



## TOWNSHIP OF DERRY

Board of Supervisors Public Hearing Minutes  
Tuesday, August 22, 2023

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### CALL TO ORDER

Chairman Abruzzo called the August 22, 2023 Public Hearing of the Township of Derry Board of Supervisors to order at 6:00 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. A roll call was performed.

### ROLL CALL

#### SUPERVISORS PRESENT:

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

#### ALSO PRESENT:

Christopher S. Christman, Township Manager  
Patrick Armstrong, Township Solicitor  
Julie Echterling, Recording Secretary  
Becky Sweigart, Public Outreach Coordinator  
Eric Stump, HRG Engineer  
Maria O'Donnell, Stenographer

#### Public in Attendance:

See attached list.

[Aug 22th 6pm sign in sheet](#)

### NEW BUSINESS

**Public hearing regarding Conditional Use Application No. 2023-01, as filed by Hershey Lumberyard, LLC (“Applicant”) for the property located at 267 and 339 West Chocolate Avenue, consisting of Dauphin County Parcel Nos. 24-014-018, 24-009-014, and 24-009-071, and owned by Hershey Trust Company, as Trustee of Milton Hershey School Trust. The Applicant is proposing a Dwellings for Employees and Students use on the above-referenced property.**

### INTRODUCTION

Solicitor Armstrong opened the Conditional Use hearing. He stated the parcel numbers and that the hearing had been properly advertised as required. He noted the applicant is represented by Attorney Zachary Sivertsen of Eastburn & Gray, PC.

He asked if anyone in the audience would like to be considered for party status. He explained what party status was and how it worked. Diane and Mike Leonard of 337 West Chocolate asked to have party status as the proposed building for this plan will wrap around their property of Mike Leonard Plumbing. Attorney Sivertsen had no objections to them having party status. Solicitor Armstrong admitted them with party status. Mr. Phil Kauffman, Hershey Plaza, 215 W. Chocolate asked to have party status. Attorney Sivertsen raised an objection as Mr. Kauffman does not own the building.

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After discussion with Mr. Kauffman, he agreed to provide his comments during public comments rather than being a party to this hearing.

Solicitor Armstrong provided the following exhibits for the Township:

1. Township 1 - A copy of the conditional use application
2. Township 2 - Narrative submitted- 6 pages
3. Township 3 - Proof of Publication with the Patriot News and Sun
4. Township 4 - Affidavits of zoning officer for the mailing to the required neighbors
5. Township 5 - Copy of the notice of the public hearing and pictures showing the posting.

Attorney Sivertsen had no objections. The Leonard's had no objections to the exhibits. The exhibits were admitted into evidence.

Attorney Sivertsen stated he would have Scott Davis and Amy Kronenberg as witnesses tonight. Mrs. O'Donnell swore the two witnesses in. Attorney Sivertsen spoke about how this had been before the Board before tonight for the zoning ordinance. He stated the plan is for a 118 unit house for transitional residents. He spoke about the requirements of the conditional hearing and how it works. He asked that the following items be admitted into evidence.

1. Authorization letter and deeds-there were no objections raised for this exhibit.
2. Exhibit booklet was handed out to the Board.

Mr. Scott Davis, Architect, provided his background, license, and education background. Attorney Sivertsen stated his resume is in the booklet as Tab 1. He offered Mr. Davis as an expert witness. There were no objections and he was admitted as an expert witness. He showed the map and size of the location for the proposed building. He walked the Board through the design of the building and site. He spoke about the size of the building (190,000 square feet) with 118 units, two elevators, lounges, history of the building, and other details of the proposed building. He discussed the design of the different rooms including some without kitchens. He spoke of the short-term residents that would use such units. He explained the design of the outside of the building to keep with the history of the site. Attorney Sivertsen asked him questions about the requirements and standards for the conditional use requirements. He believes they comply with them. He spoke of the potential character of the site versus the vacant lot as it is now.

Mr. Leonard noted on the map where his building is compared with the design. Vice Chairwoman Nutt, Chairman Abruzzo, Supervisor Wyckoff and Solicitor Armstrong had their questions answered by Mr. Scott.

Noting the time, the Applicant and Board spoke about adding additional hearings. They scheduled a public hearing for August 29 for additional witnesses and September 7 for the traffic engineer. Both hearings would start at 6 p.m.

### **ADJOURNMENT**

The public hearing was continued at 7:05 p.m. until the August 29 hearing.

### **SUBMITTED BY:**

**Board of Supervisors Public Hearing Minutes – August 22, 2023**

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Carter E. Wyckoff, Township Secretary

# PLEASE SIGN IN

Derry Township Board of Supervisors Public Hearing  
August 22, 2023, 6:00 p.m.

Conditional Use Application No. 2023-01 for 267 and 339 West Chocolate  
Avenue, as filed by Hershey Lumberyard, LLC

Name

Address or Company

Amy K Kronenberg  
MICHELLE GONERICH

GMS Funding Solutions  
1028 Hillman Ln  
RESIDENT HERSHY

Scott Davis

HORD COPLAN MACT

John Foley

MILTON HERSHY SCHOOL ALUM

STEPHEN HRIVNAR

HORD COPLAN MACT

Diane Leonard

337 W. Chocolate Ave

Mike Leonard

337 w chocolate Ave

Cindy Steger

196 Crescent Dr Hrs

Ken Gull

Hershey Trust

Erin Mariano

Hershey Trust

Rich Bumble

39 Hookersville Rd

Kellie Henderson

231 Vesper Road

# PLEASE SIGN IN

Derry Township Board of Supervisors Public Hearing  
August 22, 2023, 6:00 p.m.

Conditional Use Application No. 2023-01 for 267 and 339 West Chocolate  
Avenue, as filed by Hershey Lumberyard, LLC

Name

Address or Company

Mike Angello

1927 Grinstead Circle

Hershey