

**NEW HANOVER TOWNSHIP
PLANNING COMMISSION
REGULAR MONTHLY MEETING
APRIL 10, 2013**

The New Hanover Township Planning Commission held its regular monthly meeting on April 10, 2013 in the New Hanover Township Municipal Building, 2943 North Charlotte Street, Gilbertsville, PA 19525. Vice Chairman Philip Agliano led in a Salute to the Flag and called the meeting to order at 6:35 PM.

ROLL CALL:

Present - Philip Agliano
Susan Smith
Kenneth Hansell

Absent - Richard Mulstay
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 March 13, 2013 regular monthly meeting minutes. Kenneth Hansell **seconded** the motion and it **carried 3-0**.

BUSINESS FOR DISCUSSION OR ACTION:

N.H.T.P.C. No. 777 Landis, Riding Academy – John Anderson was present representing applicant David Landis explaining that a revised plan had been submitted and that the Township's consultants review letter have been reviewed and that the applicant has or will comply with most comments and has submitted a revised waiver request letter. Buffering requirements around the perimeter of the property have not been met due to the plantings being located on the neighboring properties. The applicant was advised that buffering requirements are a zoning issue and cannot be waived by the Planning Commission. The applicant inquired as to whether he could supplement plantings located on the property with additional plantings to meet the requirement and it was suggested that he meet with Planner Adam Supplee on the property to determine what and if additional plantings would satisfy this requirement; the alternative option would be to request a variance through the zoning hearing process. Lighting requirements were discussed with the applicant preferring a flood light but agreeing to a shoebox style to eliminate any glare. Turning radius for emergency vehicles has been verified. Applicant requesting waivers of providing recreational land, waiver of bikeway requirements, waiver from impact fee requirements and waiver of providing curbing around the perimeter of the parking island. Susan Smith voiced her concerns regarding maintenance and removal of the manure pile, gate to prevent a runaway horse and that no horses would be housed in the masonry structure and that the structure would be utilized for firewood storage only. Kenneth Hansell moved to recommend approval of waiver requests No. 1 and 4 to the Board of Supervisors as stated on the waiver request letter of April 10, 2013 conditioned upon Messer's Supplee and Landis resolving the buffer issue. Susan Smith seconded the motion and it carried 3-0. Kenneth Hansell moved to recommend final plan approval to the Board of Supervisors

contingent upon compliance with the review letter of Engineer Gilmore of April 8, 2013, letter of Planner Supplee of April 8, 2013, and the McMahon Traffic Engineer letter of April 8, 2013 and conditioned upon granting of waivers requested and resolution of the buffer issue.

Planning Module Component 4A's - None

BUSINESS FOR ACTION ON 90 DAY TIME LIMITATION WAIVERS - None

NEW BUSINESS

ADJOURNMENT – Susan Smith **moved** to adjourn at 7:10PM; motion **unanimously carried** and the meeting was declared adjourned.

Kenneth Hansell, Secretary