

Amity Township Board of Supervisors
Public Hearing

July 17, 2024

Call to Order

The July 17, 2024, Public Hearing for the *Redner's Markets, Inc.*, 11 Douglassville Shopping Center, Douglassville was held at the Township Municipal Building, 2004 Weavertown Road, Douglassville, Berks County, Pennsylvania, was called to order at 6:00PM, by Chairperson Kim McGrath. The following were in attendance:

SUPERVISORS

Kim McGrath, Chairperson
Dave Hackett, Vice Chair
Paul Weller
Terry Jones
Kevin Keifrider

STAFF

Troy Bingaman, Township Manager
Brian F. Boland, Kozloff/Stoudt Attorneys
Pamela Kisch, Township Secretary

A stenographer was present for the hearing. The stenographer's transcript shall be the official record of this hearing.

Mrs. McGrath turned the hearing over to Mr. Boland at 6:00PM.

Mr. Boland stated this was the time set aside for a Public Hearing to consider the *Liquor License Transfer* from Olyvia's Italian Eatery, 3674 Pricetown Road, Ruscombmanor Township to Redner's Markets, Inc., 11 Douglassville Shopping Center, Douglassville, PA. Notices were mailed to all adjoining property owners, and the property across the street owned by Jeremy Green and Sarah Stump. Mr. Boland asked if there were any parties of interest present. Rick and Phyllis Cooper, Limekiln Road, stated they were not parties of interest. Mr. Boland turned the meeting over to Jason Hopp, Vice President and General Counsel for Redners Markets, Inc.

Mr. Hopp stated Redners Markets operates 44 grocery stores and 17 convenience stores and gas kiosks in Pennsylvania, Maryland and Delaware, employing approximately 5,000 employees and has headquarters in Blandon, Pennsylvania. The store in Amity Township has been in business since 1975. Mr. Hopp stated Redners convenience stores sell beer and wine. If the Board of Supervisors approves the Liquor License Transfer into Amity Township, Redners will proceed with application to the PLCB, and the Amity Township store would become their 29th store to sell beer and wine. Beer and wine would be sold in a designated area, which will be part of the \$5M renovation project. The Amity Township store employs 143 employees. The renovation project, a complete remodel, will make the location a "fresh market". The Café will be located on the 422 side, measuring approximately 1,450 sq. ft., have its own cash register and will be the only area in the store where the purchase of beer and wine will be permitted. Customers who are purchasing beer and wine as well as groceries can also purchase their groceries in the Café, not vice versus. The Café will contain seating for 30, and will offer food for sale, as required by the PLCB. Redners would be permitted to sell 192

ounces, the equivalent of a 15-pack of beer and 3,000ML of wine, the equivalent of 4 small or 2 large bottles of wine. Mr. Hopp stated approximately 98% of the beer and wine purchased is to-go, however, customers are permitted to consume up to 2 drinks in the Café. All employees working in the Café will be Responsible Alcohol Management Program (RAMP) certified and purchases will require a photo ID. Mr. Hopp stated the UPC for beer and wine will require the photo ID to be scanned before the product can be purchased. The UPC scanned will tally the allowed ounces and milliliters, validate the ID and will actually restrict the purchase to the allowed quantities. Mr. Hopp stated Redners is committed to convenience of the customer also. The maximum beer and wine purchase is per transaction, not per day. Customers can purchase the maximum allowed, exit the designated area and re-enter to make an additional purchase. Customers are not required to leave the store and re-enter to make another purchase. Instead, they must satisfy the requirement of leaving the designated area and re-entering the designated area before making the additional purchase(s). Mr. Weller asked if there would be cameras to deter customers from purchasing beer and wine for minors. Mr. Hopp stated there are cameras everywhere to prevent that and loss, including at the registers. Mr. Boland entered the Application for Inter-Municipal Transfer of a Liquor License into Amity Township as the Applicant's Exhibit #1 and asked if the information contained therein was accurate. Mr. Hopp answered it was.

Mr. Boland asked Mr. Bingaman for clarification of the following relative to the Resolution in Exhibit #10:

1. The number of Liquor Licenses approved and proposed for use within the Township at the time of the Redners application – Mr. Bingaman stated there were 12 entities within the Township that had approved Liquor Licenses at the time of the Redners application.
2. The number of Liquor Licenses exceed the ratio of one license per 3,000 inhabitants in the Township – Mr. Bingaman stated the population in Amity, according the 2020 US Census is 13,396.
3. The location of the closest entity with an existing Liquor License – Mr. Bingaman stated the closest Liquor License is Amity 1st Stop Beverage at 1212 West Ben Franklin Highway.
4. Concerns raised from any other licensed entities – Mr. Bingaman stated no concerns were raised.
5. Concerns, if any, expressed by the area residents, businesses, churches or Daniel Boone Area School District – Mr. Bingaman stated no concerns were raised.

Mr. Hopp stated Redners would have applied for the Liquor License years ago, however the Amity Township store is unique in that Redners owns the building, but the property around it is owned by the Maugers. The Maugers were not in favor of beer and wine sales. Mr. Hopp stated it took a little time for the owner to realize the benefit of allowing the beer and wine sales, considering the extensive remodeling project. Mr. Hopp stated Pennsylvania is the larger purchaser of liquor. The Wine Expanded Permit allows them to sell the products and requires the store to be audited.

Mr. Boland asked if there were any other questions from the Board. Hearing none, Mr. Boland asked if the public had any questions. Hearing none, Mr. Boland entered Township Exhibits #1 to 10 and Applicants Exhibit #1 into the record and closed the hearing at 6:23pm.

Mr. Boland stated the Board could defer the approval of the Liquor License or take a vote at this time. Mr. Jones moved, seconded by Mr. Weller to adopt Resolution 24-10, approving the Liquor License

Transfer from Olyvia's Italian Eatery in Ruscombmanor Township to Redners Markets Inc., Amity Township. Motion passed unanimously. Mr. Boland stated his office will issue a written Decision & Order for adoption at the August 21st meeting.

Respectfully submitted,



Pamela L. Kisch
Township Secretary