



TOWNSHIP OF DERRY

Board of Supervisors Public Hearing Minutes
Tuesday, September 26, 2023

CALL TO ORDER

Vice Chairwoman Nutt called the September 26, 2023 Public Hearing of the Township of Derry Board of Supervisors to order at 5:30 p.m. in the meeting room of the Township of Derry Municipal Complex, 600 Clearwater Road, Hershey, PA. She advised that all public meetings are recorded for providing accurate notes. A role call was performed. She noted that Chairman Abruzzo is out of town and this was planned prior to the scheduling of this hearing.

ROLL CALL

SUPERVISORS PRESENT:

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
David Habig, Assistant Director of Community
Development

ABSENT:

E. Christopher Abruzzo, Chairman

Public in Attendance:

See attached sheets.

[9-26-23 hearing attendance](#)

NEW BUSINESS

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

INTRODUCTION

Vice Chairwoman Nutt opened the meeting and turned the meeting over to Solicitor Armstrong. Solicitor Armstrong noted that the record and public comments are closed for this conditional use request. Tonight's meeting is for closing arguments. He reviewed the last transcript and believes there are 5-6 parties that want to provide oral closing arguments. He allocated 10 minutes per party.

Board of Supervisors Public Hearing Minutes – September 26, 2023

Attorney Jamie Strong, Attorney for the applicant, provided his closing arguments in favor of approving the Conditional Use Application Request. He spoke of the history of this project, timing and number of hearings, and the over 1600 pages of transcripts.

Attorney Mark Winter provided his closing arguments against the Conditional Use Application Request.

Mr. Bloomberg, 637 Fishburn Road, provided his closing arguments against the Conditional Use Application Request.

Attorney Jonathan Crist presented the Board a handout of the ordinance. Solicitor Armstrong stated the record was closed and that he would need to collect these handouts after his closing arguments. Attorney Crist provided his closing arguments against the Conditional Use Application Request. He collected the handouts after he testified.

Ms. Anne Newman, 531 Elm Avenue, provided her closing arguments against the Conditional Use Application Request.

Solicitor Armstrong confirmed that Attorneys Getz, Blumberg and MacNair were not in attendance and would submit their closing statements in writing. He stated the deadline for submissions in October 1. Since October 1 is a Sunday, we will accept them until Monday, October 2. Attorney Winter asked if the Board would be deliberating about this request in public or private. Solicitor Armstrong stated they are permitted to do this in private. He noted they need to meet in Executive Session at the close of this meeting to discuss personnel and legal issues.

VISITOR/PUBLIC COMMENTS

There were no public comments offered.

ADJOURNMENT

Vice Chairwoman Nutt adjourned the hearing to Executive Session at 6:26 p.m.

SUBMITTED BY:

Carter E. Wyckoff, Township Secretary

PLEASE SIGN IN

Derry Township Board of Supervisors Reconvened Public Hearing
September 26, 2023, 5:30 p.m.

Conditional Use Application No. 2022-06 for Governor Crossing

Name

Address or Company

Tom M. Ant

2865 Church Rd Elizabeth

A to Z Realty

721-725-735 Fishburn.

Anne Newman

531 Elm Ave

STEVEN LEE

530 Elm Ave

JOAN MAY

Cocoa Townes.

PHIL JURUS

58 LOCUST AVE 17033

Doug Ednie

47 Peach Ave.

Karen Lehman

1243 Middleton Rd

Sandra Caszelli

117 W. Grand Ave

Patricia Repetto

549 W. Archa Ave

Elizabeth Southerlan

262 e. archa

Christine Drexler

28 Penzance Rd

STEPHEN SUT

COCOA TOWNES

Douglas Miller

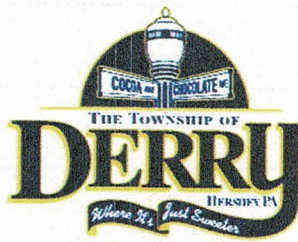
Seedlings Academy

PLEASE SIGN IN

Derry Township Board of Supervisors Reconvened Public Hearing
September 26, 2023, 5:30 p.m.

Conditional Use Application No. 2022-06 for Governor Crossing

<u>Name</u>	<u>Address or Company</u>
<u>Rich Gamble</u>	<u>39 Hookersville Rd Hershey</u>
<u>David Brewin</u>	<u>105 Almond Dr Hershey</u>
<u>Linda Eng</u>	<u>23 Almond Dr Hershey</u>
<u>A. MARK WINTER</u>	<u>JSOC LAW</u>
<u>Michael Davis</u>	<u>MEG</u>
<u>BOB WELSH</u>	<u>421 HILLTOP RD</u>
<u>A. Allen</u>	<u>731 Sand Hill Road</u>
<u>Ron Blankenship</u>	<u>637 Fishburn Rd</u>
<u>Jim Kroh</u>	<u>108 Almond Dr. Hershey</u>
<u>John Miller</u>	<u>329 Cocek</u>
<u>Christen Corado</u>	<u></u>
<u>Christine Stickle</u>	<u>43 Locust + Ave</u>
<u></u>	<u></u>



**Township of Derry
Board of Supervisors
Meeting Attendance 7:00 PM**

Meeting of: September 26, 2023

PLEASE PRINT LEGIBLY

Christine Strickler	43 Locust Ave
M. B. Baderstosa	218 W. Gov. Rd.
V. M. Cini	218 W. Gov Rd.
Kevin Ferguson	1338 Rail Hollow Rd.
Rich Grumble	39 Hidersville Rd Hershey
Michael Downes	1524 Church Rd Hershey
Robert W Smith	101 ALMOND DR,