

**NEW HANOVER TOWNSHIP
PLANNING COMMISSION
REGULAR MONTHLY MEETING
MAY 9, 2012**

The New Hanover Township Planning Commission held its regular monthly meeting on May 9, 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, Township Planning Consultant Adam Supplee, Township Manager Edward Wagner and Administrative Assistant Eileen Pogany.

MINUTES

Robert Thomas **moved** to approve the regular monthly meeting of the April 11, 2012 meeting. Motion was **seconded** by Susan Smith and **carried 5-0**.

BUSINESS FOR DISCUSSION OR ACTION

KINGSTON HILL III – Michael Tulio was present stating that he had met with Township representatives earlier in the day and that they would like to request an additional waiver for the three lots being completed by Kingston Hill Realty (KHR) and also for the 33 vacant lots being sold to Ryan Homes. He was seeking Planning Commission's recommendation for approval by the Board of Supervisors. The waiver requested is to allow for a 6% grade in the driveways rather than the 4% grade limitation per Township ordinance. The increase in grade is being requested to allow for drainage of water along the driveways. Engineer Leh stated that a grading plan will be submitted and reviewed for each lot at the time of building permit application. Philip Agliano asked about the style of the houses and stated that he would like the new homes to have a similar square footage and exterior appearance, including front porches and landscaping, as the existing homes so that they will blend with the existing homes in the development. Michael Tulio stated that he is concerned with being able to offer the homes at an affordable price. Philip Agliano **moved** to recommend to the Board of Supervisors that a waiver be granted to allow for the increase in grade to be 6% conditioned upon the grading plan being approved at the time of building permit application. Robert Thomas **seconded** the motion and it **carried 5-0**.

Planning Module Component 4A's None

BUSINESS FOR ACTION ON 90 DAY TIME LIMITATION WAIVERS - NONE

NEW BUSINESS

Amendments to Zoning and Subdivision/Land Development Ordinances - Solicitor Paul Bauer summarized the Zoning and Subdivision/Land Development Ordinance Amendments scheduled to be considered at public hearing scheduled for June 11, 2012 at 7:00pm. He explained that the changes primarily amend the Town Center and Traditional Neighborhood zoning districts reverting to the 2007 ordinance and will allow for more favorable development in the event another proposal is submitted to the Township. Robert Thomas questioned the 35' height of the buildings and wanted to assure that the fire company has equipment to reach the rooftop height; Philip Agliano stated that the fire company is equipped to handle that height. Robert Thomas **moved** to recommend adoption of the referenced amendments reverting back to the ordinance of 2007 to the Board of Supervisors. Philip Agliano **seconded** the motion and it carried **5-0**.

Renninger Subdivision Plan - Richard Mulstay commented that the revised plan submitted for the Renninger tract appears to be a totally different layout and plan than was presented previously. Solicitor Bauer stated that the developer may submit an alternate plan but that it will need to go through the review process and will appear on next month's Planning Commission agenda.

ADJOURNMENT

Motion to adjourn was made at 7:03PM and the meeting was declared adjourned.

Kenneth Hansell, Secretary