

**DOVER TOWNSHIP  
BOARD OF SUPERVISORS  
WORK SESSION MINUTES  
November 27<sup>th</sup>, 2023**

The Dover Township Board of Supervisors Work Session for Monday, November 27<sup>th</sup>, 2023, was called to order at 6:00 PM by Chairperson Stephen Stefanowicz in the Dover Township Board of Supervisors meeting room. Supervisors present were Chuck Richards, Stephen Parthree, Robert Stone, and Michael Cashman. Other Township Representatives in attendance were Laurel Oswalt, Township Manager; John McLucas, Planning Director; Michael Fleming, Public Works Director; Terry Myers, Township Engineer; Cory McCoy, CS Davidson, Chalet Harris, Parks and Recreation Director and Brooke Scarce, Township Secretary. There were 2 members of the public present.

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

**DRAFT BROOKSIDE PARK MASTER PLAN AND FEASIBILITY STUDY RESULTS  
FOR THE DRIVING RANGE PROJECT**

**Draft Brookside Park Master Plan**

Manager Oswalt stated that the Draft Brookside Master Plan was not in the budget for this year, but it is in the recreation plan and identified as an item that that we needed to do a master plan on. The Parks and Recreation Director and Facilities Superintendent got together and were able to come up with money from the budget to prepare the feasibility study. Generally speaking, the Facilities Superintendent has been trying to do some things at this park to spruce it up. There are not a lot of huge changes in comparison to what is at the park now, however comments from the recreation plan were applied to this master park plan. Some of the improvements are walkability, seats at the basketball courts, adding pickleball courts, and better parking. The buildings themselves will stay where they are and then upgrade things around the buildings.

C. Harris stated that one major concern is parking. The park is old and at the time was not designed for the amount of vehicle traffic that comes in and out of the park. They would like to showcase which way you come in and out of the park and overall have a better designed parking area. When renters are using the space at the park, they currently pull their vehicles all the way up the buildings, which is a safety concern so they are proposing to close off the buildings so then renters would have to park their vehicles and then walk their items into the building for a rental. They would also like to have designated parking, when you come into the park which would be angled. More trails would be implemented, and they all would be ADA accessible. The playground that is currently there will be replaced and upgraded. The new playground would be divided between a tot lot for 2–5-year-olds and a regular playground for 5–12-year-olds. The volleyball courts are not used much so there has been some discussion about converting them to pickleball courts which would be in the interest of the community. There would also be a photo wall included with the park upgrade. Brookside Park holds events for weddings and some community members use the park as a photography spot. On the side of the park closer to the YMCA there would be upgraded walking trails with stream access which are all ADA accessible.

R. Stone questioned if vendors would have better access to buildings if they had a big event and needed to get a lot of items out of their vehicle for the event.

C. Harris stated that she is not exactly sure what type of barrier would be put in place, but there would need to be special exceptions for certain events that happen at Brookside Park.

S. Stefanowicz questioned if the trolley tracks used to go through Brookside Park.

C. Harris stated that the trolley tracks went through the Brookside Park woods and are now implanted into the plan as a walking path. There is a sewer right of way that also runs through the park woods as well.

Manager Oswalt stated that the sewer line through that area will be replaced at some point in the future, which leaves an opportunity for a floodplain project along the creek.

S. Stefanowicz questioned if there would be another access way to get into the overflow parking area.

C. Harris stated that there would be an entrance for overflow parking. It would only be accessible for events when extra parking is needed because the sightline on Fox Run Road is subject to limited visibility.

S. Stefanowicz questioned if there were any proposed upgrades happening to the baseball field.

C. Harris stated that the baseball field would be staying the same. There are currently drainage issues and concerns about accessibility to the baseball field.

M. Cashman questioned if there was a way to work with the YMCA to be able to extend the park farther towards Palomino Road.

C. Harris stated that she is unsure about working with the YMCA because of needing different permissions but extending the pathway could be something completed with the utilities department since they would need access to their manholes.

J. McLucas stated that the YMCA did have a land development plan at one point that was never finalized. They did establish a trail back closer to the baseball field. The path is accessible today, it is just not paved.

C. Harris stated that an Eagle Scout wanted to put a disc golf course near the YMCA and started to clean up some of the trees. He realized the project was more than what they were capable of doing so instead they did a park clean up.

Manager Oswalt stated that the next permit cycle for MS4 starts in 2025 so there is going to be a need for additional projects that are proposed to the County for the Pollution Reduction Plan and that area would be a spot that we could offer.

S. Stefanowicz questioned if the creek always has water flowing through it.

C. Harris indicated that it did.

M. Cashman questioned if there was a way to get a trail to Park Street.

C. Harris stated that she is unsure. The draft plan shows the park extending to Park Street but there isn't any trail access from Park Street because of a resident's private property.

J. McLucas questioned if the sand volleyball would be relocated to somewhere else.

C. Harris stated that it will not get relocated. Sand volleyball does not get used as it is right now.

M. Cashman questioned if the walking paths would be opened to wheeled recreation.

C. Harris stated that all wheeled recreation would be acceptable with the exception of motorized wheeled recreation.

S. Stefanowicz questioned if the recreation department is proposing to pay for the development and design of the park next year.

C. Harris stated the next step would be showing the master plan to the public. Staff recommended the Board to see the plan first to see if there are any comments from the Board before moving forward.

C. Richards questioned if there was a plan to connect Ashcombe Farms to the YMCA.

J. McLucas stated that when the YMCA was going through their land development plan there was a walking trail established. The walking trail is there but it is overgrown now.

Manager Oswalt stated that the objective of this meeting was to let the Board see the plan before taking it to a public meeting. The plan would then be used for the planning of capital improvements.

### **Driving Range Feasibility Study for Eagle View Park**

Manager Oswalt stated that there was a committee working on a building design to take the shell of the old driving range and build around it so it could house bathrooms, concession space, and space for programming. Mula Group provided preliminary drawings of what the structure could look like at some point in the future.

C. Richards questioned if the building could be rented out for a wedding.

Manager Oswalt stated there was some discussion of rental of the building but what the Township really needs is space for programming. In the community, there is a lot of rental space however, it is not space specifically dedicated for Township programs. The building is intended for a summer playground and classes. However, that is not to say that we couldn't have special events or use the building for fundraising purposes.

C. Harris stated that last year, there was a total of 864 rentals between all of the buildings.

S. Stefanowicz questioned if there will be a concession stand.

Manager Oswalt stated that there would be a concession window on the bottom level on the right-hand side of the building.

C. Harris stated there would be a warming kitchen. The food would need to be prepped somewhere else and then could be kept warm in the kitchen until it's ready to be served.

C. Harris stated the other big thing about needing space for programming is that right now, none of the items for programming can be left out or it has to be in locked in cabinets since the spaces are rented to the public.

Manager Oswalt stated that the public benefits from using the building through events and programs.

Manager Oswalt stated that the layout of all the impervious spaces is necessary for all the construction scheduled on the upper side of Eagle View Park. DEP permits are needed to ensure stormwater into the creek is accounted for so that the Township can obtain a permit for all future upland phases. This permit has the longest lead time and is the cause of delays associated with phases.

R. Stone stated he was pleased with the second rendering.

M. Cashman questioned if there are any improvements that are planned for the buildings at Brookside Park.

C. Harris stated that there is money in the budget to epoxy the floors in the Carousel Building, some of the buildings are getting painted, one building is getting a new roof, and the bathrooms will be getting a new floor in 2024.

**With no further discussion on this matter, Chairperson Stephen Stefanowicz adjourned the Work Session at 6:52 PM to be followed by the regular Board of Supervisors meeting at 7:01 PM.**

Respectfully submitted by: Brooke M. Scarce

Brooke M. Scarce, Township Secretary