

MINUTES

DEVELOPMENT AUTHORITY

LOWER ALLEN TOWNSHIP

REGULAR MEETING

March 16, 2026

The following were in ATTENDANCE:

AUTHORITY MEMBERS

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

TOWNSHIP PERSONNEL

Isaac Sweeney, P.E., CED Director
Steven Miner, Esq., Authority Solicitor

CALL TO ORDER

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

APPROVAL OF MEETING MINUTES

Mr. EBY made a motion to approve the minutes of February 18, 2026. Mr. O'SHEA seconded the motion. Motion carried, 5-0.

SOLICITOR REPORT

Solicitor Miner stated he has nothing to report.

DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT REPORT

Status of Development Projects in the Township

Director Sweeney reviewed the following:

- Director Sweeney clarified that 960 Century Drive is one of the Select Capital buildings and that the North American Coffee Partnership Plan is adding their acquired Right-of-Way of Gettysburg Road to their lots.
- Arcona Neighborhoods 3-7 are going to the March 17, 2026, Planning Commission meeting to present, no action requested. The plan will later be split to separate Phase 7 on its own due to being a commercial phase. There was a brief discussion.
- The Liberty Forge Preliminary Subdivision & Land Development Plan received conditional approval from the Board of Commissioners at their January 26, 2026 meeting. Director Sweeney anticipates that they will be submitting the Phase 1 Final Plan in April.

PUBLIC COMMENT

There was no public comment.

RECESS TO EXECUTIVE SESSION

The Regular Meeting of the Development Authority recessed into Executive Session to discuss real estate matters along Hummel Avenue and Lisburn Road at 6:13 PM.

RECONVENE REGULAR MEETING

The Regular Meeting of the Development Authority reconvened at 6:35 PM.

ZONING ORDINANCE UPDATE

Secretary Eby provided an update on the Zoning Ordinance Amendment Review Committee. They meet monthly to review the Zoning Ordinance and make comments and corrections. There was a brief discussion on the current review points for the Committee.

NEXT DEVELOPMENT AUTHORITY MEETING

The next meeting of the Development Authority is scheduled for Monday, April 20, 2026, at 6:00 PM unless no discussion is needed.

ADJOURNMENT

Mr. **EBY** made a motion to adjourn. Mr. **MARONE** seconded the motion. Motion carried, 5-0. Meeting adjourned at 6:43 PM.