

MINUTES

A joint meeting of Dover Borough Council and Dover Township Supervisors was held at Dover Township, 2480 W. Canal Road on Tuesday, August 8, 2023 at 6:30 pm. Borough Representatives present were President Andrew Kroft, Vice-President Joseph Sabold, Council members Lori Koch, Jeff Raffensberger, Doug Ferry and Cynthia Snyder, Borough Secretary Brenda Plowman, Borough Zoning Officer Georgia Sprenkel, Borough Solicitor Elizabeth Gangloff and Borough EMA Anne Zarlenga. Dover Township Representatives present were Chairman Stephen Stefanowicz, Supervisor's Stephen Parthree, Charles Richards, Township Manager Laurel Oswalt, Township Secretary Brooke Searce, Township Public Works Director Michael Fleming, Recreation Director Chalet Harris, Planning Director John McLucas. Chairman Stephen Stefanowicz called the meeting to order followed by the Pledge of Allegiance.

Public Comment - None

2020 JOINT COMPREHENSIVE PLAN

- **JOINT ZONING REVISIONS UPDATE:**

Mr. McLucas shared they are currently updating the zoning revisions between the Township and the Borough to make the new uses more complimentary. They are looking at different land uses in areas to rezone and accommodate new uses that are more of a trend now from what we've seen 10 years ago. The Dover Township Planning Commission is heavily scrutinizing this. The joint plan needs to be completed by the end of this year. There will be two different ordinances for the Township and Borough but will have the definitions and use requirements to align so they complement each other. Mr. McLucas feels the process has been a good experience so far working with Ms. Sprenkel and the consultant. Mr. Stefanowicz states the Planning Commission meetings have had a lot of discussion especially on the definitions. The meetings are the first Wednesday of the month and said we are welcome to attend. They are mainly adding new definitions and uses. He gave an example of an automated car wash versus a manual car wash; should there be two definitions and what is the difference?

- **MANAGERS REPORT:**

There are eight chapters to the Joint Comprehensive Plan. One that Mrs. Oswalt highlighted is an item under media campaign, to try to develop a community involved communication. They have implemented the Savvy Citizen texting app. Many things can be posted to this including meetings, agendas, activities, events and public announcements. She added if the Borough has something to post they can add it. The Red, White & Boom event was successful this year. Dover Days is coming up at the beginning of October. The first phase of Eagle View Park has opened which includes the walking trail, pedestrian bridges, pavilion, fireplace, and the outdoor classroom. There will be a ribbon cutting on September 19th which is also during watershed week. There will be a third round of buyouts of homes on Pine Road. This is possible through the FEMA Hazard Mitigation grant. They plan to have this area connected to the West Manchester conservation area. Mr. McLucas commented on economic development. He shared they have issued 130 permits for new

single-family dwellings this year and they will bring \$8.1 million of potential economic impact to the area.

- **Recreation Plan**

Chalet Harris stated that the Joint Comprehensive Open Space Recreation Plan is complete. They are getting ready to close the grant. One thing to discuss is to work towards a formal agreement between the Township and the Borough regarding working together with recreation. There is a section in the plan that references this and the process. As an example, she gave a well written copy of the agreement between New Freedom Borough and Shrewsbury Township. Another option is the purchase of a service contract. There is a peer grant through DCNR that will assign a person that is an expert in the process of creating a new entity and would walk us through what would be the best option. The school district may be a part of this as well. The agreement could involve maintenance or just events. Mrs. Oswalt added the plan has a lot of things in it and will need to be determined if the Borough wants to work with them in some capacity and what that would be. If not, the Township would need to implement things themselves. The school district's level of involvement will need to be determined, if they want to be involved. The school district has lots of space that could be utilized for events if they choose to partner in this. Mrs. Oswalt states this is the next step in the plan so the Borough will need to determine their involvement so it can move forward. Vice President Sabold remarked that the desire is there. Ms. Snyder added that she wasn't sure the Borough was ready to make a commitment with committees tonight but that we are interested in pursuing it. Mrs. Harris added that the committees would need a certain number of members from each municipality with some being elected officials and some residents. The person from the Peer grant would help to determine these things.

- **PUBLIC WORKS**

Mike Fleming from Dover Township Public Works reported they are scheduling the completion inspection for the bridge replacement on Clearview Road. They plan to have that road open before school starts. PennDOT still has Colonial Road closed. He is not sure where the County stands on closing School House Road. There is a third bridge in the Davidsburg area to be replaced. Mr. Fleming added they have not had many complaints since they are posting updates on their website and Savvy Citizen. Mr. Stefanowicz states Savvy Citizen has been very helpful.

- **OTHER MATTERS**

- **Norma's Ridge**

President Kroft explained since the Norma's Ridge project started, we have seen increased flooding and mud run off on E. Canal Street. PennDOT was originally waiting on a decision from Dover Borough to support it before the HOP was issued. Our engineer updated Council last night that he understands PennDOT is issuing the permit without Borough support and that they are ok with the calculations that show 50% less flow over a longer period of time. Council decided they are still sending a letter stating that they do not

support it the way it is. The Borough position will then be on record when issues arise in the future.

- **Ketterman Park**

President Kroft stated Mrs. Harris had met with the Borough at Ketterman Park to review the results of the playgrounds inspection that was done. The Borough is getting quotes on footer installation, better drainage and mulch. Currently the tot lot is closed until this work is done. Mrs. Harris added that a playground maintenance workshop is offered periodically through the PRPS. If that is offered again locally, she encouraged the Borough attending to help identify things needing attention between inspections. The cost is about \$100.

Mr. Richards suggested after the Township acquires the homes on Pine Road to hold a joint fire fighter training with the Borough and Township fire companies. Mr. Stefanowicz commented that the fire companies are working very well together and that he has heard positive comments from residents. He added they are doing some upgrades at the Township fire department. Mr. Richards stated there will be new training rooms, laundry area, new office for the Chief, a new office for the EMA, new dorms with individual rooms that will lock. In anticipation of females joining the group they felt this was needed. Ms. Snyder wondered if there is any collaboration between the Borough and Township EMA's. Mr. Richards thought there was. Ms. Zarlenga stated she met their EMA at an event and they exchanged information. Mr. Richards will follow up with him.

PUBLIC COMMENT

Resident Gina Myers from 1046 Rohlers Church Road asked what the timeline is for the construction of Norma's Ridge. Clint Huhura, who is with the Norma's Ridge developer, was present. Unfortunately, he was not able to answer that question. He states the HOP is the biggest issue right now and they are working through that. The hope is for move in dates in October or November. The infrastructure is in and they are starting to frame the first group. These will be rentals and will be managed by Boyd Wilson.

Mr. Stefanowicz added there have been questions about what type of housing the new Dover Highlands apartments will be. He read online they are being handled by the Apartment Gallery and there will be no section 8 housing. There will be an additional 160 units when complete. The first building will be ready in September.

Mr. Fleming stated in reference to the sediment issue at Norma's Ridge, the Township has been in contact with the conservation district. This will be their responsibility to handle through the construction. Information was given to them when the police were called out when the road was closed and there was mud on the road, etc.

Mrs. Oswalt suggested choosing the next meeting date. It was decided the next meeting will be February 12, 2024 at 6:30 PM.

With no further business, Mr. Parthree made a motion to adjourn with a second by Mr. Ferry. All were in favor. The meeting adjourned at 7:17 PM.

Respectfully submitted,

Brenda J. Plowman
Secretary/Treasurer