

**THIS MEETING IS BEING HELD IN-PERSON
AT THE TOWNSHIP ADMINISTRATION BUILDING**

**and via ZOOM @ www.zoom.us
Meeting 833 1363 0551**

[CALL 717-766-0178, EXT. 3001, M-F 8AM TO 4PM FOR REQUIRED PASSCODE](tel:7177660178)

THIS MEETING IS BEING RECORDED

As a courtesy to others in attendance, we ask that you please silence your mobile devices and limit public comment to no more than five (5) minutes per person.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS/PRESENTATIONS

1. Resolution 2026-10 — Honoring Mr. Gilbert M. Freedman
2. Mr. J. Michael Spencer, JMS Acoustics, LLC
3. Status of Township Projects & Financial Update

PUBLIC COMMENT

CONSENT AGENDA

The following is a list of routine items which do not appear to be controversial in nature and which probably do not require additional discussion. They can be acted on by one motion in their current form.

IF DISCUSSION IS DESIRED ON ANY PARTICULAR ITEM, ANY SUPERVISOR OR MEMBER OF THE PUBLIC MAY REQUEST THE ITEM BE REMOVED FROM THE CONSENT AGENDA AND THAT ITEM WILL BE CONSIDERED SEPARATELY.

1. **MINUTES – 04/22/2026, 05/13/2026**
2. **EXPENSES – 05/11/2026, 05/12/2026, 05/27/2026**
3. **TREASURER REPORT – 04/30/2026**

General Fund Checking 04/30/2026	\$ 8,458,454.37
General Fund PLGIT Investment	\$ 6,189,294.41
Petty Cash	\$ <u>333.33</u>
Total General Fund Balance 04/30/2026	\$ 14,648,082.11

**File subject to audit*

4. IMPROVEMENT GUARANTEES

Consideration of a motion to approve/deny/table the following Improvement Guarantees as presented:

- a. *Green Ridge Elementary Expansion, Parcel #38-06-0011-007EX, 38-06-0011-005CEX, 38-06-0011-023: (2023-2) 1 Green Ridge Road. Reduce Financial Security in the amount of \$3,228,665.00 leaving a remaining balance of \$2,451,917.00.*
- b. *Hidden Springs, Parcel #38-19-1608-009: (2022-6) 6441 Carlisle Pike. Reduce Financial Security in the amount of \$951,411.00 leaving a remaining balance of \$320,652.00.*
- c. *808 W. Trindle Road, (CU2023-4), Parcel #38-23-0569-019; Release in the amount of \$34,851.00 leaving a remaining balance of \$3,494.00*

5. SUBDIVISION & LAND DEVELOPMENT

- a. *Silver Spring PFAS Treatment Plant: Parcel 38-07-0459-011PU – (2025-8) Time Extension*
Consideration of a motion to approve/deny/table a Plan Review Time Extension for Silver Spring PFAS Treatment Plant, from June 2, 2026, to August 30, 2026.
- b. *Donald Lenk - Nursery: Parcel 38-05-0437-034 – (2025-11) Time Extension*
Consideration of a motion to approve/deny/table a Plan Review Time Extension for Donald Lenk - Nursery, from June 2, 2026, to August 9, 2026.
- c. *Recycling Facility Conditional Use (PCU2021-0004)- AG-HS Development Portfolio Subsidiary, LLC*
Consideration of a motion approve/deny/table a public hearing time extension from July 31, 2026, to November 25, 2026.

6. NEW BUSINESS

- a. *Ordinance 2026-05 – Amendment of Township Code 385-61 to Prohibit Parking Along Foxwood Boulevard*
Consideration of a motion to approve/deny/table advertisement of Ordinance 2026-05 to reflect limitation of parking along Foxwood Boulevard.

7. EXPENSE APPROVALS

- a. *Paul Walters Memorial Park Improvements*
 - i. *Consideration of a motion to approve/deny/table Pay App #1 to H&H General Excavating for the Paul Walters Memorial Park Improvements, in an amount not to exceed \$444,580.33.*
 - ii. *Consideration of a motion to approve/deny/table payment of Invoice E-44047 to George Ely Associates for the Paul Walters Memorial Park Improvements, in an amount not to exceed \$128,890.00.*
- b. *PLGIT Funds Reinvestment*
Consideration of a motion to approve/deny/table ratification of the reinvestment of \$2,000,000.00 in total from the General Fund into a one (1) year PLGIT/TERM deposit at the interest rate of 3.74% APY.

8. PERSONNEL MATTERS

a. Appointment of Deputy Tax Collector

Consideration of a motion to approve/deny/table appointment of Ms. Julia Weller as Silver Spring Township Deputy Tax collector for a term ending December 31, 2026.

PUBLIC HEARINGS

1. SR PA FD, LLC; SR PA FD2, LLC & SR PA FD3, LLC (CU2026-1; CU2026-2 & CU2026-3):
Conditional Use Applications

Address: 100 Fry Drive, Parcel ID: 38-20-1823-011

Conditional Use is proposed Roof Mounted Solar Panels in I2 zone.

- a. Turn the meeting over to the Solicitor for the Public Hearing.
- b. Announce the closure of the Public Hearing.
- c. Consideration of a motion to approve/deny/table Roof Mounted Solar Panels in I2 zone.

UNFINISHED BUSINESS

1. Ordinance 2026-04 Amending Fire Code to Establish the Position of Fire Chief

Consideration of a motion to approve/deny/table Ordinance 2026-04 Amending the Code of the Township of Silver Spring Township, as Amended, to Add Chapter 20 [Fire Department] and Article I [Fire Chief and Fire & Rescue Services Board] to Establish the Position of Fire Chief of Silver Spring Township as the Administrator of the Department of Fire & Rescue Services and an Advisory Board for Purposes of the Department; and to Recognize and Authorize the Fire Companies of the Township.

2. Proposed Ordinance 2026-01 Amending Chapter 415 to Provide for Data Centers and Their Accessory Uses as a Conditional Use in the General Industrial (I-2) Zoning District

a. Ordinance update discussion.

b. Upon Board Approval –

Consideration of a motion to approve/deny/table advertisement and forwarding to the Township and County Planning Commissions of proposed Ordinance 2026-01 Amending Chapter 415 [Zoning] of the Code of the Township of Silver Spring, as Amended, to Provide for Data Centers and Their Accessory Uses as a Conditional Use in the General Industrial (I-2) Zoning District, to Establish Additional Provisions and Criteria for Conditional Uses in the I-2 Zoning District, and to Establish Specific Criteria for Data Centers and heir Accessory Uses and to schedule a Public Hearing to consider the Ordinance during the meeting of the Board of Supervisors on July 22, 2026, at 6:30pm.

SUBDIVISION AND LAND DEVELOPMENT

1. Final Lot Add-on & Land Development Plan for Sporting Green Apartments (2025-3) (7/31/26):
Final Lot Add-on & Land Development Plan

Address: 20 Sporting Green Drive, Parcel ID: 38-07-0459-044 & 38-07-0459-071

Proposal: Join two existing lots to establish one lot and develop property as an apartment use with 252 units in 5 buildings and accessory buildings.

a. Waivers:

- i. [SLDO 303]- Preliminary Plan
- ii. [SLDO 602.08.1]- Vertical Curve of Access Drive
- iii. [SLDO 612.D]- Grade Change within 25' of property line
- iv. [SWMO 304.I]- Stormwater Facility Dewater Time
- v. [SWMO 304.L.1]- Stormwater Facilities in Floodplain
- vi. [SWMO 304.O]- Stormwater Facilities Clay Liner and Over-excavation
- vii. [SWMO 305.C.9]- Matching Storm Pipe Crowns
- viii. [SWMO 305.C.10]- Storm Sewer Flow Velocities
- ix. [SWMO 306.B.2.a.2.b]- Additional 20% Volume Requirement

Consideration of a motion to approve/deny/table the Final Lot Add-on & Land Development Plan for Sporting Green Apartments, and waivers.

2. 25 North Road: Waiver Request

Parcel 38-22-0144-030

Proposal: Driveway Width Waiver [SLDO 601.17.7]

Consideration of a motion to approve/deny/table the proposed waiver as presented to allow driveway width to exceed 24' feet.

3. SR PA DD, LLC & SR PA DD2, (CU2026-4 & CU2026-5)

Conditional Use Applications – Parcel ID: 38-20-1823-010A, Address: 40 Dauphin Drive

Consideration of a motion to approve/deny/table forwarding the application to allow for Structure Mounted Solar Farm, in the General Industrial Zone by conditional use, Section 444.0 permits a Structure Mounted Solar Farm, Section 804 must be met to obtain a conditional use approval, forward to the Township Planning Commission, Cumberland County Planning Department and Township Engineer for their review and recommendation and to establish a Public Hearing date of June 24, 2026, at 6:30 pm for testimony.

NEW BUSINESS

1. United Refining Company Settlement Agreement and Resolution 2026-12

Consideration of a motion to accept/deny/table a Settlement Agreement between United Refining Company (Kwik Fill) and Silver Spring Township pertaining to dedication of property at 6479 Carlisle Pike, Mechanicsburg and associated Resolution 2026-12 Accepting a Deed of Dedication and Right-of-Way with Temporary Construction Easement.

ENGINEER UPDATE

1. Paul Walters Park Construction
2. Roads Paving Project

SUPERVISOR AND STAFF COMMENTS

ADJOURNMENT

SUBMIT PUBLIC COMMENTS FOR BOARD CONSIDERATION TO BOARDMEETINGCOMMENTS@SSTWP.ORG

- *Comments submitted by 2 pm on the meeting date will be included in that evening's meeting.*
- *Comments submitted after 2pm will be deferred until the next Board meeting.*

RULES FOR PUBLIC PARTICIPATION

As adopted March 23, 2022

Presiding Officer *The Chair of the Board of Supervisors, or the Vice Chair in the absence of the Chair, is the presiding officer for all public meetings of the Board.*

Rules on Public Comment

Participants wishing to make comment must first be recognized by the presiding officer. Once recognized, the participant must announce their name, address, and if applicable, their group or entity affiliation. No participant may speak more than once on the same topic unless all others wishing to speak on the topic have first been heard.

Public Comment Time - except in the case of hearings under the Municipalities Planning Code or other similar proceedings involving applicants and/or parties, no individual participant may speak for more than five (5) minutes and group presentations shall be limited to ten (10) minutes.

No placards, banners, signs or the like may be held in such a way that it obstructs the view of other attendees. Additionally, no placards, banners, signs or the like within the building where the public meeting is held may have stakes, rods or other similar inserts or attachments.

Members of the audience at a public meeting shall not disrupt any portion of the meeting. The presiding officer may suspend any proceeding of the meeting if an attendee at the meeting is disrupting the meeting and either issue a warning, or have law enforcement issue a warning, to all attendees. Upon further disruption by any attendee after such a warning, the presiding officer may:

- a. request any individual to leave the meeting when that person does not observe reasonable decorum;*

- b. *request the assistance of law enforcement officers to remove a disorderly person when his or her conduct interferes with the orderly progress of the meeting;*
- c. *call a recess or adjourn to another time when the lack of public decorum interferes with the orderly conduct of the meeting; or*
- d. *waive these rules with the approval of the Board, or any combination of the preceding.*

June 2026

Meetings to be held in person at Township Office (unless otherwise noted)

06/01 Business Advisory Council, 12:00pm @6617 Carlisle Pike
06/01 Conservation & Preservation Committee, 5:30pm
06/03 Veterans Committee, 6:00pm
06/04 Planning Commission, 6:30pm
06/08 Zoning Hearing Board, 6:00pm
06/11 New Kingstown Vision, 5:30pm @NKFC
06/11 Agricultural Advisory Committee, 8:00pm
06/17 Sewer Authority, 5:30pm
06/18 Land Preservation Review Board, 5:30pm
06/19 *Federal Holiday – Juneteenth – Township Offices Closed*
06/23 Recreation Advisory, 6:00pm
06/24 Board of Supervisors, 6:30pm