant funding, if available.

Chapter 5 – Staffing

Staffing requests are summarized below. Predictions of increased costs associated with salaries and benefits have been approximated using educated assumptions based on conservative future estimates. Assumptions about increased costs of benefits are difficult to predict, and historical trends were used to model premium increases, where appropriate. Actual costs may vary significantly depending on market fluctuations, risk and claims, and other factors.

New Staff Requests - Administration Department						
Direct Cost Estimates	2024	2025	2026	2027	TOTAL	
Position Title	Human Resources Generalist					
Salary	\$ 50,000	\$ 52,000	\$ 54,080	\$ 56,243	\$ 162,323	
Health	\$ 35,484.70	\$ 39,033.17	\$ 42,936.49	\$ 47,230.14	\$ 129,200	
Dental	\$ 1,133.72	\$ 1,247.09	\$ 1,371.80	\$ 1,508.98	\$ 4,128	
Vision	\$ 169.74	\$ 186.71	\$ 205.38	\$ 225.92	\$ 618	
Life Insurance	\$ 87.05	\$ 96.72	\$ 105.00	\$ 105.00	\$ 307	
Disability Insurance	\$ 429.53	\$ 477.25	\$ 496.34	\$ 516.20	\$ 1,490	
Pension	\$ 8,858.58	\$ 9,842.87	\$ 10,236.59	\$ 10,646.05	\$ 30,726	
Employer Taxes	\$ 3,580.20	\$ 3,978.00	\$ 4,137.12	\$ 4,302.60	\$ 12,418	
Worker's Compensation Insur	\$ 2,546.32	\$ 2,829.25	\$ 2,942.42	\$ 3,060.11	\$ 8,832	
TOTAL	\$ 50,000	\$ 52,000	\$ 2,942	\$ 3,060	\$ 350,040	
Position Title	Communications Coordinator					
Salary	\$ 60,000.00	\$ 62,400.00	\$ 64,896.00	\$ 64,896.00	\$ 187,296	
Health	\$ 39,033.17	\$ 42,936.49	\$ 47,230.14	\$ 47,230.14	\$ 129,200	
Dental	\$ 1,247.09	\$ 1,371.80	\$ 1,508.98	\$ 1,508.98	\$ 4,128	
Vision	\$ 186.71	\$ 205.38	\$ 225.92	\$ 225.92	\$ 618	
Life Insurance	\$ 105.00	\$ 105.00	\$ 105.00	\$ 105.00	\$ 315	
Disability Insurance	\$ 550.68	\$ 572.70	\$ 595.61	\$ 595.61	\$ 1,719	
Pension	\$ 11,357.16	\$ 11,811.45	\$ 12,283.90	\$ 12,283.90	\$ 35,453	
Employer Taxes	\$ 4,590.00	\$ 4,773.60	\$ 4,964.54	\$ 4,964.54	\$ 14,328	
Worker's Compensation Insur	\$ 188.96	\$ 196.52	\$ 204.38	\$ 204.38	\$ 590	
TOTAL	\$ -	\$ 117,259	\$ 124,373	\$ 132,014	\$ 373,646	

New Staff Requests - Finance Department						
Direct Cost Estimates	2023	2024	2025	2026	2027	TOTAL
Position Title	Finance Clerk					
Salary	\$ 45,000	\$ 46,800	\$ 48,672	\$ 50,619	\$ 52,644	\$ 243,735
Health	\$ 32,258.82	\$ 35,484.70	\$ 39,033.17	\$ 42,936.49	\$ 47,230.14	\$ 196,943
Dental	\$ 1,030.66	\$ 1,133.72	\$ 1,247.09	\$ 1,371.80	\$ 1,508.98	\$ 6,292
Vision	\$ 154.31	\$ 169.74	\$ 186.71	\$ 205.38	\$ 225.92	\$ 942
Life Insurance	\$ 83.70	\$ 87.05	\$ 90.53	\$ 105.00	\$ 105.00	\$ 471
Disability Insurance	\$ 413.01	\$ 429.53	\$ 446.71	\$ 464.58	\$ 483.16	\$ 2,237
Pension	\$ 8,517.87	\$ 8,858.58	\$ 9,212.93	\$ 9,581.45	\$ 9,964.70	\$ 46,136
Employer Taxes	\$ 3,442.50	\$ 3,580.20	\$ 3,723.41	\$ 3,872.34	\$ 4,027.24	\$ 18,646
Worker's Compensation Insurance	\$ 141.72	\$ 147.39	\$ 153.29	\$ 159.42	\$ 165.80	\$ 768
TOTAL	\$ 91,043	\$ 96,691	\$ 102,766	\$ 109,315	\$ 116,355	\$ 516,169

New Staff Requests - Community & Economic Development Department

Direct Cost Estimates	2023	2024	2025	2026	2027	TOTAL
Position Title	Codes Inspector/Rental Housing					
Salary	\$55,000	\$57,200	\$59,488	\$61,868	\$64,342	\$297,898
Health	\$ 32,258.82	\$ 35,484.70	\$39,033.17	\$42,936.49	\$ 47,230.14	\$196,943
Dental	\$ 1,030.66	\$ 1,133.72	\$ 1,247.09	\$ 1,371.80	\$ 1,508.98	\$6,292
Vision	\$ 154.31	\$ 169.74	\$ 186.71	\$ 205.38	\$ 225.92	\$942
Life Insurance	\$ 105.00	\$ 105.00	\$ 105.00	\$ 105.00	\$ 105.00	\$525
Disability Insurance	\$ 504.79	\$ 524.98	\$ 545.98	\$ 567.82	\$ 590.53	\$2,734
Pension	\$ 10,410.73	\$ 10,827.16	\$11,260.25	\$11,710.66	\$ 12,179.08	\$56,388
Employer Taxes	\$ 4,207.50	\$ 4,375.80	\$ 4,550.83	\$ 4,732.87	\$ 4,922.18	\$22,789
Worker's Compensation Insurance	\$ 346.43	\$ 360.29	\$ 374.70	\$ 389.69	\$ 405.28	\$1,876
TOTAL	\$104,018	\$110,181	\$116,792	\$123,887	\$131,509	\$586,388
Position Title	Codes Admin. Assistant					
Salary		\$40,000	\$41,600	\$43,264	\$44,995	\$169,859
Health		\$ 35,484.70	\$39,033.17	\$42,936.49	\$ 47,230.14	\$164,685
Dental		\$ 1,133.72	\$ 1,247.09	\$ 1,371.80	\$ 1,508.98	\$5,262
Vision		\$ 169.74	\$ 186.71	\$ 205.38	\$ 225.92	\$788
Life Insurance		\$ 74.40	\$ 77.38	\$ 80.47	\$ 83.69	\$316
Disability Insurance		\$ 367.12	\$ 381.80	\$ 397.08	\$ 412.96	\$1,559
Pension		\$ 7,571.44	\$ 7,874.30	\$ 8,189.27	\$ 8,516.84	\$32,152
Employer Taxes		\$ 3,060.00	\$ 3,182.40	\$ 3,309.70	\$ 3,442.08	\$12,994
Worker's Compensation Insurance		\$ 125.98	\$ 131.02	\$ 136.26	\$ 141.71	\$535
TOTAL	\$0	\$87,987	\$93,714	\$99,890	\$106,557	\$388,148
Position Title	Rental Housing Inspector					
Salary					\$60,000	\$60,000
Health					\$ 47,230.14	\$47,230
Dental					\$ 1,508.98	\$1,509
Vision					\$ 225.92	\$226
Life Insurance					\$ 105.00	\$105
Disability Insurance					\$ 550.68	\$551
Pension					\$ 11,357.16	\$11,357
Employer Taxes					\$ 4,590.00	\$4,590
Worker's Compensation Insurance					\$ 377.93	\$378
TOTAL	\$0	\$0	\$0	\$0	\$125,946	\$125,946

New Staff Requests - Public Works Department

Direct Cost Estimates	2023	2024	2025	2026	2027	TOTAL
Position Title	Light Equipment Operator					
Salary	\$ 68,390.40	\$ 71,126.02	\$ 73,971.06	\$ 76,929.90	\$ 80,007.09	\$370,424
Health	\$ 33,407.22	\$ 36,747.94	\$ 40,422.74	\$ 44,465.01	\$ 48,911.51	\$203,954.42
Dental	\$ 1,030.66	\$ 1,133.72	\$ 1,247.09	\$ 1,371.80	\$ 1,508.98	\$6,292
Prescription and Vision	\$ 3,263.70	\$ 3,590.07	\$ 3,949.08	\$ 4,343.98	\$ 4,778.38	\$19,925
Life Insurance	\$ 105.00	\$ 105.00	\$ 105.00	\$ 105.00	\$ 105.00	\$525
Disability Insurance	\$ 627.68	\$ 652.79	\$ 678.90	\$ 706.06	\$ 734.30	\$3,400
Pension	\$ 12,945.35	\$ 13,463.16	\$ 14,001.69	\$ 14,561.75	\$ 15,144.22	\$70,116
Employer Taxes	\$ 5,231.87	\$ 5,441.14	\$ 5,658.79	\$ 5,885.14	\$ 6,120.54	\$28,337
Worker's Compensation Insurance	\$ 3,721.03	\$ 3,869.87	\$ 4,024.66	\$ 4,185.65	\$ 4,353.07	\$20,154
TOTAL	\$ 128,722.90	\$ 136,129.71	\$144,059.00	\$152,554.29	\$ 161,663.11	\$723,129.01
Position Title	Truck Driver/Laborer					
Salary		\$ 51,417.60	\$ 53,474.30	\$ 55,613.28	\$ 57,837.81	\$218,343
Health		\$ 36,747.94	\$ 40,422.74	\$ 44,465.01	\$ 48,911.51	\$170,547.20
Dental		\$ 1,133.72	\$ 1,247.09	\$ 1,371.80	\$ 1,508.98	\$5,262
Vision		\$ 3,590.07	\$ 3,949.08	\$ 4,343.98	\$ 4,778.38	\$16,662
Life Insurance		\$ 105.00	\$ 105.00	\$ 105.00	\$ 105.00	\$420
Disability Insurance		\$ 471.91	\$ 490.79	\$ 510.42	\$ 530.83	\$2,004
Pension		\$ 9,732.63	\$ 10,121.94	\$ 10,526.81	\$ 10,947.89	\$41,329
Employer Taxes		\$ 3,933.45	\$ 4,090.78	\$ 4,254.42	\$ 4,424.59	\$16,703
Worker's Compensation Insurance		\$ 2,797.56	\$ 2,909.46	\$ 3,025.84	\$ 3,146.87	\$11,880
TOTAL	\$ -	\$ 109,929.88	\$116,811.18	\$124,216.56	\$ 132,191.87	\$483,149.49

New Staff Requests - Parks & Recreation Department						
Direct Cost Estimates	2023	2024	2025	2026	2027	TOTAL
Position Title	Parks Maintenance FTE					
Salary	\$45,000	\$46,800	\$48,672	\$50,619	\$52,644	\$243,735
Health	\$32,258.82	\$35,484.70	\$39,033.17	\$42,936.49	\$47,230.14	\$196,943
Dental	\$1,030.66	\$1,133.72	\$1,247.09	\$1,371.80	\$1,508.98	\$6,292
Vision	\$154.31	\$169.74	\$186.71	\$205.38	\$225.92	\$942
Life Insurance	\$83.70	\$87.05	\$90.53	\$105.00	\$105.00	\$471
Disability Insurance	\$413.01	\$429.53	\$446.71	\$464.58	\$483.16	\$2,237
Pension	\$8,517.87	\$8,858.58	\$9,212.93	\$9,581.45	\$9,964.70	\$46,136
Employer Taxes	\$3,442.50	\$3,580.20	\$3,723.41	\$3,872.34	\$4,027.24	\$18,646
Worker's Compensation Insurance	\$2,448.39	\$2,546.32	\$2,648.18	\$2,754.10	\$2,864.27	\$13,261
TOTAL	\$93,349	\$99,090	\$105,261	\$111,910	\$119,053	\$528,663

New Staff Requests - Police Department						
Direct Cost Estimates	2023	2024	2025	2026	2027	TOTAL
Position Title	Patrol Officers (2)					
Salary	\$130,000	\$135,200	\$140,608	\$146,232	\$152,082	\$704,122
Health	\$67,157.64	\$73,873.40	\$81,260.74	\$89,386.82	\$98,325.50	\$410,004
Dental	\$2,061.31	\$2,267.44	\$2,494.19	\$2,743.61	\$3,017.97	\$12,585
Vision	\$308.62	\$339.48	\$373.43	\$410.77	\$451.84	\$1,884
Life Insurance	\$315.12	\$315.12	\$315.12	\$315.12	\$315.12	\$1,576
Disability Insurance	\$291.84	\$291.84	\$291.84	\$291.84	\$291.84	\$1,459
Pension	\$54,112.50	\$56,277.00	\$58,528.08	\$60,869.20	\$63,303.97	\$293,091
Employer Taxes	\$9,945.00	\$10,342.80	\$10,756.51	\$11,186.77	\$11,634.24	\$53,865
Worker's Compensation Insurance	\$5,407.19	\$5,623.48	\$5,848.42	\$6,082.36	\$6,325.65	\$29,287
TOTAL	\$269,599	\$284,531	\$300,476	\$317,519	\$335,748	\$1,507,873

New Staff Requests - Fire Department						
Direct Cost Estimates	2025	2026	2027	TOTAL		
Position Title	Fire Inspector (SAFER Grant)					
Salary	\$55,000	N/A	N/A	\$		55,000
Health	N/A	N/A	N/A	\$		-
Dental	N/A	N/A	N/A	\$		-
Vision	N/A	N/A	N/A	\$		-
Life Insurance	N/A	N/A	N/A	\$		-
Disability Insurance	N/A	N/A	N/A	\$		-
Pension	N/A	N/A	N/A	\$		-
Employer Taxes	N/A	N/A	N/A	\$		-
Worker's Compensation Insurance	N/A	N/A	N/A	\$		-
TOTAL	\$55,000	N/A	N/A	\$		55,000
Position Title	Firefighters (2)					
Salary	\$90,000	\$93,600	\$97,344	\$		280,944
Health	\$39,033.17	\$42,936.49	\$47,230.14	\$		129,200
Dental	\$1,247.09	\$1,371.80	\$1,508.98	\$		4,128
Vision	\$186.71	\$205.38	\$225.92	\$		618
Life Insurance	\$105.00	\$105.00	\$105.00	\$		315
Disability Insurance	\$826.02	\$859.06	\$893.42	\$		2,578
Pension	\$17,035.74	\$17,717.17	\$18,425.86	\$		53,179
Employer Taxes	\$6,885.00	\$7,160.40	\$7,446.82	\$		21,492
Worker's Compensation Insurance	\$3,743.44	\$3,893.18	\$4,048.91	\$		11,686
TOTAL	\$159,062	\$167,848	\$177,229	\$		504,140

Chapter 6 – Concluding Comments

The five fiscal years within the horizon of this Capital Improvement Program Budget reflect the Board of Commissioner’s commitment to investments in infrastructure, public safety, community building, and the general welfare of all those who live, work, and visit in Susquehanna Township. The CIP is ambitious, but is always managed by the fiscal constraints of the Operating Budget. As the Board moves to implement these projects, it is expected that they will be modified and reappropriated throughout the course of the next five years. Because this plan does not authorize the expenditure of any public funds nor does it commit to any specific project, it often portrays annual expenditures at significantly higher than they will ultimately be when considered in the Operating Budget. This is because some projects will not be funded or will be moved to later years to balance the budget and preserve healthy fund balances. Additionally, line-item requests are developed by staff using educated assumptions of pricing in present time. While future estimates do consider inflation, they are only predictions and can vary dramatically either way in the year they are expended. To improve its usefulness, the CIP will be updated annually to reflect changing priorities and cost estimates.

On behalf of the Susquehanna Township Board of Commissioners and staff, thank you for your review of the Capital Improvement Program Budget, and thank you for being a part of what makes Susquehanna Township a special place to live, work, and visit.