

**CARROLL TOWNSHIP
BOARD OF SUPERVISORS
CONDITIONAL USE APPLICATION 2023-001
FOR CROSSROADS COMMERCIAL DEVELOPMENT, LLC
NORTHERN BUSINESS PARK PHASE 1 LOT #4
TO BUILD WAREHOUSES
HEARING MINUTES
FEBRUARY 07, 2023
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ROLL CALL SUPERVISORS – Kelley Moyer-Schwille, Tim Kelly, Kelly Wall, and Dave Bush

SUPERVISOR ZOOMING – Brent Sailhamer

ATTENDEES Faye Romberger, Phillip Brath, P.E., Thomas Wargo, Chief, Brandon Slatt, Michael Pykosh, Esquire, Mike O’Connell, Esquire, Roxy Cressler, Jesse White, Molly Hoch, Jason Shortall, Natalie Shortall, Seth Topper, Audrey Plassio, Hector Morales, Elizabeth Boyer, Ann Hoverter, Sherry Sirianni, Bryan Norfolk, Matthew Thomas, Beth McLean, Melissa McAneny, Bonnie Sadler, Ron Carmichael, LeeAnn Carmichael, John Salter, Jr., Alan Woods, Samantha Salter, Bruce Janasik, Teean Clayton, Ann Johnston, Linda Fiscus, Luke Macke, Matt Divittore, Sara Westhafter, Monty Moorhead, Kate Mershimer, Dave Young, David Hudson, John Richardson, Tim Knoebel, Jane Baxter, Brad Baxter, Lloyd Simmons, Nick Newcomer, Lisa K Smith, Dave Smith, James Hess, David Hazen, Earnie Zimmerman, Garry Maus, Kimberly Bobb, Ardeth Bonner, Anthony Vasco, III, Paul Briones, Kelley Briones, Ralph Sadler, Nancy Marcinek, Elliot Shibley, Craig Waite, Mary Hazzard, Dave Noreika, Shelly Noreika, Gary Reihart, Debra Gieda, William Aiello, Duane Anthony, Elizabeth Boyer, John Gartside, Keith KyKimdgII, and Ethan Clayton

ATTENDEES ZOOMING – Amanda, Ann Budling, Brannon Ruz, Barbara Cool, Daniel Urie, Carroll, Emaly Ohrum, G. Acres, iPhone, Kathie iPhone, Jacob Sieber, Janice, Jennifer Morgret, Len, Maddy M, Matthew McAneny, Mike, Motorola one 5G ace, Myout, Pixel 5, Samsung SM-S901U, and William W

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

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CALL TO ORDER Chairman Kelly called the Carroll Township Conditional Use Application Hearing Application No. 2023-001 for Crossroads Commercial Development, LLC, Northern Business Park Phase 1 Lot # 4 to order at 6:10 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 and Attorney Michael O'Connor to conduct the hearing.

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.

Let the record show that Mr. Brath and Mr. Slatt both stated I do.

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

William Aiello, Elliott Shibley, and Craig Mellott

Let the record show that Mr. Aiello, Mr. Shibley, and Mr. Mellott stated I do.

PARTIES TO THE
CASE The following individuals were allowed to be Parties to the case for this hearing;

Dillsburg Borough - Tim Knoebel, KPI, Borough Engineer, and John Richardson Mayor.

Attorney Charles Courtney objected to Dillsburg Borough being a Party.

It was moved by Supervisor Moyer-Schwille, seconded by Chairman Kelly, and unanimously carried to allow Dillsburg

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Borough representatives Tim Knoebel and John Richardson to be party to the case.

Anthony Vasco, President of Franklinton Borough

Attorney Charles Courtney objected to Franklinton Borough being a Party.

It was moved by Chairman Kelly, seconded by Supervisor Moyer-Schwille, and unanimously carried to allow Anthony Vasco, President of Franklinton Borough to be party to the case.

Jason Shortall – 65 Golf Course Road

Attorney Charles Courtney has no objection to him being a party.

It was moved by Supervisor Wall, seconded by Chairman Kelly, and unanimously carried to allow Jason Shortall to be party to the case.

Dr. David Hazen – 2 Grandview Drive

Attorney Charles Courtney has no objection to him being a party.

It was moved by Chairman Kelly, seconded by Supervisor Wall, and unanimously carried to allow Dr. David Hazen to be party to the case.

Sara Westhafer – 31 Grandview Court

Attorney Charles Courtney has no objection to her being a party.

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It was moved by Supervisor Wall seconded by Chairman Kelly, and unanimously carried to allow Sara Westhafer to be party to the case.

Nick Newcomer – 6 Grandview Drive

Attorney Charles Courtney has no objection to him being a party.

It was moved by Supervisor Moyer-Schwille, seconded by Supervisor Wall, and unanimously carried to allow Nick Newcomer to be party to the case.

Kelley Briones – 4 Grandview Drive

Attorney Charles Courtney has no objection to her being a party.

It was moved by Supervisor Wall, seconded by Supervisor Moyer-Schwille, and unanimously carried to allow Kelley Briones to be party to the case.

Lloyd Simmons -708 S. Baltimore Street

Attorney Charles Courtney objected to Lloyd Simmons being a Party.

It was moved by Supervisor Wall, seconded by Chairman Kelly, and unanimously carried to allow Lloyd Simmons to be party to the case.

Jess White – 53 Golf Course Road

Attorney Charles Courtney has no objection to him being a party.

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It was moved by Supervisor Moyer-Schwille, seconded by Supervisor Wall, and unanimously carried to allow Jess White to be party to the case.

All of the Parties to the case were sworn in by Roxy Cressler. Let the record show all Parties stated I do.

EXHIBITS
READ INTO
RECORD FOR
TOWNSHIP

Attorney O'Connor read the Township's Exhibits into the record. B-1, B-2, B-3, B-4, B-4-A, B-4-B, B-4-C, B-5, B-5-A, B-5-B, B-5-C, B-6, B-7, B-8, B-9, B-10, B-11, B-12, B-13, B-14, B-15, and T-1.

Attorney Courtney had no objections to the Exhibits.

EXHIBITS
READ INTO
RECORD FOR
APPLICANT

Attorney Courtney read the Applicant's Exhibits into the read. A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, A-12-, A-13, A-14,

APPLICANT'S
WITNESS

William A. Aiello – 810 Riverview Road, Lemoyne, PA is the sole owner of Crossroad Developer of the property on and off the site. His complete testimony can be read in the transcript prepared by Roxy Cressler.

WITNESS CROSS
EXAMINED

The following individuals cross examined Mr. Aiello: Phillip Brath, Brandon Slatt, Kelly Moyer-Schwille, Tim Kelly, Kelly Wall, David Bush.

RECESS

The Board of Supervisors adjourned for a short recess from 8:05 p.m. to 8:16 p.m.

HEARING
RECONVENED

The hearing reconvened at 8:18 p.m.

WITNESS CROSS
EXAMINED
CONTINUES

Dillsburg Borough no questions, Anthony Vasco, Franklinton Borough, David Hazen, Jason Shortall, Jess White, Sara Westhafer, Lloyd Simmons, Kelly Briones, and Nick Newcomer all cross-examined Mr. Aiello. The

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complete cross examination and answers can be read in the transcript prepared by Roxy Cressler.

CONTINUE THE HEARING

It was moved by Supervisor Moyer-Schwille, seconded by Supervisor Wall, and unanimously carried to continue the hearing for Crossroads Commercial Development, LLC Northern Business Park Phase 1 Lot #4 Application Number 2023-001 until March 02, 2023 at 6:00 p.m. to continue the testimony.

ADJOURNMENT

It was moved by Supervisor Wall, seconded by Supervisor Moyer-Schwille, and unanimously carried to adjourn the hearing at 9:04 p.m.

Respectfully submitted,

Faye L. Romberger, Secretary