

**DOVER TOWNSHIP  
BOARD OF SUPERVISORS  
MEETING MINUTES  
August 28<sup>th</sup>, 2023**

The Dover Township Board of Supervisors for Monday, August 28<sup>th</sup>, 2023, was called to order at 6:59 PM by Vice Chairperson Robert Stone in the Dover Township Board of Supervisors meeting room. Supervisors present were Charles Richards and Michael Cashman. Stephen Parthree and Stephen Stefanowicz were absent with prior notification. Other Township Representatives in attendance were Laurel Oswalt, Township Manager; Charlie Rausch, Township Solicitor; John McLucas, Planning Director; Michael Fleming, Public Works Director; Terry Myers, Township Engineer; Cory McCoy, CS Davidson; Gregg Anderson, Northern Regional Police Lieutenant; and Brooke Scarce, Township Secretary. There were 25 members of the public present.

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

Vice- Chairman Stone announced that an Executive Session was held prior to this evenings regularly scheduled Board of Supervisors meeting to discuss Township personnel matters.

**APPROVAL OF THE REGULAR BOARD OF SUPERVISOR MINUTES FOR AUGUST 8<sup>TH</sup>, 2023**

**APPROVAL OF THE REGULAR BOARD OF SUPERVISOR/ BOROUGH COUNCIL MINUTES FOR AUGUST 8<sup>TH</sup>, 2023**

R. Stone stated that the approval of the meeting minutes will be tabled until next meeting due to some Board members not being present at the previous meeting.

**TREASURER'S REPORT**

**APPROVAL OF THE AUGUST 14<sup>TH</sup>, 2023 WARRANT IN THE AMOUNT OF \$265,211.30**

**APPROVAL OF THE AUGUST 24<sup>TH</sup>, 2023 WARRANT IN THE AMOUNT OF \$57,587.96 (LIQUID FUELS)**

**APPROVAL OF THE AUGUST 25<sup>TH</sup>, 2023 WARRANT IN THE AMOUNT OF \$8,243.70 (2020 BOND)**

**APPROVAL OF THE AUGUST 28<sup>TH</sup>, 2023 WARRANT IN THE AMOUNT OF \$251,576.68**

**Motion** by M. Cashman and seconded by C. Richards to approve the above referenced warrant totals, as presented. **Passed** with 3 ayes.

**PUBLIC COMMENT**

Wanda Stover from 1280 Butter Road expressed concerns about the traffic study that was conducted in April of 2020 and would like to know what is going to happen next.

C. Richards stated that there is money budgeted to make changes to the intersection at Butter Road and Bull Road. The Township cannot stop truck traffic on Butter Road because then the only other route for the trucks would be going through the Borough. The problem with the trucks going through the Borough is that the Industrial Park sits in the Township. When Butter Road was redone, it was done for trucks to be able to travel on it. There will also be some changes to the curve on Butter Road as well. Once the intersection and the curve changes have been completed, that will be sufficient enough to keep trucks operating in a safe manor.

W. Stover stated that according to the traffic study, the trucks would not have to go through the Borough, they could use Fox Run Road.

C. Richards stated that trucks cannot make their turn at Fox Run Road, which is why the Township is planning to make the improvements at the intersection of Butter Road and Bull Road.

W. Stover stated that the report indicates that trucks over 30 feet should not be on this stretch of road between Fox Run Road and Bull Road.

R. Stone stated that he thinks this would be a good conversation to have with Seth Grove.

W. Stover stated that the report states the Township is allowed to make changes with an ordinance revision corresponding to signage on the road.

R. Stone stated that if a road is posted to limit something, it has to be able to be enforced.

Neil Lamparter from 1001 Butter Road presented pictures to the Board of the road at the intersection of Butter Road and Nursery Road. The road is starting to deteriorate, and the trucks cut corners, so he is using fill dirt to fill back in the grassy areas. There was a recommendation provided by the engineer who conducted the traffic study, and the Township should consider the recommendation that was provided.

Matt Lamparter from 4090 Bull Road stated that one of the recommendations is to reduce the speed limit from 35 miles per hour to 25 miles per hour. The truck traffic is destroying the infrastructure on both Bull Road and Butter Road.

Brian Inners from 810 Butter Road stated that the residents on that road have expressed concerns for many years and are just looking for some sort of solution and answers.

Randy Stover from 1280 Butter Road expressed concerns about the truck traffic coming through very early in the morning and using their engine brakes. The business owners that use that road in the Township and other Townships bordering Dover Township, do not have respect for the residents along that road.

Michael Chapman from 950 Butter Road questioned what is going to happen to the other roads that will be affected by truck traffic when the solar farm project starts.

M. Fleming stated there is a lot of construction anticipated. One comment that was made during the plan review was to bond the roads, making the developer responsible for the damages.

R. Stone stated that if there is damage to the road, the bond would cover the cost of making the necessary repairs to the roadways.

M. Chapman expressed concerns about mud that would be tracked onto the road.

J. McLucas stated if there is mud on the street, the residents need to contact the York County Conservation District and they will address the issue.

M. Cashman stated that the Township has implemented an app called Savvy Citizen which allows residents to sign up anonymously and receive notifications about things that are happening within the Township.

R. Stone indicated the residents should watch out for the matter to be on a future agenda for discussion.

## **ENGINEER'S REPORT, T. MYERS**

### **Approval to Bid the 2023 Pine Road Demolition**

T. Myers stated that the permit was slightly delayed due to needing to renew the PNDI/ wetland clearances. That work is now complete, and the application is being finalized. First Capital Insulation has been contacted to reschedule the asbestos inspection for the week of September 5<sup>th</sup>.

**Motion** by M. Cashman and seconded by C. Richards to approve advertising the 2023 Pine Road Demolition Bid, as presented. **Passed** with 3 ayes.

C. Richards noted that the Fire Department will be conducting training on the buildings as they have in the past.

### **Application for Payment to Road Homes for Fountain Rock paving**

T. Myers stated that Road Homes, LLC entered into a construction agreement with DH Funk and Sons, LLC to pave the streets in Fountain Rock. Road Homes, LLC has submitted the street paving invoice from DH Funk and Sons. The invoice was in the amount of the original contract of \$349,911.00 plus cost for 11 manholes frame and cover adjustments that were not included in the original contract which was an additional \$9,468.16 for total cost of \$359,379.16. There was also one issue with the contractor during construction, they removed the weeds before the pesticide was absorbed into the roots, so he is recommending retainage of \$5,000.00 to cover any necessary weed killing and resealing of the curb line this fall. The recommended release of funds is the amount of \$354,379.16.

**Motion** by C. Richards and seconded by M. Cashman to approve payment to Road Homes for

Fountain Rock paving, as presented. **Passed** with 3 ayes.

T. Myers stated there was one item that did make it agenda, under the settlement agreement the Township had requested that Road Homes, LLC get quotes to do the public sidewalks across the open space area in the Fountain Rock development. Road Homes LLC received two different quotes and the lowest quote was from Alison Concrete, which came in at \$45,420.00.

**Motion** by M. Cashman and seconded by C. Richards to move the acceptance of the Road Homes Proposal to have Alison Concrete complete the sidewalks in the Fountain Rock development onto the agenda, as presented. **Passed** with 3 ayes.

**Acceptance of the Road Homes Proposal to have Alison Concrete complete the sidewalks in the Fountain Rock development**

**Motion** by M. Cashman and seconded by C. Richards to approve the Road Homes Proposal to have Alison Concrete complete the sidewalks in the Fountain Rock development, as presented. **Passed** with 3 ayes.

**ZONING OFFICER REPORT, J. MCLUCAS**

**PL 23-4 – Moove In Self Storage – 58,192 SF Self Storage Facility – 3025 Carlisle Road – Commercial District**

J. McLucas stated this is a 4.16 acre lot along Carlisle Road and Hilton Avenue. The lot was formerly a grocery store but is currently vacant. The development proposes converting the existing building and expansion of the structure for an internal Self-Storage facility.

Wayne Ingram, the engineer of the project stated that the proposal is to renovate the existing building and add a second story addition. The building has a few existing non-conformities which are as follows: existing building has a setback of 23.03' where 35' is required and existing lot coverage is 84% where 75% is the permitted maximum. There is a requirement of 122 parking spots and only 19 of the spots would be stripped. They are also proposing to install curbing and sidewalk along Carlilse Road with landscaping on either side and remove the entrance off of Carlilse Road. There would be a gravel emergency access off of Carlilse Road.

N. Baker stated that the only thing he would ask is that they reach out to Met Ed to verify that the Fire Department would be able to use that access for emergencies.

W. Ingram stated that the only reason they are asking to stripe only 19 of the 122 parking spots is because usually, these types of uses don't typically require a lot of striped parking spots. There is no additional stormwater management required but there would be some stormwater quality improvements.

R. Stone questioned how they can move forward with no stormwater management.

W. Ingram stated that site has 85% coverage already and they are not expanding the impervious

coverage.

In addition, W. Ingram stated that the pole lighting would be removed, and they would be adding wall mount lights to the building itself as well as shielding as necessary. In terms of a buffer area along Twin Pine Road, they will be adding evergreen trees, shrubs, and groundcover planting. There are existing water and sewer lines which would be abandoned and capped off at the main and then they will be installing two new services.

C. Richards questioned if there is a sprinkler system in the facility.

W. Ingram stated that the facility will have a sprinkler system.

J. McLucas stated that there are still some design elements that need updated, and he recommends that the Board table this plan until next month.

W. Ingram stated that the 5 waiver requests are as follows; 1) to not require a traffic impact study, 2) to not require an Environmental Impact Assessment, 3) to not require all parking spaces to be painted, 4) to allow water services underneath the access drive and parking area, and 5) to allow sanitary sewer lateral underneath the access drive and parking area.

**Motion** by C. Richards and seconded by M. Cashman to approve the waiver request as follows: §22-502.4 & §22-602.8 – To not require a Traffic Impact Study; §22-502.5 – To not require an Environmental Impact Assessment Report; §22-707.D – To not require all parking spaces to be painted; §22-713.2.E – To allow the water service underneath the access drive and parking area; and §22-713.2.H – To allow the sanitary sewer lateral underneath the access drive and parking area, as presented. **Passed** with 3 ayes.

After some discussion, it was determined that the Board was not comfortable with approving PL-23-4, so the plan has been tabled until the next meeting.

## **SOLICITOR'S REPORT, C. RAUSCH**

### **Approval of Resolution 2023-19 authorizing Intergovernmental Cooperation for the Joint Maintenance and Repair Services for Traffic Control Devices**

**Motion** by C. Richards and seconded by M. Cashman to approve Resolution 2023-19 authorizing Intergovernmental Cooperation for the Joint Maintenance and Repair Services for Traffic Control Devices, as presented. **Passed** with 3 ayes.

## **TOWNSHIP MANAGER REPORT, L. OSWALT**

### **Approval of the following Payment Applications for the Fire Department Dorm Project:**

- #8 from Myco Mechanical, Inc. in the amount of \$22,545.00**
- #8 from Monacacy Valley Electric, Inc. in the amount of \$35,223.43**
- #6 from East Coast Contracting, Inc. in the amount of \$67,684.03**
- #6 from SSM Industries, Inc. in the amount of \$2,834.70**

**Motion** by C. Richards and seconded by M. Cashman to approve payment application #8 from Myco Mechanical, Inc. in the amount of \$22,545.00, payment application #8 from Monacacy Valley Electric, Inc. in the amount of \$35,223.43, payment application #6 from East Coast Contracting, Inc. in the amount of \$67,684.03, and payment application #6 from SSM Industries, Inc. in the amount of \$2,834.70, as presented. **Passed** with 3 ayes.

**Approval of Change Order #4 and #5 for East Coast Contracting, Inc. for the Fire Department Dorm Project in the amounts of \$3,567.49 and \$5,332.09**

Manager Oswalt stated that Change Order #4 is for glass inserts that were missed on the drawings for the office spaces and Change Order #5 is for painting the bathrooms that were originally to be temporary but were later changed to remain in place.

**Motion** by C. Richards and seconded by M. Cashman to approve Change Order #4 and #5 for East Coast Contracting, Inc. for the Fire Department Dorm Project in the amounts of \$3,567.49 and \$5,332.09, as presented. **Passed** with 3 ayes.

**Resolution 2023-20 adopting a portion of Village Road in the Terra Vista Subdivision and the approval of the Deed of the Dedication**

**Motion** by M. Cashman and seconded by C. Richards to approve Resolution 2023-20, adopting a portion of Village Road in the Terra Vista Subdivision and the approval of the Deed of the Dedication, as presented. **Passed** with 3 ayes.

**Resolution 2023-21 adopting Palomino Road in the Donwood Estates Subdivision Phase IIA and Phase IIC**

**Motion** by C. Richards and seconded by M. Cashman to approve Resolution 2023-21 adopting Palomino Road in the Donwood Estates Subdivision Phase IIA and Phase IIC, as presented. **Passed** with 3 ayes.

**Resolution 2023-22 adopting Kortni Drive in the Creekside Development**

**Motion** by M. Cashman and seconded by C. Richards to approve Resolution 2023-22 adopting Kortni Drive in the Creekside Development, as presented. **Passed** with 3 ayes.

**Resolution 2023-23 adopting portions of Fountain Rock Drive and Walker Avenue in the Fox Run Creek Estates Phase 1 Subdivision**

**Motion** by C. Richards and seconded by M. Cashman to approve Resolution 2023-23 adopting portions of Fountain Rock Drive and Walker Avenue in the Fox Run Creek Estates Phase 1 Subdivision, as presented. **Passed** with 3 ayes.

**PUBLIC WORKS DIRECTOR REPORT, M. FLEMING**

M. Fleming stated there was one item that did not make it on the agenda, Lobar Site Development submitted Change Order #1 for additional bridge work in the amount of \$207,376.00 that will be completed on Emig Mill Road and Fox Run Road.

**Motion** by M. Cashman and seconded by C. Richards to move Approval of Change Order #1 for Lobar Site Development Corp. for the 2022 Bridge Improvements in the amount of \$207,376.00 onto the agenda, as presented. **Passed** with 3 ayes.

**Approval of Change Order #1 for Lobar Site Development Corp. for the 2022 Bridge Improvements in the amount of \$207,376.00**

**Motion** by M. Cashman and seconded by C. Richards to approve change order #1 for Lobar Site Development Corp. for the 2022 Bridge Improvements in the amount of \$207,376.00, as presented. **Passed** with 3 ayes.

**Approval of Payment Application #7 to Lobar Site Development Corp. in the amount of \$249,386.74 for the 2022 Bridge Improvements**

**Motion** by M. Cashman and seconded by C. Richards to approve Payment Application #7 to Lobar Site Development Corp. in the amount of \$249,386.74 for the 2022 Bridge Improvements, as presented. **Passed** with 3 ayes.

**Approval of Payment Application #4 to CrioLon Corp. in the amount of \$15,994.70 for the 2022 Bridge Maintenance**

**Motion** by C. Richards and seconded by M. Cashman to approve Payment Application #4 to CrioLon Corp. in the amount of \$15,994.70 for the 2022 Bridge Maintenance, as presented. **Passed** with 3 ayes.

**Approval of Invoice #407 to RECON Construction Services in the amount of \$225,585.26 for the Andover Development street reconstruction**

**Motion** by M. Cashman and seconded by C. Richards to approve Invoice #407 to RECON Construction Services in the amount of \$225,585.26 for the Andover Development street reconstruction, as presented. **Passed** with 3 ayes.

**Approval of a two-week extension for the Andover Development street reconstruction**

M. Fleming stated that due to weather and equipment breakdown, the contractor is asking for a two-week extension.

**Motion** by C. Richards and seconded by M. Cashman to approve a two-week extension for the Andover Development street reconstruction, as presented. **Passed** with 3 ayes.

**Approval of Invoice #1015185 to Russell Standard in the amount of \$168,432.57 for the 2023 Seal Coat**

**Motion** by M. Cashman and seconded by C. Richards to approve Invoice #1015185 to Russell Standard in the amount of \$168,432.57 for the 2023 Seal Coat, as presented. **Passed** with 3 ayes.

**MS4 UPDATE**

Manager Oswalt stated there will be a joint education session with West Manchester and

Manchester Township on September 13<sup>th</sup> at 6 PM that will take place at Manchester Township. The Center for Water Quality Excellence is going to be talking about stormwater authorities.

Manager Oswalt stated that there will be a grand opening for Eagle View Park on September 19<sup>th</sup>. The ribbon cutting will happen at 3:30 PM followed by floodplain tours and native plants discussion from 4-6 PM.

Additionally, Manager Oswalt stated that Dover Township applied for FEMA Building Resilience Infrastructure and Communities Grant for the Little Conewago Floodplain Restoration Project which involves land between Pine Road, Baker Road, and Mayfield Park. The Township has been awarded \$5.83 million for this project by the program.

The Board expressed their congratulations to all who were involved in the grant application.

### **OLD BUSINESS**

2020 Joint Comp Plan -Nothing to note.

### **COMMENTS FROM THE BOARD**

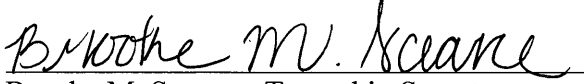
M. Cashman noted that National Night Out was a huge success.

### **COMMENTS FROM THE PUBLIC**

G. Anderson stated that Northern Regional spends over 30% of their time on Butter Road. After pulling records from last year, there has not been a crash on Butter Road. They can provide whatever statistics the Board would like for their consideration.

Maria Turner from 4110A Nursery Road expressed concerns about the truck traffic on Butter Road.

**With no further business, Vice Chairman Robert Stone concluded the Board of Supervisors meeting at 8:19 PM.**

Respectfully submitted by:   
Brooke M. Scarce, Township Secretary