

MINUTES

DEVELOPMENT AUTHORITY

LOWER ALLEN TOWNSHIP

REGULAR MEETING

AUGUST 19, 2024

The following were in ATTENDANCE:

AUTHORITY MEMBERS

Max Stoner, Chairman
John Eby, Secretary
Salvatore Marone, Treasurer

TOWNSHIP PERSONNEL

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

Max Stoner, Chairman, called the meeting of the Lower Allen Township Development Authority to order at 6:30pm. The meeting was delayed by thirty (30) minutes awaiting Mr. Marone that was in traffic due to an accident. This was to make sure there was a quorum.

Vice Chairman Edward Black and Mark O'Shea were absent with excuse.

SOLICITOR'S REPORT:

Solicitor Miner stated he had no report; however, he wanted to remind the Board and have it put in the minutes that Proof of Publication was available for review. (Chairman Stoner missed announcing this.)

APPROVAL OF MINUTES OF JULY 15, 2024

Mr. EBY made a motion to approve the minutes of the July 15, 2024. Mr. MARONE seconded the motion. Chairman Stoner abstained since he was not present at the July 15th meeting. Motion carried, 2-0.

DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT REPORT:

- a) Status of development projects in the township per Director Sweeney.
 - Sheetz – Battery Plus property and garage beside it at the corner of Hartzdale Drive and Gettysburg Road. Sheetz was in this month's hearing board and their special exception was approved for off-street parking; approximately 70 parking spaces were required and they received the special exception for 42 parking spaces. Director Sweeney stated he feels there will be a land development plan submitted in the near future.
 - Arcona 8.3 plan was brought before the Board of Commissioners at their last meeting. They voluntarily tabled this and just wanted to get public feedback. The Board of Commissioners comments was Parking, as always. They have a meeting with Arcona next Thursday to discuss what they are going to do to add additional parking and the other issue with the emergency access. The Board of Commissioners expressed they would like to see this emergency access changed to full access.
 - Arcona 9 – This phase started at 14 single family homes and now has grown to 18 single family homes. We have asked that they table this for the Planning Commission because they changed the plan. So, they voluntarily tabled that and it will be going to the December Planning Commission meeting.

- Tomorrow night at the Planning Commission meeting, the Tru Hotel by Hilton, which is the 98-room Hotel on Ritter Road that shares the Hampden Inn parking lot will be presenting. They tabled this last month and responded to staff comments.

b) Lower Allen Commons NPDES Permit renewal. This is a follow-up from the meeting last month. Director Sweeney discussed this with the original Design Engineer, Adam Davis, that used to work with the company that the Development Authority worked with to get the NPDES Permit. He also had a conversation with the Cumberland County Conservation District. They agreed that the Board can partially terminate this permit. In other words, we can terminate all aspects of this NPDES permit, draw a new NPDES permit boundary around the Mountz Jewelers property, and then transfer the permit to Mountz Jewelers which will remove the Development Authority completely off as the permittee. They have a meeting on Friday morning with the Conservation District and the Mountz Jewelers development team.

Director Sweeney explained to the Board that in their packet, they received a quote from Adam Davis who now works for Hyland Engineering which is for him to take care of all aspects of the notice of termination and permit transfer to Mountz Jewelers for an amount not to exceed \$7,000. Director Sweeney explained he reviewed this and it is reasonable to him. In addition, it may go over this \$7,000 with additional administrative cost and other fees. Discussion ensued.

Mr. **EBY** made a motion to authorize staff to follow through with the partial termination and reissuance of transfer of the NPDES permit. Mr. **MARONE** seconded the motion. Motion carried, 3-0.

Mr. **EBY** made a motion to authorize the appropriate signatures on the agreement for professional services from Hyland Engineering, project # 220584, between the Lower Allen Township Development Authority and Hyland regarding the basin as-built survey and the NPDES permit termination and transfer in the fixed amount of \$7,000 which may also include miscellaneous administration costs. Mr. **MARONE** seconded the motion. Motion carried, 3-0.

Director Sweeney explained there is also a PCSM instrument that needs to be prepared and recorded. Adam will assist with this and the paperwork with that; however, typically in his experience that is done by legal counsel. He explains further that it is a post construction storm management (PCSM) instrument that basically outlines the operation and maintenance, identifies the actual best management practice which is the storm water basin. This would be with the actual owner which he is not exactly sure at this point, but we still need to record that PCSM instrument. Director Sweeney will work with Solicitor Miner and get this process completed. This is something that goes along with “notice of termination.” Discussion ensued.

PUBLIC COMMENT – THERE WAS NONE.

Ben and Molly Richardson, 3720 Lisburn Road, Mechanicsburg, PA 17055 had entered while the Board was awaiting Mr. Marone. When the board asked them to share what they were interested in concerning the Development Authority, they were inquiring into the proposal for Liberty Forge which was discussed during the last two meetings and put in the minutes. Director Sweeney talked with them directly and explained the process that Liberty Forge would go through and suggested they follow the Agendas of the Planning Commission Board and Zoning Hearing Board to get more information if and when this would come up again.

RECESS TO EXECUTIVE SESSION:

The Regular Meeting of the Development Authority recessed into Executive Session to discuss real estate matters @ 6:50pm.

RECONVENE REGULAR MEETING

The Regular Meeting of the Development Authority reconvened @ 7:05pm

NEXT MEETING OF THE DEVELOPMENT AUTHORITY

The next meeting of the Development Authority is scheduled for Monday, September 16, 2024 at 6:00pm. Director Sweeney would like to add a discussion to each Agenda concerning the next meeting to ensure we will have a quorum. If you are certain you don't plan on being at the next meeting, it would be helpful if you could tell us here. If we know in advance we will not have a quorum, there would be no reason to have a meeting.

ADJOURNMENT

Mr. **EBY** made a motion to adjourn. Mr. **MARONE** seconded the motion. Motion carried, 3-0. The meeting was adjourned at 7:06pm.