

**DOVER TOWNSHIP  
BOARD OF SUPERVISORS MEETING  
WORK SESSION MINUTES  
FEBRUARY 27, 2017**

The Dover Township Board of Supervisors' Work Session for Monday, February 27, 2017, was called to order at 6:00 PM by Chairperson Stephen Stefanowicz in the Meeting Room of the Dover Township Municipal Building. Supervisors present were Matthew Menges, Charles Richards, Stephen Stefanowicz and Robert Stone. Stephen Parthree was absent with prior notice. Other Township Representatives in attendance were Laurel Oswalt, Township Manager; Michael Fleming, Township Public Works Director, Terry Myers, Township Engineer; Cory McCoy, C.S. Davidson and Tiffany Strine, Township Secretary. In addition, Dover Area School District Superintendent, Kenneth Cherry; Attorney Margaret Driscoll, CGA Law Firm and Attorney J. Robert Katherman, Katherman, Heim & Perry were present at this evenings meeting. There were no members of the public present. This meeting is being recorded for the purpose of minutes only.

**This work session is being held for the purposes of discussing Dover Towne Apartments and Dover Area School District working with Township assistance for the possibility of creating a northern extension of Intermediate Avenue.**

Attorney J. Robert Katherman with the Law Offices of Katherman, Heim & Perry, stated that he is present to represent the entity of Belmont Associates. Attorney Katherman stated that Belmont Associates owns the Dover Towne Apartments located on Stony Lane in the Dover Borough. There is a fifty-acre tract of undeveloped land that Belmont Associates owns that lies within the Township. Attorney Katherman added that Belmont Associates has owned this tract of land since the 1980's. This tract of land was never developed and due to a Township zoning change in 2006, the land was previously zoned agricultural and after 2006 the zoning was changed to a medium density zone to allow for expansion of apartments. At this point in time, Belmont Associates felt no desire for development due to the lack of sewer line availability to this tract of land.

Attorney Katherman and Belmont Associates feel that now is a positive time for development. At the current time, the zoning is right for their planned development, there are available water lines and now an expanding sewer line is being generated north of the borough. Attorney Katherman presented the Board with projected engineered plans that depict their ideas and the area roadway known as Intermediate Avenue. Attorney Katherman stated that he had then learned that the Dover Area School District is planning the implementation of a new high school. In combination with Attorney Katherman's clients; Belmont and Associates and the school districts plans for expansion, Attorney Katherman then reached out to Dover Township's Engineer for preliminary discussions. The preliminary discussion was held and it was collectively decided to pursue their proposed plans.

Attorney Katherman and Attorney Driscoll feel as though their proposal addresses the needs of both parties. Attorney Katherman stated that the installation of a new road way would be at the

expense of his clients and that he is kindly asking the Township to initially authorize the Township Engineer to engage in talks with them regarding this matter and initiate general concepts. Ultimately, Attorney Katherman stated that the Township would assume responsibility for design, PENNDOT Approval Process and the acquisition of land to roadway.

Attorney Margaret Driscoll; CGA Law Firm, stated that she and her clients have reviewed the plans with the district and conceptually all are on board and very excited. At the current time, Attorney Driscoll stated that no official plans or architects have been reached to begin the design of the proposed new Dover School Building. Attorney Driscoll stated that there are currently heavy flows of school bus and school vehicular traffic flowing thru the Borough's intersection daily; by implementing the proposed plan roadway addition, the safety would be exceptionally improved. Traffic studies will be conducted to explore the best possible solutions and plans to be proposed within the area.

M. Menges stated that he feels that this is initially a great idea and that all parties are doing a great job with the collaboration between the school district and all clients in trying to make this goal a group effort.

Mr. Myers stated at this point he feels as though it would be positive to begin meetings to initiate general concept plans and engage the services of a Traffic Engineer to get involved. Mr. Myers added that they should have a meeting with PENNDOT to review the preliminary concept.

**Board consensus was reached and it was collectively determined to allow Mr. Terry Myers; Township Engineer, to pursue the processes herein stated including the initiation of general concept plans and preliminary meetings with PENNDOT regarding Dover Towne Apartments and Dover Area School District for the possibility of creating a northern extension of Intermediate Avenue.**

Chair Stefanowicz; along with the Board, thanked Dover Area School District Superintendent, Kenneth Cherry; Attorney Margaret Driscoll, CGA Law Firm and Attorney J. Robert Katherman, Katherman, Heim & Perry for their attendance and presentations at this evenings meeting.

The work session was adjourned at 6:30 PM.

Respectfully submitted by:

\_\_\_\_\_  
Tiffany Strine, Dover Township Secretary