

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF ENVIRONMENTAL PROTECTION

\* \* \* \* \*

IN RE: AMMPA Holdings

BEFORE: JOHN REPETZ, Communications Manager

HEARING: August 14, 2025

6:02 p.m.

LOCATION: Penn Township Fire

Company Building

1750 Pine Road

Newville, PA 17241

WITNESSES: Jack Erickson, Mary Blakesly, Marcus  
McKnight, William Seaton, Vincent Mellott, Mark  
Spicka, Bill Franz, Brian Eaton, Jeffrey Cohick, Bob  
Over, Bob Robinson, Matt Bertz, Scott Miller, Tom  
Baltz, Sharpe Over, Wayne Wadell, George Love,  
Valerie Mansberger, John Wardel, John W. Wardel

Reporter: Erin Badstuebner

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## A P P E A R A N C E S

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NONE OFFERED

## P R O C E E D I N G S

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MR. REPETZ: Good evening, everyone,

and welcome to the Pennsylvania Department of  
Environmental Protection's public hearing regarding  
AAMPA Holdings, LLC's application for an individual  
National Pollutant Discharge Elimination System  
Permit, or NPDES, for stormwater discharges  
associated with construction activities at a site  
located on Ritner highway in Newville, Pennsylvania.

My name is John Repetz. I am the  
Regional Communications Manager for the Pennsylvania  
Department of Environmental Protection's South  
Central Regional Office in Harrisburg. I want to  
thank you all for coming, and I want to thank the  
Penn Township Volunteer Fire Company for allowing us  
to use its facility here this evening.

The purpose of this hearing is to  
obtain public comment regarding AAMPA Holdings'  
proposal to construct three commercial warehouses  
and necessary parking and access driveways in West  
Pennsboro Township.

DEP staff are here tonight to receive  
testimony from you so that all relevant comments can  
be considered in the Department's review of the

1 permit application and draft permit for this  
2 project. Members of DEP staff also in attendance  
3 tonight are Scott Williamson, our Waterways and  
4 Wetlands Program Manager for the South Central  
5 Region, Nathan Phillips, Waterways and Wetlands  
6 Permitting Section Chief for the South Central  
7 region, John Ryder, DEP's Deputy Secretary for field  
8 operations, and Bob DiGilarmo, the Director of DEP's  
9 South Central Regional Office in Harrisburg.

10 Before we begin taking your comments,  
11 Nathan Phillips will give a brief description of the  
12 permit application and the draft permit for this  
13 proposed project.

14 MR. PHILLIPS: All right. Good  
15 evening. Welcome to tonight's public hearing. As  
16 Mr. Repetz said, my name is Nathan Phillips and I'm  
17 the Chapter 102 Chief for the DEP South Central -  
18 okay, I'll hold it a little close. A little better?  
19 Very good.

20 Good evening and welcome to tonight's  
21 public hearing. As Mr. Repetz said, I'm Nathan  
22 Phillips, Chapter 102 Chief for DEP, South Central  
23 Regional Waterways and Wetlands Program.

24 During the public hearing tonight,  
25 DEP will receive testimony regarding AAMPA Holding,

1 LLC, or AAMPA, as we'll refer to it, application for  
2 a DEP individual National Pollution Discharge  
3 Elimination System Permit for stormwater discharges  
4 associated with construction activities, AKA the  
5 NPDES Construction Stormwater and Draft NPDES  
6 Construction Stormwater Permit.

7 AAMPA is located - or AAMPA the  
8 business, 1514 Commerce Avenue, Suite 203, Carlisle,  
9 proposes to construct three commercial warehouses  
10 and the necessary parking and access driveways. Bio  
11 retention ponds and subsurface infiltration basins  
12 will be constructed to manage runoff, runoff volume,  
13 peak rate and water quality.

14 The NPDES Construction permit  
15 application number is PAD 210118 and the application  
16 proposes 112.8 acres of earth disturbance activity.  
17 Notice receipt of AAMPA's complete application and  
18 notice of DEP's tentative determination to issue  
19 NPDES permit PAD 210118 and draft permit was  
20 published in the Pennsylvania Bulletin, Volume 55,  
21 Number 19, dated May 10th, 2025.

22 Notice of tonight's public hearing an  
23 extension of the comment period was published in The  
24 Pennsylvania Bulletin, Volume 55, Number 28, on July  
25 12th, 2025 and in the Carlisle Sentinel on July



1 10th, 2025.

2 The proposed AAMPA warehouse site is  
3 located in West Pennsboro Township, Cumberland  
4 County, at 3485 Ritner Highway, Newville,  
5 Pennsylvania 17241.

6 Stormwater discharges from the  
7 proposed project would be to Big Spring Creek, which  
8 has a DEP designated use as high quality cold water  
9 fish or HQ CWF and migratory fish.

10 The proposed stormwater discharges  
11 will be conveyed from the project site's best  
12 management practices to the surface waters of the  
13 Commonwealth.

14 AAMPA's NPDES Construction Stormwater  
15 Permit Application, including the Erosion Sediment  
16 Control Plan, the Post Construction Stormwater  
17 Management Plan, the draft individual NPDES Permit,  
18 and the fact sheet is available for public review at  
19 DEP's South Central Regional Office or by viewing  
20 them on the project webpage that can be found at DEP  
21 South Central Regional Office's website under the  
22 Community Information tab AAMPA Warehouse Project.

23 In closing, DEP encourages public  
24 participation as a part of the permit review  
25 process. DEP appreciates the engagement in this

1 matter and attendance at this public hearing.

2 MR. REPETZ: Again, note the purpose  
3 of tonight's hearing is to listen to your comments.  
4 DEP staff will not directly answer questions or  
5 respond to individual comments this evening.

6 All testimony given tonight or  
7 previously provided in writing will be addressed in  
8 writing by DEP in the form of a comment response  
9 document. All comments submitted in writing or  
10 delivered orally this evening will receive equal  
11 consideration during the review process.

12 Finally, a few ground rules for  
13 tonight. We ask you to please turn off your cell  
14 phones or place them on vibrate. I will call people  
15 to speak in the order in which they signed up and  
16 also state who the next speaker will be.

17 When you come forward, we ask you to  
18 please state your name and spell it. Speak into the  
19 microphone so our comments can be heard by our court  
20 reporter here this evening.

21 Each person will be allotted  
22 approximately five minutes to offer testimony. To  
23 keep things moving and to ensure that all speakers  
24 have a fair and equal opportunity to present their  
25 testimony, we ask all speakers to please observe

1 that time frame.

2 We ask you to please be respectful of  
3 everyone's opportunity to speak and to be heard.  
4 And please do not speak out of turn. Those who pre  
5 registered will be given priority and will go first.  
6 After those who pre registered have spoken, time  
7 permitting, we will open the floor to anyone else  
8 who wishes to offer testimony.

9 So with that, we will begin. Our  
10 first speaker is Jack Erickson, to be followed by  
11 Mary Blakesly.

12 MR. ERICKSON: Can you hear me?

13 PUBLIC MEMBER: No.

14 MR. ERICKSON: Can you hear me? Can  
15 I make it louder?

16 MR. REPETZ: You have to get really  
17 close to the mic.

18 MR. ERICKSON: Can you hear me?

19 PUBLIC MEMBER: No.

20 MR. REPETZ: You have to get really  
21 close to the mic. Yeah, right on top of it.

22 MR. ERICKSON: All right. Good  
23 evening. Can you hear me? Okay. My name is Jack  
24 Erickson. As a member of the Newville Borough  
25 Council, I appreciate this opportunity to comment on

1 the proposed permit application.

2 A number of my colleagues are here  
3 tonight in support of our statement. The Newville  
4 Borough Council is concerned that the current NPDES  
5 plan for three new warehouses inside the watershed  
6 at Big Spring is inadequate and could create an  
7 extraordinary threat to the safety of our water and  
8 consequently our viability as a community.

9 You are hearing a range of comments  
10 tonight describing and documenting the potential  
11 damage to our water source due to the inadequacy of  
12 the proposed pollution discharge plan.

13 My comments will focus on the  
14 potential harm to the people of Newville and the  
15 surrounding area arising from the potential damage  
16 to their water source.

17 Newville is greatly dependent on the  
18 purity of the Big Spring not only as its source of  
19 drinking water, but also as an important economic  
20 engine driven by its world class fishery. Pollution  
21 caused by discharge into our waterway could have  
22 significant health and economic consequences for  
23 Newville and many others.

24 Our municipal authority supplies  
25 drinking water to Newville, West Pennsboro, North

1 Newton Township, Penn Township, Green Ridge Village  
2 Retirement Community and the Big Spring School  
3 System. Many residential wells are supplied by the  
4 spring. The health of thousands of people could be  
5 put at risk by polluted runoff in our waterways.

6               Newville, like many rural communities  
7 in Pennsylvania, faces significant challenges to  
8 remaining viable. We have worked hard to improve  
9 our economic prospects. We established an economic  
10 development authority to attract new businesses and  
11 families and retain the ones we have. The EDA Chair  
12 is here tonight to speak about those efforts.

13               We are working to benefit - to better  
14 connect the Borough to resources such as the  
15 Cumberland County Rail to Trails, which serves to  
16 attract economically important visitors to Newville.  
17 Encouragingly, our Planning Commission has recently  
18 begun receiving applications for bed and breakfast  
19 establishments.

20               Pollution of our creeks and drinking  
21 water would undermine this progress. It could also  
22 discourage business investment and drive away  
23 families and businesses. Such an exodus did occur  
24 in Dimock, Pennsylvania, when their aquifer was  
25 polluted by fracking.

1                   In addition, the cost of cleaning our  
2 water would be passed on to users. This would add  
3 to our already high tax rate, further threatening  
4 our existence.

5                   The famous fishery of Big Spring  
6 Creek, an important economic asset for Newville,  
7 could be threatened by polluted stormwater runoff.  
8 The spring attracts trout anglers from all over the  
9 state and beyond and provides both recognition and  
10 income for Newville.

11                  The PA Fish and Boat Commission has  
12 written to the DEP expressing significant concern  
13 that warehouses in the watershed of the Big Spring  
14 could have an adverse impact on water quality and  
15 the aquatic life of Big Spring Creek. Pollution  
16 from fuel spills and runoff could damage our creek  
17 as a fishing destination, decreasing tourism dollars  
18 for Newville and the region.

19                  We want to emphasize that the Borough  
20 of Newville does not oppose construction of these  
21 warehouses. We are asking DEP to add to the draft  
22 NPDES permit specific BMPs for development on karst  
23 geology to protect our exceptional waterway.

24                  Among the most important BMPs are  
25 these. Two feet of actual soil over blasted rock,

1 stormwater discharge over a sufficiently large area,  
2 and subsurface stormwater basins designed to observe  
3 DEP best practices limits. Critically, outflows and  
4 groundwater should be monitored continuously before,  
5 during and after the warehouse is brought online.  
6 Additional geographical investigation of the site is  
7 also needed.

8 I want to close our comments with the  
9 question what if. What if the warehouse  
10 contaminates the drinking water in several  
11 communities for thousands of residents, businesses  
12 and schools? Who will immediately provide safe  
13 drinking water to these people? Who will pay to  
14 clean up the pollution of our drinking water,  
15 including in residential wells? Will people harmed  
16 by pollution receive relief in a meaningful period  
17 of time? Or will they have to wait as the legal  
18 gears turn slowly, as has happened in the past? Who  
19 will pay to clean up and restore the Big Spring  
20 fishery? Is this even possible? These questions  
21 should be considered and addressed before a permit  
22 is finalized.

23 There have been significant past  
24 failures to protect underground water sources of  
25 Pennsylvania communities in the past. Failures that

1 have not yet been entirely redeemed. We hope that  
2 the current leadership of the Department of  
3 Environmental Protection will assure that the health  
4 and welfare of people in this area are protected in  
5 the final NPDES permit. Thank you.

6 MR. REPETZ: Thank you, Jack. Next  
7 will be Mary Blakesly, to be followed by Marcus  
8 McKnight.

9 MS. BLAKESLY: Can you hear me?

10 PUBLIC MEMBER: No.

11 MS. BLAKESLY: Can you hear me?

12 Okay, I'll try. Thank you. My name is Mary  
13 Blakesly and I live at 16 Springfield Road most -  
14 part time. I've lived there for over 25 - over 35  
15 years.

16 This draft permit in its current form  
17 does not protect the 200 people at least that I  
18 could document who rely on the residential wells in  
19 our neighborhood. We are downright gradient of this  
20 site.

21 In doing - basically you recommended,  
22 DEP recommended in November that they do baseline  
23 testing. That is not in this permit. It also does  
24 not address the toxic pollutants that are going to  
25 come from the wells after the warehouse is



1 operational or the warehouses are operational. The  
2 Stormwater management draft permit does not provide  
3 sufficient protection to keep pollution from  
4 reaching groundwater which is also the source of our  
5 wells.

6                   These risks associated with  
7 stormwater runoff come from the impervious surfaces  
8 created by the warehouse buildings and their parking  
9 lot areas and other paved areas to and from their  
10 facilities.

11                   The significant increase in number of  
12 multi tire diesel trucks and other vehicles exiting  
13 and entering the warehouses will track and deposit  
14 sediment.

15                   In addition, these tires all on these  
16 vehicles contain microplastics which they leave and  
17 toxic pollutants as they travel across the surface.  
18 This has also been documented in other places  
19 throughout our country. Parked vehicles can leak  
20 oil, lubricants as well as other hazardous and taste  
21 toxic substances. These are not considered in this  
22 permit.

23                   The risk being placed on us, the  
24 residents down gradient is likely to be - is high.  
25 The cost of getting a baseline test, basically my

1 research in Pennsylvania is going to cost us each  
2 \$1,200. And if we have to follow up after their  
3 operation, it's going to cost us over and over  
4 again.

5 Put in place, I ask you, the most  
6 protective protections to require AAMPA to follow PA  
7 DEP's Best Management Practices for karst terrain.  
8 Recommend that AAMPA consider and capture treatment  
9 of stormwater on site and keep it there rather than  
10 let it run off or send it down through the soils.  
11 And ensure all homeowners are protected and do not  
12 have to bear the cost of polluted wells as to have a  
13 detailed hydrological study of the area and then  
14 develop and conduct a scientifically based, publicly  
15 shared study of the area.

16 And then develop and conduct a  
17 scientifically based sampling, testing, monitoring  
18 regime based on the results. It will include  
19 baseline testing of all our wells, ongoing  
20 monitoring of all of our wells, analysis and  
21 interpretation of the results against Pennsylvania  
22 municipal drinking water standards, and timely and  
23 plain English communication to homeowners and  
24 others. Thank you.

25 MR. REPETZ: Thank you, Mary. Next

1 is Marcus McKnight, followed by William Seaton.

2 MR. MCKNIGHT: It is not my intent to  
3 have a legal argument about whether or not the  
4 warehouse should be - the warehouses should be  
5 constructed on this site.

6 MR. REPETZ: State your name for the  
7 record please.

8 MR. MCKNIGHT: Marcus McKnight.

9 MR. REPETZ: Thank you.

10 MR. MCKNIGHT: I'm the owner of Irwin  
11 & McKnight in Carlisle, 60 West Pomfret Street.

12 We have an expert that the borough of  
13 Newville has hired and the importance of Bill  
14 Seaton, we have worked together in Penn Township on  
15 the important FedEx site, a site in which we were  
16 able to convince the developer to, instead of  
17 directly injecting all the stormwater into the  
18 aquifer, only the roof water was done in that case.  
19 And we think that improving that site with that  
20 development of only the roof water really, really  
21 helps the environment in that neck of the woods.

22 The karst soil is obvious. It's  
23 within probably five miles of this site. And the  
24 karst soil on this site is probably the worst that  
25 we've seen anywhere.

1                   We also worked on several major items  
2 in Penn Township. And they have municipal wells,  
3 and their wells need protected. And so the  
4 supervisors, they were very important to making sure  
5 that the developers did everything possible to  
6 protect homeowners that already existed in South  
7 Middleton Township.

8                   We have a report. I'll put some up  
9 here, but we want to make this an exhibit as part of  
10 that for the borough of Newville. I also am also  
11 putting some of these out for anybody interested.  
12 And if there's not enough copies, when you pick them  
13 up, you can sign a sheet and we'll send you one.

14                   MR. REPETZ: Thank you, Marcus. Next  
15 is William Seaton, followed by Vincent Mellott.

16                   MR. SEATON: My name is William  
17 Seaton. I'm the hydrogeologist at working for  
18 Newville Borough. Can you hear?

19                   Okay, I've got a map here that shows  
20 the watershed for Big Spring Creek that's outlined  
21 here in purple for everybody. Can you guys see that  
22 okay? Basically, the idea of a watershed is if a  
23 drop of water falls within this area, it's going to  
24 eventually reach Big Spring Creek. If it falls  
25 outside, it goes somewhere else. Simple concept.

1 That's topographic watershed. There are other ways  
2 water can get in here, but we'll just stick with  
3 this concept right now.

4 Here is the AAMP facility right here.  
5 And the idea is we are, I guess, about four to 5,000  
6 feet away from Big Spring Creek, and the ground  
7 surface is about 100 feet above the water table.  
8 And so that's kind of important here.

9 What we did --- what I did, I studied  
10 hydrogeology. There's a lot of information on this.  
11 And wrote that report that we just gave to DEP and  
12 two others as well, which we have copies for anybody  
13 who wants it.

14 But I want to focus on a couple ---  
15 and I'm really critical of hardness, Mark, if you  
16 put up that next slide, this one, do this one first.  
17 We're going to take information directly from the  
18 AAMPA's Geophysical Study or their analysis of the  
19 underground conditions. And that's the biggest we  
20 could blow it up. And I'll try to explain this.

21 The AAMPA site is this polygon right  
22 here with all the color inside of it. This is a  
23 geophysical surface survey, where they scan the  
24 ground, walking along with an instrument, and they  
25 can look down 15 to 20 feet. It's giving

1 information in that zone. It's EM. It's an EM  
2 survey, if you're familiar with those kind of  
3 surveys.

4                   The red zones here, not the linear  
5 ones here, but the big blotchy red zones are zones  
6 of higher water saturation. Very important. This  
7 instrument, as you walk along, it picks up  
8 electrical conductivity and it shows you areas in  
9 the shallow underground where there's more water.  
10 It's a very common method.

11                   And what we're seeing here is these  
12 red zones of the area that's saturated. And we see  
13 clear lineations, these linear red zones that  
14 strongly suggest and indicate potential underground  
15 pathways. Some people might say underground  
16 streams, or at least pathways where water is going  
17 to flow easier than in areas that are blue. Right.  
18 It's that simple. And so we look at this and we can  
19 see the site has got all kinds of red everywhere.

20                   We use another method called fracture  
21 trace analysis, where we look at the topography by  
22 itself, where we can find these what look like fault  
23 zones. They overlay this map very nicely, strongly  
24 supporting the idea that this zone, this whole site  
25 area, is crisscrossed with these underground zones.

1 There are potential pathways that would take the  
2 water right to Big Spring Creek. Theoretically.

3 And one thing AAMPA says, well,  
4 you're 100 feet, your ground surface is 100 feet  
5 above the water table. You're 4,000 feet, 5,000  
6 feet away. Isn't that enough distance? No, not in  
7 karst. Karst you can get three or 400 feet per hour  
8 movement. If you had an accident here at dinner  
9 time, you wake up the next morning and it's in the  
10 headlines because it's already in Big Spring Creek.  
11 Twelve (12) hours could move potentially that fast  
12 because of the karst conditions here.

13 Especially under the situation where  
14 they want to blast here. This is --- if you've ever  
15 been to the site, it's very hummocky and hilly.  
16 They want to blast and level that all out. They  
17 want to blast rock flat so they can put in the  
18 buildings.

19 I'm trying to think of a worse thing  
20 you could do in Karst to maybe start a sinkhole.  
21 That's it. Very dangerous construction phase is  
22 always the problem. Even if you're just scraping  
23 the top of the soil off, which we saw at Penn  
24 Township, you just scrape the top soil off to start  
25 your construction, you are changing the environment

1 for water as it wants to go from rain into the  
2 subsurface. It's very critical. And imagine if we  
3 had May, June, July rain like we had this year, all  
4 that rain during their construction phase. You  
5 don't even want to think about what that could do.  
6 Like I said, you potentially could get next day  
7 impacts on the creek.

8                   So our story here --- let me just one  
9 little point and let's get that other slide here  
10 too. This slide, instead of a map view, this is a  
11 profile view, underground view. So here's the  
12 ground surface here and we're like taking a slice of  
13 a cake. I think it's about 150 feet down they're  
14 looking here, but in this case the blue think wet  
15 water on this slide. Red think solid rock. Okay?

16                   Their report indicated, oh, no big  
17 deal, no big problem here. Nothing extraordinary as  
18 far as a karst hazard here. I looked at that, I go,  
19 what are you talking about? This is a poster child  
20 for karst geology. That's what karst geology looks  
21 like, where water is potentially infiltrating deep,  
22 deep, deep into the surface, hundreds of feet down,  
23 way below the water table potentially. That's a  
24 problem. Their own report is an issue.

25                   Please take this seriously. We study



1 these kind of displays. I've done it for the last,  
2 I don't know, long time, tens of years, 30 years or  
3 so. When we look for water, we use these kind of  
4 displays to find water for irrigation. We drill  
5 these things because we know there's going to be  
6 water down there. We also use them for quarries who  
7 don't want water. Quarries want solid rock. We  
8 look for these areas, the solid rock. And this is a  
9 very good tool for telling you where hard rock is  
10 and where fractured wet rock is. And their own data  
11 showing it, but their own report denies that it's a  
12 big threat. Please take note of this. I'd be glad  
13 to talk to you afterwards about it.

14               So my whole deal is they should have  
15 done a much more comprehensive study of the area,  
16 not only area, but the area around it and the area  
17 between the site and Big Spring Creek. Where are  
18 these pathways? How conductive are they? Do some  
19 tests, drop some water at the site, sample water and  
20 see how fast it goes. Just Big Spring Creek. They  
21 did none of that. They're just saying, oh, we're  
22 good, everything's fine.

23               This is a very problematic scenario  
24 that you're being presented, that DEP is being  
25 presented that absolutely requires additional study

1 before, during and after construction. So you have  
2 a baseline, particularly during construction, that  
3 even after, suppose there's no big blowouts.  
4 Suppose it's just a slow, steady drip. Drip, drip.  
5 And then ten years from now, all of a sudden we have  
6 an issue of Big Spring Creek.

7 We have to monitor that. The law  
8 requires --- you know, if you're going to prove  
9 something in a court using DEP rules, you got to  
10 show who's the cause of it. This would do it with a  
11 monitoring program. Not that expensive, relatively  
12 easy to didn't, and something that really needs to  
13 be done for the site. So that's my deal.

14 MR. REPETZ: Thank you, William.  
15 Next is Vincent Mellott, followed by Mark Spicka.

16 MR. MELLOTT: My name is Vincent  
17 Mellott and I serve as the Chairman of the Newville  
18 Economic Development Authority.

19 PUBLIC MEMBER: You need to speak up.

20 MR. MELLOTT: My name is Vincent  
21 Mellott and I'm serving as the Chairman of Newville  
22 Economic Development Authority. Thank you for the  
23 opportunity to speak on this important matter.

24 The Newville Economic Development  
25 Authority was formed in 2020 to serve the Newville

1 community by improving the economy through helping  
2 new and existing businesses to start and grow. We  
3 have had some success in this endeavor and provide  
4 support to a number of local businesses. Some of  
5 these businesses have included a brewery, a  
6 restaurant and antique shop.

7                   These are being mentioned because  
8 they tie into our advocacy of attracting tourists  
9 and their money to our town. Working towards that  
10 goal, we have financially assisted in making  
11 extensive improvements relating to Cumberland Valley  
12 Rails to Trails at the Newville trailhead.

13                   The Big Spring Creek is a focal point  
14 with regard to the attraction of tourism dollars and  
15 or efforts to connect Cumberland Valley Rails to  
16 Trails to downtown Newville by means of a trail  
17 extension along the creek.

18                   The development of warehousing near  
19 the borough aligns well with our mission and will  
20 hopefully bring employment opportunities to current  
21 and future residents of the area that will help to  
22 support and sustain local businesses.

23                   However, we are deeply concerned that  
24 any compromise to the quality of the waters feeding  
25 the Big Spring Creek, the source of water for

1 Newville Borough and surrounding residents, could  
2 cause economic harm far greater than the potential  
3 benefits of the development.

4                   If water quality were to deteriorate,  
5 the Newville Water and Sewer Authority would  
6 potentially have to bear the costs of addressing  
7 that issue, costs which would inevitably be passed  
8 on to residents and businesses. Increased expenses,  
9 coupled with potential decline in tourism and  
10 population could have a severe and lasting impact on  
11 our community's economic health.

12                   For those reasons, we respectfully  
13 urge the Pennsylvania Department of Environmental  
14 Protection to issue any permits for this project  
15 with a requirement that best practices with respect  
16 to developing Karst geology specifically, strictly  
17 best practices as defined by DEP actually with  
18 respect to karst geology be strictly implemented to  
19 safeguard one of our region's most valuable natural  
20 resources.

21                   Big Spring Creek is recognized as  
22 the second largest freshwater stream in the United  
23 States. We have an opportunity right now to ensure  
24 the protection for generations to come. As Benjamin  
25 Franklin wisely observed, an ounce of prevention is

1     worth a pound of cure.   Thank you.

2                     MR. REPETZ:   Thank you, Vincent.

3     Next is Mark Spicka, followed by Bill Franz.

4                     MR. SPICKA:   Can you hear me?   Is  
5     that good?   Thank you.   My name is Mark Spicka and I  
6     serve as the president of the Big Spring Watershed  
7     Association.   I want to thank the representatives of  
8     the DEP for organizing this meeting and carefully  
9     considering the concern of the citizens.

10                    Big Spring Creek is designated a high  
11     quality exceptional valley waterway.   It is home to  
12     one of the highest densities of brook trout in the  
13     Commonwealth, and the groundwater that creates Big  
14     Spring is also the source of water for residential  
15     wells and Newville's water supply.

16                    The proposed warehouse development is  
17     about 3,400 feet up gradient from Big Spring Creek  
18     and is within its surface watershed.   The site has  
19     numerous karst features such as sinkholes, surface  
20     depressions, and subsurface fractures.

21                    The DEP's manual for Stormwater Best  
22     Management Practices states, quote, when addressing  
23     stormwater management issues, the complexities of a  
24     karst system demand more rigorous scrutiny than  
25     other geologic settings, end quote.

1                   The Big Spring Watershed Association  
2 is highly concerned with the potential for  
3 groundwater contamination from stormwater runoff  
4 given the karst features of the site. The current  
5 plans represent a high level of risk to the area's  
6 groundwater and do not adequately align with the  
7 DEP's best management practices on karst.

8                   First, the plans call for seven  
9 subsurface infiltration basins built at significant  
10 depths into limestone bedrock. Some of the basins  
11 will be over 30 feet below current surface grade and  
12 greatly exceed the DEP's recommended 90 inch maximum  
13 depth for such infiltration basins.

14                  At least two thirds of the linear  
15 feet of basins will be cut into limestone bedrock.  
16 Rock that has been blasted is particularly prone to  
17 the rapid infiltration of stormwater, allowing  
18 contaminants to enter into the groundwater.  
19 Furthermore, such extensive blasting can impact  
20 karst conduits and flow systems and create  
21 sedimentation.

22                  Since the subsurface basins will be  
23 under parking lots, there is also the question of  
24 how it will be detected when they fail and how will  
25 they be repaired. Given the probable conduits of

1 the site to the high quality exceptional value of  
2 Big Spring Creek, the depth of the basins built into  
3 the bedrock represents an undue risk.

4 Second, the subsurface infiltration  
5 basins far exceed the DEP's recommended Best  
6 Management Practice of a loading ratio of three to  
7 one for karst areas.

8 Furthermore, soils at the bottom of  
9 the basins have not been sufficiently investigated  
10 to show that they can accept the higher loads  
11 without a negative impact on the aquifer. The ratio  
12 of impervious to filtration areas for all seven of  
13 the subsurface basins is 5.54 to one. For the five  
14 subsurface basins without managed release concept,  
15 the ratio is 5.8 to one. Again, BMP is three to  
16 one.

17 This concentration of stormwater will  
18 encourage the development of sinkholes and  
19 potentially contaminated runoff entering into the  
20 groundwater.

21 In its November 2024 deficiency  
22 letter, the DEP asked for justification  
23 demonstrating that quote, soils can accept the  
24 proposed increased loading ratios without causing  
25 negative impacts, along with the reasoning why. In

1 subsequent revisions of the plans, there's been no  
2 further justification for the loading ratios far  
3 exceeding the DEP's best management practices.

4                   There has been no further  
5 investigation of the receiving areas at the bottom  
6 of the subsurface basins to show that they can  
7 accept the proposed ratios without causing negative  
8 impacts.

9                   Third, the plans propose a two foot  
10 layer of soils constructed below the subsurface  
11 infiltration basins only when bedrock is  
12 encountered. With the depths of the basins far  
13 exceeding the DEP's best management practices and  
14 the risk for rapid discharge of stormwater into the  
15 aquifer, a uniform two foot buffer of appropriate  
16 soils below the infiltration basin should be  
17 installed to guarantee the proper filtration of the  
18 stormwater.

19                   The plans claim that the separation  
20 between the basin bottoms and the depth of the  
21 groundwater will allow for additional filtration is  
22 not viable given the karst terrain of the site and  
23 lack of investigation of the soils at the bottom of  
24 the infiltration basins.

25                   So, in summary, given the highly



1 sensitive nature of the site and the potential for  
2 significant negative impacts on public water  
3 resources, we urge the DEP to rigorously follow its  
4 own best management practices to ensure protection  
5 of the area's groundwater.

6 In addition, the DEP should require  
7 further hydrogeologic investigation of the site and  
8 appropriate groundwater monitoring before, during  
9 and after construction. So thank you very much for  
10 your consideration.

11 MR. REPETZ: Thank you, Mark. Next  
12 is Bill Franz, to be followed by Brian Eaton.

13 MR. FRANZ: My name is Bill Franz. I  
14 live in West Pennsboro Township and have very much  
15 enjoyed many activities that have centered on the  
16 Big Spring.

17 I am at this public hearing to  
18 express my opinion that the geotechnical  
19 investigation performed by AAMPA's consultant did  
20 not adequately sample and fully describe the  
21 limestone subsurface at the proposed warehouse site.

22  
23 Specifically, the investigation did  
24 not identify localized groundwater recharge areas  
25 and subsurface recharge pathways that will allow

1 stormwater to rapidly gain access to the foundation  
2 and subsequently move downhill into the Big Spring  
3 and private public water supplies.

4               This opinion is based on my 35 year  
5 geotechnical engineering experience. I retired in  
6 2016 with both professional engineer and  
7 professional geologist registrations. My experience  
8 was gained mostly as a consultant, but for six years  
9 I was a staff member of DEP's Division of Dam  
10 Safety. My work in the private and public sector  
11 has included the review of many geotechnical  
12 investigations and reports.

13              Before discussing this geotechnical  
14 investigation, I want to briefly describe the design  
15 element that is the focus of my concern. The  
16 subsurface infiltration basins. These are the  
17 structures that will accept stormwater from the  
18 warehouse roofs, driveways and parking lots.

19              The seven basins are large with a  
20 total depth of almost 5,000 feet, widths of 40 to 80  
21 feet and cover an area of about seven and a half  
22 acres. Four will exceed 20 feet in depth while one  
23 will achieve a maximum depth of 37 feet.  
24 Approximately two thirds of their length will be  
25 excavated into the limestone bedrock, two thirds of

1    them.

2                   These significant rock excavation  
3 depths and lengths are not strictly addressed in the  
4 geotectical reports for reasons unknown.

5                   Probably the most important  
6 geotechnical feature at the site is the very shallow  
7 top of rock surface. The consultant has a figure in  
8 their report that shows rock enter service at about  
9 100 locations. The --- evidence of a shallow rock  
10 surface is the average depth achieved for the test  
11 pits and boreholes five and seven feet respectively.

12                   It is this shallow rock surface  
13 combining with the sloping ground profile that  
14 forces the infiltration basins to be constructed at  
15 considerable depths. Two of the deepest borings did  
16 have 27 foot depths.

17                   While this depth approaches the  
18 maximum depths for the basins, they do not satisfy  
19 the minimum recommended in the 2025 DCNR publication  
20 Stormwater Best Management Practices in Karst. That  
21 minimum is 20 feet below the bottom of the  
22 infiltration basins.

23                   In addition, both of these borings  
24 are located on the uphill east side of the site. A  
25 more effective location would have been on the

1 downhill west side of the site in the direction of  
2 the groundwater gradient towards the Big Spring.

3 Did you --- technique used during the  
4 investigation that did obtain subsurface information  
5 from considerable depths were the electrical  
6 resistivity surveys. This technique measured  
7 electrical resistivities at more than 100 foot  
8 depths and can be correlated in the presence of  
9 groundwater and voids characteristic of karst  
10 activity.

11 Three of the six profiles found  
12 anomalies indicative of possible karst activity.  
13 Most importantly, one line found anomalies in the  
14 area that included the two sinkholes. Because an ER  
15 survey can only infer the presence of karst  
16 activity, consultant attempted to obtain physical  
17 samples at these anomalies. Again, this attempt  
18 continued the pattern of shallow sampling.

19 These four Wildcat borings ranged in  
20 depth from one to twelve feet with an average of  
21 eight feet and were stopped at the rock at the top  
22 of rock surface. Since these Wildcat borings were  
23 advanced using a handheld device, this result is not  
24 surprising. It's not surprising at all.

25 In conclusion, I want to restate my

1 opinion that the consultant did not likely sample  
2 and fully describe the limestone subsurface at the  
3 depths of the subsurface infiltration basins. The  
4 consultant did not adhere to the basic goal of any  
5 geotypical investigation to obtain sufficient  
6 foundation data at the depths for the design  
7 features.

8 I believe additional geotechnical  
9 exploration is required on the west side of the site  
10 along anomalies found in the ER surveys. Thank you.

11 MR. REPETZ: Thank you, Bill. Next  
12 is Brian Eaton followed by Jeffrey Cohick.

13 MR. EATON: Okay. Good evening  
14 everyone. My name is Brian Eaton. My family and I  
15 live on Big Spring Road and have for the past 25  
16 plus years. Our property is only 1,600 feet from  
17 the proposed warehouse property and our house is  
18 situated between the proposed warehouse and Big  
19 Spring Creek.

20 With our home being on a downward  
21 slope from the construction site, I personally have  
22 concerns, great concerns with the stormwater runoff  
23 from the warehouse sites. It could negatively  
24 affect our well, our home foundation, increase the  
25 size and frequency of the numerous sinkholes that

1 already exist. All these conditions would be made  
2 worse by any weather conditions to produce a large  
3 amount of rainfall.

4 To that point, I've got a picture. I  
5 don't know if I can give this to you or ---.

6 MR. REPETZ: Yep, yep.

7 MR. EATON: Just for reference, one  
8 for each of you.

9 To that point, the picture that you  
10 have in front of you is from June 8th, 2015. A  
11 storm that dumped an inordinate amount of rain in  
12 Newville. The stormwater flowed from the field of  
13 proposed warehouses by our house, washed the gravel  
14 from our road and caused several trees to fall.  
15 This picture was taken at the end of our driveway at  
16 Big Spring Road. And that of course is Big Spring  
17 Creek in the background.

18 I would ask DEP to make provisions  
19 for ongoing professional testing of all area well  
20 water in addition to the monitoring the impact to  
21 our home foundations. Doing this individually will  
22 have great cost and not something that individual  
23 property owners have to bear the expense for.

24 In closing, asking the Department of  
25 Environmental Protection to protect my family and my

1 neighbor's environment. We want to continue to live  
2 a quiet and peaceful life in a land that we love and  
3 hope to retire to. Please do not let that get  
4 washed away. Literally. Please do the right thing.

5 MR. REPETZ: Thank you, Brian. Next  
6 is Jeffrey Cohick.

7 MR. COHICK: My name is Jeff Cohick  
8 and I live at 534 Big Spring Road. Mine is more a  
9 story about my family more than the technical  
10 aspects of this.

11 In 1936, my maternal grandparents  
12 settled with their family on a farm along Big Spring  
13 Road, two miles south of Newville at 535 Big Spring  
14 Road.

15 In 1949, my parents moved into the  
16 tenant house on that farm about half a mile further  
17 south at 599 Big Spring Road. And that house sits  
18 right next to what Brian was referring to of the  
19 road that comes out on Big Spring Road.

20 In 1954, my parents brought their  
21 third of four children to that home from Carlisle  
22 Hospital. That's me. My parents resided in that  
23 home at 599 Big Spring Road for 60 years and spent  
24 their last five years at Green Ridge Village, two  
25 miles north of there, still on the Big spring.

1                   For those 60 years that my parents  
2                   raised their family, we got all of our water from  
3                   the Big Spring for drinking, cooking, bathing and  
4                   washing clothes. The first ten years they were  
5                   there, there was no running water in the house. We  
6                   carry buckets of water over from the Big Spring.

7                   My wife and I now own that property  
8                   and reside at 534 Big Spring Road on a farm that my  
9                   maternal grandparents had purchased in 1937,  
10                  directly across from the home farm.

11                  While growing up along the Big  
12                  Spring, we enjoyed fishing, swimming, wading and  
13                  inner tubing on the Big Spring. The Big Spring is a  
14                  class A trout stream, world famous. Many times I  
15                  will stop with fly fishing individuals and they are  
16                  from everywhere. The farthest away I have found was  
17                  from England across the Big Pond.

18                  I understand that the oddity of our  
19                  Big Spring is that the temperature year round varies  
20                  at the most five degrees, no matter how cold or how  
21                  hot the air temperature is. I've waded in this Big  
22                  Spring when it was 90 degrees outside, but not when  
23                  it was ten below. So I have no actual experience  
24                  when it was ten below. But my father kept records  
25                  of the temperature and the depth of the spring every



1 day he was at home. Penn State University now has  
2 those records my father accumulated over the years  
3 on file.

4                   While I was growing up, when we would  
5 have a huge thunderstorm, the water would flow out  
6 the back road alongside our home at 599. Up until I  
7 was ten years old, it was a township road which ran  
8 from the Big Spring Road to the Ritner highway  
9 adjacent to the southwest of this proposed  
10 warehouse. At that time it was abandoned by the  
11 township. When that water would run out of that  
12 road onto the Big Spring Road, it was two and a half  
13 to three feet deep.

14                   Currently my wife and I own that home  
15 along with our residence farm and another property  
16 we recently purchased near Green Ridge Village. We  
17 are very concerned with the development of this  
18 property into a warehouse that would damage the Big  
19 Spring and the water supply to numerous residences  
20 along the Big Spring Road.

21                   My question to you all is would you  
22 stake your reputation on approving this project but  
23 even more importantly, would you personally pay to  
24 repair all the residents' water supply and restore  
25 the Big Spring to its current pristine condition if

1 the approval of this warehouse causes damage to our  
2 natural resources? And I've already had my wells  
3 tested. Thank you.

4 MR. REPETZ: Thank you, Jeff. That  
5 brings us to the end of those who pre registered.  
6 At this time, does anyone else wish to offer  
7 testimony?

8 MR. OVER: Yes sir.

9 MR. REPETZ: Okay. Please come  
10 forward one at a time.

11 MR. OVER: My name is Bob Over. I  
12 was born, raised in Newville, have lived there for  
13 90 years now. I own property along the Big Spring.  
14 We don't call it the Big Spring in Newville. We  
15 call it our spring. And that is the way it's always  
16 been and the way it's always going to be. And if  
17 anything is to happen to it we'd get very annoyed.  
18 And there's an expression I'm not allowed to use  
19 about the annoyance level here because there are  
20 ladies that perhaps some of them are familiar with  
21 that.

22 I remember the mills along the spring  
23 and the dams that were there. How on Saturday  
24 mornings they'd start at the headwaters and open the  
25 gates and the water would wash down to the next dam

1 and in an hour or two they'd open those gates and  
2 the whole way down to Laughlin Mill. It was just a  
3 thing that happened. And I think at the time we  
4 drove a 36 Ford and we would like to drive up along  
5 the spring and see the waters receding. And late  
6 Saturday afternoon you'd see the spring as it exists  
7 now.

8 As a kid we would swim in the Big  
9 Spring. Now we called it the Clean Spring and the  
10 Dirty Creek. Perhaps you would like to write that  
11 expression down. Clean Spring, Dirty Creek. And as  
12 you drive along the Conodoguinet Creek, it would  
13 appeal or come to your mind that hey, they were  
14 right, the spring is clean. The Conodoguinet Creek  
15 isn't always clean.

16 Warehouses along the Big Spring,  
17 trucks along the Big Spring spell T-R-O-U-B-L-E.  
18 And with warehouses, there's going to be litter,  
19 there's going to be trash, there's going to be all  
20 kinds of stuff going into the spring. Now, that  
21 won't affect Newville because it's below Newville.  
22 But we who cherish this spring don't want things  
23 like this to happen. Please convince these people  
24 no warehouses along the Big Spring, even though it  
25 will not affect Newville. And thank you for

1 listening to.

2 MR. REPETZ: Thank you, sir.

3 MR. ROBINSON: I'm sorry, I thought I  
4 hadn't registered. My name is Bob Robinson. I live  
5 at --- oh, yeah, my name is Bob Robinson. I live at  
6 375 Big Spring Road. I kind of married into the Big  
7 Spring, but I've been involved with it for 60 years  
8 through my wife.

9 I have --- I'm going to divide my  
10 comments into two different areas. I have --- I  
11 want to talk a little bit about my concerns and then  
12 I want to talk about why I'm concerned.

13 Last year I went to the first meeting  
14 that I had gone to at the Big Spring Watershed  
15 Association, and they were discussing the new  
16 proposal. And it was just after your response had  
17 come out with the deficiencies.

18 So I read the document with the  
19 deficiencies and was just shocked. There were 67  
20 deficiencies listed in the original application for  
21 the warehouse listed by the DEP. And some of them  
22 were really trivial, just nothing. They were just  
23 contradictions where somebody would say something in  
24 one part of the application and contradict it, would  
25 have contradictory information in another place. So

1 if somebody hadn't read it and edited it. So it  
2 seems sort of like amateurish.

3           Some of them were more serious and  
4 contradictory. They didn't seem to know which way  
5 the water would be flowing. Sometimes it seemed to  
6 be flowing east and west, sometimes north and south.  
7 But the thing that really bothered me the most and  
8 the thing that really got me shaken was they weren't  
9 complying with - they had not agreed to comply with  
10 the DEP's own best practices for karst, for  
11 limestone karst, for what happens to water when it  
12 goes down into limestone. And that really shocked  
13 me.

14           They didn't respond to that, didn't  
15 seem to respond to that, didn't seem to be prepared  
16 to do anything about it. The fact that they were on  
17 karst rather than other forms of soil that might be  
18 better able to absorb the water.

19           So my general impression of that  
20 coming out of this deficiency report was it looked  
21 pretty amateurish. Not the report, not the response  
22 to it, but the proposal itself seemed sort of  
23 amateurish and hardly competent. Didn't seem like -  
24 I'm no engineer, I couldn't judge that. But just  
25 looking, I can read. And just looking at the

1 proposal, it looked like it wasn't serious and  
2 wasn't serious about protecting the Big Spring. And  
3 I think like everybody else here, I love the Big  
4 Spring. So that's where my concern got focused.

5               Now, why I'm concerned, we live right  
6 on the hill, right up above, look down into The Big  
7 Spring and it's the most gorgeous spring, I think in  
8 the whole world maybe. It's just you can look down  
9 there's ducks floating past, there's birds, all  
10 kinds of stuff. And not only that, there's people.  
11 People come and they fish in front of my house and  
12 they stand there for hours fishing and bird watchers  
13 come past and people come past in cars and they  
14 stop, they just stop to look at spring. It's so  
15 pretty they stop. Or they'll see a bird, they'll  
16 see a great blue heron or something. And it's a  
17 treasure.

18               What's obvious from everybody's  
19 response to it, this is a treasure. This is a God  
20 given treasure that was put here before any of us  
21 got here onto this continent. It's been here that  
22 long. And so to contemplate doing anything that  
23 could disturb it, could kill the fish in it, could  
24 scare the birds away, could make it smell, any of  
25 that, it's just shocking. Why would you --- why

1 would we do that?

2                   So my response to the proposal, the  
3 whole proposal, well, it's a dumb idea, but, you  
4 know, sort of let that pass. Things have to be done  
5 to protect the spring and absolutely to protect the  
6 spring.

7                   Then I have another concern. I have  
8 a well. And my well goes down to the level of the  
9 aquifer. I know that because I have two springs  
10 that flow out of the aquifer right in front of my  
11 house and go across the road, go under the road and  
12 flow into the spring. So the water, I'm down into  
13 that aquifer.

14                   I don't know where that water comes  
15 from. I assume because the aquifer extends all the  
16 way over to the south Mountain, that that water is  
17 coming anywhere from the valley, anywhere in the  
18 valley and certainly past the site where this  
19 warehouse is going to be.

20                   So that anything that washes out of  
21 the warehouse, any pollutant that comes out of the  
22 warehouse and is not in some way defended against  
23 and pushed away is going to wind up in that aquifer  
24 and it's going to wind up in my well and it's going  
25 to wind up in Newville, I assume and wind up in the,

1 in the faucets of the folks who live in Newville.

2 And I think that's just too big a  
3 risk. I just think that's too big a risk for the  
4 benefits of one more warehouse in central  
5 Pennsylvania. We have warehouses all over the  
6 place. Do we even need another one? What's going  
7 to happen?

8 But even if you give it --- even if  
9 it's granted that those things could be built, they  
10 have to do everything possible to ensure that there  
11 is no pollutant that reaches the Big Spring. That  
12 is just bottom line. Thank you.

13 MR. BENTZ: My name is Matt Bentz, B  
14 as in boy, E-N-T-Z. So for my full time job I work  
15 as a DHS manager. So I have some experience with  
16 DEP.

17 PUBLIC MEMBER: Speak up.

18 MR. BENTZ: Sorry. So my side will  
19 come more from the migratory bird aspect. I'm a  
20 waterfowl hunter in my off time. Big Spring is a  
21 huge opportunity for our protected birds to include  
22 Canadian geese, wood ducks and the mallard. In the  
23 past couple years the mallard numbers were down  
24 about 40 percent across the east coast. And our  
25 James Bay population of Canadian geese has been



1 lowered to where there is a memorandum for that  
2 population of geese for 30 day season with one per  
3 day per person.

4 Big Springs is a warm spring so it is  
5 open year round. When we have our colder  
6 temperatures all of these birds in the area use this  
7 spring and are able to feed off of it, get the  
8 nutrients they need and it's a huge roosting area  
9 for these birds. And then springtime, this is a  
10 stomping ground for them. In past springs I've  
11 counted 30 breeding pairs of birds there to include  
12 the geese and the mallards as well. So please take  
13 that into consideration. Blasting, if they're going  
14 to be doing blasting over there, you are going to be  
15 disturbing those birds and those migratory patterns.  
16 So thank you.

17 MR. MILLER: Scott Miller,  
18 M-I-L-L-E-R. My wife and I, we live at 25 Laughlin  
19 Mill Road. That's 70 meters from Cool Spring and  
20 about 40 meters from Big Spring Creek right above  
21 the mill. Everything that comes down that creek  
22 ends up in our yard. Okay.

23 I watch in the summer when Cool  
24 Spring dries a bit, Big Spring backfill into Cool  
25 Spring. So everything coming down that creek ends

1 up in Cool Spring. It's a big deal. It's a really  
2 big deal.

3 I don't think anybody here is overly  
4 opposed --- well, some might be to the warehouses  
5 being built at some level. What I think people want  
6 is you guys to follow your own rules, require these  
7 people to do adequate due diligence before you put  
8 our livelihood, our health, the biodiversity at  
9 risk. Given all those things, given the geology of  
10 the area, doesn't that make sense?

11 I'm not a doctor, I'm not a  
12 geologist, I'm not a hydrologist. What I am is  
13 smart enough to listen to the educated people that  
14 do this for a living. Dr. Herr, Dr. Feeney, Dr.  
15 Seaton. Pretty smart guys. They know what they're  
16 talking about and they all say the same thing.  
17 Please read what they're writing, take it into  
18 account and require AAMPA to do adequate due  
19 diligence before they put all of our livelihoods at  
20 risk. I don't think that's an unreasonable ask.

21 You guys are here to protect us, the  
22 environment. That's what you're here for. That's  
23 all we're asking. Help us make sure we don't lose  
24 everything these people have invested in because a  
25 warehouse had to go in for whatever reason. Not a

1 big ask. Thank you so much for allowing me the time  
2 to talk.

3 MR. BALTZ: Hello, my name is Tom  
4 Baltz. I live over toward Mount Holly Springs. I'm  
5 a full time fly fishing guide and I've been fishing  
6 over in this area on Big Spring since the mid-70s  
7 and guiding fishermen in this area for - this is my  
8 51st season.

9 I spent hundreds of hours as a member  
10 of our Local Trout Unlimited Chapter, which is a  
11 national conservation organization. And when I was  
12 president, whatever, I spent hundreds of hours in  
13 meetings with Fish Commission, Big Spring Watershed  
14 Association and the contractors. We did that - we  
15 designed that work that you see along the upper part  
16 of the Big Spring.

17 For better or worse, some controversy  
18 about maybe a little bit of it, but it really  
19 improved the fishery over there. And whether you  
20 fish in the catch and release area or below, which I  
21 also fish, this is a very valuable resource. It's  
22 one of the only spring creeks, Big Spring in the  
23 state that harbors wild brook trout and wild rainbow  
24 trout, some of which get pretty good size. It's a  
25 very unique place.

1 I think it would be a super crime  
2 really to ruin that stream. The things are very  
3 delicate, particularly the brook trout. Actually  
4 the rainbows are fairly hardy, but who knows how  
5 much they can stand. But the brook trout are very  
6 delicate.

7 It's been proven by one time, years  
8 ago, there was a commercial hatchery built. The  
9 brook trout fishery below that discharge of that  
10 commercial hatchery which has long since closed,  
11 crashed. All the brook trout that were left were  
12 upstream from that, so forth and so on.

13 So we have a very valuable resource  
14 there. Can you hear me? Yeah. Okay. So frankly I  
15 think that - and I know a little bit about geology.  
16 My father had a PhD in it. And I frankly think that  
17 the location they want to build these warehouses is  
18 not proper. It's not a good spot. Put them  
19 somewhere else.

20 They're building warehouses all over  
21 here. And I have no faith whatsoever in these  
22 contractors in the construction phases and in  
23 thereafter, the people who are going to run these  
24 things on a day to day basis. No real faith that  
25 there's not going to be any accidents. It's a

1 matter of when. It's not a matter of if.

2 We get promises like this all the  
3 time. It happens on all these kinds of projects.  
4 Sooner or later, oops, we have a problem. How are  
5 we going to rectify that problem? You've heard a  
6 lot of concerns about that. People that live along  
7 it. I come over, I visit, I bring my guests over  
8 here. We've spent money in Newville to eat lunch  
9 and things like that. One of my clients was the  
10 first person that testified this evening, Mr. Jack  
11 Erickson, and he lives here now. So it's  
12 contributed quite a bit to --- I think to Newville  
13 and it's a society over here.

14 So I could probably go on a little  
15 bit further. But I'm against those warehouses being  
16 built there at all.

17 MR. REPETZ: Thank you, Tom.

18 MR. OVER: My name is Sharpe Over,  
19 O-V-E-R. Sharpe is S-H-A-R-P with an E.

20 I'm not going to turn around and face  
21 them because I'm going to go political, I think  
22 here. And I'm surprised and thankful you're letting  
23 me speak. I'm 60 years old. My mind isn't what it  
24 used to be or what some people are. So I'm going to  
25 give you dates that I don't --- or years.

1                   When I was five years old, I lived on  
2 Big Spring Avenue. And I was allowed to go away by  
3 myself. And I ran down into the spring. It was my  
4 home. It was a beautiful place. My kids swam in  
5 the Big Spring. Today my dogs swim in the Big  
6 Spring. I remember the fish hatchery. This is  
7 where I get it wrong. I don't know how many years  
8 ago. It was polluting the Big Spring with the fish  
9 poop. They shut down the fish hatchery to save the  
10 Big Spring. They knew what a treasure we had.

11                   One member in the audience today when  
12 I talked to her said, it's our gem. We name things  
13 after the Big Spring. It's what Newville had. I  
14 think it's why Newville was settled along the Big  
15 Spring. It was the Big Spring Church that owned  
16 this town and they named their church after the Big  
17 Spring.

18                   I'm sorry to go mean like this, but  
19 if this were at Children's Lake at Boiling Springs,  
20 I don't think we'd be having this conversation right  
21 now. We're at the - and I understand that of  
22 Cumberland County. And we don't get what we  
23 sometimes our other people do get or other counties  
24 get. But we deserve to keep our Big Spring pristine  
25 as it is today.

1 I'll die tonight if this is a lie. My  
2 wife and I saw an eagle in front of our house  
3 sitting on a stick out of the spring. It was there  
4 for about six months and then it didn't see anything  
5 it wanted and it flew away. We're blessed. I've  
6 seen the ducks and the herons and every - they don't  
7 - I'm used to that and I'm - I don't want to say  
8 that I'm unthankful for that. I am. Because you  
9 can see that they're feeding and the kingfish.

10 It's an incredible spring. If you've  
11 toured it, you'll understand. And I'm going to -  
12 please, on your way home, go down the Big Spring  
13 Creek. When you get into Newville, you go under the  
14 bridge. That's the Rail to Trail. Turn right and  
15 you're going to go down to the bamboo stand that my  
16 parents planted along the Big Spring that the  
17 fishermen come every year from Maryland. And they  
18 ask my dad if they can camp there and have a fire  
19 and fish from the spring as soon as 7:00 starts.  
20 It's an incredible, incredible spring. It would be  
21 very sad if we would lose that.

22 I think my father, who I love, said,  
23 we don't need a warehouse. Warehouses, I  
24 understand, are the big thing and that's what's  
25 being built. I think it just should be done safely.

1 I'm not against the warehouses. I'm going to go  
2 political. I'm really happy about this. I'm on the  
3 Borough Council of Newell and I've got censured  
4 already for a sign that I put up because someone was  
5 not, you know, doing what they could have done for  
6 the Big Spring.

7 I would love it if you would help us  
8 here. And then I would love to be in a commercial  
9 when Governor Shapiro says, hey, I want to go for  
10 president. I would love to be saying I'm a  
11 Republican, that I would support the Governor  
12 because he saved our Big Spring. He cares about our  
13 environment. And I think that's what we want. We  
14 want protected.

15 I haven't heard it. We deserve clean  
16 air. We deserve clean water. It's just - we have  
17 it now. Why not preserve it any way we can? If  
18 it's three feet of dirt, which I hear is pennies to  
19 the construction of the site, put three feet of dirt  
20 in. It doesn't cost them that much. They've got  
21 their land. They're going to build their warehouse.  
22 That's done. But just help us. We're - we love it.  
23 t's our gem. It's our gem. Thank you.

24 MR. WADELL: Good evening, everyone.  
25 I'm really not here to talk to you guys.



1                   MR. REPETZ: State your name, please.

2                   MR. WADELL: My name is Wayne Wadell.

3       I live here in Penn Township. I've worked with  
4       Clean Water for about the last ten or 15 years in  
5       various organizations around the area. I have  
6       unfortunately been to two minutes of these meetings  
7       and I've been here with DEP and let me be honest  
8       with you, these meetings are for the public so you  
9       feel better about what's going to happen, and in a  
10      couple months, they're going to get their permit and  
11      things are going to move forward with this project.  
12      It's going to happen. What that means for all of  
13      you, who knows? I've seen it happen time and time  
14      again. Right here in Cumberland County.

15                   And here's the first thing you've got  
16      to remember. When your well isn't right and you go  
17      to them and you say, well, hey, we've got a problem  
18      with our well now. You know what they're going to  
19      say? We've got DEP reports that say The Big  
20      Spring's not clean now because the water is already  
21      listed as impaired.

22                   So they're not going to fix that.  
23      They're going to say that to on you because the DEP  
24      didn't protect you the first time around. You've  
25      got water problems. It happened way before the

1 warehouse came there. It's not their fault. You've  
2 got erosion issues. Hey, that happened before the  
3 warehouse went in.

4                   So my question for you is not what  
5 you're telling these guys tonight. Are you going to  
6 talk to your legislators? Are you going to talk -  
7 are you going to call Shapiro's office and tell  
8 them, hey, I don't like this going on in my  
9 backyard? Because that's who you need to talk to.

10                   These folks are under a lot of  
11 pressure from Shapiro's office to get this permit  
12 turned around just as fast as they can. And that's  
13 what they're here to do, make you guys happy, get  
14 them out the door and get the permit approved.  
15 That's the process. That's how it works in  
16 Pennsylvania. In fact, Shapiro's got a program to  
17 get this done as fast as possible. That's the  
18 reality of the situation you're in tonight.

19                   So if you don't like what's going on  
20 in your water, it's not going to happen tonight.  
21 The warehouse is going to happen. Dollars to  
22 donuts, it's going in. If you want to do something  
23 about it, talk to your legislators, put pressure on  
24 DEP, put pressure on Shapiro's office to do  
25 something about it.

1                   MR. LOVE: Thank you. My name is  
2 George Love and I happen to understand what you guys  
3 are going through. And I happen to agree with many  
4 of the other comments that were made.

5                   So my position is, as we all know,  
6 water flows downhill, down gradient. I heard a  
7 comment that study that was done on the uphill side  
8 of the facility's location. You have the ability to  
9 tell them to put these studies on the downhill side.  
10 Let's look at the rocks. Let's put sampling  
11 materials down there. Let's try to get some samples  
12 on the closest underground wells that are there so  
13 that can be monitored. And that is something that  
14 is the right of the representative of the  
15 legislative department.

16                  I also recommend that you talk to the  
17 Pennsylvania Geological Survey. They have some  
18 folks in there that are experts as well,  
19 particularly on limestones. And so I'm sure you  
20 guys know about them, but I would recommend that you  
21 talk to them.

22                  But the most important thing is let's  
23 sample the water that's on the downhill side of this  
24 thing down gradient so that the people will know  
25 what's coming out over the years. It should be

1 monitored for a number of years. So thank you.

2 MR. REPETZ: Thank you, George.

3 Anyone else?

4 MS. MANSBERGER: My name is Valerie  
5 Mansberger, V-A-L-E-R-I-E, M-A-N-S-B-E-R-G-E-R.

6 I haven't lived in this community for  
7 as long as 90 years or 20 years even. I've been  
8 here maybe ten. I love this area. I work in the  
9 schools in this area. We have some great  
10 environmental science teachers who work with the  
11 trouts in the classroom. And our students love  
12 putting our young trout that they raised in their  
13 classroom into the Big Spring.

14 We have so many students who are want  
15 to sign up. Not everyone's allowed to go. We have  
16 so many students who want to help with the trout,  
17 who want to go to the spring, who are involved in  
18 our Future Farmers of America. And that is who we  
19 teach. And I would dread the day when our students  
20 would not be to able to put trout in our stream  
21 because of these warehouses. Thank you very much.

22 MR. REPETZ: Thank you, Valerie.

23 MR. WARDEL: I hope I can do this.  
24 I'm not sure that I can.

25 MR. REPETZ: Sir, state your name,

1 please.

2 MR. WARDEL: My wife would say no.  
3 My name is John Wardel. I came from Pittsburgh to  
4 your community, which is the promised land in 1964  
5 for your schools. I taught many of you. You as  
6 your teacher, principal, guidance counselor to Big  
7 spring School for 35 years.

8 I drank a lot of water from the Big  
9 Spring. It was as clear as that bottled water.  
10 However, our farm had a mountain spring on it that  
11 was as clear as that bottle water. Today it's not  
12 even close because 14 years roughly ago, the  
13 warehouses moved into Penn Township.

14 What happened was they come in with  
15 unlimited money. Lawyers who were very hungry.  
16 This is only my opinion, but I saw it happen in Penn  
17 Township. Lawyers that were hungry. So the lawyers  
18 and the developers got in bed.

19 They brought the idea of warehouses  
20 to Penn Township, here. They drilled test wells.  
21 That was a disaster on farms adjacent to my farm.  
22 They were determined because they wanted to be  
23 warehouses. There were developers from Texas,  
24 California, all over the United States to come and  
25 rape Penn Township. They got in bed with DEP and

1 you guys did not fight them. There was no  
2 opposition. They got permits. They built four  
3 warehouses that I know in Penn Township. This fire  
4 company gets along with one of them.

5 And one warehouse have given us a  
6 couple skids, a bottle of water, DHL. The other  
7 three warehouses, FedEx. The other two I don't even  
8 know their names because they have not provided one  
9 nickel to this volunteer fire company. We just  
10 bought a million dollar fire truck for this fire  
11 company. Went after them for voluntary  
12 contributions. We did not get a penny from any of  
13 the warehouses that are in Penn Township.

14 If they have products that they don't  
15 know what to do with, like paper, like mayonnaise.  
16 There's more mayonnaise over here than anywhere in  
17 the United States. It goes to the dumpster.  
18 Instead of helping - they throw the stuff away.  
19 This is not right. I'm telling you, the warehouses  
20 have raped this community. And I have seen it  
21 firsthand.

22 Let's get back to water. We had a  
23 mountain stream. The creek that flowed through my  
24 farm. It goes into the Yellow Breeches, which is a  
25 scenic river. That stream is not even close. We

1 built a pond for the children. My children, my four  
2 boys, we swim in it. After being principal of the  
3 school, you had a lot of aches. So I'd come home  
4 and dive into the cold water to get rid of some of  
5 the headaches. It was a blessing, this pond.

6 Our kids fished trout. You can't  
7 raise trout in a normal pond because it's too warm  
8 water. But we had such a flow of water go through  
9 that pond that we raised trout. We'd take them as  
10 little fingerlings, put them in the pond, feed them  
11 all this stuff. And they rose, they grew to be  
12 long. You can't do that today in that pond. It's  
13 polluted. Why? Because we get runoff. Yeah. Just  
14 from the roofs of the warehouses and the diesel fuel  
15 from their trucks on the parking lots.

16 We are asking for a disaster here in  
17 your township the same as it happened in Penn  
18 Township. I would love to throw them out. And 14  
19 years ago, when I was only 70, I should have used my  
20 attorney who's sitting here and fought these damn  
21 warehouses. They have ruined a lot of the beauty of  
22 our Cumberland Valley. And these guys have helped  
23 them. I'm sorry. Thank you.

24 MR. REPETZ: Thank you, sir. Anyone  
25 else?

1                   MR. J. WARDEL: I don't need the mic.  
2       I've lived here since 1969 when my dad brought me  
3       here. This isn't about fish. It's not about water.  
4       It's not about quality. It's about my hands and the  
5       number of people that have died in my hands because  
6       of warehouses. I live here on top of the hill.  
7       Right over there. Yes, I'm president of this  
8       firehouse and I'm president of the School Board  
9       because I care about kids and the environment and my  
10      community. And this community has been changed.  
11                   How many of you got out of bed today  
12      and went to DHL for an automatic alarm and got paid  
13      nothing? How many of you get up at 2:00 in the  
14      morning for an automobile accident underneath  
15      Interstate 81 because of the warehouses? How many  
16      of you have had somebody die in your hands with no  
17      gloves on because of the warehouses?  
18                   These warehouses are going to go in  
19      because these guys have a job to do. But you don't  
20      live here. I do. And these people do. And I told  
21      my wife I wasn't going to say anything, but this is  
22      affecting your quality of life. We have five. I  
23      went and sat at the one warehouse for seven hours to  
24      get two boxes of paper that I could print fire  
25      reports for people that died because they didn't



1 have any time to deal with me.

2                   These warehouses do not contribute to  
3 your community. The realtors, the people that own  
4 them, do not even live here. They live in China.  
5 And we all benefit because my wife can order  
6 something and it shows up on our house within  
7 minutes. But go over here at 7:30 in the morning  
8 and what's the number of FedEx trucks that  
9 don't obey the signs? It says do not turn on red.  
10 The do not turn left. The do not do anything. I  
11 want you to come to the next call when an Amish  
12 buggy is run over on Interstate 81 and six kids are  
13 killed. I want you to be responsible.

14                   You can do test wells, you can do  
15 water quality. You can do everything you want to  
16 do. But the end result is you don't have to live  
17 with it. You do. Everyone that's here tonight  
18 cares. And you've had enough. You've had enough of  
19 development in Cumberland County. I call it the no  
20 man's land. Allen Road might as well be an American  
21 boundary because what's west of Allen Road is  
22 different than what's east of Allen Road.

23                   We want our quality of life. The Big  
24 Spring is great. I was an ag teacher for 33 years.  
25 I release fish all the time. I was a professor from

1 Millersville University. I used to bring adult  
2 teachers to the Big Spring and test the water  
3 quality. I know a little bit about water quality.

4 But I got another question for you.  
5 You all hear about water. What about the sewer?  
6 What about the sewer that's going to be created?  
7 Mark me if I'm wrong. Go back in your records. 80  
8 EDUs were supposed to come from Newville this way  
9 for Centerville. Not one EDU was used for  
10 Centerville for sewer.

11 Where'd it go? Ten went to one  
12 warehouse, ten went to another warehouse. ten went  
13 to a third warehouse, ten went to a fourth  
14 warehouse. I'm up to 40 by the way. Ten went to  
15 Sheetz. Better call that 15. So now you're up to  
16 55. Then you have three other warehouses have  
17 already been approved. Sixty five (65), 75, 85.  
18 We're over the 80 ---.

19 But there's another problem. You  
20 turned your back because of economic development and  
21 said we'll let both the rest areas dump their waste  
22 into the EDUs.

23 How many people stop at the restroom  
24 during the day and go flush, flush, flush, flush,  
25 flush? Quietly, without any knowledge, without any

1 hearing, without any anything, you let two rest  
2 areas dump in to that sewer system for six miles  
3 back to Newville. Who lives in Newville? 20  
4 million dollar upgrade to your facility is going to  
5 happen. Am I wrong, Chuck? Yeah. Yeah. Who's  
6 going to pay for that? Is the warehouse going to  
7 pay for it? No.

8                   So what happened was we are now at  
9 135 EDUs that are already used out of 80. And  
10 you're going to add three more warehouses. Maybe  
11 that should be part of the equation. Not just the  
12 water that might be destroyed, but the sewage that  
13 will happen.

14                   Did we tell Carlisle that they're  
15 getting our S-H-I-T. Did we tell them? Because  
16 guess what? It dumps in from Newville's facility,  
17 it goes seven miles down. And I've tested the water  
18 behind the 720 Bar where Carlisle gets their water  
19 out of the -.

20                   Have we told them that they're  
21 getting our warehouse waste? Have you told them?  
22 Did you subpoena them? Did you talk to them? Did  
23 you do anything to say, hey, Carlisle, we're going  
24 to let three more warehouses go in? Well, there's  
25 already eight, count them. Thirty (30) percent of

1 our fire calls, 30 percent are because of those  
2 warehouses.

3 We had two day today, we had two  
4 calls, one for DHL and one for somebody who had  
5 trouble breathing. How many trucks went out to the  
6 DHL? Four. How many people were on those trucks?  
7 Ten. How many of you responded? Zero.

8 Life is about quality for you're your  
9 children and your grandchildren. Don't forget it.

10 MR. REPETZ: Anyone else at this  
11 time? Anyone else? Going once, twice. Last chance.

12  
13 Okay. Well, thank you. That brings  
14 us to the end of this hearing. As Mr. Phillips had  
15 mentioned earlier, all current documents related to  
16 the application or draft permit currently on the DEP  
17 website.

18 Once the final decision is made, any  
19 relevant documents to that decision will also be  
20 posted to that website.

21 MR. HECKMAN: Can I just ask one  
22 logistical question? So is there a --- how much  
23 more time is there to provide written comments to  
24 the DEP that will be reviewed and responded to?

25 MR. WILLIAMSON: So when DEP

1 scheduled the public hearing, we extended the public  
2 comment period through tonight's hearing. However,  
3 if we happen to receive public comments before we  
4 make a final decision on the permit, we will  
5 consider them.

6 MR. HECKMAN: And just how long has  
7 the comment period been open that you've received  
8 feedback from the community that's here? Like if  
9 that's only been since July 31st that you posted it  
10 or is that just a posting point?

11 MR. WILLIAMSON: No, there was a 30  
12 day comment period that commenced with the May  
13 publication for the draft application or - yeah, the  
14 application of the draft permit and then a second 30  
15 plus day comment period from the July 12th posting  
16 through today. So there's over 60 days of official  
17 public comment period.

18 I'll add that many of the comments  
19 that we received in writing, we received them well  
20 before either of the comment periods that were  
21 officially posted. And we're considering all of  
22 those comments just as the comments we received  
23 tonight.

24 MR. HECKMAN: And then given your  
25 comments that you said you would still review

1 comments if they're provided before you make a  
2 decision, when are you making a decision?

3 MR. WILLIAMSON: We're going to have  
4 to take back what we received tonight. We'll get a  
5 transcript. The transcript will be posted as part  
6 of the project's webpage. We'll have to go through  
7 that and all the comments to see if there's  
8 additional items that we should consider. So a  
9 pathway or a timetable, I can't stand here tonight  
10 and give that to you. It's a process, and we're  
11 going to make sure that we adequately consider all  
12 of the comments before we make a final decision.

13 MR. HECKMAN: Just one other  
14 question. Given all the other permits that you  
15 approve, how long does it normally take from this  
16 event like this to make a decision? You know what  
17 that is? 30 days, 60 days?

18 MR. WILLIAMSON: It depends on how  
19 many comments we receive on a given project, how  
20 complex the project is. It can range in the order  
21 of a couple of months through, you know, six months  
22 to a year.

23 MR. HECKMAN: Okay, so there is an  
24 opportunity to provide written comments then, given  
25 your normal period of deciding?

1                   MR. WILLIAMSON:   If we receive  
2 additional comments, we will consider them.

3                   MR. HECKMAN:   Okay, thanks.

4                   MR. REPETZ:   Okay, thank you,  
5 everybody. Thank you for your time and attendance  
6 tonight. Thank you for your interest in this  
7 matter. This hearing is now closed. Have a good  
8 night and a safe journey. Thank you.

9

10                   \* \* \* \* \*

11                   HEARING CONCLUDED AT 7:35 P.M.

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## CERTIFICATE

I hereby certify that the foregoing proceedings, a hearing held before John Repetz, was reported by me on 8/14/25 and that I, Erin Badstuebner, read this transcript and that I attest that this transcript is a true and accurate record of the proceeding.

Dated the 5th day of September, 2025



Erin Badstuebner,

Court Reporter