

**DOVER TOWNSHIP
BOARD OF SUPERVISORS
MEETING MINUTES
April 10th, 2023**

The Dover Township Board of Supervisors for Monday, April 10th, 2023, was called to order at 7:00 PM by Chairperson Stephen Stefanowicz in the Dover Township Board of Supervisors meeting room. Supervisors' present were Charles Richards, Stephen Parthree, Michael Cashman, and Robert Stone. Other Township Representatives in attendance were Laurel Oswalt, Township Manager; Charlie Rausch, Township Solicitor; John McLucas, Planning Director; Gregg Anderson, Northern Regional Police Lieutenant; Michael Fleming, Public Works Director; and Brooke Scarce, Township Secretary. There were 7 members of the public present.

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

APPROVAL OF THE REGULAR BOARD OF SUPERVISOR MINUTES FOR MARCH 27TH, 2023

Motion by R. Stone and seconded by M. Cashman to approve the Regular Board of Supervisor Minutes from March 27th, 2023, as presented. **Passed** with 5 ayes.

TREASURER'S REPORT

APPROVAL OF THE APRIL 6TH, 2023 WARRANT IN THE AMOUNT OF \$52,541.17 (2020 BOND)

APPROVAL OF THE APRIL 10TH, 2023 WARRANT IN THE AMOUNT OF \$401,644.65

Motion by R. Stone and seconded by M. Cashman to approve the above referenced warrant totals, as presented. **Passed** with 5 ayes.

PUBLIC COMMENT

George T. Cook representing- Richard Trees Parcel- Approximately 101 Acres on South Salem Church Road, and Natalie Lane (former Meisenhelder property) Parcel Nos. 24-000-JF-0057.A0-00000 and 24-000-JF-0058.A0-00000

G. Cook stated with the Township's most recent comprehensive plan the parcels could potentially be rezoned to the R-1 district in 2030. On behalf of the landowner, he is suggesting having the parcels rezoned sooner than 2030 to appropriately use the land.

G. Cook also noted that they attended the Planning Commission meeting on April 5th to discuss rezoning the parcels sooner than 2030 as well. He suggested that R-4 may also be considered as the parcel is adjacent to parcels in that land use.

J. McLucas stated that at the Planning Commission meeting there was a lengthy discussion about the parcels. Since 2022 there are 1,421 dwelling units that are to be built between now and 2027.

Ultimately, the Planning Commission had mixed feelings on the change happening sooner than 2030.

R. Stone questioned how many dwelling units would be placed on the property if the parcels were rezoned.

G. Cook stated he is unsure how many dwelling units would be built on the parcels. In general terms, higher density is more affordable and takes pressure off the agricultural zoned land. That is why they would like R-4 to be considered.

R. Stone stated he is not inclined to move forward with rezoning to the higher density classification.

C. Richards stated that comprehensive plan has been finalized and approved. The comprehensive plan was put together with the help of the Township residents and he does not want to go against that public input.

Andrea Stefanowicz from 4801 Carlisle Road stated that at the February Industrial and Commercial Development Committee meeting it was mentioned that the design for the traffic circle at the intersection of Harmony Grove Road and Carlisle Road is in the works and the Township has been discussing the project with impacted property owners.

A. Stefanowicz stated they have not been approached and questioned when the other affected property owners will have their discussions with the Township.

Manager Oswald stated that the property owners that have been the focus of discussions most recently are the ones that will need to be acquired or may move due to the project, namely the church and the hair salon. Until the details are worked out with those properties any design is premature for the remaining property owners.

A. Stefanowicz stated that her driveway will be affected by the traffic circle which will result in needing a whole new driveway.

Susan Hamberger from 3005 Schoolhouse Road questioned if the Board has revisited the ordinance that relates to solar farms.

J. McLucas stated that the Township is currently going through a zoning update for the whole Zoning Ordinance. Each use has specific additional requirements including solar farms which will take place later this year. There was a solar farm model ordinance that came from the County in April of 2022, but the Township was not provided a copy until after the Township's ordinance was already finalized. The County's ordinance will be compared with the Township's solar farm ordinance to see if changes need to be made.

C. Rausch noted that if there are any suggestions the residents can put them in writing to provide to the Township.

J. McLucas noted that when the solar farm ordinance is updated, he is recommending that the use only be permitted in the Industrial Zone, rather than agriculture, industrial and the R-1 zone as presently the case. While this will be his recommendation, the decision will ultimately rest with the Planning Commission and Board of Supervisors for review and decision.

ZONING OFFICER REPORT, J. MCLUCAS

Appoint Gina Myers to fill member vacancy on Zoning Hearing Board, term expiring on 1/1/2027.

Motion by R. Stone and seconded by M. Cashman to appoint Gina Myers to fill the member vacancy on Zoning Hearing Board term expiring on 1/1/2027, as presented. **Passed** with 5 ayes.

Authorize Zoning Officer to execute on Subdivision Bond for 1700 Palomino Road improvements if a continuation certificate is not received by April 18, 2023.

J. McLucas stated this item does not need any action. When the packet was put together on Thursday a continuation certificate had not been received, but it was received today.

TOWNSHIP MANAGER REPORT, L. OSWALT

Approval of Payment Application #5 for Eagle View Park Phase I Park Improvements in the amount of \$27,952.20 to York Excavating Co., LLC.

Motion by S. Parthree and seconded by C. Richards to approve Payment Application #5 for Eagle View Park Phase I Park Improvements in the amount of \$27,952.20 to York Excavating Co., LLC, as presented. **Passed** with 5 ayes.

Approval of the following Payment Application Request for the Dover Township Volunteer Fire Department Dorm Project:

- a. **Payment Application #3 to Monacacy Valley Electric, Inc. in the amount of \$10,130.23**
- b. **Payment Application #1 to East Coast Contracting, Inc. in the amount of \$129,326.94.**

Manager Oswalt noted that Payment Application #1 to East Coast Contracting is significantly higher than the other payment application because they are the general contractor on site.

Motion by C. Richards and seconded by S. Parthree to approve Payment Application #3 to Monacacy Valley Electric, Inc. in the amount of \$10,130.23 and Payment Application #1 to East Coast Contracting, Inc. in the amount of \$129,326.94, as presented. **Passed** with 5 ayes.

Approval of Resolution 2023-10 recognizing Dan Gembe upon his retirement after over 35 years as an employee of the Dover Township Wastewater Treatment Plant.

Motion by R. Stone and seconded by M. Cashman to approve Resolution 2023-10 recognizing Dan Gembe upon his retirement after over 35 years as an employee of the Dover Township Wastewater Treatment Plant, as presented. **Passed** with 5 ayes.

Approval of Resolution 2023-11 recognizing Steven Barkdoll for his service on the Zoning Hearing Board.

Motion by M. Cashman and seconded by C. Richards to approve Resolution 2023-11 recognizing Steven Barkdoll for his service on the Zoning Hearing Board, as presented. **Passed** with 5 ayes.

Advertisement of Ordinance 2023-01 revisions Chapter 26 of the Code of Ordinances with regard to Water Disconnection of Service.

Motion by R. Stone and seconded by M. Cashman to approve advertisement of Ordinance 2023-01 revisions Chapter 26 of the Code of Ordinances with regard to Water Disconnection of Service, as presented. **Passed** with 5 ayes.

PUBLIC WORKS DIRECTOR REPORT, M. FLEMING

Approval of Final Payment Application for the Andover Stormwater Replacement Project in the amount of \$24,810.00 to Clearview Excavation Inc.

Motion by M. Cashman and seconded by S. Parthree to approve the Final Payment Application for the Andover Stormwater Replacement Project in the amount of \$24,810.00 to Clearview Excavation Inc, as presented. **Passed** with 5 ayes.

Approval of Resolution 2023-12 acknowledging April as Pennsylvania 811 Safe Digging Month.

Motion by M. Cashman and seconded by C. Richards to approve Resolution 2023-12 acknowledging April as Pennsylvania 811 Safe Digging Month, as presented. **Passed** with 5 ayes.

MS4 UPDATE

Manager Oswald reported that a Joint Public Education Session will be held on April 13th, 2023, at 6:30 PM at the Dover Township Offices. The topic is “A Homeowners Guide to Stormwater Management”.

OLD BUSINESS

2020 Joint Comp Plan

Manager Oswalt stated that she has heard back from the Borough about the next joint meeting date, and they have committed to Tuesday, August 8th, 2023, at 6:30 PM. The agenda items for that meeting will be determined at a later date.

COMMENTS FROM THE BOARD

M. Cashman stated that the number of people signed up for Savvy Citizen is growing each day and is impressed with the advertisement and involvement by the Township Staff.

There was discussion about the finances of the new police department that will be built in Manchester Township. At this time the amount of contribution by North Point to the actual construction costs is undetermined. The Board expressed concerns about the financial impact of the project on the member communities. M. Cashman indicated he would check the status of any agreements in place on this matter.

S. Stefanowicz complimented how well the Township Newsletter is put together.

COMMENTS FROM THE PUBLIC

G. Anderson stated that there was a shooting last Wednesday, but no more information can be provided due to the incident being under investigation.

Gina Myers from 1046 Rohlers Church Road questioned when the solar farm ordinance suggestions need to be submitted to the Township.

C. Rausch stated that if any residents has suggestions, they can provide their list to the Township at any time for them to keep on record.

Manager Oswalt stated that the Zoning Ordinance draft will be finalized by this summer and the updated Zoning Ordinance will go into effect by the end of the year.

J. McLucas stated that it is common to take suggestions from the residents at any time, suggestions do not necessarily need to be made just because the Zoning Ordinance is being updated. There are times when a portion of an ordinance is amended.

With no further business, Chairman Stephen Stefanowicz concluded the Board of Supervisors meeting at 7:35 PM.

Respectfully submitted by: Brooke M. Scarce

Brooke M. Scarce, Township Secretary