

**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
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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