

MINUTES

DEVELOPMENT AUTHORITY

LOWER ALLEN TOWNSHIP

REGULAR MEETING

JUNE 17, 2024

The following were in ATTENDANCE:

AUTHORITY MEMBERS

Max Stoner, Chairman
H. Edward Black, Vice Chairman
John Eby, Secretary
Salvatore Marone, Treasurer
Mark O'Shea

TOWNSHIP PERSONNEL

Isaac Sweeney, Director of Community &
Economic Development
Steven Miner, Solicitor
Mary Ellen Banks, Recording Secretary

Chairman Stoner called the meeting of the Lower Allen Township Development Authority to order at 6:03pm and announced Proof of Publication was available for review.

APPROVAL OF MINUTES OF MAY 20, 2024

Mr. **EBY** made a motion to approve the minutes of the May 20, 2024. Mr. **BLACK** seconded the motion. Motion carried, 5-0.

SOLICITOR'S REPORT – No Report

DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT REPORT:

a) Status of development projects in the township per Director Sweeney. Several of these are going to be going to the Planning Commission Meeting tomorrow night.

- Arcona 8.3 (42 single family homes, 54 townhomes and 2 open space lots). The one issue they are having is that it is basically a large cul-de-sac so we are working to get at least an emergency access off of Rossmoyne. There is a meeting tomorrow afternoon prior to the Planning Commission meeting to hopefully get something ironed out prior.
- Arcona 9.0 (14 estate lots which is on the other side of Rossmoyne.) This is under review which there were multiple comments so it most likely will go before the Planning Commission in July.
- New Enterprise quarry site. Director Sweeney probably won't be talking about this again unless he gets new information about it. They are looking at closing down this site and they believe in 2-3 years they will be closing out their permit with DEP and actually developing that site. The plan is still to have approximately 150 workforce apartments which their definition is \$900-\$1200/month. (affordable non-subsidized housing) They are also kicking around in the water feature, having a floating solar panel along with passive boating. There will also be a community center.
- Liberty Forge is still planning on taking the Golf Course and using the open space over-lay; there will be approximately 200 single family homes. They originally proposed seven (7) single family homes in Upper Allen Township; Upper Allen said they will sign off on the plan; however, they do not want any of the homes in their Township. It will be open space with trails. This will still be dependent upon getting water to the site. Their schedule was to actually submit a development plan this year if they can get a commitment from PA

American Water. There was a discussion concerning the driving range which is adjacent to Lower Allen Park.

- True Hotel by Hilton plan was just received today and did not have a chance to actually review it. It is in the Rossmoyne Business Center and actually sharing a spot with the Hampton Inn. This is the High Group. It is a sporty and party-oriented type of hotel.
- Mr. Eby suggested during a lite agenda month, possibly put up the property map on the screen and discuss various properties, brain storm, etc. Director Sweeney explained what he has discussed is all that is on the horizon at this time, so that would be a good idea and very possible to do.
- Discussions ensued with inquiries from the Board to Director Sweeney of various properties.
- They have not received a land development plan yet; however, they did receive a scoping study for Batteries and Bulbs on Hartzdale Drive and the trucking center beside it.
- Next meeting, Director Sweeney will make sure it is on the agenda to have a brain storming session. He has asked Mr. Eby to be at the computer to do the navigating.

b) Business Directory status update per Director Sweeney:

- Director Sweeney explained to the Board that he has struck out for quite a while checking with other Townships; no one has a business directory. He called the County and they do not have a good business directory on their website; he did contact the Department of State and scheduled a meeting with Nate and himself. They met with the Township's new web designer today and there is going to be a link at the bottom of the website that will take you to the Business Directory. They are meeting with the Department of State on June 26th.

PUBLIC COMMENT – THERE WAS NONE.

NEXT MEETING OF THE DEVELOPMENT AUTHORITY

The next meeting of the Development Authority is scheduled for Monday, July 15, 2024 at 6:00pm. Chairman Stoner informed the Board he would not be attending; therefore, Vice Chairman Black will be in charge of the meeting.

ADJOURNMENT

Mr. **EBY** made a motion to adjourn. Mr. **MARONE** seconded the motion. Motion carried, 5-0. Meeting adjourned at 6:44pm.