



TOWNSHIP OF DERRY

Board of Supervisors Public Hearing Minutes
Tuesday, February 27, 2024

CALL TO ORDER

Vice Chairwoman Nutt called the February 27, 2024, Public Hearing of the Township of Derry Board of Supervisors to order at 6:30 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 minutes. It was noted that Chairman Abruzzo was absent with excuse and Supervisor Corado was attending via telephone.

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

ABSENT:

E. Christopher Abruzzo, Chairman

Public in Attendance:

Nick Patel 54 Ethel Ave Hummelstown, Tejash Patel 54 Ethel Ave Hummelstown, Rachel Lindsley, Milton Hershey School

NEW BUSINESS

Public hearing regarding Conditional Use Application No. 2023-04, as filed by Suresh Patel regarding establishing a Short-Term Rental use on the property located at 54 Ethel Avenue

Vice Chairwoman Nutt introduced the hearing and turned it over to Solicitor Nelson. Solicitor Nelson explained the process for the hearing and noted the Supervisors would not vote tonight but have up to 45 days to render a decision. He entered the following documents into the record:

- B1=Conditional Use Application
- B2=Legal notice and proof of publications
- B3=Proof of the site being posted
- B4=Township Planning written minutes

Stenographer O'Donnell swore in Mr. Nikuj Patel. Solicitor Nelson asked him questions and he answered them. He stated they want to use the property as a short-term rental. It is a house that currently has a long-term renter in it. He stated the house has three bedrooms and they all will be rented. He stated they will have the required four parking spaces. He stated the whole house would be rented and would have a minimum of 2–3-day rental. This is his first short-term rental; however,

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he runs hotels. He recently sold the Econo Lodge and still owns the Fairfield on Union Deposit Road.

Solicitor Nelson read through some of the requirements for short term rentals. Mr. Patel stated he is aware of the zoning requirements of having 25 feet between the rental and his neighbor. He will not allow special events, will not post signs on the property, and knows he needs to pay his taxes. He also understands that the Board can put conditions on the application, and he will need to comply.

Vice Chairwoman Nutt asked about the property and maintenance. Mr. Patel stated he has sub-contractors who would do landscaping and cleaning. If there were any issues on the property he would personally respond. Mr. Emerick stated that the contact information needs to be on the outside of the building and that if it is recommended for approval, it would be contingent upon conditions. He noted they do a property inspection and would address property maintenance issues. Stenographer O'Donnell swore in Mr. Emerick. Mr. Emerick stated that the things he said prior to being sworn in are correct and have not changed.

Solicitor Nelson stated the Board will need to discuss this and then vote. He stated Mr. Patel would be provided a written answer after the Board votes.

VISITOR/PUBLIC COMMENTS

There were no public comments offered.

ADJOURNMENT

The hearing was closed at 6:46 p.m.

SUBMITTED BY:

Carter E. Wyckoff, Township Secretary