

**NEW HANOVER TOWNSHIP
PLANNING COMMISSION
REGULAR MONTHLY MEETING
DECEMBER 11, 2013**

The New Hanover Township Planning Commission held its regular monthly meeting on December 11, 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

Absent - Kenneth Hansell
Robert Thomas

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

TOWNSHIP BUSINESS

MINUTES – Susan Smith **moved** to approve the August 14, 2013 regular monthly meeting minutes. Philip Agliano **seconded** the motion and it **carried 3-0**.

BUSINESS FOR DISCUSSION OR ACTION:

N.H.T.P.C. No.781 –FEF, LLC – Church Road and Rt. 73 – Land Development

Mr. Robert Swartley, applicant and Engineer Susan Rice were present representing the applicant. Ms. Rice advised that the proposal includes a riding academy which will be primarily for special needs individual and will also offer hands-on agricultural experiences related to crops and animals and may offer products produced on the farm and related implements for sale. Ms. Rice stated that Township consultant's review letters have been reviewed and that the applicant will comply with comments with the exception of the items for which they are requesting waivers. Solicitor Bauer requested that the Township receive comment from the County with regard to the proposed uses since the property is included in a preservation program. Issues related to adequacy of driveway were discussed and included ample space for horse trailers and maneuvering of trailers, width of the driveway a portion of which is macadam; applicant stated that pull off areas will be provided for passing where two vehicles cannot pass safely, bridge/culvert adequacy had been examined and determined to be safe, and the applicant stated that they are interested in removing the pond at some time which would eliminate the bridge issue, applicant was advised that it would be a very costly issue and require DEP approvals. Mr. Agliano stated that he has concerns relating to safety within the 28,000 square foot building and asked that construction details for the building be submitted. Mr. Swartley advised that the building will contain an arena and twelve horse stalls, each of which will have external exits; property has three wells for water supply. Waiver request letter of December 5, 2013 seeks relief of requirement for road widening of Church Road, requirement for non-residential driveway to be paved, street tree plantings, concrete curbing at parking island, bikeway establishment and dedication of public lands and recreational infrastructure.

Applicant was advised to request a staff meeting to be attended by Township consultants and members of the Board of Supervisors and Planning Commission and also to attend the Board of Supervisors meeting December 18, 2013 to discuss waiver request items related to bikeways and dedication of public land and recreation infrastructure.

Wynstone – Mr. Benjamin Goldthrop was present representing the new owner who is hoping to continue the Wynstone Town Center project with some modifications. He stated that two staff meetings have been held at the township office and that a third is scheduled for December 20th for the purpose of informal discussions including traffic and sewer issues. He advised that infrastructure would be installed and that sections would be broken down and would be developed by different builders in phases until the market warrants proceeding. Provisions for wastewater conveyance to the treatment facility presents an issue which must be resolved prior to getting started. One member of the Planning Commission will serve as a representative for the staff meetings and Planner Adam Supplee will provide minutes of the meetings and make them available to the entire Planning Commission. be included

90 DAY TIME LIMITATION WAIVERS – Richard Mulstay **moved** to recommend approval of the following waiver requests to the Board of Supervisors.

N.H.T.P.C. #563	McGee	40 Lots	01-04-2014
N.H.T.P.C. #730	Bart Golf Course	135 lots	12-19-2013
N.H.T.P.C. #754	Breinig	2 lots	12-24-2013
N.H.T.P.C. # 767	Murianka	2 lots	12-31-2013
N.H.T.P.C. #778	2481 Romig Rd	52 lots	12-31-2013

Susan Smith **seconded** the motion and it **carried 3-0**.

Planning Module Component 4A's - None

NEW BUSINESS

Zoning Hearing - Variance granted to Shaun & Kristine Acevedo for property located on Holbrook Lane to allow for a reduction in minimum setback distance from the side and rear property lines. Susan Smith stated that she had attended the hearing and shared her concerns regarding percentage of the property covered with impervious surfaces and the numbers of swimming pools being approved on small lots, with disturbance of grading and impact on neighbors and effect on storm water control measures implemented during construction of the development. Ms. Smith was advised to voice her concerns at a Board of Supervisors meeting.

ADJOURNMENT

Philip Agliano **moved** to adjourn at 7:50 PM and the meeting was declared **adjourned**.
