

NEW HANOVER TOWNSHIP  
PLANNING COMMISSION  
REGULAR MEETING  
JULY 9, 2014

The New Hanover Township Planning Commission held its regular monthly meeting on July 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 6:32 PM.

ROLL CALL - Present – Richard Mulstay  
Susan Smith  
Philip Agliano  
Kurt Zebrowski

Absent - Kenneth Hansell

Also present were Township Engineer Representative Joshua Hagadorn, 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 April 09, 2014 meeting. Philip Agliano **seconded** the motion and it **carried 5-0**.

### **BUSINESS FOR DISCUSSION OR ACTION:**

N.H.T.P.C. No.783 – Rosenberry Ridge Annex – Sterling Drive – 3 Lots  
Bradley Clymer of RCMA Engineers was present to discuss this plan. Mr. Clymer stated that Mikelen, LLC was asked to purchase lot #4 of the Hanover Green Subdivision due to the physical properties making the lot difficult to market. Planning Commission previously asked that an alternate site for the access be located which would require modification to the water lines; however, Superior Water Company wishes to maintain the water lines as they exist and is in agreement with the current plan design as presented for approval. Engineers believe the driveway fee-simple access is the preferred location and noted that the ten (10) foot easement along the driveway has already been graded and could accept winter-time snow being plowed from the driveway. Sellers' disclosures with regard to driveway will be provided for lots 2 and 3. Waivers previously recommended for approval include allowing driveway to be 2' from property line and the processing of the plan as an annex despite involvement of several lots. Philip Agliano **moved** to recommend approval in preliminary and final form to the Board of Supervisors including approval of waiver requests and contingent upon compliance with

Township consultant's review letters: Gilmore & Associates of June 4, 2014, KMS of June 6, 2014, Entech Engineering of March 14, 2014 and McMahon of July 9, 2014. Kurt Zebrowski **seconded** the motion and it **carried 4-0**.

N.H.T.P.C. No.784 – Swann Property – Layfield Road – Sketch Plan

There was no discussion since applicant representative was not present to discuss this plan.

N.H.T.P.C. No.785 – Girl Scouts of America/Camp Laughing Water – Land Development

Glen Kelczewski of Berek & Smith Engineering Inc. was present to discuss the land development plan and the waivers requested in their letter of May 30, 2014. Waiver requests include relocating the activity center, adding a deck and eliminating the athletic fields due to the lack of funding. Susan Smith questioned whether adequate parking is being provided. Mr. Bauer suggested that the Planning Commission would prefer to see a revised plan showing the changes prior to spending time reviewing a plan which is in the process of being revised. Mr. Zelczewski stated that the applicant is attempting to determine what relief may be needed from the Zoning Hearing Board and was advised to meet and discuss the revised plan with Township staff prior to appearing before the Planning Commission. Adam Supplee suggested that consultants' comments already provided should be helpful to the applicant and also suggested that when a new plan is submitted, the existing features and structures are shown in a lighter shade of black and what is being proposed is shown in bold black for ease of review. Philip Agliano requested specifics with regard to the activity center and Mr. Bauer suggested that the Scouts may want to leave the athletic fields shown on the plan so that in the event funds become available at a later time, an additional plan would not be required. Mr. Zelczewski stated they will prepare to submit an application to the Zoning Hearing Board.

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

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

Richard Mulstay **moved** to recommend approval of the time limit waiver request for N.H.T.P.C. #783, Rosenberry Annex to the Board of Supervisors. Motion was **seconded** by Philip Agliano and **carried 4-0**.

N.H.T.P.C. #783	Rosenberry Annex	2 lots.	05-10-2014
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**ADJOURNMENT –** Richard Mulstay **moved** to adjourn at 7:03 P.M. and the meeting was declared adjourned.

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Susan Smith, Secretary

