

DERRY TOWNSHIP DOWNTOWN CORE DESIGN BOARD
MEETING MINUTES
February 24, 2025

The Monday, February 24, 2025, meeting of the Derry Township Downtown Core Design Board was called to order at 5:05 p.m. by Member Lou Paoletti in the Meeting Room of the Administration Building in the Derry Township Municipal Complex, 600 Clearwater Road, Hershey, Pennsylvania.

ROLL CALL

Members Present: Lou Paoletti; Rick Zmuda; Jim George; Susan Fotos; Ajay Patel; George Achorn

Member Absent: Jack Raudenbush

Township Staff Present: David Habig, Assistant Director of Community Development; Liz Paul, Community Development Secretary

Public Registering Attendance: Joseph Beal, Nostalgic Metal, 406 West Caracas Avenue; Karin Beal, Nostalgic Metal, 406 West Caracas Avenue

APPROVAL OF MINUTES

On a motion made by Member George, seconded by Member Fotos, and a unanimous vote, the minutes from November 25, 2024, meeting were approved as presented.

REORGANIZATION FOR 2025 CALENDAR YEAR

On a motion made by Lou Paoletti, seconded by George Achorn, and a unanimous vote, the Board appointed the following officers for 2025: Rick Zmuda to serve as Chairman; Jim George to serve as Vice Chairman; and Susan Fotos to serve as Secretary.

OLD BUSINESS

None.

NEW BUSINESS

A. Consideration of a new sign at 406 West Caracas Avenue (Joseph Beal for Nostalgic Metal; DCDB 493)

Joseph Beal, owner of Nostalgic Metal, is proposing a new projecting sign for his home business. The sign is double-sided, made of metal with smooth vinyl laminate graphic, and will be installed on the garage doors to meet the required eight feet of ground clearance. Mr. Beal is seeking a modification to waive the requirement of ¼ inch dimensional relief for any letter or graphic that is greater than one inch in height.

Chairman Zmuda asked about the existing gooseneck lighting on the garage doors since there is no proposed lighting for this sign. David Habig responded that even though there is no proposed illumination for the sign, the existing lighting on the garage doors is compliant with the illumination standards for signage.

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Member Paoletti remarked on the history of the neighborhood as a small business hub and welcomed the new business to the neighborhood.

Chairman Zmuda questioned if the applicant would need additional approvals beyond the Downtown Core Design Board. Mr. Habig replied that the requirement for dimensional relief is a part of the Downtown Core Design Board's purview, and no other approvals are needed.

Motion

On a motion by Vice Chairman George, seconded by Secretary Fotos, and a unanimous vote, the Downtown Core Design Board issued a Certificate of Appropriateness for the proposed sign and granted a modification from Section 225-429.G.6.a.(ii) of the Downtown Core Design Standards to allow the sign to not be dimensional.

**B. Consideration of a new sign at 131 West Chocolate Avenue, Suite 123
(Massimiliano Randazzo for Bacco; DCDB 494)**

The applicant was not in attendance to answer questions about specifications and compliance.

Motion

On a motion by Chairman Zmuda, seconded by Secretary Fotos, and a unanimous vote, the Downtown Core Design Board tabled the discussion about the proposed sign at 131 West Chocolate Avenue, Suite 123, until the next meeting with the applicant present.

OTHER BUSINESS

ADJOURNMENT

On a motion made by Member Paoletti, seconded by Vice Chairman George, and a unanimous vote, the meeting was adjourned at 5:19 p.m.

Susan Fotos, Secretary