

**NEW HANOVER TOWNSHIP
PLANNING COMMISSION
REGULAR MONTHLY MEETING
APRIL 11, 2012**

The New Hanover Township Planning Commission held its organization and regular monthly meeting on April 11, 2012 in the New Hanover Township Municipal Building, 2943 North Charlotte Street, Gilbertsville, PA 19525. Chairman Richard Mulstay led in a Salute to the Flag and called the meeting to order at 6:30 PM.

ROLL CALL - Present – Richard Mulstay
Susan Smith
Robert Thomas
Philip Agliano
Kenneth Hansell

Also present were Township Solicitor Paul Bauer, Township Engineer David Leh, Planning Consultant Adam Supplee, Township Manager Edward Wagner and Administrative Assistant Eileen Pogany.

MINUTES

Richard Mulstay **moved** to approve the regular monthly meeting of the March 14, 2012 meeting. Motion was **seconded** by Susan Smith and **carried 5-0**.

BUSINESS FOR DISCUSSION OR ACTION:

N.H.T.P.C. No. 767 Murianka, 3 lots Hoffmansville Road – Roger Lehman of All County and Associates was present representing the applicant's conceptual plan for subdividing a fifty-eight acre tract into three lots. Mr. Lehman explained that the proposed lot 1 currently has two homes which existed on the lot prior to the Township's Zoning/Subdivision Ordinance adoption and are legal non-conforming uses and are currently residential rentals. Lot 2 contains a single family home which is currently a rental unit and Lot 3 is proposed as a potential building lot. The applicant is aware that a variance would be necessary to approve two flag lots as shown and is also aware the driveway to lot 2 is 1,400 feet in length and exceeds the maximum of 1,000 feet. He asked for comments of the Planning Commission prior to submitting his application to the Zoning Hearing Board.

The consensus of the Planning Commission was that shared driveways are to be avoided at all costs and typically become problems and there was also a concern that a portion of the driveway was located on fire company property. Lot 1 is environmentally restrained, and on-lot septic systems are currently being used by existing residences. One sewer lateral has been provided in the event it would be needed in the future. The applicant is willing to provide widening to allow for two cars to pass 50' beyond the ultimate right-of-way to avoid any congestion on Hoffmansville Road and additionally it was noted that the proposed lot configuration would allow area for individual driveways. Responding to a concern of the developer regarding the cost of providing separate driveways, a suggestion was made that a fourth lot could be created with frontage along Hoffmansville Road. The developer is willing to deed restrict all lots from further development and a sellers disclosure will be required. The

applicant stated that they would be requesting waivers of some fees normally assessed with development and it was decided that David Leh and Adam Supplee would calculate out estimated costs for subdivision, including costs associated with creating the fourth lot in order for the applicant to determine what is financially feasible and will plan on attending next month's Planning Commission meeting.

Planning Module Component 4A's None

BUSINESS FOR ACTION ON 90 DAY TIME LIMITATION WAIVERS – None

NEW BUSINESS

ADJOURNMENT

Richard Mulstay moved to adjourn at 7:13 PM and declared the meeting adjourned.

Kenneth Hansell, Secretary