

NEW HANOVER TOWNSHIP
PLANNING COMMISSION
REGULAR MONTHLY MEETING
MAY 8, 2013

The New Hanover Township Planning Commission held its regular monthly meeting on May 8, 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 6:34 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 to the Board of Supervisors Connie Garner.

TOWNSHIP BUSINESS

MINUTES – Philip Agliano **moved** to approve the April 10, 2013, regular monthly meeting minutes. Susan Smith **seconded** the motion and it **carried 3-0** with Richard Mulstay and Robert Thomas abstaining since they had not attended the meeting.

BUSINESS FOR DISCUSSION OR ACTION:

N.H.T.P.C. No. 734 Rosenberry Ridge, 15 lots Rosenberry Road – Final Plan Approval
Richard Mast presented for the Applicant and was requesting Final Plan Approval. He stated that the property is approximately 7.5 acres and that the Applicant is proposing to construct 15 single family lots. Mr. Mast also stated that this land development plan received preliminary approval in 2010. The Preliminary Plan for this project proposed a connection with the eastern leg of Rabbit Run. The current final plan does not make this connection, but instead creates a loop with the western leg with current development being constructed by Paul Moyer & Sons. The Applicant is working with Paul Moyer and has requested to change the name of the existing road to Sterling Drive to match with this development. Letters were sent out to the current three property owners informing them that the street name will change on July 1st. Mr. Hansell questioned whether the residents would be upset with the name change, but it was stated that this wasn't an issue due to the letter explaining the reason for the change. The proposed road is to be dedicated to the Township and will have parking on one side only. Mr. Wagner stated that the parking would have to be coordinated with the mail box locations. Mr. Mulstay questioned the grading of the property. Mr. Mast stated that the Applicant will be working with Mr. Moyer on grading issues. Mr. Wagner also advised the applicant to send a letter to the adjacent property owner informing him to remove his shed back onto his property as well as moving the mailbox outside the existing right-of-way. The reason for this request is to make room for the proposed 8' wide bike path along Rosenberry Road.

Philip Agliano **motioned** to grant the revised waiver request letter dated April 12, 2013. It was **seconded** by Kenneth Hansell and it **unanimously carried**.

Kenneth Hansell **motioned** to grant final plan approval contingent upon consultant letters and Fire Marshall's letter of May 4. Philip Agliano **seconded** the motion **unanimously carried**.

Westwood/Maguire Tract – 65 lots Rhoads Road – Sketch – Brian Focht presented a sketch plan which changed the original plan that was approved for conditional final plan approval in 2007. The sketch showed the change of road improvements and the change from 39 single family homes to 65 lots (36 twins & 29 village houses). Mr. Focht stated that the sketch had a similar layout to the original Plan with the same access points but eliminated the cul-de-sac. The proposed recreation facilities were the same. Susan Smith was concerned about parking issues, and Mr. Focht stated that there would be off-street parking at the recreation facility and residents could use those spaces when they had parties or events. Each unit would have two parking spaces along with two car garages for a total of four cars. Adam Supplee stated that the open space area was better utilized if a bike path be constructed along Rhoads Road. Phil Agliano pointed out that he wanted to make sure that the proposed Courtside Avenue and Liberty Bell Circle line up with the existing roads across the street. Robert Thomas and Ken Hansell were not in favor of the housing units going from 39 to 65, but Mr. Hansell thought this was a much cleaner design than the previous one. On street parking, snow removal easements, bike paths and open space will all need to be evaluated prior to submitting a full set of plans. Mr. Focht thanked the commission members and agreed to address their concerns.

Planning Module Component 4A's - None

BUSINESS FOR ACTION ON 90 DAY TIME LIMITATION WAIVERS * NEW SUBMISSIONS RECEIVED SINCE PREVIOUS PLANNING COMMISSION MEETING – Susan Smith **moved** to recommend approval of the waiver requests as listed below to the Board of Supervisors. Robert Thomas **seconded** the motion and it **carried 5-0**.

N.H.T.P.C #665	Zavitsanos	122 lots	5/31/2013
N.H.T.P.C.#709	Trotter's Gait	54 lots	5/31/2013
N.H.T.P.C.#714	James Carroll	Phase II 3 lots	5/31/2013
N.H.T.P.C.#771	Gibraltar Rock	Commercial	5/26/2013

NEW BUSINESS - None

ADJOURNMENT – Kenneth Hansell **moved** to adjourn at 7:20 PM and the meeting was declared adjourned.

Kenneth Hansell, Secretary