

NEW HANOVER TOWNSHIP
PLANNING COMMISSION
REGULAR MONTHLY MEETING
JUNE 12, 2013

The New Hanover Township Planning Commission held its regular monthly meeting on June 12, 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
Robert Thomas

Absent - Kenneth Hansell

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

TOWNSHIP BUSINESS

MINUTES – Susan Smith **moved** to approve the May 8, 2013 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. 563 McGee, 39 lots Swamp Pike – Preliminary Plan

Mr. Edward Mullin and Jason Korczak of Bohler Engineering were present representing this plan. Mr. Mullin advised the Planning Commission that the plan originated in 1991 and that the few issues needing to be resolved have been addressed. He stated that two sidewalk entrances have been provided for school bus children, that the fire chief has confirmed that fire trucks can navigate safely and that rain gardens are rimmed with shrubbery and surround the wetland grasses. He added that waiver requests have previously been recommended for approval and that they are asking for an additional waiver to allow parking spaces to be 12 ½ feet from the outside wall of a building rather than the required 15 foot clearance. Planners requested that crosswalks be easily identified by use of textured pavement, or color or by other appropriate means. A secondary emergency access to access Lots 14 through 39 was discussed. Mr. Mullin suggested that a recommendation for approval in preliminary and final form be made with Mr. Mulstay responding saying that approvals in preliminary and final form together are only granted for minor subdivisions. Robert Thomas **moved** to recommend approval of the waivers as requested in the letter of February 25, 2013 plus the waiver requested to allow for parking spaces to be 12 ½ feet from the outside wall of a building. Philip Agliano **seconded** the motion and it **carried 4-0**. Richard Mulstay **moved** to recommend preliminary plan approval to the Board of Supervisors subject to compliance with consultant review letters of Engineer Gilmore of June 5, 2013, Entech sanitary sewer review letter, Planner New Hanover Township

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Supplee’s letter of June 4, 2013, the McMahon review letter of June 6, 2013, and the Montgomery County letter of April 3, 2013. Philip Agliano **seconded** the motion and it **carried 4-0**.

N.H.T.P.C. No. 775 Hanover Woods, 65 lots Dotterer Road – Final Plan approval
 Kimberly Freimuth and Brian Focht were present representing this developer. Ms. Freimuth stated that they are/will comply with the Township consultants’ review letters and that the issues relating to cul-de-sac streets, sidewalks and recreation have already been addressed. This development will not be required to provide curbing or sidewalks, design will provide a right-of-way, since they have committed to constructing road improvements for an expanse of Dotterer Road. Roadways within the development will be private roadways with the exception of Garnet Road which will be dedicated to the Township. Mrs. Smith stated that she believes the developer should provide sidewalk between the two roads of the development because of the potential of heavy pedestrian traffic along Dotterer Road to the parks. for pedestrian traffic to the Township’s parks. Richard Mulstay **moved** to recommend final plan approval to the Board of Supervisors subject to compliance with consultant review letters of Engineer Gilmore of June 5, 2013, Entech sanitary sewer review letter of June 6, 2013, Planner Supplee’s letter of June 5, 2013, the McMahon Traffic review letter of June 6, 2013, and the Montgomery County review letter of May 28, 2013. Robert Thomas **seconded** the motion and it **carried 3-1**.

N.H.T.P.C. No. 778 Met-Ed Annexation , N. Charlotte Street – Preliminary/Final
 Kimberly Freimuth and Brian Focht were present representing this development. This plan provides for a lot line adjustment for a segment of property currently being held in equitable ownership, a portion of which will be adjoined to the KTMT Realty Tract. Planners discussed the buffer requirements and the natural resource protection standards between the utility and the proposed development which are believed to be required by ordinance. Mr. Freimuth will research legal language to support her opinion that the Township’s zoning ordinance does not apply in this case and agreed to comply with Township consultants’ review letters. Philip Agliano **moved** to recommend final plan approval to the Board of Supervisors conditioned upon compliance with the review letters of Engineer Gilmore of June 5, 2013 and Planner Supplee of June 5, 2013 or, providing legal proof that the buffer requirements do not apply. Robert Thomas **seconded** the motion and it **carried 4-0**.

Planning Module Component 4A’s None

90 DAY TIME LIMITATION WAIVERS - approved by the Board of Supervisors on June 10, 2013 – as follows:

N.H.T.P.C. #730	Bart Golf Course	135 lots	6/26/2013
N.H.T.P.C. #754	Breinig	2 lots	7/1/2013
N.H.T.P.C. # 767	Murianka	2 lots	7/8/2013
N.H.T.P.C. #778	2481 Romig Road	52 lots	7/8/2013

NEW BUSINESS - None

ADJOURNMENT – Rich Mulstay **moved** to adjourn at 7:42 PM, **seconded** by Robert Thomas and **carried 4-0**.