

**TOWNSHIP OF DERRY**  
**BOARD OF SUPERVISORS PUBLIC HEARING MINUTES**  
**OCTOBER 24, 2022 6:00 PM**

**CALL TO ORDER**

Chairman Abruzzo called the October 24, 2022 Public Hearing of the Township of Derry Board of Supervisors to order at 6:03 p.m. in the meeting room of the Township of Derry Municipal Complex, 600 Clearwater Road, Hershey, PA. After the pledge of Allegiance, a role call was completed. He indicated the Board met in Executive Session to discuss legal matters. He noted Supervisor Zmuda was absent with excuse for this meeting.

**IN ATTENDANCE:**

**SUPERVISORS**

E. Christopher Abruzzo, Chairman  
Natalie L. Nutt, Vice Chairwoman  
Carter E. Wyckoff, Secretary  
Richard D. Zmuda-ABSENT  
Michael P. Corado

**ALSO PRESENT:**

Peter Nelson, Township Solicitor  
Chuck Emerick Director of Community Development  
Eric Stump, HRG Engineer  
Nancy Baker, Stenographer  
Becky Sweigart, Public Outreach Coordinator  
Julie Echterling, Recording Secretary

**PUBLIC IN ATTENDANCE:**

See attached pages.

**INTRODUCTION:**

Chairman Abruzzo stated this is the reconvened public hearing regarding Conditional Use Application No. 2022-06 (Plat 1359), as filed by equitable owner Linlo Governor Crossing, LLC and Sheetz, Inc., regarding a Master Plan Development for redevelopment of approximately 7.42 acres of land generally located in the southwestern quadrant of the intersection of West Governor Road and Fishburn Road to include a series of nonresidential and residential uses consisting of a convenience store with fuel service; a mixed-use building with ground floor food service (i.e., restaurant) and small-scale retail and two upper floors containing multifamily apartment dwellings; a dialysis center; and a group child care facility. He turned the hearing over to Solicitor Nelson.

Solicitor Nelson stated the hearing was open. He stated there is a conflict for the Wednesday, October 26 hearing, and they will set another date for the hearing at the end of this meeting. He spoke about how conditional use hearings are held differently from regular meetings, and the Board acts like judges. He noted the public could provide comments only after all the testimonies. He said there is a court stenographer here and asked that the witness be allowed to speak without being interrupted or spoken over. He stated there were three ways to participate in the hearing. First was coming, attending, and listening to the hearing. Second is to participate in public comment after the applicant has presented its case. Last would be to have party status. He explained in detail that party status allowed them to ask questions of the witnesses, present their own testimony, present evidence, and appeal the decision of the Board to the courts if needed. There were approximately 10 that asked for party status at the last meeting.

He reviewed those who had requested party status at the last meeting. After each one, he asked Mr. James Strong, McNees Wallace, Attorney for the Applicant, if he had any objections. In addition, he asked the Board of Supervisors to vote in favor of allowing the party status or denying party status. Below are the results:

1. Jonathan Crist, Attorney, requested party status for his client Mary Beth Backenstose.

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- Attorney Strong had no objections to this request.
  - BOS-all voted in favor.
2. Mr. Michael Miller, 441 Elm Avenue
    - Attorney Strong had no objections to this request.
    - BOS-all voted in favor.
  3. Ms. Annette Means owns 721, 725, and 739 Fishburn Road properties.
    - Attorney Strong noted that the owner of the property is A to Z Realty. Ms. Means noted she is the managing/majority owner. He had no objections.
    - BOS -all voted in favor.
  4. Mr. Ronald Blumberg, 637 Fishburn Road
    - Attorney Strong had no objections to this request.
    - BOS-all voted in favor.
  5. Ms. Anne Newman, 533 Elm Avenue
    - Attorney Strong had no objections to this request.
    - BOS-all voted in favor.
  6. Ms. Ellen Stoudt for 117 Governor Road.
    - Attorney Strong believes she was presenting for the person who lives there versus owning it. He has no objection to the owner of the property.
    - Solicitor Nelson said they would continue this request until the next hearing.
  7. Mr. Doug Ednie, 47 Peach Avenue owns the property at 716 Fishburn Road.
    - Attorney Strong had no objections to this request.
    - BOS-all voted in favor.
  8. Ssree Baija, 709 Fishburn Road.
    - Attorney Strong had no objections to this request.
    - BOS-all voted in favor.
  9. Mr. Douglas Miller, who is tenant and occupies 721, 725, and 739 Fishburn Road.
    - Attorney Strong had no objections to this request.
    - BOS-all voted in favor.

Solicitor Nelson asked if there was anyone else who would like to ask for party status. Below are the requests for party status:

10. Mr. Dave Getz, attorney from Harrisburg, representing property owner FSC Hershey PA, LLC who owns 667 Cherry Drive which is at the corner of Hope and Cherry Drive. Solicitor Nelson asked if that was the property with a daycare center. Mr. Getz answered yes.
  - Attorney Strong had no objections to this request.
  - BOS-all voted in favor.
11. Mr. Edward Greenburg, attorney from Philadelphia, representing KinderCare Learning Center at 667 Cherry Drive. They are the tenant of Mr. Getz's client.
  - Attorney Strong had no objections to this request.
  - BOS-all voted in favor.
12. Mr. Scott MacNair, attorney, is representing the Township. He noted he is party to this hearing automatically as he represents the Township.
13. Ms. Theresa Wilkins, 194 West Governor Road.
  - Attorney Strong had no objections to this request once she confirmed she was the homeowner.

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- BOS-all voted in favor.
14. Mr. Robert Smith, 101 Almond Drive. He is representing himself and his wife and other residents of Cocoa Towns. Solicitor Nelson noted he can only represent himself unless he is an attorney.
- Attorney Strong had no objections to this request.
  - BOS-all voted in favor.
15. Mr. Mark Winter stated he is an attorney and lives at 23 Almond Drive. He is representing himself and his wife and for anyone else from the Cocoa Towns.
- Attorney Strong had no objections to this request.
  - BOS-all voted in favor.

Solicitor Nelson noted that one of the five supervisors cannot be here tonight and proposed that the transcript be done and sent to Supervisor Zmuda so he can then review it before the next hearing. Then he can vote on this matter at the hearing. He asked if anyone objected and there were no objections to this request.

Solicitor Nelson stated there was a request/motion filed by Mr. Jonathan Crist, on behalf of his client, seeking appointment of an independent attorney as hearing officer to conduct the remaining of the hearings. He noted that there are no motion practices for this Board as they do not have this power. He noted that a request as refusal of the five board members They have reviewed his request. Attorney Crist stated his motion was made on two basis, to disqualify the five members of the Board of Supervisors as sitting as the hearing officer for a conflict of interest. He stated one that there is a conflict of interest as the Township continues to work with applicant Linlo Crossing as a public/private relationship with Sandhill Road and Hope Road extension. Second, the Township is biased and has knowingly sacrificed the access right to 50 property owners in an attempt to correct their Hope Road traffic mess. He noted they have been working together since 2017 and have received intermodal money and worked together with the design and application. He stated they have been working hand in hand with the developer for this project. He provided a copy of his motion to the court reporter. Attorney Strong reviewed the request and does not see the merit and believes the motion should be dismissed based on the Board decision. Attorney MacNair stated his understanding is the Board can sit and be unbiased. He suggested exploration with each member and ask if they feel they can be unbiased based on what has been said.

Solicitor Nelson asked if any other parties would like to make any comments on this motion and there were no comments offered. He read the municipality planning code about conditional hearing and noted that the Board makes the final decision. He asked each Board member a series of questions to see if they have a relationship to the project and if they can listen to the evidence and make an unbiased decision. He asked the Supervisors the following questions:

- Do you have any personal financial interest in this project? Each member of the Board answered no.
- Have you ever publicly expressed a predisposition against or for this matter? Each member of the Board answered no.
- Have you ever participated as an advocate for or against this project? Each member of the Board answered no.
- Can you listen to the evidence presented and decide on this issue in an unbiased manner applying the law as instructed? Each member of the Board answered yes.
- Do you feel you can properly and faithfully undertake your duty as a supervisor in this case and apply the law as a decision? Each member of the Board answered yes.

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- Do you wish to excuse yourself? Each member of the Board answered no.

Solicitor Nelson stated he would ask Supervisor Zmuda these questions at the next hearing. He stated Mr. Crist's motion is rejected.

Solicitor Nelson asked the following Board exhibits (B) be put into the record for this hearing:

1. B14=Attorney Strong letter to the BOS dated October 14, 2022
2. B15=Affidavit of Proof of Publication date October 13, 2022 for this meeting
3. B16=Mailing list and mail notice to the adjacent and nearby neighbors notifying them of this hearing
4. B17=Photographs of showing the posting of the property dated October 12, 2022

He asked if any of the parties had any administrative items to come before the Board. Ms. Means asked if the municipality planning code required that any abutting property owners be notified that their property will be taken. She noticed that their proposal shows a lane right across her property and she was not notified. Solicitor Nelson spoke about the requirements. He stated the notification sent out to all abutting owners and those across the street and went beyond what is required.

He turned the hearing over to Attorney Strong. He listed the people who were here with him for this hearing. He thanked the Board for the opportunity to present this project. He believes the project provides services for the community and much needed road improvements. He spoke of them working with the Township with the Master Plan. He went over where the project is located and stated it will feature the following improvements:

1. Sheetz-six fuel pumps with a canopy with approximately 6,700 sq feet
2. Three story mixed use 17,567 building with 40 residential units and retail shops/restaurants.
3. Childcare facility with 9,892 square feet with outdoor space.
4. Healthcare Building with 9,709 square feet. He noted the planned Dialysis Center will not be moving into this proposed space. The application and Master Plan were updated to reflect this change.
5. Relocation of Sandhill Road with Fishburn Road and a signalized intersection.

He spoke of the previously approved Conditional Use application in 2018 for this land. He stated it included a Sheetz and Pharmacy with the relocation of Sandhill Road. This did not move forward and the approval expired. He spoke about the Master plan, sketch plans, zoning ordinances and the process. He spoke of the flexibility the master plan provides especially for a project such as this with the zoning ordinances. He spoke of the approval process with the Planning Commission and this Board of Supervisors. They filed a sketch plan and met with the Commission and Board to receive feedback and made changes. He discussed the changes with Sheetz and the height of the apartment building being changed based on the feedback. He noted for this project, there are only two levels of flexibility for going through the Master plan, which are impervious coverage and multi-family building. The rest of the uses in the project are allowed by right in the zoning ordinance. He went over the specific zoning ordinances that apply for the uses proposed for the project.

He went over the process since the application of the conditional use filing until this meeting including submitting required documents and changes to the Master plan. The changes include the acquisition of an additional property and the dialysis center not planning on moving to the project. He spoke about traffic issues at this area. He spoke about outside agency comments and plans that note the issues with Governor and Fishburn Roads. He mentioned the 2015 Comprehensive Plan and read parts of the plan dealing with

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this intersection and Sandhill Road. This project can improve the roads. He noted that the relocation of Sandhill Road in this plan would not interfere in the future extension of Hope Road. He stated that this proposal is not in any way proposing the extension of Hope Road, but rather would allow that extension based on how they would relocate Sandhill Road.

He called Mr. Lowell Gates. Stenographer Baker swore Mr. Gates in. Mr. Gates is with Linlo Properties, 150 Corporate Center Drive, Suite 100, Camp Hill. He stated he is the President of Linlo Realities which is the applicant for the Governor's Crossing. He has been there since 1992. He spoke of his educational background including his degrees.

Attorney Strong asked the following questions of Mr. Gates:

- Applicant Exhibit A1 – Was this the Master Plan submitted with the application – he said yes
- Applicant Exhibit A2- Was this the revised Master Plan submitted-dated 9/9/2022 – he said yes, based on the dialysis center not moving.
- Applicant Exhibit A24 – Was this the further revised Master plan submitted dated October 13, 2022 – he said yes.
- Applicant Exhibit A25 – Was this the Rendering of the Master Plan – he said yes
- Is the property located in an area of residual and commercial use – he said yes
- Is the property located in an area that utilizes public utilities – he said yes.
- Applicant Exhibit A3 – Is this the deed from the prior owner conveying 21 of the properties to Linlo – he said yes.
- Applicant Exhibit A4- Is that a copy of DeFelice deed conveyed to Linlo – he said yes.
- Applicant Exhibit A5-Is this a copy of the real estate exchange agreement with Karns to provide a swap of land – he said yes.
- Applicant Exhibit A6-Is this the Lephold agreement for sale-he said yes.
- With combining these smaller lots, is the property now 7.42 acres with frontage along three streets, Governor, Fishburn and Sandhill Roads -he said yes.
- Is it located within the Hershey Mixed Use, Southern Court Overlay and Master Plan overlay – he said yes.
- Will the daycare and medical buildings be one story – he said yes.
- Will the property have shared parking, stormwater, pedestrian access, and landscaping – he said yes.
- Will the improvements to Sandhill Road allow for future development for Hope Road so that improvements would not need to be torn out – he said yes. This application does not include the extension of Hope Road -he agreed.
- He asked if the proposed buildings are consistent with buildings in the Township with color, shape, and such -he answered yes.
- Applicant Exhibit A26-Revised Narrative submitted earlier this month – he said yes.
- He asked him if sections 225-302.3 and 225-501.58.A.1.d of the zoning ordinance, permit master plan developments by conditional use in the central master plan area-he said yes.
- Prior to submitting the master plan application - Did he meet with the Planning Commission and BOS to informally discuss the plan as required by the ordinance - he said yes.
- After changes were made to the master plan, were the appropriate number of copies of the plan submitted with all the required documents and materials -he said yes.
- Were the appropriate fees paid and agreement signed – he said yes.

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- Applicant Exhibit A7-Signage exhibit submitted to the Township with free standing sign information -he said yes.
- Applicant Exhibit A8-Signage plan updated and submitted to the Township – he said yes.
- Applicant Exhibit A9-Draft declaration of condominium for the site and include easement covenant submitted as required by the zoning ordinance– he said yes.
  - Does the declaration include provisions about ownership and maintenance -he said yes.
- Were there other elements in the site improvements designed in this project that would be included in the master plan development-he said yes including the walking trail, stormwater, bike racks, and electric charging stations.
- Applicant Exhibit A10-Cost benefit analysis submitted as required – he answered yes.
- Applicant Exhibit A11-Concept plan for Hope Drive Extension – he said yes.
- Applicant Exhibit A12 – Truck Turning Exhibit submitted with application – he said yes.
- Does he believe that the Master plan development laid out will improve the existing and enhance the infrastructure and connectivity in the area? He said yes.
- Will road plans in the Master plan development improve the existing traffic conditions and the surrounding area?
  - Attorney Winters objected to this question as he has not been qualified as an expert witness and is a self-serving question and we can anticipate his answer.
  - Attorney Strong noted that he can provide his opinion based on his 30 years as a developer.
  - Solicitor Nelson noted he is not a traffic engineer, and the Board can weigh the evidence of all the testimony.
  - Mr. Gates said yes it would improve and spoke about the improvements to Sandhill Road with Fishburn Road.
  - Does the plan include housing options for the area? He stated yes it will include 40 apartments.
- Did the applicant meet with DTMA as required – He said yes – met with them in December 2021.
- Applicant Exhibit -A13-DTMA letter dated June 28, 2022 confirms there were no technical comments – he said yes.
- Are you the legal owner of the 22 lots and have an agreement with the owner of two other lots, you control all the property in the master plan? He said yes.

Mr. Lowell described the location of the proposal on the map. He spoke about the roads and location of the project. He provided a history of the proposed projects for this area including one from 2003 that showed the relocation of Sandhill Road. He spoke of the conditional use application approval and the location of the Sheetz, which expired. He stated they bought the property in 2020 and have been working toward approval of their plan. Mr. Emerick pulled up the Master plan (MP2.1) sheet on the screen for all to see. Mr. Lowell explained the location and showed the 22 parcels they acquired. He showed the existing buildings including homes, Karns, banks, and a gas station on the plan.

He went over Sheet MP3 on A4 and the location of the proposed plan. He showed the access points to the project and described the buildings. He described the entrances from Governor and Fishburn Roads. He spoke about submitting their plan with Community Development, the Planning Commission and then to the Board of Supervisors. He spoke of making changes based on their input. He spoke about the signage for the site including the main large sign on Governor Road listing the businesses in the Governor Crossing. He showed on the map the location of the signs. He noted that there would be other signage throughout the site.

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He spoke about the cost benefit analysis they submitted. It looks at the revenue, taxes, earned income for employees and transfer taxes for the Township and School district. Their analysis shows a net positive of approximately \$207,000 and the School District of \$319,000. He discussed the tentative schedule for the plan after approval is obtained. He noted this would not be built in phases and site work would end in 2023 for the medical center, Sheetz, and daycare. The mixed use building would be completed in the first quarter one 2024. Attorney Strong asked Mr. Gates if each of the uses proposed for his project are allowed by the zoning ordinance by either right or conditional use. He stated yes.

**RECESS:**

The public hearing recessed for a break at 7:40 p.m.

**RECONVENMENT:**

Chairman Abruzzo reconvened the hearing at 7:52 p.m.

Attorney Strong continued to ask Mr. Lowell questions about the Master Plan. Below are the questions and answers:

- Is the density bonus for the Master Plan for apartments being utilized for the 40 apartments. He answered yes – Attorney Strong stated no density bonus are needed for these apartments and he sated correct.
- In your opinion, does the application meet the requirements for multiple family dwelling according to the zoning ordinances – he said yes.
- Is it your testimony that the common open space including landscaping and buffer will be maintained by the condominium association? He said yes.
- If approved, will the applicant comply with the land development ordinances – yes
- Does he think the application complies with all the requirements for the Master Plan – he said yes.
- In your opinion, will the Master Plan development adversely affect the health or safety of residents in the neighborhood or district in which the use is located – he does not think so.
- In your opinion, will the Master Plan development be detrimental to the use or development of, or change the essential character of, the neighborhood or district in which the use is proposed-he answered yes – Attorney Strong restated the question and he answered no.
- Did the Tri-County Regional Planning Commission provide a letter supporting the project and the proposed road improvements- he said they did.
- Applicant Exhibit A27-Does this Tri-County Regional Planning letter state the Harrisburg Area Transportation Study identified route 322 and more specifically the Fishburn Road intersection as one of the three most congested areas in the three county region-he said it did.
- Applicant Exhibit A26-Narrative submitted as part of the application – do you adopt that narrative including the statements about ordinance compliance as part of your testimony – he said he does.

Solicitor Nelson stated Attorney MacNair could cross examine the witness first. Attorney MacNair asked Mr. Lowell if he reviewed the entire narrative (A26) and it does not violate the zoning ordinance – Mr. Lowell answered yes. Attorney MacNair read the Section 225-501 of the zoning ordinance that deals with canopies with fueling stations that speaks of a break in the canopy when serving more than 8 vehicles. He stated their plan does not have a physical break. Mr. Lowell believes the break in the look with the roof trusses and does not believe it is a physical break required. Attorney MacNair asked if the Sheetz was going to operate 24 hours, 7 days a week with a 6,070 square foot convenience store. Mr. Lowell believes it will

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be but is not sure the number of employees. Attorney Strong noted they have a representative from Sheetz who can answer questions about the requirements.

Attorney MacNair asked about the daycare facility. Mr. Lowell stated the 9,892 square foot building will be owned by Linlo and operated by Kiddie Academy and only have one tenant. There is a representative from Kiddie Academy who will testify about their operations, state or federal requirements, and other such questions.

Attorney MacNair asked about the Medical Building. Mr. Lowell stated the 9,707 square foot building can be used for one medical use or be carved up. He could not testify or provide witnesses for the type of services offered, hours, or employees as they do not have a tenant at this time. He did state that a tenant could have weekend or night hours.

Attorney MacNair asked about the apartments. Mr. Lowell stated the majority of the apartments will be one bedroom and a few studios. He stated there would be 800-820 square foot apartments with 20 apartments per floor, with 4 of them being studios. The retail and restaurant space are 17,567 square feet. He stated they have one lease for a restaurant (3,000 square feet) and they are talking to others. He noted the first floor of the building will have a common area and elevator for the apartment residents.

Attorney MacNair asked specific questions about accessing the stores. He noted it seems as if there is only one way to get back onto Governor, and that is to make a left on Sandhill Road and make left onto Fishburn Road and make a right onto Governor Road. Mr. Lowell agreed. Attorney MacNair asked if he was concerned about people using this as a cut through. Mr. Lowell does not believe there will be a lot of stacking. Attorney MacNair asked about safety with the internal traffic pattern of traffic and asked about traffic calming measures to slow down traffic. Mr. Lowell stated they can explore this at the land development stage. He did mention one of the issues with the PPL right of way with high voltage underground. Attorney MacNair asked about the barrier and Fishburn which makes people unable to make a left and asked if this was addressed with the property owners. Mr. Lowell is working with PennDOT and has not gone to the property owners.

Attorney MacNair asked about Pedestrian traffic. Mr. Lowell stated there is an eight foot walking pedestrian trail and there are crosswalks. He stated there are no sidewalks along the existing Sandhill Road. When they get to the land development plan, they can work on how to walk around the site from building to building. Attorney MacNair asked him if he was familiar with the fact that the Board can put conditions on Conditional Use approvals, which is about health and safety issues. Mr. Lowell said yes.

Attorney MacNair asked about ownership with Exhibit A5 being a real estate agreement with Grandview Corporate Place Associates. He asked if that was for the swap and the triangle piece of land. He asked if the agreement was active. Mr. Lowell stated it was still active. Attorney MacNair asked if the agreement with the Lephold property was still active. Mr. Lowell stated it is active and there was an amendment to correct the assignment from Cray to Linlo. Neither property has been conveyed to date.

Attorney MacNair and Mr. Lowell discussed the previous conditional use and land development plans for this parcel of land. Each of them had expired. Mr. Lowell confirmed that the site will have public water and sewer. Attorney MacNair asked if they received an adequacy letter for sufficient capacity and Mr. Lowell stated yes, he thinks so.



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Attorney MacNair asked about the signage on Governor Road and how it can only be accessed by one lane of traffic versus both directions. To access it from one side, motorists would need to turn on Cherry and connect to Sandhill which would be going through a residential area. Mr. Lowell confirmed that would be the way to get into the Crossing. Attorney MacNair asked about signage so that motorists would know to make a left onto Fishburn to access the property. Mr. Lowell spoke of the challenges to access this site from Governor and the signage with landscaping, buffer, and screening for the property.

Attorney MacNair asked if the cost benefit analysis was prepared by him. Mr. Lowell stated a member of his staff prepared it. He asked about the fair market values and Mr. Lowell stated it was based on his experience versus an appraiser. Mr. Lowell stated the numbers are entered in and the worksheet does the calculations automatically. Attorney MacNair asked how to calculate not knowing the uses of the businesses and the number of employees. Mr. Lowell stated they made an educated guess based on estimates and projections.

Attorney MacNair asked about traffic issues and the proposed improvements. Mr. Lowell spoke about the prior widening of Governor Road, widening Fishburn Road, Sandhill relocation and the installation of the signal. Mr. Lowell said the signal was their idea instead of PennDOT but deferred to the traffic engineer. Attorney MacNair asked about parking on the site. Mr. Lowell stated there are 233 shared parking spaces which is more than what is required. He is a fan of having sufficient parking and it makes it easier for the residents and customers.

Attorney MacNair asked about the buffering between the apartments and the Sheetz. Mr. Lowell discussed the buffering which included trees and bushes. Attorney MacNair asked about headlights shining into the apartments with 24/7 operations. Mr. Lowell stated it is possible but do not expect it to shine directly into the apartments. He stated it is something they can address in the land development process. Attorney MacNair asked about stormwater. Mr. Lowell discussed the waterflow down and capture of the water underground and will be released behind the daycare. Attorney MacNair asked about the Derry Township Planning Commission comment regarding breaks in the facade for the apartments. Mr. Lowell stated they fixed that based on their comment.

Solicitor Nelson stated this was a good breaking point. He discussed dates that will work for everyone. It was decided that November 21 and November 29 at 6 p.m. will work. He asked the attorneys and other parties who wanted the exhibits to provide their email and he will have them emailed to them.

**ADJOURNMENT:**

Chairman Abruzzo adjourned the hearing at 9:05 p.m. until November 21 at 6:00 p.m.

**SUBMITTED BY:**

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Carter E. Wyckoff  
Township Secretary

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**PLEASE SIGN IN**

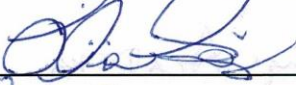
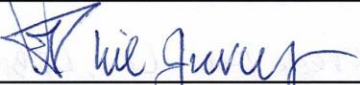
Derry Township Board of Supervisors Reconvened Public Hearing  
October 24, 2022, 6:00 p.m.  
Conditional Use Application No. 2022-06 for Governor Crossing

<u>Name</u>	<u>Address or Company</u>
<u>Jarath M. Crist, Esq</u>	<u>Mary Beth Bachuske</u>
<u>Dave Feidt</u>	<u>763 Zurich Dr. Hummelstown</u>
<u>Edward Greenberg</u>	<u>Ward Creeley for Kimba Cree</u>
<u>Dave Getz</u>	
<u>Craig Zyzanski</u>	<u>Pennoni Assoc</u>
<u>James Smay</u>	<u>Myles Weller : Dutch</u>
<u>Savannah Wilt</u>	
<u>Douglas Miller</u>	<u>Seedlings ACADEMY</u>
<u>MARK WINTER</u>	<u>JSDC LAW OFFICE</u>
<u>Theresa Wilkins</u>	<u>194 W. Governor Rd. 1</u>
<u>Mary Beth Bachuske</u>	<u>218 W. Gov. Rd. Hershey</u>
<u>Vic Cini</u>	<u>1800 Creek Run LN, LEBANON PA</u>
<u>CHRIS KORN</u>	<u>8506 PRESIDENTS DRIVE</u>

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<u>Name</u>	<u>Address or Company</u>
Annette Means	A to Z Realty
Tim Johnson	KCI Technologies
Eric Spangler	918 Mill Creek Rd
Melvin Blumberg	357 Lamp Post Lane, Hershey PA
Daniel Urie	PA media Group
Ronald Blumberg	637 Fishburn Ln Hershey PA
David Hoppman Jr.	Grandview Ass.
	The Sun
Anne Newman	531 Elm Ave Hershey
Rose Newman	531 Elm Ave Hershey
John E Newman	531 Elm Ave Hershey
	58 LOCUST AVE HERSHEY
Sue E. Kellner	58 LOCUST AVE HERSHEY

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**Conditional Use Application No. 2022-06 for Governor Crossing**

<u>Name</u>	<u>Address or Company</u>
Matt Caples	425 Elm Ave.
Zach Wright	75 Cobblestone Dr, Palmyra PA
Rich Gamble	39 Hookersville Road
Bob Smith	101 ALMOND DR. PALMYRA PA
Michael Miller	441 ELM AVE
MATT HITCHCOCK	110 Peach Ave
Janet Rusch	28 Peach Ave
David Runyon	34 Forest Avenue
Dave Weaver	214 JENKINS AVE
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