

**South Londonderry Township  
Board of Supervisors – Workshop Meeting Minutes  
Palmyra, PA**

**January 22, 2025**

**Opening Ceremonies and Introduction-** The meeting was called to order at 7:00PM by Chairwoman Bucks followed by the Pledge of Allegiance.

**The following members were present:**

Faith Bucks – Chairwoman  
Jack Custer – Vice Chairman  
William Bova – Member

**The following staff members were present:**

John Eberly – Township Manager  
William Reigle – Police Chief  
Richie Deibert – Asst. Manager  
Frank Chlebnikow – Engineer  
Patrick Armstrong - Solicitor

**Attendees per the sign in sheet:** Tim and Liz Ramirez, Tom Peiffer, Dmitry Saykin, Emily Bixler, Barb Kauffman, Chris Albright, Kathy Darkes, Kurt Kauffman, Donald and Dan Ristenblatt, Kevin Muldoor, Colin Ward, Andrew Muldoon, Michelle Moore, Randy Wright, Lisa Martin, Stephen Boyer, Doug Brandt, Jane Popko, Brian Huffman, Jen, Bimber, Carl Franzette, Joann and Bill Swinehart, Adam, and Janet Althouse, Gayle Fasnacht, Lauren Gearhart, David and Milly Keefer, Jeanne Kndra, Charles Speigel, Rose Kays, Jamie Miller, J. Ames, Bill Kauffman, David Tshudy, Mr. and Mrs. Zon Gillas, Mark Rivsin, Stephanie Houser, Bill Jurrell, Lois Matarazzi, Mike And Diane Heisey, Jenna and Harry Carpenter, John and Barabara Baird, Tom Beach, Art Bond, Jeff Farcus, Ward Oberholtzer, Kurt Yordy, Jeremy Miller, Cory Jurrell, Stephen and Rouyan Nicolosi, Tony Hanuseh, Carl Leach, Chad Weaver, Karen Mendoza, Beth Walmer, David Sollenberger, Brian Paule, Robert Northfield, Adam Davis, Craig Mellot, Pat and Ed Krebs, Lisa and Mike Corricelli, Steve Oliver, Sam Blauch, Mark Houser, and J. V. Bennett.

David Sollenberger videotaped and recorded the meeting on behalf of the owners of the proposed Campbelltown Village Square property.

**Public Comment:**

None.

**Special Orders:**

None

## **New Business:**

Armstrong opened the Public Hearing by providing the background of this informational meeting for the owners of the proposed Campbelltown Village Square initiative will be handled. He emphasized no formal action would be entertained as this is strictly an informal sharing meeting whereby public comment will be taken at the end of the power point presentation. No official submission has yet been received by the Township on this proposed initiative.

Chairwoman thanked the Campbelltown Fire Company for the use of their facilities to handle the large crowd at tonight's Workshop Meeting.

Property owners, Chris Albright and Brian Paule of the Campbelltown Village Square initiative began with the review of the conceptual presentation of the proposed use for a three-story apartment complex containing approximately 159 one and two bedroom unit market rate units, new buildings for possible dining, retail and entertainment, enhanced wetlands, roundabout and connectivity.

Attorney Dave Tshudy, Master Planner Robert Northfield, Civil Engineer Adam Davis, Floodplain/Stream Restoration representative Ward Oberholtzer, and Traffic Consultant Craig Mellot, their respective areas impacted with this conceptual design.

Once the presentation was completed, Chairwoman Bucks opened the meeting up for public comments listed below:

- Concerns about the Lawn Road access onto the proposed roundabout, especially during peak traffic times.
- Multi family building will have an impact on the local schools
- The Township should disallow the multi family aspect and the project will go away.
- Kurt Yordy commented he is against the project.
- Don't allow access through Springbrook Farms.
- Concerns were raised about the increased traffic as a result of this initiative.
- Stormwater runoff and existing flooding was a topic of concern.
- Warning given to residents to the west of this project to expect increased flooding.
- Inquiry about if the new roads would be dedicated to the township. Response was the intent for a private HOA to maintain the new roads.
- Another inquiry was made if the new owners would seek LERTA and or KOC tax abatements.
- Concerns raised about the proposed 3 story apartment complex, proposed fences and landscaping buffers.
- Discussion on the difference between condominium versus apartments along with market-based rents.
- Concerns if the apartments are built and not rented whether the apartments could be turned into low-income housing.
- Options raised to only allowing right hand turns into Springbrook Farms.

- Vacant commercial property exists in the Redner's parcel which could be used for the businesses considered in this initiative.
- The proposed roundabout will restrict local traffic.
- Safety concerns on the cement/stone monument in the middle of the roundabout.
- Inquiries were made about sinkholes in this area and who would be liable if the new construction results in opening up sinkholes in neighboring properties.
- Geotech studies would be conducted before moving forward on project.
- An inquiry was made why PennDOT was not in attendance. A response was provided that they have another process to go through to evaluate traffic and a roundabout.
- A comment was made that Hershey roundabouts are not a good example of how they improve traffic flow.
- The slideshow presentation would be placed onto the Campbelltown Village Square website for residents to view.
- Most of the Campbelltown Village is comprised of single family homes and this project does not match the essence of Campbelltown.
- The question was raised to the Board of Supervisors to consider, "What is the benefit to the Township to support this project?"...and "Is this what the Township wants?"
- The public needs to be aware to defend each step throughout this project.
- The current zoning for this property is Low Density Residential, so the owners will need to request a zoning change, a text amendment and/or zoning map change.
- We do not want section 8 housing.
- Concerns raised about standing water to avoid mosquitoes and the West Nile virus.
- Chairwoman Faith Bucks ended the public comment by stating she lives on Rt. 322 and has the same concerns about traffic, and whether this concept matches the scale and character of Campbelltown. She also is aware of the empty lots which exist near Redner's.

### **Good and Welfare-**

None

**Adjournment** – There being no more business to discuss, a motion by Bova, second by Custer to adjourn the meeting at 8:32PM. Motion carried.

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John Eberly, Manager/Secretary