CARROLL TOWNSHIP BOARD OF SUPERVISORS CONDITIONAL USE APPLICATION 2023-004 FOR SDKM DILLSBURG LAND, LLC LOT 1 OF NORTHERN BUSINESS PARK ON A WAREHOUSE/DISTRIBUTION CENTER HEARING MINUTES DECEMBER 14, 2023 Page 1 of 4

ROLL CALL

SUPERVISORS – Kelley Moyer-Schwille, Tim Kelly, and Dave Bush

ZOOM ATTENDEE – Kelly Wall and Brent Sailhamer (Ms. Wall and Mr. Sailhamer were allowed to participate in the hearing from the zoom platform.)

ATTENDEES

Faye Romberger, Phillip Brath, P.E., Brandon Slatt, Michael Pykosh, Esquire, Michael O'Connor, Esquire, Kevin Burke, Jessica Baim, Roxy Cressler, Lloyd Simmons, David Hazen, John Richardson, Tim Knoebel, Libby Loudenslager, Seth Topper, Michael Knox, Luke Macke, Jim Young, Audrey Young, Alan Woods, David Smith, Nick Newcomer, Kristen Stagg, David Hudson, Amy Colgan, Tim Colgan, Sara Westhafer, William Westhafer, Nathan Watt, William Aiello, Lynette Mell, James Hess, Paul R. Briones, Jr., Tom Carl, Jesse White, Bryan Campbell, Jason Shortall, Ashley Gieski, James E Husic, Debbie Miller, Matt McAneny, Melissa McAneny, Linda Fiscus, Marie Chomicki, Chris Gieski, Tabitha Clark, April Showers, C J Bechet, Cimra Kocon, R J Myers, Wayne Kober, Adriane Sweeny, Joe Sieber, and Jeremiah Jones

ZOOM ATTENDEES – Chelsie Markel, Clyde Miller, Eric Naylor, G. Acres, Jackie, John Nawn, Laura Kunkle, Natalie Shortall, Rebecca, Sheila Covert, Taivo's Phone, Zariah B, and Matt

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. 2023-004 for SDKM Dillsburg Land, LLC Lot 1 of the Northern Business Park to order at 6:02 p.m. The location of the hearing is the Carroll Township Municipal Building, 555 Chestnut Grove Road, Dillsburg, Pennsylvania.

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

PARTY STATUS INDIVIDUALS WERE SWORN IN Solicitor Pykosh stated we are going to start tonight swearing in the party status individuals. They were Jim Young, Jason Shortall, Seth Topper, Michael Knox, Nick Newcomer, Jesse White, Laura Klinefelter, John Richardson, Dillsburg Borough, Alan Woods, David Hazen, Timothy Knoebel, Dillsburg Borough Engineer, Kelley Briones, and Sara Westhafer. Let the record show all party status individuals stated aye. Helen Gemmill, Esquire, had no objection to the party status individuals.

The following party status individuals Helen Gemmill, Esquire, objected to them being allowed to be party status: Lloyd Simmons, Chris Gieski, Ashley Gieski, Tatia Clark, and April Shower, AIPC. Ms. Gemmil had no objection as far as James Hess being a party status.

It was moved by Supervisor Moyer-Schwille, seconded by Chairman Kelly to allow Lloyd Simmons, Chris Gieski, Ashley Gieski, Tatia Clark, April Shower, and James Hess to be party status. These individuals were sworn by Roxy Cressler. Let the record show all party status individuals stated aye.

INDIVIDUALS SWORN IN TO TESTIFY

Phillip Brath, Township Engineer, Kevin Burke, Traffic Engineer for Gibson-Thomas, and Brandon Slatt, Township Manager and Zoning Officer representing Carroll Township was sworn in by Roxy Cressler to testify on behalf of Carroll Township. Let the record show that Mr. Brath, Mr. Burke, and Mr. Slatt stated aye.

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

William Aiello and Justin Kuhn. Let the record show that Mr. Aiello and Mr. Kuhn stated aye.

EXHIBITS ENTERED INTO THE RECORD Solicitor Pykosh entered the following Exhibits into the record.

Exhibits for Carroll Township are B-1 through B-15 and T-1 and T-2.

PARTY STATUS ATTORNEYS Solicitor Pykosh stated that attorneys Nathan Wolf and William Cluck will be representing several Party Status individuals.

APPLICANT'S WITNESS

William A. Aiello – 1200 Market Street, Lemoyne, PA is the owner and manager of this property. He was questioned by Helen Gemmill, Esquire. His complete testimony can be read in the transcript prepared by Roxy Cressler.

RECESS

A recess was called at 7:00 p.m. and was back on record at 7:19 p.m.

CROSS-EXAMINE OF WITNESS TESTIMONY Mr. Aiello was cross-examined by attorneys Wolf and Cluck. The complete cross-examined testimony can be read in the transcript prepared by Roxy Cressler.

Mr. Aiello was also cross-examined by the party status individuals Mr. Simmons, Tim Knoebel, and Ashley Gileski. The complete cross-examined testimony can be read in the transcript prepared by Roxy Cressler.

Mr. Aiello was cross-examined by the Township representatives Phillip Brath, Kevin Burke, Brandon Slatt, and Township Supervisors Moyer-Schwille, Sailhamer, and Bush. The complete cross-examined testimony can be read in the transcript prepared by Rosy Cressler.

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HEARING CONTINUED It was moved by Supervisor Moyer-Schwille, seconded by Supervisor Bush, and unanimously carried to continue the Conditional Use Hearing for SDKM Dillsburg Land, LLC Lot 1 of the Northern Business Park to Thursday, January 04, 2024, at 6:00 p.m.

HEARING CONCLUDED The hearing was concluded at 9:07 p.m.

Respectfully submitted,

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Faye L. Romberger, Secretary