

**NEW HANOVER TOWNSHIP
PLANNING COMMISSION
REGULAR MONTHLY MEETING
JUNE 13, 2012**

The New Hanover Township Planning Commission held its regular monthly meeting on June 13, 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

Absent - Kenneth Hansell
Philip Agliano

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

Susan Smith **moved** to approve the regular monthly meeting of the May 9, 2012 meeting. Motion was **seconded** by Robert Thomas and **carried 3-0**.

BUSINESS FOR DISCUSSION OR ACTION:

N.H.T.P.C. No. 710 Renninger, 122 lots Middle Creek Road – Mr. John Kennedy displayed a redesigned plan for the Planning Commission members and explained the changes made since the prior reviews. Mr. Michael Gambone and Joe Hanna of Chambers Associates, Inc. were also present. It was noted that this plan nearly doubles the number of residential units from the prior submission and includes townhomes rather than atrium homes which are required in the TN District. Mr. Kennedy stated that the engineer who prepared the plan previously did not understand the TN ordinance and he believes this plan to be in compliance with the provisions of that ordinance. He prefers townhomes rather than atrium and believes that townhomes would be consistent with adjacent/bordering communities; he is hoping to determine whether the Planning Commission and Board of Supervisors will support approving the plan with the proposed changes. Adam Supplee noted that atrium homes have amenities which townhomes so not have and that this community should not be compared to neighboring Windlestrae development which was approved in 1986. Robert Thomas stated that the Planning Commission will not be reviewing the plan until they know if the variances needed will be granted and noted that that traffic and parking issues need to be addressed due to the change in design and probably increase in traffic if variances are granted. Roadway configuration will need to be studied where it joins with the Country Meadows subdivision. Richard Mulstay stated that he is not in favor of allowing townhomes to replace the atrium homes. Solicitor Paul Bauer suggested that the plan be presented to the Board of Supervisors to determine whether

or not they will support the proposed changes and also advised that the TC/TN Districts have pending ordinance amendments which will be considered following a public hearing at the June 19th meeting. The commercial site at Swamp Pike was discussed with the developer stating that it is a challenging site due to the slope of the property and use has not yet been determined. Robert Thomas stated that access into the site be carefully studied so as not to back up traffic on Swamp Pike if access is given from Swamp Pike; alternate access should be considered. Planning Commission members agreed that the plan should be submitted as a totally new plan and that all waiver requests previously granted will no longer apply to the new plan; developer agreed to have it reviewed as a new plan and new number.

Planning Module Component 4A's - None

BUSINESS FOR ACTION ON 90 DAY TIME LIMITATION WAIVERS - Robert Thomas moved to recommend approval of the waiver requests as listed below to the Board of Supervisors. Susan Smith **seconded** the motion and it **carried 3-0**.

N.H.T.P.C #563	McGee	40 lots	7/2/2012
N.H.T.P.C. #665	Zavitsansos	122 lots	6/12/2012
N.H.T.P.C. #709	Trotter Gait	54 Units	6/11/2012
N.H.T.P.C. #714	James Carroll Phase II	3 lots	6/11/2012
N.H.T.P.C. #754	Breinig	2 lots	7/12/2012
N.H.T.P.C. # 771	Gibraltar Rock	Commercial	6/8/2012

NEW BUSINESS – None

FROM THE FLOOR -

Chris Klimaszewski inquired about the survey work taking place near his home and being a part of the Kingston Hill II project and asked what could be built at that site. Mr. Klimaszewski was advised that the original developer will not be finishing the project and that no plans have been submitted for development of this site.

Carla Haydt asked about the infrastructure and how the increase in traffic will be accommodated by the minor roadways; she was advised that any development will go through the review process to assure it complies with Township standards. She also inquired as to the crowded school conditions and Mr. Wagner advised that construction of a 5th and 6th grade facility has been considered or that children may be bused to school such as Pine Forge or Washington Township where space is available.

ADJOURNMENT – Robert Thomas moved to adjourn at 7:15 PM and the meeting was declared adjourned.