

MINUTES

DEVELOPMENT AUTHORITY

LOWER ALLEN TOWNSHIP

REGULAR MEETING

AUGUST 18, 2025

The following were in ATTENDANCE:

AUTHORITY MEMBERS

Max Stoner, 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

Max Stoner, Chairman, called the meeting of the Lower Allen Township Development Authority to order at 6:00pm. Proof of publication is available.

Vice Chairman Edward Black was absent with excuse.

Chairman Stoner recessed the meeting at 6:02pm for refreshments to celebrate Recording Secretary Mary Ellen Banks retirement. Attending was Township Manager Rebecca Davis and Director of Human Resources, Leon Crone.

Meeting resumed at 6:30pm.

RECESS TO EXECUTIVE SESSION:

The Regular Meeting of the Development Authority recessed into Executive Session to discuss real estate matters @ 6:30pm.

RECONVENE REGULAR MEETING

The Regular Meeting of the Development Authority reconvened @ 7:18pm.

APPROVAL OF MINUTES OF APRIL 21, 2025

Mr. **EBY** made a motion to approve the minutes of April 21, 2025. Mr. **O'SHEA** seconded the motion. Motion carried, 5-0.

SOLICITOR'S REPORT

Solicitor Miner stated he has nothing to report.

Mr. **EBY** made a motion to amend the agenda to discuss and/or take action on the quarterly financial report. Mr. **MARONE** seconded the motion. Motion carried, 4-0.

DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT REPORT

- Status of development projects in the Township
 - Director Sweeney referred to the Development Status Report in the Board's packet and reviewed the following:
 - The Merritts Properties land development plan has been withdrawn. Solicitor Miner added that this is under litigation at this point. There was a brief discussion on this item and Director Sweeney stated he will be meeting with Solicitor Miner shortly for this property located at 1413 Arcona Road. Their appeal date is May 2nd.

- Wawa will go before the Board of Commissioners for conditional approval on the 25th of August.
- Liberty Forge will be going before the Planning Commission tomorrow night, August 19th.
- Form 990 Filing Date Extension to November 18, 2025.
 - Director Sweeney explained the Development Authority filing and audit is done in conjunction with the Township Audit and since the Township Audit has not been done yet, this has not been completed either. Discussion ensued.
- Lower Allen Commons NPDES Permit update:
 - Director Sweeney explained that in the Board's packets is included the information concerning this permit. The Development Authority is now completely off of the NPDES permit and completely out of the Lower Allen Commons project. The Permit is now in the hands of the owner's, Mountz Jewelers.

QUARTERLY FINANCE REPORT

Director Sweeney stated if anyone has any questions or concerns he will be happy to take them back to the Finance Director. Mr. Marone asked what the credit is showing on the report. Director Sweeney stated he will inquire as to what this credit is. Mr. Marone also asked what the payroll designation is and Director Sweeney did explain this is the recording secretary's time.

PUBLIC COMMENT – THERE WAS NONE

NEXT MEETING OF THE DEVELOPMENT AUTHORITY

The next meeting of the Development Authority is scheduled for Monday, September 15, 2025 at 6:00pm unless no discussion is needed.

ADJOURNMENT

Mr. **EBY** made a motion to adjourn. Mr. **MARONE** seconded the motion. Motion carried, 4-0. Meeting adjourned @ 7:34pm.