



TOWNSHIP OF DERRY

Board of Supervisors Public Hearing Minutes
Tuesday, August 29, 2023

CALL TO ORDER

Chairman Abruzzo called the August 29, 2023 Public Hearing of the Township of Derry Board of Supervisors to order at 6:02 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:

Patrick Armstrong, Township Solicitor
Chuck Emerick, Director of Community Development
Julie Echterling, Recording Secretary
Becky Sweigart, Public Outreach Coordinator
Maria O'Donnell, Stenographer

Public in Attendance:

See attached.

[Aug 29th 6pm sign in sheet](#)

NEW BUSINESS

Reconvened 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.

Chairman Abruzzo opened the hearing and turned it over to Solicitor Armstrong. Solicitor Armstrong noted that all the parties were here tonight.

Ms. Amy Kronenberg, Executive Vice President for GMS Funding Solutions, was sworn in by Stenographer O'Donnell. Ms. Kronenberg answered questions from Attorney Sivertsen about her background, education, and training. Attorney Sivertsen noted she had been accepted as an expert in Economic and Financial Analysis and asked that she be accepted as an expert. Solicitor Armstrong asked when the Township had acknowledged her as an expert and she stated in 2018. She answered a few more questions and then the Board accepted her as an expert. Attorney Sivertsen asked her questions about the cost benefit analysis. She spoke about Appendix E and the formulas used for the analysis. She discussed the two methods of analysis that were used including one based on bedroom count and the second based on active adult multiplier. She discussed her analysis and outlined the

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numbers associated with her analysis in detail. She noted the analysis projected a positive financial impact on the Township.

Solicitor Armstrong asked Michael and Diane Leonard (parties) if they had any questions. They had none. Vice Chairwoman Nutt, Chairman Abruzzo, Supervisor Corado and Solicitor Armstrong asked her questions about the analysis. Attorney Sivertsen had no follow-up questions for Ms. Kronenberg.

Mr. Craig Smith, RGS Associates and Landscape Architect, answered questions from Attorney Sivertsen about his education, background, and offered him as an expert witness. The Leonard's and Board members had no questions. He was accepted as an expert witness.

Attorney Sivertsen provided a booklet volume III, having tabs 5-7, which was marked Exhibit A3. He discussed the current layout of the property. He discussed and showed sketches of the proposed plan for the property. He detailed the flow of the property, a gated emergency access, public space, bike space, seating and how the public space would be maintained by the property owners, not the Township. He discussed the stormwater, parking, alleys and streets, impervious coverage and answered questions about the zoning from Attorney Sivertsen. The Leonard's had no questions. Supervisor Zmuda, Vice Chairwoman Nutt, Chairman Abruzzo, Mr. Emerick, and Solicitor Armstrong asked Mr. Smith questions.

Mr. Ken Gall, Hershey Trust, was sworn in by Stenographer O'Donnell. Attorney Sivertsen asked him questions about the establishment of Hershey Lumberyard, the intent of the building, potential residents of the facility, time limits of residence, restrictions, ordinance requirements, transportation and code of conduct. Attorney Sivertsen asked that the draft Rules and Regulations be admitted as Exhibit A-4. The Leonard's had no questions.

Supervisor Corado and Supervisor Zmuda asked questions about security and access. Supervisor Zmuda was concerned that the building would not have someone there 24/7. Solicitor Armstrong asked Mr. Gall about this being a condition of the approval of having someone there 24/7. Mr. Gall discussed coverage of the building and how the school has someone who can respond within 5 minutes. Vice Chairwoman Nutt and Chairman Abruzzo asked about security and keeping the responsibility of the building on the building staff instead of the Police Department. Solicitor Armstrong asked questions about the restrictions for the property and residents. Mr. Gall answered his questions. Attorney Sivertsen stated the Traffic Engineer would be at the September 7 meeting.

VISITOR/PUBLIC COMMENTS

There were no public comments offered.

ADJOURNMENT

The public hearing was continued at 7:55 p.m. until September 7 at 6 p.m.

SUBMITTED BY:

Carter E. Wyckoff, Township Secretary

PLEASE SIGN IN

Derry Township Board of Supervisors Reconvened Public Hearing
August 29, 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

Michelle Quinn

1036 Hillwood Ln.

Amy Kronenberg

GMS Funding Solutions

CRAIG SMITH

RGS ASSOC.

Erin Mariano

Hershey Trust

MIKE CALLAHAN

BENCHMARK

Zac Sivertsen

Eastburn and Gray, P.C.

Ken Gall

Hershey Trust

Diane Leonard

337 W. Choc Ave own

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