



**TOWNSHIP OF DERRY**  
**Board of Supervisors Meeting Minutes**  
**Tuesday, May 28, 2024**

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**CALL TO ORDER**

Vice Chairwoman Nutt called the May 28, 2024, Regular Meeting of the Township of Derry Board of Supervisors to order at 7:02 p.m. in the meeting room of the Township of Derry Municipal Complex, 600 Clearwater Road, Hershey, PA. She advised that all public meetings are recorded for providing accurate notes. A role call was performed. Chairman Abruzzo and Supervisor Wyckoff were absent with excuse.

**ROLL CALL**

**SUPERVISORS PRESENT:**

Natalie L. Nutt  
Michael P. Corado  
Richard D. Zmuda

**ABSENT:**

E. Christopher Abruzzo  
Carter E. Wyckoff

**ALSO PRESENT:**

Christopher S. Christman, Township Manager  
Patrick Armstrong, Township Solicitor  
Garth Warner, Chief of Police Department  
Chuck Emerick, Director of Community Development  
Tom Clark, Director of Public Works  
Alison Jacobine, Director of Hershey Public Library  
Zachary Jackson, Director of Parks & Recreation  
David Habig, Assistant Director of Community Development  
Eric Stump, HRG Engineer  
Lynn Dawson, Recording Secretary

**Public in Attendance:**

Tracy Brown, Rich Gamble, Dave Weaver

**VISITOR/PUBLIC COMMENTS**

There were no public comments offered.

**CONSENT CALENDAR**

**Adoption of the Board of Supervisors Meeting Minutes for the May 14, 2024 7:00 PM Regular Meeting.**

**Reduction of the financial security provided for the Post Construction Stormwater Management & Erosion and Sediment Pollution Control Site Plan for Carl L. Romig, 85 South Hills Drive, S-2019-010.**

The Board of Supervisors authorizes the release of \$1,928.00 from the cash financial security provided for the Post Construction Stormwater Management & Erosion and Sediment Pollution Control Site Plan for Carl L. Romig, 85 South Hills Drive, S-2019-010, resulting in a new balance of \$2,343.00.

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### **Reduction of the financial security provided for the Stormwater Management Plan for 1676 Sand Hill Road, S-2023-003.**

The Board of Supervisors authorizes the release of \$11,141.00 from the cash financial security provided for the Stormwater Management Plan for 1676 Sand Hill Road, S-2023-003, resulting in a new balance of \$1,818.00.

### **Approval of May 28, 2024 Accounts Payable of \$1,245,800.40 and May 24, 2024 Payroll of \$376,566.30.**

Supervisor Zmuda made a motion to approve all items on the Consent Calendar. Supervisor Corado seconded the motion. **Motion carried 3-0.**

## **NEW BUSINESS**

### **Requesting authorization to advertise a bid for a roof replacement project for the former Tax Association Building. (C. Christman)**

Mr. Christman shared with the Board the current status of the roof at the Tax Association Office portion of the municipal office complex. Mr. Christman stated due to the roofing system leaking and subsequent damage, it will need to be replaced. The Township would like to replace the current shingle roofing system with a metal roofing system similar to what was done for the Police Department roof a year or two ago. Since this project will exceed the bidding threshold of \$23,200, public bids must be solicited. The Solicitor's Office is reviewing and making needed changes to the documents. Mr. Christman recommended authorization to advertise for bids for this roof replacement project.

Mr. Clark shared further details relating to the current status of the roof of the Tax Association Office as a follow-up to Vice Chairwoman Nutt's request for a status of the overall township office building complex.

Vice Chairwoman Nutt moved that the Board of Supervisors authorize the Administration to prepare and advertise for the solicitation of bids for a roof replacement project subject to the review and approval of the Township Solicitor's Office. Supervisor Corado seconded the motion. **Motion carried 3-0.**

### **Request to close Java Avenue between East Areba Avenue and East Caracas Avenue for JavaPalooza 2024. (G. Warner)**

Chief Warner stated a request was received from Dave Weaver (who was present at the meeting) asking for permission to hold a block party on Java Avenue. The event is called JavaPalooza, and Mr. Weaver has requested Java Avenue between East Areba Avenue and East Caracas Avenue be closed to traffic. The festivities will include live bands, food trucks, and activities for adults and children. The date of the block party is June 22, 2024, from 12:00 pm to 10:00 pm. Chief Warner stated typically block parties are approved by the police department and if deemed acceptable are approved by the department director. Due to the larger nature of this block party and the entire community being invited to it, Chief Warner felt as though it would be appropriate to bring this before the Board of Supervisors for approval. Chief Warner mentioned this has become an annual event and no issues have been reported. An on-duty Community Service Officer will be available to monitor vehicle traffic and assist attendees cross the roadways in and around the event.

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Supervisor Corado made a motion to approve the request to close Java Avenue from East Areba Avenue to East Caracas Avenue on June 22, 2024, from 12:00 pm to 10:00 pm for JavaPalooza 2024. Supervisor Zmuda seconded the motion. **Motion carried 3-0.**

**Consideration of adoption of Ordinance No. 2024-02, amending Chapter 225 (Zoning) of the Code of Ordinances of Derry Township by amending the Official Zoning Map of Derry Township by rezoning Dauphin County Parcel No. 24-008-025 to Industrial and adding Dauphin County Parcel Nos. 24-008-024 and 24-008-015 to the Downtown Core 9.1 Overlay. (C. Emerick)**

Mr. Emerick shared an overview of the public hearing earlier this evening, by reviewing that on March 26, 2024, the Board of Supervisors authorized Township staff to process a map amendment to the Zoning Ordinance related to properties at 858 and 890 Old West Chocolate Avenue (Tax Map Parcel Numbers 24-008-015, 24-008-024, and 24-008-025). The proposed Zoning Map amendment originated from a Petition for Amendment to the Zoning Ordinance from Jeffrey Esch McCombie, Esq., on behalf of the applicant, Tana Properties, LLC (“Tana”), requesting that their property identified as Dauphin County Tax Parcel Numbers 24-008-015 and 24-008-024, generally known as 858 Old West Chocolate Avenue, be rezoned to include the Downtown Core 9.1 Overlay. The subject parcels are presently within the Hershey Mixed Use base zoning district. The purpose of Tana’s request stems from the desire to improve a portion of the property with a food service without drive-through use, which is not permitted in the base zoning district but would be permitted within the Downtown Core 9.1 Overlay. Their proposed zoning modification is consistent with the zoning of their adjacent property containing The Mill restaurant. Mr. Emerick stated in analyzing the zoning in this area of the Township, he discovered that the adjacent property located at 890 Old West Chocolate Avenue (Tax Map Parcel Number 24-008-025) was inappropriately zoned. In 2019 that property, containing an industrial use (First Davis Corporation), was inadvertently zoned Hershey Mixed Use instead of Industrial. In order to address the request from Tana and to correct the zoning of the First Davis property, the Township is pursuing the rezoning of all three properties. Mr. Emerick confirmed they find the request to be generally consistent with the Township’s Comprehensive Plan.

Supervisor Corado made a motion that the Board of Supervisors approve the Ordinance No. 2024-02 be adopted as written. Supervisor Zmuda seconded the motion. **Motion carried 3-0.**

### **SUPERVISOR BOARD/COMMITTEE REPORTS**

Supervisor Zmuda shared he attended a transportation co-hort meeting earlier in the day on May 28, 2024, with the discussion centering around Hershey concert traffic issues, the Ridge Road project (which will be delayed to end of year 2024), crosswalk treatment at East Derry Road and Route 422, sidewalk installation along East Derry Road, and East Chocolate Avenue traffic mitigation treatments.

Supervisor Corado commended Mr. Christman and Mr. Jackson for the planning and effort surrounding the recent Memorial Day event within the Township.

Vice Chairwoman Nutt shared she recently attended the library board meeting where policy discussion took place as well as an overview of the upcoming summer events at the library.

### **DEPARTMENTAL REPORTS**

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### **Parks & Recreation**

Mr. Jackson shared that the outdoor pool opened on Saturday, May 25, 2024, for the season and will be open the upcoming weekend. The pool will be open daily beginning on June 1 through August 19, 2024.

### **Library**

Ms. Jacobine shared the upcoming June 1, 2024, Summer Reading Program kick-off event slated to begin at 1 p.m. Ms. Jacobine also shared the summer volunteer program, for those in 5th grade and up, to become 'book buddies' with younger readers.

### **Township Manager**

Mr. Christman wanted to echo Supervisor Corado's comments relating to the recent Memorial Day events, by thanking Mr. Jackson and his entire team, and in particular Lt. Roche, who was the master of ceremonies throughout the event. Mr. Christman further shared the goal of reigniting the Memorial Day parade in 2025.

### **VISITOR/PUBLIC COMMENTS**

Rich Gamble, Hockersville Road, Hershey, shared his concerns relating to the entertainment tax and the proposed plan of a \$100 million renovation to the Derry Township school facilities. Mr. Gamble stated if the entertainment tax was evaluated further, the additional funds could be potentially available for projects such as the school renovation plans. Mr. Christman stated he received further details the day of the Board of Supervisors meeting and will follow up with the school district in the immediate future.

### **ADJOURNMENT**

Supervisor Zmuda made a motion to adjourn the meeting at 7:25 p.m. Supervisor Corado seconded the motion. Motion carried 3-0.

### **SUBMITTED BY:**

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Carter E. Wyckoff, Township Secretary