

Dover Township  
Planning Commission Minutes  
October 7, 2015

Chairman Wayne Hoffman called the regular Planning Commission meeting to order at 7:07 p.m. Members present: Anthony Pinto and Eric Harlacher. Absent: Amy Brinton and Carol Kauffman. Also present: Solicitor Chris King, Acting Zoning Officer Maureen App, Engineers Terry Myers and Cory McCoy, Recording Secretary, and three citizens.

I. **Minutes**

**Motion** by Harlacher, second by Hoffman, to approve the minutes of the meeting of September 2, 2015. Two members voted aye; *Pinto abstained*. Motion carried.

II. **Zoning Cases**

None this month.

III. **Plans**

A. PL 15-8 – Hilton Avenue Land Development Plan

John Snyder, RGS Associates, was present on this proposal, which involves five commercial parcels for a total of 4.5 acres. The plan includes relocating the pharmacy to the other side of the lot from its current location, adding a bank, a fast food restaurant, and, in the Mixed-Use building, perhaps a wine and spirits shop, a fitness center, and maybe Dunkin' Donuts (indeed, an interesting combination!). There is a separate subdivision plan which involves combining the parcels together on one lot. Combining the lots with no development planned doesn't require sewer approval. The Land Development Plan would, of course, require sewer planning approval. Mr. Myers only obtained the Subdivision Plan a couple of days ago, and he has not had a chance to fully review it. All properties are currently under agreements of sale. The Planning Commission can recommend approval pending Mr. Myers' full review and approval.

The applicant needs to file a non-building waiver.

**Motion** by Harlacher, second by Pinto, to recommend approval of the Subdivision Plan for the Hilton Avenue project, subject to C. S. Davidson's review and satisfactory resolution of any outstanding items. All members voted aye; motion carried.

Discussion of the Land Development Plan followed. Mr. Snyder outlined the changes that they made since the last submission, per the engineer's suggestions. Concerns were voiced over traffic flow. The applicants are waiting for PennDOT to schedule a meeting to discuss this project and get it underway. Mr. Snyder mentioned signal coordination. The access situation will be improved from the current arrangement to enhance the flow of traffic all around. Ideal would be a left and a right turn lane coming from Hilton, Mr. Myers said, and to leave Poplars Road traffic and access as is. He recommends that the Township and the applicants need to tell PennDOT what they (Township and applicants) want in the way of traffic management for this plan, that is, how much studying the applicants want PennDOT to do.

Questions were directed to the applicant about sidewalks – all looks good as planned (with sidewalks along Route 74 and Hilton Avenue).

Waivers requested: preliminary plan; outside agency's preparation of environmental impact report; street trees; ROW on Poplars Road (to keep it at 50'). Mr. Myers feels that the Township has sufficient justification to request the additional ROW in this instance. Is the Planning Commission all right with not requiring further improvements along Poplars Road, beyond what PennDOT requires? Mr. Myers feels that the Planning Commission should wait to make a recommendation on the waiver until it's known what PennDOT's going to require. Mr. Snyder mentioned that if they have to move the wall, sidewalks, and curbs back 12', the wall will need to be much higher. Mr. Snyder clarified that the waiver is requested in case PennDOT doesn't require widening the same area. If PennDOT doesn't require the applicant to widen the ROW, the applicant is requesting that the Township not require it either. If PennDOT does require the widening, it won't matter if the Township has granted a waiver of the ROW widening anyway, as PennDOT trumps the Township at that point.

After discussion, the applicant withdrew the waiver request and will move the wall, curb, and sidewalk.

**Motion** by Harlacher, second by Pinto, to recommend approval of the waiver requests for street trees (Section 22-1103.5.B); preliminary plan (Section 22-501); and the environmental impact study being done by outside consultant (Section 22-720), all as requested. All members voted aye; motion carried.

Does the Planning Commission want to see this plan again, after PennDOT's recommendations and C. S. Davidson's further review and the applicant's completion of the outstanding items? That's a good idea, and the applicant is fine with that.

IV. **Other Business**

Nothing at this time.

**Motion** by Harlacher, second by Pinto, to adjourn. All members voted aye; motion carried. The meeting adjourned at 8:22 p.m.

Respectfully submitted,

Julie B. Maher,  
Recording Secretary