

Dover Township  
Zoning Ordinance Review  
and  
Planning Commission Meeting  
July 3, 2013

Chairman Wayne Hoffman did not actually call the meeting to order at 6 p.m., as there were only two members present, he and Monica Love. Amy Brinton arrived 6:25 p.m., and Eric Harlacher arrived 6:35 p.m. Absent: Anthony Pinto and alternate Carol Kauffman. Also present: Solicitor John Baranski, Zoning Officer Georgia Sprenkel, Engineer Terry Myers, Recording Secretary, and one citizen.

Discussion was held on buffer yards and a variety of other subjects but nothing official was discussed/decided.

Chairman Wayne Hoffman called the regular Planning Commission to order at 7:00 p.m. Members present: Monica Love, Amy Brinton, Anthony Pinto, and Eric Harlacher. Absent: Alternate Carol Kauffman. Also present: Solicitor John Baranski, Zoning Officer Georgia Sprenkel, Engineer Karen Wilson, Recording Secretary, and one citizen.

I. **Minutes**

Correction to the minutes of the meeting of June 5, 2013, as follows: on Page 3, under Other Business, first paragraph should read "If PHMC does not approve the demolition of the house/buildings..."

**Motion** by Love, second by Brinton, to approve the minutes of the meeting of June 5, 2013, with the above correction. All members voted aye; motion carried.

II. **Plans**

A. PL 13-6 – Hilton Avenue Partners, LLC – 5 lots in the Commercial Zone

David Hoffman was present on this plan. Chairman Hoffman turned the handling of this plan over to Monica Love, as he is involved with this plan. This is a 165-acre parcel at the corner of Hilton Avenue and Bull Road. This parcel is currently in Agricultural production, and there are two existing homes on the property. This plan proposes to separate the existing homes from the farm and to create an additional parcel of 11 acres-- Lot 3-- to join with the neighboring property. One residence has access on Bull Road; this lot will be about 10 acres and has its own well and public sewer hookup. The other existing house on property (Lot 4 on plan), will be given access to Hilton Avenue with 150' road frontage to be created. The add-on parcel will also include an access agreement through Oakley Drive in Pine View Manor Development. Lot 1, consisting of 128 acres, will be the residual lot after subdivision and will remain in Agricultural use. Three waivers are requested: delineation of wetlands (the only wetlands on site is stream); improvements to Hilton Avenue and Bull Road; and putting monuments on the property. No development or land disturbance is planned at this time, hence the waiver request. Dedication of ROW of 40' on Bull Road; 30' on Hilton Avenue is included.

The easement along the sanitary sewer was discussed. On the Comp Plan, apparently there's a bike path shown for this area. There should be no problem having a bike or walking path in the area directly on the sanitary sewer easement. How about the riparian buffer? Mrs. Love would like to set one up in that area. Criteria: set up an easement and put it back 100' from the stream, per DEP's regulations. There's no Township requirement for this; this is just a

request to ensure that no activity occurs within that buffer. The current owner is not of concern, but what if the property is sold in the future? Mrs. Love is trying to preserve the stream and the existing wood line. The applicant will consider it.

Karen Wilson reviewed C. S. Davidson's letter dated June 27, 2013. Outstanding items: 2, GIS disk (Section 501.2.A); 4, owner's signature (Section 501.2.H); 6, (proof that a deed combining the properties should be provided back to the Township (remove "within six (6) months of recording the subdivision"); 8, proposed use for each lot should be identified and provided in the Site Data Table (Section 501.2.N); 9, existing septic systems and wells, including required isolation distances, should be added to the plan (Section 501.2.O); 20, add stream and floodplain to the Legend; and [added] 22, add "any non-conformity, other than a single-family dwelling" in a note on the plan.

**Motion** by Brinton, second by Harlacher, to recommend approval of the waivers requested by Hilton Avenue Partners, LLC, for environmentally constraining resources; monuments and property markers; street improvements as requested. Four members voted aye; Hoffman abstained. **Motion** carried.

**Motion** by Brinton, second by Pinto, to recommend approval of the Final Subdivision Plan of Hilton Avenue Partners, LLC, pending the satisfactory resolution of the following outstanding items from the C. S. Davidson letter referred to above: 2, 4, 6, 8, 9, 20, 22, PLUS the applicant is to consider the Planning Commission's request for the 100' riparian buffer. Four members voted aye; Hoffman abstained. **Motion** carried.

#### B. PL 13-7 – James Elicker – Davidsburg Road -- 2 lots in the Ag Zone

David Hoffman was present on this plan. This parcel is a little over 3 acres with two homes on it. This is an estate, and the will states that the parcels with the homes on them are to be subdivided and given to two family members. Each resulting lot will be about 1.5 acres with one home on it. No building is proposed. Waivers requested for ROW dedication and street widening. There are on-lot wells and septic.

Ms. Wilson reviewed the C. S. Davidson letter dated June 26, 2013. Outstanding items: 2, GIS disk (Section 501.2.A); and 4, owner's signature (Section 501.2.H).

**Motion** by Love, second by Brinton, to recommend approval of the waiver request by James Elicker for Section 22.704.b, ROW and road widening requirements. All members voted aye; motion carried.

**Motion** by Pinto, second by Love, to recommend approval of the Final Subdivision Plan of James Elicker, subject to the satisfactory resolution of items 2 and 4 as outlined above. All members voted aye; motion carried.

#### C. Paradise Farms

David Hoffman was present on this request. Last month this plan was presented to the Planning Commission as a subdivision. Lots 2 and 7 were suggested as non-building farm lots, which do not require sewage planning. The applicants would like to proceed in that direction at this time, which will change some notations on the plan. Does the Planning Commission want to review this plan with those proposed changes? There are no plans to build on these lots at this time.

The Planning Commission members fully understand the implications of this change/request and the members feel that they do not need to see this plan again. The non-building waiver note on the plan will inform any subsequent owners of their responsibilities.

**Motion** by Love, second by Brinton, to permit the Paradise Farms plan to move forward *without* bringing the plan to the Planning Commission again. All members voted aye; motion carried.

D. Ashley Spangler – Carlisle Road – 1 lot in the Commercial Zone

Mr. Spangler was present on this issue. In 2010, he bought a property on Carlisle Road, Park Street, and Grandview Road. He thought the entire lot is in the Commercial Zone. In putting the property up for sale recently, he learned that there's a small portion of the lot that is in the R3 zone. That's not desirable. Along Carlisle Road, the lots are partially Commercial and partly R3. Should they all be Commercial? Mr. Spangler thought (in 2010) that the Commercial Zone went all the way back to Grandview Avenue. Is this merely a mapping issue, an inputting error? Who has the authority to have the map fixed, if it's in error? Perhaps Mrs. Sprenkel can check with Nathan to see if it's an error. She will discuss it with him. It seems that the intent of the zoning was to have the entirety of Mr. Spangler's property in the Commercial Zone and that the map is slightly incorrect. The angle of the split lot matches the angle of the split lot next door, which seems to corroborate the possibility of an error. Mrs. Sprenkel will check with Nathan and will then contact Mr. Spangler.

**Motion** by Love, second by Brinton, to adjourn. All members voted aye; motion carried. The meeting adjourned at 8:32 p.m.

**Next month's meeting will begin at 6 p.m., starting with the Zoning Ordinance Review, with the regular meeting following at 7 p.m.**

Respectfully submitted,

Julie B. Maher,  
Recording Secretary