

**DOVER TOWNSHIP
BOARD OF SUPERVISORS
MEETING MINUTES
April 8th, 2024**

The Dover Township Board of Supervisors for Monday, April 8th, 2024, was called to order at 7:03 PM by Chairperson Stephen Stefanowicz in the Dover Township Board of Supervisors meeting room. Supervisors present were Charles Richards and Michael Cashman. Robert Stone and Stephen Parthree were absent with prior notification. Other Township Representatives in attendance were Laurel Oswalt, Township Manager; Christian Miller, Township Solicitor; Michael Fleming, Public Works Director; Terry Myers, Township Engineer; Gregg Anderson, Northern Regional Police Lieutenant; and Brooke Scarce, Township Secretary. There were 18 members of the public present.

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

Chairperson Stephen Stefanowicz announced that an Executive Session was held prior to this evening's regularly scheduled Board of Supervisors meeting to discuss the potential acquisition of 4800 Carlisle Road and personnel matters.

APPROVAL OF THE REGULAR BOARD OF SUPERVISORS MINUTES FOR MARCH 25th, 2024

Motion by C. Richards and seconded by M. Cashman to approve the Regular Board of Supervisors Minutes for March 25th, 2024, as presented. **Passed** with 3 ayes.

TREASURER'S REPORT

APPROVAL OF THE APRIL 1ST, 2024 WARRANT IN THE AMOUNT OF \$274,332.63

APPROVAL OF THE APRIL 5TH, 2024 WARRANT IN THE AMOUNT OF \$156.85

(LIQUID FUELS)

APPROVAL OF THE APRIL 5TH, 2024 WARRANT IN THE AMOUNT OF \$24,233.19

(HMGP GRANT)

APPROVAL OF THE APRIL 5TH, 2024 WARRANT IN THE AMOUNT OF \$219,144.58

(2022 WATER BOND)

APPROVAL OF THE APRIL 5TH, 2024 WARRANT IN THE AMOUNT OF \$1,473.99

(EAGLE VIEW PHASE II)

APPROVAL OF THE APRIL 8TH, 2024 WARRANT IN THE AMOUNT OF \$317,288.87

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

PUBLIC COMMENT

C. Miller stated that the Land Development Plan that was presented at the Planning Commission meeting on April 3rd was recommended for approval to the Board of Supervisors. The plan is not

before the Supervisors yet because there are still some adjustments that need to be made. After speaking with the developer, the plan will not be before the Supervisors until late May. There will be at least one if not more Supervisors' meetings where the plan will be the topic of the meeting. As of right now, the Supervisors have not seen the plan nor know enough about the plan to be able to respond to specific questions about it. If there are any public comments regarding the plan, the Supervisors cannot answer anything about it; however, if there are any questions about the procedure, responses can be provided on that topic.

Michael Chapman from 950 Butter Road questioned when all of the residents from the Township will get their voices heard. He also questioned the chain of command asking when the residents opinions get to overrule the decision of the Board.

C. Miller stated there's no number of residents that could show up and vote to make a determination about the plan because we live in a democracy, and the elected officials are put in office to make those decisions.

M. Chapman stated there was a bill that has been discussed that would establish a referendum procedure for large scale warehouses to be located in the communities which would require the matter to be taken before the voters.

C. Miller stated that the bill he mentioned is proposed legislation. However, if legislature passes the bill, it more than likely won't get acted on for quite some time.

T. Myers stated that any changes that are made to current laws will not have an impact on plans that have already been submitted. When a plan is filed, it is subject to the rules that are in place when the plan at that time.

M. Chapman stated that there are lots of angry residents within the Township that are unhappy with the warehouse project. He has spoken with other residents, and they have stated that they do not show up to meetings because the Board does not take their opinions into consideration when making decisions.

Manager Oswald stated that the Township is a subdivision of the Commonwealth. The Commonwealth sets the rules within which a Township must operate. There is something called the Municipalities Planning Code (MPC) which is a state regulation passed in the 1960's. The MPC states that every municipality must plan for every use through the process of Comprehensive Planning and the implementation of revised Zoning regulations. About every 10 years the Township goes through zoning changes looking at where development has occurred to expand the zoning districts and uses that can be applied to the land. Overtime, the Township is required to plan for more growth.

M. Chapman questioned if someone from the Board is elected every year.

Manager Oswald stated that Board members are elected every 2 years. Next year would be the time for candidates to file their petitions to run for office and then the successful candidate would take office January 1, 2026.

M. Chapman questioned when the residents will receive notification as to who is running for a position and when will the residents get to meet the officials that are running for a position.

C. Miller stated that it is up to the individual who is running for a position to make it known. Any information regarding any elected official positions within the Township will be on the York County Board of Elections website.

Pat Pizza from 1735 Temple School Road questioned if any decisions will proceed with the Developer's plan between the Planning Commission meeting to the meeting when the Board of Supervisors has the item on their agenda.

T. Myers stated that there were outstanding comments that need to be addressed. The developer will try to address as many comments as they can and resubmit the plan. The resubmitted plan will then be reviewed by the Board of Supervisors before the final approval.

P. Pizza commented about Bill 1960, which allows the residents of any particular municipality a vote via referendum for large projects on an official election ballot. According to the Bill, if the majority of the votes are no, the plan is denied regardless of any of the Board's decisions. He has spoken to Seth Grove's office about this legislation and has asked for his support of this Bill. The Bill needs to be passed to stop this megastructure because it is detrimental to not only Dover Township but other surrounding Township's as well. He has asked the Board to table the warehouse project until the residents have a better understanding of the entire project.

Mary Hamm from 1501 East Canal Road questioned how the public will know when the project is on the Supervisors' agenda.

Manager Oswald stated that the agendas are posted to the Township website the Friday before the meetings.

M. Hamm stated during the Planning Commission meeting last week, there was not enough room for all the residents to be in the room and was not sure if a different venue has been discussed.

C. Miller stated that there has been internal conversations about the venue of the meetings.

NORTHERN REGIONAL POLICE UPDATE

G. Anderson stated that since the intersection at Davidsburg Road and Canal Road has been turned into a 4-way stop, there has been no accidents. Northern Regional is starting the hiring process and there are 3 people who are going to the academy in July.

SOLICITOR'S REPORT

Authorize Zoning Ordinance Adoption

C. Miller stated staff has asked him to set the adoption hearing date which will need to be advertised. The Board must authorize the advertisement of the Notice of Adoption and Notice of Public Hearing with the proposed date of May 13th.

M. Chapman questioned why the Zoning Ordinance is being advertised for adoption.

C. Miller stated that the Zoning Ordinance has been going through an update for the past year and a half.

S. Stefanowicz stated that the finals changes were made and understood so the Board is at the point right now where they are ready to adopt the revisions made to the Zoning Ordinance.

Manager Oswalt noted that the ordinance is available on the Township's website.

Motion by M. Cashman and seconded by C. Richards to authorize date of the Zoning Ordinance Public Hearing and potential adoption as May 13th, as presented. **Passed** with 3 ayes.

Wawa Deed of Dedication

C. Miller stated that Wawa is seeking deeds of dedication to dedicate certain right of way to the Township as shown on the Land Development Plan. An issue arose in that one of the deeds of dedication varies from the to-be-dedicated portion reflected on the recorded plans. There is a portion of the property that Wawa owns to the centerline of the road which Wawa wants dedicated.

Motion by C. Richards and seconded by M. Cashman to approve 2 deeds of dedication and the amended plan pages, as presented. **Passed** with 3 ayes.

MANAGER'S REPORT, L. OSWALT

Resolution 2024-14 authorizing the establishment of the position of Assistant Township Manager and revising the Township Secretary position through Job Descriptions

Motion by M. Cashman and seconded by C. Richards to approve Resolution 2024-14 authorizing the establishment of the position of Assistant Township Manager and revising the Township Secretary position through Job Descriptions, as presented. **Passed** with 3 ayes.

Approval of the following Payment Applications for the Fire Department Dorm Project

Approval of Payment Application #13 in the amount of \$51,850.00 to Monacacy Valley Electric, Inc.

Approval of Payment Application #10 in the amount of \$58,307.44 to East Coast Contracting, Inc.

Motion by C. Richards and seconded by M. Cashman to approve Payment Application #13 in the amount of \$51,850.00 to Monacacy Valley Electric, Inc. and Payment Application #10 in the amount of \$58,307.44 to East Coast Contracting, Inc., as presented. **Passed** with 3 ayes.

Award of the Joint Line Painting Bid for 2024-2025 to Alpha Space Control in the amount of \$67,475.00

Manager Oswalt stated that Springettsbury Township handled the Line Painting Bid this year and with two bidders responding, Alpha Space Control was the lowest bidder.

Motion by M. Cashman and seconded by C. Richards to award the Joint Line Painting Bid for 2024-2025 to Alpha Space Control in the amount of \$67,475.00, as presented. **Passed** with 3 ayes.

Architect Proposals

Manager Oswalt stated that she, Vice- Chairman Stone, and Chairman Stefanowicz met with the two companies and reviewed items that were unclear, missing or needed revisions from their proposals. Core's new revised quote is \$267,500. Additionally, they provided an itemization of civil work from Site Design Concepts, who we would have to contract with separately. Mula' s proposal also went up to a total of \$325,600 with the inclusion of Civil work to be performed by CS Davidson. The difference between the two proposals is now \$30,100. However, the Core Design proposal has both lump sum and hourly costs in it. Mula has based its proposal on an hourly rate multiplied by the number of hours they estimate to spend on each task outlined. Both consultants indicated that their proposals include bi-weekly progress meetings, but Mula advised that they would be on site twice per week to work through issues between the contractors and resolve them. Core indicated their site visits will be as needed. This accounts for the price difference.

C. Richards stated that he likes the idea of having a Project Manager on site two times a week rather than having Township Employees deal with questions or concerns that may arise during the project.

Motion by M. Cashman and seconded by C. Richards to approve Mula Group to be the Architect for the Municipal Office Addition, as presented. **Passed** with 3 ayes.

MS4 UPDATE

Living Green: Rain Barrels Training with West Manchester, Manchester, and Dover Township on Thursday, April 11, 2024, from 6:30 PM- 7:30 PM located at West Manchester Township

OLD BUSINESS

C. Richards asked for an update on Byers Tire.

Manager Oswalt stated that the Judge gave the property owner until May to clean up the property.

COMMENTS FROM THE BOARD

S. Stefanowicz stated that some of the Board members attended Terry Myers' retirement party, he worked for CS Davidson for 42 years.

COMMENTS FROM THE PUBLIC

Wanda Stover from 1280 Butter Road asked for an update on Ordinance 2024-01 and when it will be adopted.

C. Miller stated that the adoption of the Ordinance will be on the agenda at the April 22 meeting.

Mark Miller from 2631 Rock Creek Drive stated that he thinks the Township needs to do a better job at communicating and educating the public because there is a disconnect on the process for plan's to be approved. There are current traffic issues at the intersection of Bull Road and Canal Road and the issues are only going to get worse. He feels as if the Township Manager or Township Supervisors should reach out to PennDOT to see if the process regarding the roundabout can be sped up.

Manager Oswalt stated that the Township has been in contact with PennDOT, and they have stated that their timing is 1-2 years behind the warehouse project.

M. Fleming stated that there are thorough procedures that the State has to follow because of Federal regulations.

M. Chapman questioned if the road project at the intersection of Bull Road and Canal Road will be finished before the warehouses are completed.

T. Myers stated that the idea is that the temporary traffic light will be operational before occupancy of the first building is received.

Manager Oswalt stated that the temporary traffic light is the Developer's responsibility to complete.

P. Pizza questioned if the developer would be doing the construction of widening the road for the trucks to turn.

Manager Oswalt stated yes, the developer will be in charge of any construction and the cost thereof for any improvements PennDOT requires under their HOP Permit.

P. Pizza stated that if the developer widens the road, they will need to take land of property owners.

Manager Oswalt stated that the developer would need to purchase the land that is needed to widen the roads.

C. Miller stated that the developer cannot file for eminent domain, only the State or Township can do that.

With no further business, Chairman Stephen Stefanowicz concluded the Board of Supervisors meeting at 7:51 PM.

Respectfully submitted by: Brooke M. Scarce
Brooke M. Scarce, Township Secretary