

Borough of Carlisle
Special Public Meeting
May 23, 2025
8:00 am

Present at the meeting: Mayor Shultz, Deputy Mayor Landis, Councilors Mellen, Perry, Roos, Shiles, and Stuby. Also present were Borough Manager Armstrong, Borough Solicitor Brenneman, Assistant Borough Manager Juday, Sustainable Community and Economic Planning Director Woolston, and Public Information Coordinator Taylor.

Councilor Stuby attended the meeting by Zoom.

I. Call to Order

Mayor Shultz called the meeting to order at 8:00 am and Council voted 6-0 to allow Councilor Stuby to attend by Zoom. (Landis/Mellen)

Mayor Shultz provided a history of the structures in Carlisle, the long-held connections to the community, and the restrictions to demolition of any structures. He then highlighted the desire to preserve the historical and cultural legacy of those businesses that built the Borough of Carlisle, while remaining in line with the Climate Action Plan.

II. Demolition Ordinance UM Mixed Use District

Borough Council voted 7-0 to move the discussion for the vote to continue consideration of the Ordinance amending the Code of the Borough of Carlisle, Chapter 183 – Property Maintenance, establishing procedures and requirements for the demolition of buildings and structures in the UM Mixed Use District to the July 10th regularly scheduled Council Meeting. (Shultz/Landis)

III. Public Comment

Timothy Hoy representing Mette Evans & Woodside, attorney for “REC” Real Estate Collaborative who is contracted to buy the Frog Switch site, and resident of Carlisle, expressed his personal and professional request that the vote on the Ordinance be tabled. Mr. Hoy conveyed that Council should not adopt an Ordinance targeting any specific site, or without study, expand the Historical District by history-based criteria as the Ordinance is too vague for his client to comply. Mr. Hoy went on to explain the cost and effort required by his client to comply with the ordinance as written, as well as how it will threaten the recent PA Sites award necessary to remediate environmental contaminants and redevelop the property. Mr. Hoy asked that the ordinance be tabled in effort to allow all parties to address all concerns surrounding the completion of the project.

Mayor Shultz confirmed with Solicitor Brenneman that the Pending Ordinance Doctrine would apply to this case and that any pending Demolition permits would need to comply with the pending ordinance.

Mayor Shultz proceeded to explain that this ordinance applies to more than one site in the Borough and that the pending ordinance doctrine would allow Council to have the necessary discussions requested for this site and hold off on approval. He then expressed his support for the PA grant award, Councils desire to see the eastern gateway improved, while honoring the industrial legacy and what the Frog Switch family brought to the borough.

Andrew Notarfrancesco of 720 Brindle Farm Lane, Mechanicsburg, Chairman of the Real Estate Collaborative expressed "REC's" support for the Frog Switch Demolition Project, providing environmental studies, support from the current owners of the property, and that of PA State government. Mr. Notarfrancesco noted that delays to the project could jeopardize over \$10 million in resources, and leave the community with a vacant, contaminated property. He requested that Council table the vote until Council as well as REC and the community have an opportunity to discuss and offer suggestions for improvement and allow it to be voted on at a future regularly scheduled meeting.

Janet Anderson of 229 Bailey St, New Cumberland, the Executive Director of Cumberland Area Development Corporation and member of REC expressed concerns for stricter demolition regulations for certain properties in the Borough as they would hinder new development projects stalling economic growth and revitalization of underutilized properties. Ms. Anderson requested that Council table the vote on the ordinance and engage in review of the ordinance considering the preservation benefits and its impact on future projects.

James Evans, 157 B St., asked that Council table the vote on the ordinance to allow the community additional time to contribute to the discussion as the timing was not favorable due to the upcoming Holiday weekend and early morning requirement.

Jim Torrence, 433 Moreland Ave, descendant of John Hayes, asked that Council table the vote on the ordinance until Council can have conversation with the Hayes family on their opinion of the project.

Deputy Mayor Landis added that the community had not had the opportunity to address the project, and desired to have conversations with the Developer and the community.

Councilor Perry expressed a desire for the local community near the project to have input.

Andrew Notarfrancesco advised Council that in 2022 through CCHRA a EPA planning study was completed, published online in 2023, and during that time public outreach was conducted.

Councilor Stuby requested clarification of the difference between passing or tabling the ordinance and Mayor Shultz indicated that due to the Pending Ordinance Doctrine the difference would be negligible.

Solicitor Brenneman asked for a brief recess to have a short conversation with Mayor Shultz and Borough Manager Armstrong.

The meeting resumed at 8:55am.

Upon resuming the meeting Mayor Shultz withdrew his motion on the vote of the ordinance, Deputy Mayor Landis withdrew her Second on the motion. Council then voted 7-0 to continue consideration of this ordinance at the July 10th regular meeting. (Shultz/Landis)

Jonathan Cox of 901 Glendal Court noted that he appreciated the opportunity to have further discussion so that everyone can work together productively. Mr. Cox asked that Council join them on site to observe the current conditions and continue the discussion.

IV. Adjournment

There being no further public comment, the meeting was adjourned at 8:57am.

Sean M. Shultz, Mayor

Patricia Blair, Borough Secretary