

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

The New Hanover Township Planning Commission held its regular monthly meeting on March 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 6:35 PM.

ROLL CALL :

Present - Richard Mulstay  
Philip Agliano  
Susan Smith  
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 – Susan Smith **moved** to approve the February 13, 2013 regular monthly meeting minutes. Kenneth Hansell **seconded** the motion and it **carried 4-0**.

**BUSINESS FOR DISCUSSION OR ACTION:**

N.H.T.P.C. No. 775 Hanover Woods, 65 lots Dotterer Road – Preliminary Plan  
Kimberly Friemuth, Esq. was present representing this development and stated that two additional waiver requests will be submitted. She stated that the developer will comply with the subdivision comments of the Gilmore & Assoc. letter of March 7, 2013 but would like to have a staff meeting scheduled to discuss the Act 209 requirements and improvements to Dotterer Road, prior to preparation of an agreement between developer and Township. She stated that developer will comply with the comments #1 and 2 of the McMahon Traffic Engineering review letter of March 7, 2013 and added that the parking lot located on the Township property will provide a turn around for vehicles where Garnet Drive terminates. It was also noted that the impact fee will be waived in lieu of Dotterer Road improvements. School bus stops are expected to be located along Dotterer Road. In response to the comments of Planner Supplee, developer agreed to add a table to the plan showing impervious areas and will also provide a disclosure on sales agreements limiting future expansion on lots which would exceed maximum impervious coverage. Developer agreed to provide a Class B buffer where residential areas border the development and will also provide a planted 20' buffer on area abutting Township property. Developer will explore possibility of providing an emergency access over the sewer easement off Jackie Drive between lots 49 and 50 and install paver blocks or similar material to stabilize for vehicle passage if needed. In consideration of traffic off-site improvements to be done, developer will be requesting a waiver of providing recreational fees. Developer agreed to comply with comments of the Entech letter of February 12, 2013. Susan Smith **moved** to recommend approval of the waiver requests of March 11, 2013 adding waiving of the park and recreation fee, waiving the transportation impact fee and conditioned upon Susan's Way being

renamed as Garnet Drive. Kenneth Hansell **seconded** the motion and it **carried 5-0**. Philip Agliano **moved** to recommend approval in preliminary form to the Board of Supervisors conditioned upon compliance with the review letter comments of Engineer Gilmore of March 7, 2013, Planner Supplee's letter of March 7, 2013, McMahon Traffic Engineer letter of March 7, 2013, Montgomery County Planning Commission letter of February 15, 2013, and the Entech letter of February 14, 2013, granting of the waivers requested in the letter of February 14, 2013 and conditioned upon the Township and developer coming to terms on Dotterer Road improvements. Motion was **seconded** by Kenneth Hansell and **carried 5-0**.

N.H.T.P.C. No. 563 McGee, 39 lots Swamp Pike - Waiver request letter of February 25, 2013 has been received; developer will be appearing at the April Planning Commission to discuss the proposal.

N.H.T.P.C. No. 777 Landis, Riding Academy – John Anderson, P.E. of Cornerstone Consulting was present representing applicant David Landis explaining that the property is 7.4 acres with a small area of road frontage, buildings and pasture land. He stated that a special exception for a riding academy and a variance as to building set-back distances have been granted by the zoning hearing board and a 2,000 square foot building is being proposed for riding academy use. Mr. Bauer requested that all conditions of Zoning Hearing Board approvals be shown on land development plans. Mr. Bauer also inquired as to whether the Zoning Hearing Board decision is being appealed to Montgomery County Court and was advised that the property owner hasn't made a final decision as of this time. Comments of consultants review letters were discussed. Planning commission members requested that the sharp 90 degree bend be softened to improve maneuverability of large and emergency vehicles, lighting of the parking area was discussed as well as providing of a planting island and canopy tree. Buffering requirements were discussed. Susan Smith commented on showing the location of the manure pile, storage and removal of manure, having a door on each side of the proposed building for safety reasons, fencing to contain a horse in the event a horse gets out of the barn and providing signage if the fence is electrified. Applicant referenced conversations with the Township's Director of Code Enforcement and was asked to provide a synopsis of the conversation in writing. Applicant will submit a revised waiver request letter and will also request a staff meeting to discuss the appeal to the Zoning Hearing Board decision.

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

**90 DAY TIME LIMITATION WAIVERS**– Approved by the Board of Supervisors March 11, 2013.

N.H.T.P.C #665	Zavitsanos	122 lots	3/4/2013
N.H.T.P.C.#709	Trotter's Gait	54 lots	3/4/2013
N.H.T.P.C. #730	Bart Golf Course	135 lots	3/29/2013
N.H.T.P.C. #754	Breinig	2 lots	4/3/2013
N.H.T.P.C. # 767	Murianka	2 lots	4/10/2013

**NEW BUSINESS** - None

**ADJOURNMENT** – Richard Mulstay **moved** to adjourn at 8:00 PM and the meeting was declared adjourned.

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Kenneth Hansell, Secretary