

Dover Township  
Planning Commission Minutes  
September 5, 2018

Chairman Wayne Hoffman called the regular Planning Commission meeting to order at 7:00 p.m. Members present: Anthony Pinto, Eric Harlacher, Carol Kauffman, Brian Kimball; alternates Michael Curley and Justin Bigham. Also present: Solicitor John Baranski, Zoning Officer Georgia Sprenkel, Engineers Terry Myers and EIT Matthew Attig, Recording Secretary, and five citizens.

I. Minutes

**Motion** by Kimball, second by Kauffman, to approve the minutes of the meeting of August 1, 2018. All members voted aye; motion carried.

II. Zoning Case

A. ZHB 18-4 – Antonia Rotelle – 5551 North Salem Church Road; request for Special Exception for kennel in Ag zone

Antonia Rotelle, 90 Cumberland Avenue, Estell Manor, NJ, was present on this request for Special Exception at 5551 North Salem Church Road, in the Agricultural Zone. Ms. Rotelle is in the process of purchasing the North Salem Church Road property. She has more than three dogs, which is the limit in Dover Township, so she must apply for the Special Exception and be classed as a kennel, even though she isn't interested in operating a kennel per se. If she receives the Special Exception, she will receive a kennel license and will be permitted to keep her eight show dogs.

She has 25 acres (more than enough); the dogs live in the house with her; her backyard will be fenced; animal waste will be disposed of in the regular trash; no on-site veterinary services; she trains show dogs for her own use, not anyone else's dogs. She meets all six of the requirements for Section 27-640.

It appears that Ms. Rotelle will meet all of the Special Exception requirements, as set forth in Section 27-1004.

**Motion** by Kauffman, second by Pinto, to recommend approval of the Special Exception by Antonio Rotelle for a kennel at 5551 North Salem Church Road, as presented, having met all requirements for Sections 27-1004 and 27-640. All members voted aye; motion carried.

III. Plans

A. PL 18-9 – Mildred Gilbert, 610 Kunkles Mill Road; 4-lot subdivision in Ag zone

David Hoffman, 2355 Carlisle Road, York, was present on behalf of the applicant. This property is at the intersection of Rohlers Church and Kunkles Mill Roads. The applicants would like to separate the lot containing their existing dwelling and have one residual lot. The next-door neighbors, the Myerses, want to engage in a land swap with the applicant, so that the Myers' driveway isn't partially located on the Gilbert property. Lot 1A would be transferred to the Gilbert property. Lot 3 would be added to the Myers property. Lot 2 would be created as the residual parcel. The original property was 28 acres; 1.8 acres will be subdivided off; .9 will be swapped.

Waiver request: cartway width (Section 22-704.B). **Motion** by Pinto, second by Harlacher, to recommend approval of the waiver request for Section 22-704.B, cartway width. All members voted aye; motion carried.

Mr. Myers discussed the fact that the Myers' created lot will be a non-conforming lot because of its size. Actual tract size is 3.3 acres, and it's still part of the original parcel, not having been subdivided off. Engineer Myers feels that this lot should be created first, then dealt with. Discussion was held, and it was agreed that the previous subdivision (back in the 1970s) just didn't follow through on the last step. Lot 1A off of Site 6, adding to Lot 1; reducing the non-conformity, a good thing. BUT, to add .92 to Steve Myers' other lot, (Lot 2 on the subdivision), which is currently 2.73 acres, the resulting parcel will become more non-conforming as a single-family lot. Mr. Baranski and Mrs. Sprenkel agree that it would not be necessary to send these applicants through the zoning process. Per Mr. Baranski, there actually is no non-conformity problem.

Also under the Zoning category, Engineer Myers discussed the farm parcel that will remain (Lot 1, Gilbert). He feels that the *net parcel area* will be short about a half an acre of the minimum lot area required after it's all said and done. Discussion was held on minimum lot area, lot area definition, net area. Mr. Baranski suggested that this be viewed as a Land Development Plan not a subdivision plan since this is a farm parcel and there's no development.

Engineer Myers reviewed the C. S. Davidson letter dated August 31, 2018. Outstanding items: 2, GIS disk (Section 22-501.2.A); 3, engineer's signature/seal (Section 22-501.2.F); 4, owners' signatures (Section 22-501.2.H); 6, add detail providing dimensions for the proposed drainage easement north of the Kunkles Mill Road culvert (Section 22-501.2.M); 7, Planning Module approval (Section 22-502.2); 8 (location of monument on southeast corner of Lot 1; waiver requested tonight, Section 22-706); 10, add the owners of Site 6 (Myers) in the title reference of the plan set; and 11, [wording changed] new deeds for the combined resulting lots should be recorded and filed with the Township.

**Motion** by Pinto, second by Harlacher, to recommend approval of the waiver verbally requested tonight for Section 22-706, monumentation for the southeast corner of Lot #1, marking the ROW line at the intersection of the two streets. All members voted aye; motion carried.

**Motion** by Pinto, second by Kauffman, to recommend approval of the Final Subdivision Plan of Mildred Gilbert, subject to the satisfactory resolution of the following open items from the C. S. Davidson letter referred to above: 2, 3, 4, 6, 7, 10, and 11. All members voted aye; motion carried.

**Motion** by Harlacher, second by Kauffman, to authorize the Zoning Officer to sign the Myers/Gilbert Planning Module. All members voted aye; motion carried.

#### IV. Other Business

Jerry Shaffer – plot of land north of Dover Borough

Mrs. Sprenkel explained that Mr. Shaffer owns a plot of land in the Commercial Zone that is in both Dover Township and Dover Borough. If he wants to build a structure, the location of the building would determine the zoning authority. Most of the land is in Dover Township. If the structure crosses both lines, it would need to conform to each respective set of regulations.

Mr. Curley gave an update to his research on the value of a landscape designer's services. He feels that a landscape architect's signature and seal would not actually be required on a plan, as the benefit is mostly to the homeowner, not the Township.

**Motion** by Kimball, second by Kauffman, to adjourn. All members voted aye; motion carried. The meeting adjourned at 8:36 p.m.

Respectfully submitted,

Julie B. Maher,  
Recording Secretary