

**MINUTES
DERRY TOWNSHIP DESIGN REVIEW BOARD
FEBRUARY 27, 2012**

The meeting of the Derry Township Design Review Board was called to order at 6:00 p.m. by Chairman Phil Guarino in the Meeting Room of the Derry Township Municipal Complex, 600 Clearwater Road, Hershey, PA.

ROLL CALL

Members Present: Phil Guarino, Chairman; Sandy Ballard, Secretary; Joyce St. John; Brian O'Day

Members Absent: Ed Buchan; Pam Moore; Glenn Rowe

Also Present: Chuck Emerick, Director of Community Development; Jenelle Stumpf, Community Development Secretary

Public Attendance: Robert Kinsley and Craig Campbell, LSC Design; Kenny Hinebaugh and Brian Evans, Evans Engineering, Inc.; Rick Russell and Jeff Edleman, The Hershey Company

APPROVAL OF MINUTES

On a motion by Ms. St. John, seconded by Ms. Ballard, and a unanimous vote, the minutes of December 19, 2011 were approved as presented.

REORGANIZATION

On a motion by Ms. Ballard, the Board unanimously approved the following appointments:

Chairman – Phil Guarino
Vice Chairwoman – Joyce St. John
Secretary – Sandy Ballard

Mr. Guarino welcomed new member Brian O'Day to the Board.

NEW BUSINESS

- a. Consideration of façade changes and demolition of a portion of the facility located at 19 East Chocolate Avenue, Hershey (The Hershey Company, DRB #314)**

Rick Russell of The Hershey Company explained that towards the end of 2011, the company sold the “building” part of the 19 East Chocolate Avenue facility to

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Chocolate Realty DST. They are a financial company and will not be the long-term developer of the site. Five hundred thousand square feet of the roughly 2 million square feet of the facility will be leased back to The Hershey Company, which will be dedicated to office space. In order for development of the remaining 1.5 million square feet to take place, several steps need to be taken, one of which is to subdivide the two buildings so that the east end of the facility can be redeveloped.

Rob Kinsley of LSC Design stated that the employees of the 500,000 square feet being retained by The Hershey Company will park on the south side of East Chocolate Avenue, and most will cross East Chocolate Avenue by using the new tunnel that is being constructed under the road. Because the employees will exit the tunnel at the west end of the facility and it will be easier to enter the building at that location, The Hershey Company is proposing to redesign the west end of the building so that it is the new main entrance. Currently the perceived front entrance to what is known as Building 41 is on East Chocolate Avenue. The Hershey Company does not intend to remove that entrance, but it is intended that the majority of the employees will use the new entrance at the west end of the building. It also makes sense from a historic standpoint to use the west entrance because it had been the original entrance to the plant.

Building 41 was constructed in 1935 as a windowless office. For the building to continue to be used, The Hershey Company now desires to add windows. There are pre-cast strips on the building that set up a pattern that organizes the façade, and this is the pattern that will be followed for the window installation. Pre-cast accents will be added around the windows. Skylights are proposed to allow additional daylight into the building.

Ms. Ballard commented that she is pleased windows are being added to Building 41 and that more trees are proposed.

Mr. Emerick asked whether the new windows will be transparent or tinted. Mr. Kinsley responded that from an energy efficiency point of view, transparent glass is not desired. There will be some amount of tinting, but the glass will not be reflective.

In answer to a question from Mr. O'Day, Mr. Russell explained that the monorail will remain and the new entrance will be constructed underneath it. The Hershey Company has consulted with Hershey Entertainment & Resorts Company about what their long-term plans are for the monorail.

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Brian Evans of Evans Engineering stated that the parking lot adjacent to the proposed new entrance will be redesigned. The loading/unloading spaces will be located behind the northwest corner of Building 41.

Mr. Kinsley explained that The Hershey Company would like to create a covered area to get people from the end of the tunnel to the new main entrance. They also want to soften the three-story façade where the parking lot meets the building. They will have to come back to the Design Review Board for approval on this aspect as well as the parking lot redesign.

Mr. Emerick asked if the HERSHEY CHOCOLATE CORPORATION sign, which is cast into the building in stone on the north elevation, will remain. Mr. Kinsley responded yes, and that it will be restored.

In response to a question from Mr. Guarno, Mr. Emerick stated that the proposed HERSHEY'S sign at the west end of the building will not come before the Design Review Board because it is located outside of their jurisdiction, but it will require relief from the Zoning Hearing Board based on the current rendering. Mr. Guarno asked if The Hershey Company will have to return for approval for little details such as every specific color on the building or every streetlight. Mr. Emerick said no. Ms. Ballard stated that she thinks the Board should be involved throughout the overall process.

Mr. Kinsley stated that the buildings will be separated at the location where the train tracks used to come in to the property. For many years this line was not covered and the buildings were separate. Over the years, the gap has been filled in with new area and the buildings became connected.

Mr. Kinsley commented that once the portion of Building 18 is demolished, a temporary, decorative fence will be installed around the open area for security purposes. The fence will most likely be painted aluminum.

Ms. Ballard asked if Building 18 will still have doors opening onto East Chocolate Avenue. Mr. Kinsley responded that the existing doors will remain but will not likely be used in the short term. Ms. Ballard commented that more entrances and windows on East Chocolate Avenue will encourage more walking past the facility.

Mr. Guarno asked what the timeline is for the façade changes. Mr. Russell answered that changes will not be seen for approximately 2 more years.

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Mr. O'Day asked about the maintenance of the remaining space after the demolition of the portion of Building 18. Mr. Kinsley responded that in the long term it is a possibility that this would be green space, but for the short term it will be left as a hardscaped space, mainly for maintenance reasons. Mr. Emerick asked about the façade of the old factory on the side that is not shown. Mr. Kinsley replied that the plan is to continue the stucco appearance where the buildings are separated.

The motion to issue a Certificate of Appropriateness for the façade changes; demolition of the structure built over an old railroad siding; and demolition of a 2-story portion of Building 18 of the facility located at 19 East Chocolate Avenue, Hershey, as depicted on renderings dated February 10, 2012, was made by Ms. Ballard, seconded by Ms. St. John, and passed unanimously.

The meeting adjourned at 6:45 p.m.

Chairman