



TOWNSHIP OF DERRY

Board of Supervisors Public Hearing Minutes Tuesday, July 18, 2023

CALL TO ORDER

Chairman Abruzzo called the July 18, 2023 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. He advised that all public meetings are recorded for providing accurate notes. He announced Supervisor Corado is absent with excuse.

ROLL CALL

SUPERVISORS PRESENT:

E. Christopher Abruzzo, Chairman
Natalie L. Nutt, Vice Chairwoman
Carter E. Wyckoff, Secretary
Richard D. Zmuda, Supervisor

ALSO PRESENT:

Christopher S. Christman, Township Manager
Chuck Emerick, Director of Community Development
Julie Echterling, Recording Secretary
Peter Nelson, Township Solicitor
Scott MacNair, Township Solicitor - Special Counsel

ABSENT:

Michael P. Corado, Supervisor

Public in Attendance:

Mrs. Marie O'Donnell, Stenographer and see attached list.

[7-18 sign in sheet-1](#)

[7-18 sign in sheet-2](#)

[7-18 sign in sheet-3](#)

NEW BUSINESS

INTRODUCTION

- A. Reconvened public hearing regarding Conditional Use Application No. 2022-06 (Plat 1359), as filed by equitable owner Linlo Governor Crossing, LLC ("Applicant") and Sheetz, Inc. ("Co-Applicant"), regarding a Master Plan Development for redevelopment 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
- Chairman Abruzzo turned the meeting over to Solicitor Nelson. Solicitor Nelson noted that one of the Supervisors is not here tonight and he will review the transcript prior to the last hearing. He stated the Township has ordered the transcripts.

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Attorney Mark Winters, representing Ron's Barbershop and Shaving Parlor, asked that his client Mr. Ronald Blumberg be sworn in. Stenographer Marie O'Donnell swore in Mr. Blumberg. Attorney Winters questioned Mr. Blumberg about his business. After his questioning, Attorney Jamie Strong, Applicant, asked Mr. Blumberg questions. No other parties had questions for Mr. Blumberg. Attorney Winters asked a redirect question. The Board and Solicitor had no questions.

Mr. Douglas Miller, Seedlings Academy, testified about his business. He provided a packet of documents for the Board and attorneys.

RECESS AND RECONVENEMENT OF HEARING:

The public hearing recessed for a break at 7:29 p.m. The hearing reconvened at 7:44 p.m.

Mr. Miller continued his testimony. He discussed his Exhibits SA 3, 4, 5, 8, 12, and 13 during his testimony. Attorney Strong asked him questions. None of the other parties present tonight had questions for Mr. Miller. Chairman Abruzzo and Solicitor Nelson asked him a few questions. Attorney Strong asked a question of Mr. Miller. Mr. Miller had no other witnesses and closed his case. Solicitor Nelson asked Mr. Miller if he wanted his documents entered and he replied yes. Attorney Strong had no objections but questioned some of the relevance. His documents were entered into evidence.

Solicitor Nelson asked Mr. Smith, Mr. Stang, and Mr. Hitchcock if they would like to testify now or wait for public comment. They requested to wait for public comment. He stated Ms. Anne Newman was the next party. He stated she did not have testimony as much as it was public comment.

Ms. Anne Newman spoke about her opinion of the project. She provided a document to the Board. Attorneys Strong and MacNair had no questions for her. Her document was entered into evidence as exhibit AN#1.

Mr. Winters reminded Solicitor Nelson that he needs to testify on behalf of himself which could be done at the next hearing based on the time left in the meeting. Solicitor Nelson agreed and noted at the next meeting Ms. Means and Mr. Winters would testify and then public comment could start. For the August hearing, there would be oral arguments. Attorney Getz asked about obtaining the exhibits. Solicitor Nelson stated he could receive them through Mr. Emerick electronically.

ADJOURNMENT

Solicitor Nelson adjourned the hearing at 8:50 p.m.

SUBMITTED BY:

Carter E. Wyckoff, Township Secretary

PLEASE SIGN IN

Derry Township Board of Supervisors Reconvened Public Hearing
July 18, 2023, 6:00 p.m.
Conditional Use Application No. 2022-06 for Governor Crossing

Name

Address or Company

Anne Newman

533 Elm Ave

Douglas Miller

Seedlings Academy

JERRI Miller

SEEDLINGS ACADEMY

Dave Getz

508 N 2 Hwy

HARRY F. DEWINE II

73 OAK LAKE, Hershey

Ronald Blumberg

637 FISHBURN RD

DAVE BUFFINGTON

THE SUN

David Brewin

TOM STANG

76 ALMOND DR

SERAPHINE DeDonato

16 ALMOND TOR

LEE HARWAY

11 ALMOND DR

DAVE TEELE

6 ALMOND TOR

John M. Galt

2805 Chuck Wood

PLEASE SIGN IN

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Name

Edward Greenberg

Teresa Peschel

MARK WINTER

Kristi Kleman

Sarah Narehood

Dan Hopper, Jr.

BOB WERTH

MATT HITCHCOCK

Address or Company

Ward Greenberg

48 Half Street, Hershey

JSDC LAW

Seedlings Academy

Seedlings Academy

G N Management

HILLTOP RD., H-TOWN

110 Peach Ave

PLEASE SIGN IN

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Name

Address or Company

ROBERT W SMITH

101 ALMOND DR

M.B. Bunker

218 W. Oak

V.M. Cline

1800 Creek Run Ln, Lebanon PA

PHIL JONES

58 LOCUST AVE 17033

Lee Kellner

58 Locust Ave 17033