

# Memorandum

To: Board of Commissioners



Date: February 3, 2026

From: Ryan Fonzi, Assistant Township Manager

CC: Harry Faulk, Township Manager  
Tom Bonidie, Community Development Director  
Robert Robinson, P.E., Senior Project Engineer; Kody Grabiak, Engineering Technician

RE: S-17-2025, Sheetz Consolidation, C-1 Zoning

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This proposed lot consolidation is located at the corner of Carpenter Lane and State Route 30. Robert Humme is the owner of all three lots where the Sheetz building currently sits. They would like to consolidate these three lots for the demolition and reconstruction of a new Sheetz building which would extend over the lot line as it currently sits. After the lots are consolidated, the remaining lot will be 1.86 acres in size. This lot consolidation is also a condition for final approval of the Sheetz site plan.

This consolidation was approved in October of 2025. However, the applicant did not record the subdivision inside the 90-day window as dictated by the PA Municipalities Planning Code. Action is requested by the Board to simply reapprove this plan in order for the 90-day clock to reset and give the applicant ample time to record the document.