

NEW HANOVER TOWNSHIP
PLANNING COMMISSION
ORGANIZATION AND REGULAR MEETING
JANUARY 29, 2013

The New Hanover Township Planning Commission held its organization and regular monthly meeting on January 29, 2013 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
Kenneth Hansell
Robert Thomas (arrived 6:45pm)
Philip Agliano

Absent – Susan Smith

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

TEMPORARY CHAIR – Edward Wagner served as temporary chair and called for nominations for selection of Officers.

SELECTION OF OFFICERS – 2013

Nominations for Chairperson – Kenneth Hansell **nominated** Richard Mulstay as chairperson. There being no further nominations, the nominations were closed and Richard Mulstay was **elected by vote of 3-0**.

Nominations for Vice-Chairperson – Kenneth Hansell **nominated** Philip Agliano for vice-chairperson. There being no further nominations, the nominations were closed and Philip Agliano was **elected by vote of 3-0**.

Nominations for Secretary – Philip Agliano **nominated** Kenneth Hansell for secretary. There being no further nominations, the nominations were closed and Kenneth Hansell was **elected by vote of 3-0**.

2013 Meeting Dates and Times – Richard Mulstay **moved** to approve the 2013 meeting dates for the second Wednesday of each month beginning at 6:30pm as follows: February 13, March 13, April 10, May 8, June 12, July 10, August 14, September 11, October 09, November 13 and December 11, 2013. Philip Agliano **seconded** the motion and it **carried 3-0**.

Chairperson Richard Mulstay presided over the remainder of the meeting.

TOWNSHIP BUSINESS

WORK ITEMS - None

MINUTES – Kenneth Hansell **moved** to accept the meeting minutes of the August 8, 2012 meeting. Philip Agliano **seconded** the motion and it **carried 3-0**.

Robert Thomas arrived.

BUSINESS FOR DISCUSSION OR ACTION:

N.H.T.P.C. No. 774 Renninger, 111 lots – Middle Creek Road – Preliminary Plan

Mr. Michael Gambone, Engineer Joseph Hanna, and Planner John Kennedy were present representing this proposal. Mr. Mulstay requested waiver requests be submitted on a letter separate from engineer's comment letter. Engineer Hanna stated that this plan has been revised from the prior submission and that the number of units has increased and lots have been situated around the detention basins since they had received NPDES approval. The basin permits will require addendums to be filed and approved; one basin is a dry basin. The applicant has agreed to landscape the basins and also to aerate the two wet basins which are designed to retain water at a two and one-half feet depth and will be maintained by the Homeowner's Association. Engineer Hannah stated that the applicant will comply with items listed in the Gilmore & Associates, Inc. review letter with the exceptions of the waiver requests. Developer agreed to delineate open space areas, provide landscaped corridors and to provide a break in the large open space area by extending the lot lines of Lots 16 and 17 to the rear of the property. Applicant will provide details for hedges in front yards to ensure adequate sight distances at driveways. Applicant agreed to provide street lights at street intersections and in parking areas for safety reasons. Lots one thru six are shown with a reduction in buffer yards and will require Board of Supervisors approval. Applicant will submit the residential section as Phase I and propose to show the area of the commercial lot as Phase II, development plans to be submitted at a later time. Request was made that the turning radius for cul-de-sac B be provided. A waiver request letter will be provided for the February 13 Planning Commission meeting.

N.H.T.P.C. # 775 Hanover Woods, 65 lots – Dotterer Road – Preliminary Plan

Representatives for this proposal included Kimberly Freimuth, Esq., Michael Tulio and Engineer Brian Focht. Developer has agreed to do costly blacktop roadway improvements of approximately 4,000 lineal feet, with no curbing and sidewalk, and including a culvert replacement. Township is requesting that the roadway linking to Garnet Drive be continued to be known as Garnet Drive rather than Susan Drive for consistency. This plan differs from the previous plan submitted by Heritage, prior owner, showing 47 lots and now has 65 lots. The road configuration is similar to the prior plan, has two accesses from Dotterer Road and adjoins Township recreation property. Detention basin will be redesigned to meet requirements. Developer is willing to consider including interior roadway maintenance in the homeowner's association agreement. Temporary cul-de-sac located on Township property is intended to provide turn around for the stub street and is to remain as Township property. Traffic study is required which may warrant traffic signals at Swamp Pike or at Middle Creek Road. Applicant was asked to provide planting legend on landscape plans. Applicant was also asked about the possibility of homes having wet basements due to the extensive surrounding wetlands and what

may be provided during the construction of the homes to avoid a water problem in the basements. Planners were not in favor of the flag lot shown on the plan as presented and mentioned that riparian buffers need to be provided. Developer representatives agreed to meet in staff meeting with Township consultants to discuss parking and various other planning issues.

Planning Module Component 4A's - None

BUSINESS FOR ACTION ON 90 DAY TIME LIMITATION WAIVERS:

N.H.T.P.C #771	Gibraltar Rock	Land Development	2/272013
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Waiver request was granted by the Board of Supervisors at their January 7, 2013 meeting.

NEW BUSINESS – None

OTHER BUSINESS – Celeste Bish asked if the Gibraltar Rock waiver request letter of August 8, 2012 prepared by Steve Harris had been signed by the Planning Commission. Kenneth Hansell advised her that the Planning Commission recommended approval of the requests with the exception of the storm water waiver and had not signed the request letter.

ADJOURNMENT – Philip Agliano **moved** to adjourn at 8:10 P.M. and the meeting was declared adjourned.

Susan Smith, Vice Chairperson