

**NEW HANOVER TOWNSHIP
PLANNING COMMISSION
REGULAR MONTHLY MEETING
DECEMBER 10, 2014**

The New Hanover Township Planning Commission held its regular monthly meeting on December 10, 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
Kenneth Hansell
Philip Agliano
Kurt Zebrowski

Also present were Township Engineer Representative Planning Consultant Adam Supplee, Township Manager Michael McGann, Traffic Consultant Sandy Koza.

TOWNSHIP BUSINESS

WORK ITEMS – There were no work items.

MINUTES -

October 8, 2014 – Susan Smith **moved** to approve the meeting minutes of the October 8, 2014 meeting. Kurt Zebrowski **seconded** the motion and it **carried 5-0**.

Planning Commission members accepted resignation of Ken Hansell. Mr. Hansell expressed his appreciation for his time on the commission.

BUSINESS FOR DISCUSSION OR ACTION:

Regional Planning:

Mr. Zebrowski reported on the regional Planning Commission. The commission is to vote next year on a comprehensive plan with not much changing. The commission hopes to give more control to local municipalities and offered to answer any questions by email.

Town Center:

A brief update was given regarding the staff meeting which took place on the proposed Town Center development. The developers are to return in January with an updated plan showing driveway and waiver request letter including sidewalk and curbing.

DePallo Residential Subdivision:

Victor Depallo appeared before the commission and distributed correspondence. Mr. Mulstay informed Mr. Depallo that he needs to submit written letter to Board of Supervisors requesting waiver.

Mr. Leh (Gilmore and Assoc.) reviewed curb and sidewalk waiver request along Fagleysville Road. Mr. Leh recommended, but with improvements to stormwater. Mr. Depallo believes this to be iniquity. The planning commission would like to see the curb and sidewalk installation.

Members Zebrowski and Smith discussed the buffer yard. Mr. Supplee confirmed a 25ft. buffer at the discretion of the Planning Commission. Member Smith explained her opinion of protecting current residents on neighboring property.

The representative from McMahon discussed the driveway design and the necessity to have a clear sight triangle for both driveways required on plan. All requirements need to be proven prior to approval. The impact fee only applies to one lot due to lot #1 being under construction. The fee for lot for #2 \$3,595.00.

BUSINESS FOR ACTION ON 90 DAY TIME LIMITATION WAIVERS -

Richard Mulstay moved to grant 90-day waiver extensions to the following:

N.H.T.P.C. #563	McGee	40 Lots	12-22-2014
N.H.T.P.C. #754	Breinig	2 lots	12-11-2014
N.H.T.P.C. # 767	Murianka	2 lots	12-16-2014
N.H.T.P.C. #778	2481 Romig Rd	52 lots	12-16-2014
N.H.T.P.C. #782	Westwood MacGuire	65 units	12-26-2014

Motion was seconded by Susan Smith and carried 5-0.

NEW BUSINESS

ADJOURNMENT – Rich Mulstay moved to adjourn at 7:21 PM and the meeting was declared adjourned.

Susan Smith, Secretary