

**DOVER TOWNSHIP
BOARD OF SUPERVISORS
MEETING MINUTES
January 27th, 2025**

The Dover Township Board of Supervisors for Monday, January 27th, 2025, was called to order at 6:00 PM by Chairperson Stephen Stefanowicz in the Dover Township Board of Supervisors meeting room. Supervisors present were Charles Richards, Michael Cashman, Robert Stone, and Stephen Parthree. Other Township Representatives in attendance were Laurel Oswalt, Township Manager; Christian Miller, Township Solicitor; John McLucas, Planning Director; Terry Myers, Township Engineer; Cory McCoy, CS Davidson; Christopher Hamme, Public Works Director; 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.

**WORK SESSION
INTERVIEW CHRISTIAN MITCHELL**

Manager Oswalt stated that Christian Mitchell has applied for the vacant position on the Sewer Authority.

R. Stone stated that he spoke with Christian on the phone. He asked Christian to tell the Board a little bit about himself and why he is interested in working with the Township.

C. Mitchell stated that he has a background in engineering and is interested in being a public servant. He has lived in the Township since 2016 and during his free time he likes to work in his woodshop.

S. Stefanowicz questioned if he has ever taken a tour of the Wastewater Treatment Plant.

C. Mitchell stated that he has not, but he has driven past the facility.

S. Stefanowicz stated that the meetings are held on the fourth Wednesday at 6 PM of every month with the exception of November and December. Those meetings are held on the third Wednesday at 6 PM due to the holidays.

C. Miller stated that if the Board would like, they can appoint Christian Mitchell at the next meeting. They cannot do it at tonight's meeting because the action item is not on the agenda.

REVIEW OF THE DRAFT SEWER AND WATER REVISION REGULATIONS

Manager Oswalt stated that water and sewer regulations have been in place for the last 20 years with some minor revisions. Over the course of the last couple of years, there has been discussion about things that should be changed. When it was discussed with the Solicitor it was also mentioned that some of the language was not as clear as it should be. The Solicitor made the

suggestion of doing a full rewrite since one had not been done in so long. A lot of what is in the regulations is pretty much mirrored to what is currently written in the ordinance. There has not been a lot of significant changes. The main difference between the regulations and the current documents is that the current documents are adopted by Ordinance, the regulations are adopted by Resolution which makes it easier to make changes if needed.

C. Miller stated that when he reviewed the Ordinance as they are currently published, he noticed there was no cohesiveness. He spoke with the Township Manager and other staff about reorganizing the Ordinance and creating regulations. He recommended that the best way to tackle the regulations is to take four work sessions and review the sewer regulations in two different chunks following suit with the water after the sewer section is finalized.

R. Stone stated that he liked the ideas of reviewing each section in different chunks.

C. Miller asked the Board to review section 1 and 2 of the sewer regulations for the next meeting.

C. Hamme stated that some of the changes made were due to different timeframes. The water section said one timeframe and the sewer had a different timeframe when requiring property owners to connect. That has been updated in the new regulations where both of the timeframes are now the same.

C. Miller stated that during the ordinance review there was discussion about enforcement that has also been updated in the new water regulations.

C. Hamme stated that there was also an update to the EDU's (equivalent dwelling units) which will allow the Utility Billing Clerk to update different commercial accounts based on how many thousands of gallons are used.

T. Myers questioned if the Board will be taking input from the residents of the community.

The Board was in consensus to take residents comments at future meetings once they start reviewing the new regulations.

The work session concluded at 6:16 PM and the Board of Supervisors continued with the regular business on the agenda.

APPROVAL OF THE REGULAR BOARD OF SUPERVISOR MINUTES FOR JANUARY 13TH, 2025

Motion by R. Stone and seconded by M. Cashman to approve the Regular Board of Supervisor Minutes for January 13th, 2025, as presented. **Passed** with 5 ayes.

TREASURER'S REPORT

APPROVAL OF THE JANUARY 24TH, 2025 WARRANT IN THE AMOUNT OF

\$183,822.31 (2024 BILLS)**APPROVAL OF THE JANUARY 24TH, 2025 WARRANT IN THE AMOUNT OF \$52,982.12 (2023 BOND)****APPROVAL OF THE JANUARY 24TH, 2025 WARRANT IN THE AMOUNT OF \$19,311.27 (LIQUID FUELS)****APPROVAL OF THE JANUARY 27TH, 2025 WARRANT IN THE AMOUNT OF \$145,911.87**

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

PUBLIC COMMENT

Barry Emig- EMA Report for 2024

B. Emig stated that he provided the Board with a yearly report for 2024. He said that is was quite year and thanked the staff that he interacts with on a weekly basis.

Gina Myers from 1046 Rohlers Church Road stated that Enel is requesting a waiver from SALDO §22-717.2- greenways, as identified which states that they shall be shown on the development plan and appropriate land shall be dedicated for the development of the greenway. They are also requesting a waiver request from SALDO §22-704.B to not be required to provide additional right-of-way and roadway widening improvements for streets, specifically Cardinal Lane. From her understanding, the Planning Commission recommends that the Board denies both of those waiver requests. The Planning Director and the Township Manager discussed in a previous meeting the importance of having additional right of way dedicated to the growth area. She is respectfully requesting that the Board does not approve these two waiver requests.

Marie McInerney from 6331 Salem Run Road stated that she also wants the Board to agree with what the Planning Commission has said and deny both of the requests. From her understanding, a land development plan is required to grant recreation easements. The recreational easement is overtop of a sewer easement so she does not understand why a waiver would be requested if there is already an easement in place. One of the goals in the Comprehensive Plan is to connect the community with a greenway system. The Comprehensive Plan is to make a better future for all of Dover. If the Board chooses to approve these waivers, the Township will lose the opportunity to improve Dover's future.

Tim Herman from 2180 Poplars Road stated that when he leaves for work at 5:00 AM, he turns left on Carlisle Road and sometimes has to sit at the light for five minutes. He also has the same problem when he is coming home from work during rush hour and is trying to turn left on Carlisle Road from Emig Mill Road. He feels as if the light cycle is not correct. He also expressed concerns about the trash that is left behind at Wawa from the customers. There is also a lot of noise from Wawa because they get their trash emptied in the middle of the night and they receive their deliveries. He also explained that 75% of the customers who leave Wawa and head onto Poplars Road do not stop at the stop sign, they think it's a yield. When the Wawa project started, there was no construction that happened to Poplars Road.

J. McLucas stated that with every land development plan, a traffic study must be completed. When the traffic study was completed, it was not warranted to widen Poplars Road.

S. Parthree questioned why Wawa is allowed to get their trash emptied in the middle of the night.

Manager Oswalt stated that the time restriction on trash collection is only in our residential contract with the trash hauler. Wawa has their own contract with a trash hauler.

SOLICITOR'S REPORT

Execution of the Amended and Restated Developer's Agreement for Brownstone

C. Miller stated that this is an amendment to the previous agreement that was signed in October due to PennDOT right of ways.

Motion by R. Stone and seconded by C. Richards to approve the Execution of the Amended and Restated Developer's Agreement for Brownstone, as presented. **Passed** with 5 ayes.

ENGINEER'S REPORT, T. MYERS

T. Myers stated that he does not have any action items but did provide the Board with a report. However, he did state that ELA Group is looking at available sight distances for the existing and proposed intersection at Fox Run Road and Canal Road. They will then submit the plan to PennDOT and request a meeting to discuss it.

PLANNING DIRECTOR'S REPORT, J. MCLUCAS

PL-23-6 – Approval of Bull Road Logistics (Hines) Extension

J. McLucas stated that at the October 28th, 2024 meeting, the Board approved an extension until this evening. Bull Road Logistics has provided an outright extension, which is typically what the Board receives when any plan is initially submitted. J. McLucas stated that the public will continue to receive updates on the plan via Savvy Citizen & the Township website.

Motion by M. Cashman and seconded by S. Parthree to approve PL-23-6 Bull Road Logistics (Hines) Extension, as presented. **Passed** with 5 ayes.

PL 23-7 – Dover Solar I - Preliminary Land Development Plan - Installation of Principle Solar Energy System (PSES) – Various lands in Industrial, R1, & Ag District – Waiver

J. McLucas stated that the developer was present at the meeting in November. The Board did act on a few waivers and got their thoughts and consensus on some other waivers. When the plan was originally submitted, there was a pedestrian access easement shown but that has now been changed. They went back to the Planning Commission to get feedback before action on that specific waiver.

Kyle Spayd from WSA stated that they are now requesting a waiver of the greenway section. The requested trail easement which would lay over top of the existing sewer easement is in an area where it puts community members right in front of the solar facility. The residents of the Township have expressed concerns about the visibility of the solar panels. The applicant's position is that the facility is generating fatal voltages and allowing a walking trail will encourage residents to get close to the facility. The facilities are monitored but they are not monitored 24/7. Someone could seriously hurt themselves or even damage their facilities. On the northern side of the property, in order to make trails, there would have to be three bridges installed to make the one portion work.

Dave Jones with Stock and Leader stated that the Ordinance talks about connecting residential development and what is being proposed is the opposite. This is an area where you don't want residents walking. The current easement only allows for the Sewer Authority to be on the easement to do work for public purposes.

J. McLucas stated that the recommendation from the Planning Commission is to deny the waiver and come up with another alternative.

S. Stefanowicz questioned who would be responsible for building the bridges.

J. McLucas stated that the Township would be required to cover the costs for the bridges.

K. Spayd stated that once the Solar Facility is removed from the property, it is still the property owner's land. The property owner has expressed that they do not want residents walking through their property.

C. Richards stated that he has a sewer easement through his property, and his insurance holder told him that if anything were to happen, he could potentially be sued. He has an issue with putting a greenway path through someone else's property. Enel is only renting the property from the property owner; they do not own it. This project is also not permanent, 30-50 years is a long time, but the panels will not be up forever. If Enel was purchasing the land, then he would be in agreement with requiring them to put in the greenway paths, but since they do not own the land, he does not feel it is right.

K. Spayd stated that property owner is willing to allow the sewer reroute and allow the right of way dedication width up to the 50 feet on Cardinal Lane.

S. Stefanowicz questioned what the intent is for discussing all of this.

J. McLucas stated that the intent is to take action on these remaining waivers. The outcome of the waivers impacts the design.

K. Spayd stated that he was hoping to get clarification on the other two waivers that were tabled at the November meeting which are as follows; §22-1103.11.B.3 -To not be required to provide 3' berms with Level 3 planting strips along roadways and §22-704.B -To not be required to provide additional right-of-way and roadway widening improvements for adjacent streets (East

Canal Rd, Nursery Rd, Butter Rd, George St, and Temple School Rd) subject the developer working with CS Davidson.

S. Stefanowicz stated that since they are currently discussing the greenways, they will continue talking about that waiver before moving onto the other waivers.

R. Stone questioned if the property owner would be stuck with this modification to their land forever.

C. Miller stated that the Board can choose to put a term on the easement. It does not need to be perpetual.

M. Cashman stated that he agrees that it is a bad idea to have residents walking in the area where electrical generation is occurring, however, in future when the panels are all gone, maybe the easement could be valuable then.

S. Stefanowicz stated that when the panels are removed, they would be forcing a landowner to have a path through their property for no purpose.

K. Spayd stated that in the future if the landowner decides to sell the property, the Board will have another opportunity to do this. The Planning Commission brought up that when the joint Comprehensive Plan was written, the intent for that area was residential development, however, this is not a residential development.

J. McLucas stated that the Comprehensive Plan did not contemplate this large of a solar facility inside a residential zone.

M. Cashman stated that if you want the privilege of developing your land in our Township, you have to adhere to the rules that are set in place.

Motion by S. Parthree and seconded by C. Richards to approve waiver request §22-717.2- greenways, as identified in the Dover Borough/ Dover Township Joint Comprehensive Plan, shall be shown on the development plan and appropriate land shall be dedicated for the development of the greenway, as presented. **Passed** with 4 ayes and 1 nay. M. Cashman voted nay.

D. Jones stated that the next waiver would be a waiver from the full right of way dedication. The applicant acknowledged they will dedicate up to 50 feet along Cardinal Lane and the plans will be updated accordingly.

Motion by C. Richards and seconded by R. Stone to approve waiver request §22-704.B -To not be required to provide additional right-of-way and roadway widening improvements for adjacent streets (East Canal Rd, Nursery Rd, Butter Rd, George St, and Temple School Rd) subject the developer working with CS Davidson, as presented. **Passed** with 5 ayes.

K. Spayd stated that the next request is about the 3' berm. The request is based on the fact that they are providing screens to meet the 100% opacity. At the November meeting the Board asked them to go back and add additional species and evergreen features. The additional species and evergreen features do not include Temple School Road. He showed the Board pictures of the renderings.

S. Parthree questioned why Temple School Road is excluded.

K. Spayd stated that Temple School Road is the one area where they are proposing higher trees. All the trees on the renderings have a maturity of 50 feet except near the Temple School Road, where the trees are higher than that because of the way that the facility is situated. For all of the other locations, they do not want them to be higher than 50 feet because they will shade the arrays.

C. Richards questioned who would be responsible for replacing a tree if it dies.

K. Spayd stated that they would be responsible for replacing the tree and it would also be part of the land development agreement.

Motion by M. Cashman and seconded by R. Stone to approve waiver request §22-1103.11.B.3 - To not be required to provide 3' berms with Level 3 planting strips along roadways, as presented. **Passed** with 5 ayes.

MANAGER'S REPORT, L. OSWALT

Approval of Resolution No. 2025-04 setting the Tax Collector's compensation for 2026-2029

Motion by R. Stone and seconded by C. Richards to approve Resolution No. 2025-04 setting the Tax Collector's compensation for 2026-2029, as presented. **Passed** with 5 ayes.

Approval of Resolution No. 2025-05 recognizing Chuck Benton for his service on the Dover Township Industrial and Commercial Development Committee

Motion by S. Parthree and seconded by R. Stone to approve Resolution No. 2025-05 recognizing Chuck Benton for his service on the Dover Township Industrial and Commercial Development Committee, as presented. **Passed** with 5 ayes.

Approval of Resolution No. 2025-06 recognizing Ashley Spangler Sr. for his service on the Dover Township Industrial and Commercial Development Committee

Motion by S. Parthree and seconded by C. Richards to approve Resolution No. 2025-06 recognizing Ashley Spangler Sr. for his service on the Dover Township Industrial and Commercial Development Committee, as presented. **Passed** with 5 ayes.

S. Parthree presented Resolution 2025-05 and 2025-06 to Charles Benton and Ashley Spangler Sr. who were both present at the meeting.

Approval of Resolution No. 2025-07 recognizing Bob Boyer for his service on the Dover Township Sewer Authority

Motion by R. Stone and seconded by M. Cashman to approve Resolution No. 2025-07 recognizing Bob Boyer for his service on the Dover Township Sewer Authority, as presented. **Passed** with 5 ayes.

R. Stone presented Resolution 2025-07 to Robert Boyer who was present at the meeting.

R. Boyer stated that it was a pleasure to work with Rob Stone and Steve Stefanowicz.

NORTHERN REGIONAL POLICE UPDATE

G. Anderson stated that the call volume is starting slowly in 2025. There is a suspicious death that is being investigated, but other than that, there is not much else happening to report on within the Township.

PUBLIC WORKS DIRECTOR'S REPORT, C. HAMME

Approval of Resolution No. 2025-08 Price Change Adjustment for 2025 Paving and Seal Coat Bids

C. Hamme stated this Resolution is adopted every year.

Motion by R. Stone and seconded by S. Parthree to approve Resolution No. 2025-08 Price Change Adjustment for 2025 Paving and Seal Coat Bids, as presented. **Passed** with 5 ayes.

Authorize staff to advertise the following items for sale on MUNCIBID

- 2002-2006 Miscellaneous Caterpillar Backhoe Parts
- Construction Sign Holders
- Homemade Hydro Seeder
- Innova FixAssist 3170RS OBD1 Reader
- Minolta RP 603Z Microfilm Reader
- Netgear ProSafe JGS524 Switches
- Rebar Ties

Motion by S. Parthree and seconded by R. Stone to approve the advertisement of the following items on MuncibiBid; 2002-2006 Miscellaneous Caterpillar Backhoe Parts, Construction Sign Holders, Homemade Hydro Seeder, Innova FixAssist 3170RS OBD1 Reader, Minolta RP 603Z Microfilm Reader, Netgear ProSafe JGS524 Switches, and Rebar Ties, as presented. **Passed** with 5 ayes.

RECREATION DIRECTOR'S REPORT

Manager Oswalt provided the Board with the following upcoming events;

February 2nd- Groundhog Day Prognostication at Lehr Park at 7 AM with breakfast immediately

after.

February 10th and February 17th- Kids Baking Class at the Community Building

February 21st- Adult Baking Class at the Community Building

MS4 UPDATE

There were no MS4 updates.

OLD BUSINESS

Discussion regarding Act 94 of 2024 which allows local government to raise the maximum compensation of Second- Class Township Supervisor's for any new term of office and allowing Supervisor's to be eligible for healthcare

The consensus of the Board was to table this agenda item until a future meeting.

COMMENTS FROM THE BOARD

S. Parthree stated that if any residents would like to serve the community, there is an open position available on the Industrial Commercial Development Committee.

Manager Oswald stated that there could be an additional position available on the Zoning Hearing Board in the future.

COMMENTS FROM THE PUBLIC

There was no comments from the public.

With no further business, Chairperson Stephen Stefanowicz concluded the Board of Supervisors meeting at 7:40 PM and the full Board of Supervisors entered into an Executive Session to discuss potential land acquisition.

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