

NEW HANOVER TOWNSHIP  
PLANNING COMMISSION  
REGULAR MEETING

April 09, 2014

The New Hanover Township Planning Commission held its organization and regular monthly meeting on April 09, 2014 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  
Susan Smith  
Kenneth Hansell  
Philip Agliano  
Kurt Zebrowski

Also present were Township Engineer David Leh, Planning Consultant Adam Supplee, Township Manager Michael McGann, Traffic Consultant Sandy Koza and Eileen Pogany.

**TOWNSHIP BUSINESS**

WORK ITEMS – There were no work items.

MINUTES – Susan Smith **moved** to approve the meeting minutes of the March 12, 2014 meeting. Kurt Zebrowski **seconded** the motion and it **carried 5-0**.

**BUSINESS FOR DISCUSSION OR ACTION:**

N.H.T.P.C. NO. 781 FUN-E-FARM

Applicant was represented by Attorney Bernadette Kearney and Susan Rice of STA Engineering, Inc. Ms. Rice stated that comments of the Township consultants have been addressed, the applicant will comply and one item was added to the waiver request letter to substitute HDPE pipe where RCP was specified. Susan Smith questioned the applicant with regard to containment of animals and adequacy of driveway for large vehicles. The applicant answered all questions on these topics to Susan's satisfaction. Applicant agreed to work with Adam Supplee to provide controlled down-lighting to shield light from neighboring properties and not contribute to sky glow. Kenneth Hansell **moved** to recommend approval of waiver requests as stated in the waiver request letter last amended April 7, 2014. Susan Smith **seconded** the motion and it **carried 5-0**. Philip Agliano **moved** to recommend preliminary plan approval to the Board of Supervisors contingent upon compliance with comments of the consultant's review letters. Susan Smith **seconded** the motion and it **carried 5-0**.

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

**BUSINESS FOR ACTION ON 90 DAY TIME LIMITATION WAIVERS - 90 DAY TIME  
LIMITATION WAIVERS**

Richard Mulstay **moved** to recommend approval of the following time limits waivers to the Board of Supervisors.

N.H.T.P.C. #781	Fun-E-Farm	Land Develop.	05-05- 2014
N.H.T.P.C. #783	Rosenberry Annex	3 lots	05-10 -2014

Motion was **seconded** by Philip Agliano and **carried 5-0**.

POTTSTOWN METROPOLITAN REGIONAL PLANNING COMMISSION - UPDATE

Kurt Zebrowski updated the Planning Commission on the progress being made by the Pottstown Metropolitan Regional Planning Commission in updating the regional plan which is expected to be completed by the end of 2014. Work has been done on the Economic Development and Land Development Chapters and they hope to compile a data base for transportation asset management which will be provided free of charge. Manager McGann stated that the Township Public Works Director and Supervisor Fluharty have created a spread sheet detailing information with regard to road improvements which can be viewed on I Pods intersection to intersection. Mr. Zebrowski stated that a goal of regional programming is to evaluate whether or not the amount of liquid fuels granted to municipalities is enough to cover road maintenance costs.

**ADJOURNMENT** – Richard Mulstay **moved** to adjourn at 7:00 P.M. and the meeting was declared adjourned.

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Susan Smith, Secretary