

NEW HANOVER TOWNSHIP  
PLANNING COMMISSION  
REGULAR MONTHLY MEETING  
FEBRUARY 13, 2013

The New Hanover Township Planning Commission held its regular monthly meeting on February 13, 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  
Philip Agliano  
Susan Smith (arrived 6:50pm)  
Kenneth Hansell  
Robert Thomas

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

**TOWNSHIP BUSINESS**

MINUTES – Kenneth Hansell **moved** to approve the January 29, 2013 reorganization and regular monthly meeting minutes. Robert Thomas **seconded** the motion and it **carried 4-0**.

**BUSINESS FOR DISCUSSION OR ACTION:**

N.H.T.P.C. No. 774 Renninger, 111 lots Middle Creek Road – Preliminary Plan  
Michael Gambone, Joseph Hanna, and Joseph Kennedy were present representing this development and seeking recommendation for approval in preliminary form. The plan and consultants comments had been reviewed at the January 29, 2013 meeting and applicant has since submitted waiver request letters dated January 30 and February 5, 2013 as requested. Options for lighting of parking lots were discussed. Philip Agliano **moved** to recommend approval of the waivers as requested in the letters of January 30 and February 5, 2013 to the Board of Supervisors subject to stipulations as discussed. Kenneth Hansell **seconded** the motion and it **carried 4-0**. Kenneth Hansell **moved** to recommend preliminary plan approval to the Board of Supervisors subject to compliance with consultant review letters of Engineer Gilmore of January 3, 2013, Entech sanitary Sewer review letter of January 7, 2013, Planner Supplee's letter of January 3, 2013 and the McMahon Traffic Study of January 28, 2013. Philip Agliano **seconded** the motion and it **carried 4-0**.

Susan Smith arrived.

N.H.T.P.C. No. 775 Hanover Woods, 65 lots Dotterer Road – Preliminary Plan  
Kimberly Freimuth and Brian Focht presented a revised plan which eliminated the flag lot and showed an additional large parking area in the adjoining open space and removed two small parking areas; developer has agreed to grade three soccer fields in the adjoining open space/park area. With the exception of Garnet Drive, which will be dedicated to the Township, streets will be 28 feet wide, posted for no parking and maintained by the homeowners'

association. Waiver requests have been discussed previously, will be having a traffic study performed and will submit revised plans.

N.H.T.P.C. No. 563 McGee, 39 lots plus commercial Swamp Pike – Preliminary  
Edward Mullin, Jason Korczak, and E. Van Rieker were present explaining that the original submission of this plan had taken place previously and that the layout has changed due to Township acquiring the Wassmer Tract. The layout provides lateral connections to adjoining properties, single access to Swamp Pike, sidewalk/bikeway on the south side of the street and rain gardens equipped with valves to discharge water being held longer than 72 hours in the parking areas. Commercial use is proposed along Swamp Pike and is to be determined at a later time. The plan may be phased and is dependent upon the real estate market. Applicant will submit a revised waiver request letter. Applicant agreed to provide a walkway from the Swamp Pike sidewalk into the parking area of the commercial area to provide convenient access for the school children into the parking lot area.

N.H.T.P.C. No. 776 Pfeiffer, 2 lots Fagleysville Road – Mr. John Aston was present explaining that the property owner is in a care facility and the family is attempting to separate a parcel having one parcel number into two lots. He was advised that a minor subdivision plan should be submitted for review and following approval, an additional parcel number would be assigned by the County. It was estimated that fees to the Township were estimated at approximately \$6,000, a traffic impact fee would be assessed and that an EDU would be needed at an approximate cost of \$3,165 for the new building lot.

**Planning Module Component 4A's** - None

**90 Day Time Limitation Waiver** - N.H.T.P.C #714, James Carroll Phase II, 3 lots expiring March 4, 2013 has been granted by the Board of Supervisors.

**NEW BUSINESS** - None

**ADJOURNMENT** – Kenneth Hansell **moved** to adjourn at 7:50 PM and the meeting was declared adjourned.

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Kenneth Hansell, Secretary