CARROLL TOWNSHIP BOARD OF SUPERVISORS CONDITIONAL USE APPLICATION 2023-003 FOR YORK LAND DEVELOPMENT LLC 941 YORK ROAD

ON A WAREHOUSE/DISTRIBUTION CENTER HEARING MINUTES NOVEMBER 09, 2023 Page 1 of 4

ROLL CALL

SUPERVISORS – Kelley Moyer-Schwille, Tim Kelly, Dave

Bush, and Brent Sailhamer

ZOOM ATTENDEE - Kelly Wall (Ms. Wall was allowed to

participate in the hearing from the zoom platform.)

ATTENDEES

Faye Romberger, Phillip Brath, P.E., Thomas Wargo, Chief, Brandon Slatt, Michael Pykosh, Esquire, Jessica Baim, Roxy Cressler, John Ortenzio, Naomi Decker, Frank Sirianni, Ken Farner, Sherry Sirianni, Chelsie Markel, David Hazen, Kristen Stagg, David Hudson, Wayne Kober, Marie Chomicki, Jason Riggins, Elisha Riggins, Jean Nielsen, Doug Cape, Kevin

Burke, and Barbara Monighon

ZOOM ATTENDEES – James Hess, Daniel Urie, M Duncan,

and Hector Morales

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. 2023-003 for York Land Development LLC – 941 York Road to order at 6:03 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 FOR TOWNSHIP

Solicitor Pykosh presented a list of Exhibits for the Township. Let the record show Exhibit B 1 through 15 and Exhibit T 1

and 2.

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INDIVIDUALS

SWORN IN TO

TESTIFY

Phillip Brath, Township Engineer, Brandon Slatt, Township Manager/Zoning Officer and Kevin Burke, Traffic Engineer with Gibson-Thomas Engineering representing Carroll Township were sworn in by Roxy Cressler to testify on behalf of Carroll Township and let the record show that all three said ayes.

The following individuals will have Party Status and were sworn in by Roxy Cressler to testify and let the record show that all three said ayes:

Frank Sirianni – 935 York Road, Sherry Sirianni – 935 York Road and Barbara Monighon – Treasurer for Mt. Olivet Union Camp Meeting Association

PARTY STATUS It was moved by Supervisor Moyer-Schwille, seconded by Supervisor Bush, and unanimously carried to allow Sherry Sirianni of 935 York Road, Frank Sirianni of 935 York Road, and Barbara Monighon – Treasurer for Mt. Olivet Union Camp Meeting Association (representing the Mt. Olivet Campground) to testify as a Party for this application.

Charles Courtney, Esquire representing York Land Development LLC, had no objection to the Sirianni's and Monighon being Party to the hearing.

The following individuals were sworn in by Roxy Cressler to testify on behalf of the applicant and let the record show that all three said ayes:

John Ortenzio, Owner, Adam Davis, Project Engineer, and Craig Mellott, Traffic Engineer

EXHIBIT LIST FOR THE APPLICANT

Charles Courtney, Esquire presented a list of the Applicant Exhibits. Let the Record show A 1 through 11.

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TESTIMONY FOR APPLICANT John Ortenzio, owner, gave testimony on the activities for the warehouse, type of goods, hours of operation, number of employees, the floor plan, the number of dock doors, etc.

CROSS EXAMINE

Solicitor Pykosh asked the Party Status individuals if they had any questions for Mr. Ortenzio.

Ms. Monighon stated not at this time. Ms. Sirianni stated not at this time.

Mr. Sirianni did have questions for Mr. Ortenzio.

Solicitor Pykosh asked the Board and Township Representatives if they had any questions for Mr. Ortenzio.

Supervisors Moyer-Schwille, Sailhamer, Kelly, Bush, and Wall did have questions for Mr. Ortenzio.

Phillip Brath and Brandon Slatt had questions for Mr. Ortenzio.

Solicitor Pykosh asked Mr. Courtney if he had any more questions.

Upon 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.

HEARING CONTINUED It was moved by Supervisor Sailhamer, seconded by Supervisor Moyer-Schwille, and unanimously carried to continue the Conditional Use Hearing for York Land Development LLC – 941 York Road to Monday, November 30, 2023 at 6:00 p.m.

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HEARING CONCLUDED	The hearing was concluded at 8:28 p.m.
	Respectfully submitted,
	Faye L. Romberger, Secretary