

MINUTES

DEVELOPMENT AUTHORITY

LOWER ALLEN TOWNSHIP

REGULAR MEETING

OCTOBER 24, 2024

The following were in ATTENDANCE:

AUTHORITY MEMBERS

Max Stoner, Chairman
H. Edward Black, Vice 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 6:00pm. Proof of publication is available.

Mark O'Shea was absent with excuse.

APPROVAL OF MINUTES OF SEPTEMBER 16, 2024

Mr. EBY made a motion to approve the minutes of the September 16, 2024 meeting. Mr. BLACK seconded the motion. Motion carried, 4-0.

SOLICITOR'S REPORT:

Solicitor Miner had no report for the public session; however, he did inform the Board he would like to contribute to the Executive Session on the Real Estate matter.

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. They are scheduled to be submitting here for review in October for the November Planning Commission meeting; however, he stated it will probably be the December meeting.
 - He discussed the SLD 2024-06 Walmart Expansion. The proposed small building addition will require 15 additional parking spaces for which ZHB relief was being requested. Mr. Eby recalled Walmart receiving a special exception from the ZHB during the Covid supply chain disruption to reduce required parking for the store that was far more than 15 spaces, so additional relief should not be necessary for the small addition. Director Sweeney would research this.
- b) Lower Allen Commons NPDES permit update
 - Director Sweeney introduced Mr. Adam Davis of Hyland Engineering firm that is working with the Development Authority on this matter. Mr. Davis explained to the Board where they are with this process. They have been going back and forth with the Conservation District and where it stands now is that we are going to transfer the entire permit to Mountz and then once the permit is transferred, we are going to be renewing the permit based on what the Conservation District said to do. So, once the transfer is complete, we will submit the new application which is due by December 7th. And then we will be providing all of the information that was already done for this stormwater basin. And the termination papers to Mountz so that

they can then use that whenever they are ready to transfer the plan because what we understand was there was no time frame for them to start construction. Since the Authority wanted to get their name off the permit, this is the way to do this.

Discussion ensued. Director Sweeney explained this is another cost for the Board and the Board agrees to move forward with this in the way it is suggested.

Mr. **MARONE** made a motion to authorize additional funding to provide closure around the NPDES permit to assist with the transfer and renewal of this permit on behalf of the new owner, Mountz Jewelers or the designated entity, not to exceed \$2,000. Mr. **EBY** seconded the motion. Motion carried 4-0.

Director Sweeney will reach out to Mountz Jewelers to inform them where this NPDES permit stands. Solicitor Miner suggested there should be something in writing actually forwarded to Mountz Jewelers giving this information in detail. The Board members authorized Director Sweeney and Chairman Stoner to work with Solicitor Miner and develop this letter to be sent.

PUBLIC COMMENT

Adam Davis from Hyland Engineering was present.

RECESS TO EXECUTIVE SESSION:

The Regular Meeting of the Development Authority recessed into Executive Session to discuss real estate matters at 6:20pm.

RECONVENE REGULAR MEETING

The Regular Meeting of the Development Authority reconvened at 7:44pm.

Mr. Eby asked Director Sweeney if he could provide the Board with a financial statement at the next meeting. Mr. Eby would also like to review how Solicitor Miner's services are being paid. Mr. Sweeney will research this and going forward provide a quarterly financial statement.

NEXT MEETING OF THE DEVELOPMENT AUTHORITY

The next meeting of the Development Authority is scheduled for Monday, November 18, 2024 at 6:00pm.

ADJOURNMENT

Mr. **EBY** made a motion to adjourn. Mr. **MARONE** seconded the motion. Motion carried, 4-0. Meeting adjourned at 7:49pm