

**DOVER TOWNSHIP  
BOARD OF SUPERVISORS  
WORK SESSION MEETING  
MINUTES  
JUNE 28<sup>TH</sup>, 2021**

The Dover Township Board of Supervisors' Work Session Meeting for Monday, June 28<sup>th</sup>, 2021, was called to order at 6:00 PM by Chairperson Stephen Stefanowicz in the Dover Township Municipal Building. Supervisors present were Charles Richards, Robert Stone, Stephen Parthree and Michael Cashman. Township Representatives in attendance were Laurel Oswalt, Township Manager; John McLucas, Township Zoning Officer; Charles Rausch, Township Solicitor; Terry Myers, Township Engineer; Cory McCoy, C.S. Davidson, Tiffany Strine, Township Secretary. There were 18 members of the public present. This meeting is being recorded for the purpose of minutes only.

**Discussion Regarding Hilton Avenue and Bull Road Property and its Potential Development as a Planned Residential Development by Inch and Company**

Chairman Stefanowicz informed the public and everyone present that this evening's Board of Supervisors Work Session meeting is to discuss the Hilton Avenue and Bull Road property and its potential development as a Planned Residential Development by Inch and Company.

Chairman Stefanowicz asked all individuals attending with interest to the Hilton Avenue and Bull Road Property proposal, to please introduce themselves. Those present, beyond those noted above, were: Matt Fisher with RJ Fisher and Associates; Paul Minnick, Counsel for Inch and Company; Joe Eisenhower with Inch and Company; Anthony Pinto, Dover Township Planning Commission; Michael Curley, Dover Township Planning Commission; Wayne Hoffman, Dover Township Planning Commission; Mark Roberts with Hilton Avenue Partners; Justin Bigham, Dover Township Planning Commission; Cindy Snyder, Dover Township Industrial Commercial Development Committee; Brian Caden, Dover Township Industrial Commercial Development Committee; and Matt Ulmer, CFO with the Dover Area School District.

J. McLucas informed everyone that individuals representing the Hilton Avenue and Bull Road Property are proposing a Planned Residential Development and are present this evening to review a concept plan. The property at Hilton Avenue and Bull Road is an estimated one hundred and two (102) acres and currently zoned commercial. Inch and Company had contacted Dover Township to see if Dover Township would possibly be receptive to instituting a sample ordinance that would create a mixed use of commercial and residential for the proposed site.

Attorney Paul Minnick, Counsel for Inch and Company, informed the Board of Supervisors that himself, along with project members have met with Dover Township staff and the Dover Township Industrial Commercial Development Committee regarding the proposed project. Attorney Minnick added that the proposal presents a great economic development opportunity. A conceptual model was proposed. Attorney Minnick added that a model Planned Residential

Development Ordinance is being proposed for this property. Attorney Minnick stated that the market, per current zoning of the property, has presented difficulties due to the tract size. Attorney Minnick stated the proposal being put forth tonight reflects input from Dover Township staff as well as from Dover Township Industrial Commercial Development Committee members. Inch and Company is a local company who, would like to develop the lands within the proposal. The proposal provides viable potential for the lands located at Hilton Avenue and Bull Road. Attorney Minnick added that the legal means in which to enable the plans being proposed and to begin the process would be to adopt an ordinance allowing the Planned Residential Development in the existing Zoning Ordinance.

Mr. Joe Eisenhauer with Inch and Company presented version No.2 of the proposed plans for Hilton Avenue and Bull Road, Planned Residential Development. Draft proposals have been created and the most recent proposal, including essential Township comments and feedback, consists of a commercial use in the amount of twenty-eight (28) acres, multi-family dwellings, and town home dwellings. The commercial use will consist of three (3) pad sites or "out parcels". Mr. Eisenhauer stated that the proposed layout of the conceptual plan will fit the proposed ordinance, achieves Township goals with regards to commercial zoning, and achieves the goals of development that has been unfeasible for a lengthy time. The proposal additionally contains the potential relocation of Hilton Avenue. The relocation of Hilton Avenue will help with sight distance, truck maneuverability, and more. Mr. Eisenhauer added that this proposal can be achieved through a conditional use approval.

Mr. Mark Roberts with Hilton Avenue Partners spoke to the proposal. Mr. Roberts qualified that he has marketed the property for eight (8) years and has not been successful. Mr. Roberts stated that he has found is too large to be conducive to commercial entity needs. Mr. Roberts feels as though the proposal presented this evening presents a strong need for the community and a good fit for the community.

Mr. Matt Fisher with RJ Fisher and Associates is the engineer for the proposed Planned Residential Development for the location of Hilton Avenue and Bull Road. Open space, lot coverage, density and the number of units were discussed. Mr. Fisher stated that of the 100 acres on the commercial lot, thirty-five (35) acres will be preserved for open space, twenty-eight (28) acres will be utilized for commercial use and the remainder for residential units.

Board of Supervisors members voiced concerns about adding more high-density housing to the community. The Board of Supervisors works jointly with the Dover Area School District and respects the school district's concern regarding adding more students to the student population base, thus creating further constraints for the school district to manage.

J. Eisenhauer stated that the styles of housing proposed could be adjusted. J. Eisenhauer added that the proposal being viewed today is only a proposal and that the main matter is the willingness of Dover Township to adopt a similar ordinance.

R. Stone stated that a large portion of the proposal depends where the constituents are planning on moving and the cost benefits of what is being planned to be built, therefore the Board of Supervisors would like to recognize all components. R. Stone stated that he would like

everyone's collaboration on this matter.

Chairman Stefanowicz inquired if the proposed ordinance reflects the number of homes and types of homes being implemented?

J. Eisenhower stated that these styles of ordinances typically depict the minimum or maximum percentages of homes being implemented within a specific district location.

Attorney Minnich added that the newly proposed concept has been amended over time reflecting Township personnel and Industrial Commercial Development Committee suggestions. Attorney Minnich understands that a balance is needed to be achieved and maintained with single-family homes and adding additional students to limited capacities. Attorney Minnich added that the positive proponents of the Proposed Residential Development ordinance is the proposed ordinance will allow for Dover Township to be fairly specific with the details of the overlay district. A concept is being shared; however, the concept must meet the conditions of what Dover Township would support and pass. Attorney Minnich added that he and his team will remain realistic regarding commercially developable property as well as realistic about the certain density and critical mass potential to make the entire development work, thus striking the proper balance. Attorney Minnich added their team is cognizant of the local school district's concerns and potential budgetary issues. Attorney Minnich asserted that continued dialogue and continued flexibility will be necessary.

The current concept plan for the property located at Hilton Avenue and Bull Road contains two hundred and forty (240) multifamily rental units, town homes/duplexes to be rented, and commercially leased condominiums. Amenities such as a community center is being proposed and Inch and Company would manage the rental properties.

J. Eisenhower provided anecdotal evidence from the National Association of Home Builders. The study results provided from the National Association of Home Builders depicts data from May of 2020 with regards to the number of public-school children produced by various styles of housing. J. Eisenhower provided this data to the Board of Supervisors for review, as well as the Dover Area School District representative.

Anthony Pinto, Dover Township Planning Commission

A. Pinto inquired as to what form of traffic control method will be utilized within the project?

J. Eisenhower stated it would be subject to PENNDOT approval.

Justin Bigham, Dover Township Planning Commission

J. Bigham inquired if there were any components to the proposed ordinance that would dictate the phasing process of the residential or commercial implementation?

J. Eisenhower responded that there is no specific phased process with regards to which is to be built first in terms of residential versus commercial.

S. Parthree inquired what timeframe is planned for the implementation of the proposed project?

J. Eisenhower stated that upon groundbreaking, approximately five (5) years for full build out will be needed.

Cindy Snyder, Dover Township Industrial Commercial Development Committee

C. Snyder inquired as to when the commercial potential will come to the property?

J. Eisenhower stated that the potential for commercial development to begin building would be immediate upon plan approval.

Mike Curley, Dover Township Planning Commission

M. Curley stated that he is viewing this evening's presentation on two different platforms, one being is Dover Township in favor of the proposed ordinance? And secondly, is the presented project something that Dover Township would like to further explore and consider?

Brian Caden, Dover Township Industrial Commercial Development Committee

B. Caden provided an Industrial/Commercial Development Committee perspective. B. Caden stated he feels there is true validity to the point that the property has been available for a long time with no movement. B. Caden stated that concerns were made regarding the current traffic. If the property were to be developed strictly under the current zoning, the increased traffic footprint would be highly undesirable. B. Caden stated that the presented plan will provide some great commercial and business spaces that will keep people in Dover and perhaps bring people to Dover to visit the businesses as well. B. Caden stated that part of the Industrial/Commercial Development Committee's mission is see business increase in this regard.

Chairman Stefanowicz inquired with the Board of Supervisors if the full Board is open to considering a concept like the one presented?

The Board of Supervisors collectively agreed to authorize Dover Township staff to engage in further discussions internally and with Inch and Company regarding developing a Planned Residential Development ordinance as well as further explore potential plan prospects.

The full Board of Supervisors thanked all individuals for presenting and attending this evening's presentation from Inch and Company for a Planned Residential Development at the location of Hilton Avenue and Bull Road.

With no further business, the meeting was adjourned by Chairman Stefanowicz at 7:00 PM and the Full Board of Supervisors then entered into the regularly scheduled Board of Supervisors Meeting.

Respectfully submitted by: Laurel A. Oswalt  
Laurel A. Oswalt, Township Manager