

**CARROLL TOWNSHIP  
BOARD OF SUPERVISORS  
CONDITIONAL USE APPLICATION 2022-001  
FOR TCNE ROUTE 74 ASSOCIATES, LLC  
AND TRAMMELL CROW COMPANY  
ON A WAREHOUSE DISTRIBUTION FACILITY  
HEARING MINUTES  
AUGUST 23, 2022  
Page 1 of 3**

ROLL CALL                    SUPERVISORS – Kelley Moyer-Schwille, Tim Kelly, Kelly Wall, Dave Bush, and Brent Sailhamer

ATTENDEES                    Faye Romberger, Phillip Brath, P.E., Thomas Wargo, Chief, Brandon Slatt, Michael Pykosh, Esquire, Roxy Cressler, Matthew McAneny, Carl Parisi, Charlie Courtney, Matt Nunn, Craig Mellott, Drake Lenker, Josh Hoffman, Sherry Householder, Kate Mershimer, Luke Macke, Abbie Clendaniel, Gary Reihart, Chelsie D. Markel, Derek J. Markel, Sherry Sirianni, Sandy Wickard, Frank Setlak, Brian Pinamonti, Linda Fiscus, David Kelley, and David Hudson

   ZOOM ATTENDEES     Peggie Williams, Jacqueline Grace, Liz Boyer, Marc Bender, Nick Desatnick, Paula Kostick, and Brian Seip

   Carroll Township’s Municipal Building was open to the public. The meeting was televised on Carroll Township’s Comcast Cable TV Channel 95 and via the Zoom platform.

CALL TO ORDER                Chairman Kelly called the Carroll Township Conditional Use Application Hearing Appeal No. 2022-001 for Trammel Crow Company for the property located at 53 Rt. 15, Rt. 74, York Road to order at 6:30 p.m. The location of the hearing is the Carroll Township Municipal Building, 555 Chestnut Grove Road, Dillsburg, Pennsylvania.

TURNED HEARING  
OVER TO  
SOLICITOR PYKOSH            Chairman Kelly turned the hearing over to Solicitor Michael Pykosh to conduct the hearing.

EXHIBIT LIST                    Solicitor Pykosh presented a list of Exhibits for the Township Record.

**CARROLL TOWNSHIP  
BOARD OF SUPERVISORS  
CONDITIONAL USE APPLICATION 2022-001  
FOR TCNE ROUTE 74 ASSOCIATES, LLC  
AND TRAMMELL CROW COMPANY  
ON A WAREHOUSE DISTRIBUTION FACILITY  
HEARING MINUTES  
AUGUST 23, 2022  
Page 2 of 3**

INDIVIDUALS  
SWORN IN TO  
TESTIFY

Phillip Brath, Township Engineer, and Brandon Slatt, Township Manager and Zoning Officer representing Carroll Township were sworn in by Roxy Cressler to testify on behalf of Carroll Township.

The following individuals were sworn in by Roxy Cressler to testify:

Matthew Nunn, Craig Mellott, Drake Lenker, Josh Hoffman, Carl Parisi, Kate Mershimer, Luke Macke, Gary Reihart, Chelsie Markel, Sherry Sirianni, Sandy Wickard, Frank Setlak, Brian Pinamonti, Linda Fiscus and David Hudson

STANDING  
PARTY

It was moved by Supervisor Moyer-Schwille, seconded by Supervisor Wall, and unanimously carried to allow Sherry Sirianni address of 935 Old York Road to testify as a standing party for this application.

Charles Courtney, Esquire, stated he does not have a problem with Ms. Sirianni being a standing party on this application.

Luke Macke address of 315 Hialeah Drive stated he would like to be a standing party also because he lives less than one mile away from this location. Solicitor Pykosh asked Attorney Courtney if he had any problem with Mr. Macke being a standing party. Attorney Courtney opposed this request because he was not a joining property owner. His request was denied. Mr. Macke will be allowed to express his concerns under public comments.

Upon a request, the complete transcript is available for review as prepared by Roxy Cressler, Reporter. If you wish to purchase a copy of the transcript you will need to do so through Roxy Cressler.

Chairman Kelly announced that the Board will recess for about five to ten minutes, and then we will be back.

**CARROLL TOWNSHIP  
BOARD OF SUPERVISORS  
CONDITIONAL USE APPLICATION 2022-001  
FOR TCNE ROUTE 74 ASSOCIATES, LLC  
AND TRAMMELL CROW COMPANY  
ON A WAREHOUSE DISTRIBUTION FACILITY  
HEARING MINUTES  
AUGUST 23, 2022  
Page 3 of 3**

The recess was taken from 10:30 p.m. to 10:38 p.m.

Chairman Kelly called the meeting back to order.

**DECISION**

It was moved by Supervisor Wall, seconded by Supervisor Bush to approve the Conditional Use to Trammel Crow Company, 300 Conshohocken State Road, Suite 250, West Conshohocken, PA, 19428, for the property located at 53 Route 15, Route 74, York Road. This approval includes the conditions covered under Exhibit A-1, and with respect to Section 450-705.F(1) to grant from one year to a three-year extension.

Supervisor Moyer-Schwille – Aye.  
Supervisor Sailhamer – Aye.  
Supervisor Wall – Aye.  
Supervisor Bush – Aye.  
Chairman Kelly – Aye.

Mr. Pykosh stated that a written decision will be issued by this Board within 45 days. Once this is issued, if you are a party to the action, you could appeal it within 30 days after that. With that we will conclude the hearing.

**HEARING  
CONCLUDED**

The hearing was concluded at 10:41 p.m.

Respectfully submitted,

---

Faye L. Romberger, Secretary