

**CARROLL TOWNSHIP
BOARD OF SUPERVISORS
CONDITIONAL USE APPLICATION 2023-002
FOR CROSSROADS COMMERCIAL DEVELOPMENT, LLC
NORTHERN BUSINESS PARK PHASE 2 LOT #2
TO BUILD WAREHOUSES
HEARING MINUTES
MARCH 14, 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’Connor, Esquire, Roxy Cressler, Jason Shortall, Natalie Shortall, Seth Topper, Audrey Plassio, Sherry Sirianni, LeeAnn Carmichael, Alan Woods, Samantha Salter, Linda Fiscus, Luke Macke, Matt Divittore, Kate Mershimer, David Hudson, Tim Knoebel, Jane Baxter, Lloyd Simmons, Lisa K Smith, David Hazen, Paul Briones, Kelley Briones, Lynette Mell, Steven Crobsons, Wayne Kober, Jennifer Setlak, Frank Setlak, Chelsie Markel, Deb Greda, Rob Simpson, Mary Hazzard, Lisa Callaghan, Susan Sherwood, Amy Overcash, Ardeth Bunner, William Oiller, Kristen Stagg, John W Sutter, Jr. and Elliot Shibley

ATTENDEES ZOOMING – Amanda, Bruce Janasik, James Hess, Kathi’s iPhone, Matthew McAneny, and Scott Maldonado

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.

CALL TO ORDER Chairman Kelly called the Carroll Township Conditional Use Hearing Application No. 2023-002 for Crossroads Commercial Development, LLC, Northern Business Park Phase 2 Lot #2 to order at 6:00 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.

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**ADDITIONAL
PARTIES TO
THE CASE**

Solicitor Pykosh stated that he had received a telephone call from Alan Woods – 36 Grandview Court – asking to be added to the list of Parties to the Case. Mr. Woods was at the February meeting but had to leave before the Conditional Use Hearing Application 2023-002 was opened.

Attorney Helen Gemmill has no objection to Mr. Woods being a party.

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

Wayne Kober asked to be a party to the case.

Attorney Helen Gemmill objected to Wayne Kober being a Party.

Luke Macke – 315 Hialeah Drive – asked to be a party to the case.

Attorney Helen Gemmill objected to Luke Macke being a Party.

**EXTENSION LETTER
REQUEST**

Solicitor Pykosh stated that the Township received a letter from Attorney Courtney dated March 13, 2023, in refence to Crossroads Commercial Development, LLC Conditional Use Application 2023-002 for Northern Business Phase 2, Lot # 2 asking that hearing scheduled for March 14, 2023, be continued to a date after May 15, 2023. The applicant extends applicable deadlines under Section 908(1.2) of the MPC to permit the next hearing to be held between May 15, 2023, and June 15, 2023.

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PARTIES TO THE CASE	Solicitor Pykosh asked all the parties to the case if they have any objections in granting the extension. All of the following parties stated that they did not object to granting the extension: Tim Knoebel, Matt Divittore, Dr. David Hazen, Jason Shortall, Lloyd Simmons, John Salter, James Hess, Alan Woods, Phillip Brath, and Brandon Slatt.
RECESS	The Board recessed at 6:19 p.m. and reconvened at 6:30 p.m.
EXTENSION DENIED	It was moved by Supervisor Wall, seconded by Supervisor Moyer-Schwille, and unanimously carried to deny Attorney Courtney's letter dated March 13, 2023, requesting that the March 14, 2023 hearing be continued to a date after May 15, 2023.
EXHIBITS ENTERED INTO THE RECORD	<p>Solicitor Pykosh entered the following Exhibits into the record.</p> <p>Exhibits for Carroll Township are B-1 through B-15 and T-1.</p> <p>Exhibits for the Applicant are A-1 through A-7 and additional Exhibits A-8 through A-14.</p>
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 BY TOWNSHIP OFFICIALS	The following Township Officials cross examined Mr. Aiello: Phillip Brath, Brandon Slatt, Kelly Moyer-Schwille, Tim Kelly, Kelly Wall, and David Bush. The complete testimony can be read in the transcript prepared by Roxy Cressler.

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WITNESS CROSS
EXAMINED
CONTINUES BY

The following Parties to the case cross examined Mr. Aiello: Tim Knoebel, Matthew Divittore, David Hazen, Jason Shortall, Jess White, Lloyd Simmons, Kelly Briones, John Salter, James Hess, and Alan Woods. The complete cross examination and answers can be read in the transcript prepared by Roxy Cressler.

RECESS

The Board recessed at 8:30 p.m. and reconvened at 8:45 p.m.

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 2 Lot #2 Application Number 2023-002 until March 28, 2023, at 6:00 p.m. to hear the Site Engineer testimony.

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 2 Lot #2 Application Number 2023-002 until April 03, 2023, at 6:00 p.m. to hear the Traffic Engineer testimony.

ADJOURNMENT

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

Respectfully submitted,

Faye L. Romberger, Secretary