

**DOVER TOWNSHIP
BOARD OF SUPERVISORS
WORK SESSION MINUTES
November 22nd, 2021**

The Dover Township Board of Supervisors for Monday, November 22nd, 2021, was called to order at 6:03 PM by Chairperson Stephen Stefanowicz in the Dover Township Board of Supervisors meeting room. Supervisors present were Stephen Parthree, Charles Richards, Rob Stone and Michael Cashman. Other Township Representatives in attendance were Laurel Oswalt, Township Manager; Charles Rausch, Township Solicitor; John McLucas, Zoning Officer and Brooke Searce, Recording Secretary. There was 1 member of the public present.

This meeting is being recorded for the purpose of minutes only.

The purpose of tonight's Work Session is to interview Jonathan Reynolds for the alternate Zoning Hearing Board position and to continue the discussion on the development of a Rental Inspection Program.

C. Richards questioned what Mr. Reynolds does for a living.

J. Reynolds stated he is a relator and is working on his broker license. He is looking to volunteer his time to the community.

C. Richards stated that within the position, setting aside personal positions is necessary to make sure you're making a fair decision for the Township and its residents.

S. Stefanowicz questioned how long Jonathan has lived in the Township.

J. Reynolds stated he is originally from Knoxville, Tennessee and moved to York with his parents when he was 6 years old. After graduating from York Suburban, he moved to Georgia to attend college and moved back to Dover after graduation and has lived in the Township since 1996.

C. Rausch stated as an alternate he will be a part of the discussion at the meetings but can not vote unless a voting member is absent.

Manager Oswalt stated that if someone would move off of the Zoning Hearing Board, he would have seniority to be appointed to be on the Board.

Chairman Stefanowicz thanked Mr. Reynolds for his time and indicated appointment would be discussed at the 7:00 Meeting.

Discussion on the Development of a Rental Inspection Program

J. McLucas stated under the Housing Chapter of the 2020 Joint Comprehension Plan, the goal to adopt and enforce strict property maintenance codes was detailed. The reason this program was considered necessary is because of the aging housing stock and lack of maintenance by landlords.

S. Stefanowicz stated the concept is important, but the document is on the strong side.

R. Stone stated he does not agree with the new program and charging residents fees for a license.

C. Richards stated he understands the simple safety factors of having a working fire extinguisher, smoke detectors, and carbon monoxide detector where they are required.

M. Cashman stated he wants to avoid getting in the middle of landlord/tenant disputes.

R. Stone stated you can not be approved for homeowners' insurance without some of the simple safety items needed for a home.

J. McLucas stated from a practical standpoint, if any inspections would be required the key points during the inspection are smoke detectors, fire extinguisher, no expose wires, handrails, and sanitation conditions.

Manager Oswald stated we do not go into other people's homes unless there is an emergency situation. Through this program we could have access to rented properties and would be able to control sanitary conditions to avoid issues when emergency services is called.

J. McLucas stated he has to advocate on the program based off of what the community wants, as detailed in the Comprehensive Plan.

S. Parthree questioned if it's the residents who are making the complaints or if it is the person who is renting the property.

Manager Oswald stated according to public comment, it is members of the community who are concerned.

R. Stone expressed concerns about the liability that could possibly fall back onto the Township.

S. Parthree stated the Township should only get involved in the dispute if the landlord is not following the requirements to make it a safe home for the tenant. He thought that the Township should send letters to the tenants, making them aware of the requirements. Then the tenant could contact the Township if the landlord does not meet them. He wanted to see the list of the requirements reduced.

C. Richards questioned why there has to be electrical service in each bathroom.

J. McLucas stated electrical service must be in each bathroom so people are not running extension cords from another room into the bathroom because it could potentially be a safety hazard.

S. Parthree stated he likes the idea of having to register as a renter in Dover Township so we can keep accurate records.

J. McLucas stated if you prepared a potential list of all the rental properties in the Township, we would roughly be looking at 2,000 units, which includes multi-family units.

C. Rausch stated the goals of this program are to improve safety for tenants and first responders.

S. Stefanowicz stated the topic needs to be discussed further.

With no further discussion on this matter, Vice Chairman Stone adjourned the Work Session at 6:57 PM to be followed by the regular Board of Supervisors meeting at 7:02 PM.

Respectfully submitted by: Brooke Scarce

Brooke Scarce, Recording Secretary