

**SPRINGETTSBURY TOWNSHIP  
PUBLIC HEARING**

**FEBRUARY 8, 2018  
APPROVED**

The Springettsbury Township Board of Supervisors held a Public Hearing on Thursday, February 8, 2018 at 6:45 p.m. at the offices of Springettsbury Township located at 1501 Mt. Zion Road, York, PA.

**MEMBERS IN**

**ATTENDANCE:** Mark Swomley, Chairman  
George Dvoryak, Vice Chairman  
Kathleen Phan, Assistant Secretary/Treasurer  
Blanda Nace  
Charles Wurster

**ALSO IN**

**ATTENDANCE:** Benjamin Marchant, Township Manager  
Charles Rausch, Solicitor  
Teresa Hummel, Finance Director  
John Luciani, Civil Engineer  
Dennis Crabill, Environmental Engineer  
Jessica Fieldhouse, Director of Community Development  
Nitza Sanchez-Bowser, Director of Human Resources  
Dori Bowders, Manager of Administrative Operations  
Lt. Beam, Police Department  
Dan Hoff, Chief, YAUFRR  
Jean Abreght, Stenographer

**1. CALL TO ORDER**

**SWOMLEY** Chairman Swomley called the Public Hearing to order and welcomed the attendees. He stated the purpose of the Public Hearing was to determine the boundaries affected for a potential LERTA.

**2. NEW BUSINESS**

A. Determining the Boundaries of Deteriorated Areas Within the Township – 693 North Hills Road

**HANSEN** Kenetha Hansen of the York County Economic Alliance presented information concerning LERTA to educate not only the board, but also the public. She indicated that David Erlbaum, the Developer, will provide comments regarding the property that is certainly categorized as deteriorated. She stated several facts:

- LERTA is an economic development tool that is authorized by the Commonwealth, in which the taxing bodies can choose to participate.
- The purpose of LERTA is to facilitate redevelopment of deteriorated properties.

- The program permits taxing bodies to make tax increments that are associated with improvements to real property.
- Abatement can be for up to 10 years pursuant to a schedule that the taxing bodies are agreed.
- The taxing bodies continue to receive the tax base that they are currently receiving.

**ERLBAUM** Mr. Erlbaum indicated that he had provided a lengthy presentation concerning the subject and offered to repeat his presentation or just provide a summary.

**SWOMLEY** Chairman Swomley requested that he present the highlights.

**RAUSCH** Solicitor Rausch suggested that he focus on the deteriorating nature of the property.

**ERLBAUM** Mr. Erlbaum presented a synopsis of the deterioration.

- The 28-acre site previously housed a boiler manufacturing operation for the past six or seven decades.
- The last operating business went bankrupt and vacated the property, which is a collection of very outdated industrial manufacturing facilities with low ceiling heights, some asbestos and in a very deplorable condition.
- A tremendous amount of investment would be needed to make it able to be occupied again and would not meet the needs of a current warehouse user or a manufacturing user.
- Proposed redevelopment would be to demolish the existing facilities and build a 352,000 square foot warehouse building in its place.
- Demolition will cost several million dollars. A drainage swale will need to be relocated at an additional cost of several million dollars.
- Proposed widening of North Hills Road by PennDOT will impact businesses along the corridor. Access will be limited out of one or both driveways to right-in and right-out only.
- Sight is in dire need of redevelopment and cannot be occupied in its current condition without tremendous investment.

**SWOMLEY** Chairman Swomley asked if the board had any questions.

**NACE** Mr. Nace asked whether the swale runs under the eastern-most building and whether it is piped underneath.

**ERLBAUM** Mr. Erlbaum responded that the swale comes from the northeast in between the Caterpillar building and the recently-constructed hotel and then it comes onto the site and it's daylighted. It then comes towards the building where there's a culvert and it goes underground and then it daylightes again into this pretty old concrete structure. It runs all the way to the south and ties into a tributary of Mill Creek to the south of the site.

**WURSTER** Mr. Wurster questioned whether any other taxing authorities had acted on this issue.

**ERLBAUM** Mr. Erlbaum responded that they had been fortunate to receive approval from the county for them to participate in the program.

**WURSTER** Mr. Wurster questioned the environmental assessment and whether it had been backed up by Phase I documentation. He asked how they had determined the environmental hardships of the site.

**ERLBAUM** Mr. Erlbaum responded that a Phase I was done, and in light of the significant heavy manufacturing history of the site, the overall outcome of the site does not require significant remediation. There are several areas with regulated substances, but nothing that will prevent redevelopment of the site. The biggest challenge is the asbestos, which they are still quantifying; however, it is a very common construction material. Some Phase II testing was done as well, but it does not appear to require a tremendous environmental focus.

**NACE** Mr. Nace asked how long it had been since AESYS vacated the site.

**ERLBAUM** Mr. Erlbaum responded that the decommissioning process began mid-2015 and probably took a year to be completely vacated.

**3. PUBLIC COMMENT**

There was no Public Comment.

**4. ADJOURNMENT**

**SWOMLEY** Chairman Swomley adjourned the Public Hearing at 6:53 p.m.

Respectfully submitted,

Doreen K. Bowders  
Secretary

ja