

**NEW HANOVER TOWNSHIP
PLANNING COMMISSION
REGULAR MONTHLY MEETING
FEBRUARY 11, 2015**

The New Hanover Township Planning Commission held its organization and regular monthly meeting on February 11, 2015 in the New Hanover Township Municipal Building, 2943 North Charlotte Street, Gilbertsville, PA 19525. Chairman Agliano called the meeting to order at 6:35 PM and led in a Salute to the Flag.

ROLL CALL - Present – Philip Agliano
Kurt Zebrowski
Susan Smith
Michael Millman

Absent – Scott Rath

Also present were Township Manager Kevin Tobias, Solicitor Paul Bauer, Adam Supplee, David Leh and Eileen Pogany.

Philip Agliano extended a welcome to newly appointed members Michael Millman and Scott Rath who was unable to be present at this meeting.

TOWNSHIP BUSINESS

MINUTES

December 10, 2014 – Susan Smith **moved** to approve the minutes of the December 10, 2014 meeting. Motion was **seconded** by Kurt Zebrowski and **carried 3-0** with Michael Millman abstaining since he had not been a member at that time.

January 14, 2015 - Susan Smith **moved** to approve the minutes of the January 14, 2015 meeting. Motion was **seconded** by Kurt Zebrowski and **carried 3-0** with Michael Millman abstaining since he had not been a member at that time.

BUSINESS FOR DISCUSSION OR ACTION:

N.H.T.P.C. No. 786 - DePallo Residential Subdivision – Fagleysville Road – 2 Lots

Mr. Peter DePallo and agent Seth Shapiro were present to seek approval in preliminary form and also to discuss waiver request recommendations for the Board of Supervisors. Messer's. Shapiro and DePallo explained that they felt the requirement for curbing, street widening, sidewalks and bikeway would be detrimental to the community, that trees along the property frontage would need to be removed, storm water management would be adversely affected, irregular road width and unconnected sidewalk would result in concerns for pedestrian safety. Planning Commission members advised that it is their intent to treat all applicants equally and to require improvements to be installed at the time of development. It was noted that the required buffer extends over the side yard allowance but does not alter the setback distance. Adam

Supplee suggested that if a wide sidewalk were installed within the ultimate right-of-way and behind the storm grate, that the widened sidewalk could possibly combine and satisfy the bikeway and sidewalk requirements. Kurt Zebrowski **moved** to deny the granting of waivers 1, 2, 3 as listed on the CMC letter of February 2, 2015 and accept a fee in lieu of for the construction of a bicycle path OR, in the alternative, require the applicant install a bikeway which satisfies the intent of Township requirements for all waiver request items. Michael Millman **seconded** the motion and it carried **4-0**. Susan Smith **moved** to recommend approval of the preliminary plan contingent upon compliance with the Township's consultants review letters to include the Gilmore and Associates review letter of February 5, 2015, KMS review letter of February 5, 2015 and the McMahan review letter of February 6, 2015. Kurt Zebrowski **seconded** the motion and it **carried 4-0**.

N.H.T.P.C. NO. 773 - Wynstone – Town Center – Swamp Pike

Benjamin Goldthorp and Seth Shapiro were present representing this project. Mr. Goldthorp stated that much progress has been made on the project and that he has been meeting behind the scenes with Township consultants. He advised that a market study has been performed to assist in determining what retail and residential development would be supported according to the findings of the study. Sections of the development were described beginning at Township Line Road fronting along Swamp Pike and eastward to North Charlotte Street. He described a sixty-unit community comprised of four housing styles with staggering elevations intended to be a non-restrictive community geared toward active adults which will include a community room with outdoor patio open to all residents of the entire development; entrance into this section of the development would be from Swamp Pike, with no homes backing onto Swamp Pike. He described a portion of townhomes which have access from an alley to the rear of the homes and stated that future plans for the rear of the property include two-story single family residences and townhomes. The Main Street entrance into the project from Swamp Pike would be a boulevard entry, have measures incorporated to slow traffic, would have a stacked green space and house an anchor store. Small retail stores would be included possibly with flex space such as living quarters above. Other retail offerings such as Dunkin Donuts, Olive Garden, and Applebee's have been suggested as viable options. Susan Smith stated that she is not in favor of a grocery store serving as the anchor. Entrance from North Charlotte Street will access the central green space. Realignment of Dotterer Road is proposed with intent to incorporate a continuation of the Township's bike path to extend through the project and possibly to cross the creek. Mr. Goldthorp stated that the intent is to develop in phases, (two to three year time period per phase), and that needs could change over a period of time but that maintaining green areas is important.

Susan Smith stated that the Township is intending to develop their public parks and expand athletic activities and she is concerned about people traveling in their automobiles to access the retail in the town center and is also concerned with the availability of adequate parking. Mr. Goldthorp stated that there could be overflow parking in the town center and that a shuttle service could possibly be arranged during events at the parks.

Mr. Goldthorp stated that he is looking for a general consensus in order to continue planning for Phase 1 and to go to full engineering. Mr. Bauer stated that the Minister Creek sewer interceptor is a serious concern and that the Township is looking to have the entire upgrade completed prior to beginning development and is not in agreement to improving the line section by section. Adam Supplee suggested that a plan be submitted to the Township for review and comment by Township consultants. Paul Bauer stated that the Planning Commission needs to be included in reviews, that a sketch plan should be submitted, and that the project appears to

be a fragmented development. Mr. Goldthorp stated that they are now owners of all the properties shown, that they would like to start building and will proceed by submitting a sketch plan and attending the April Planning Commission meeting.

90 DAY TIME LIMITATION WAIVERS – Granted by Board of Supervisors February 9, 2015 as follows:

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|------------------|----------------|---------------|------------|
| N.H.T.P.C. # 730 | Bart Golf | 135 lots | 03/01/2015 |
| N.H.T.P.C. #785 | Girl Scouts | Land Develop. | 02/26/2015 |
| N.H.T.P.C. #754 | Breinig | 2 lots | 03-10-2015 |
| N.H.T.P.C. #767 | Murianka | 2 lots | 03-14-2015 |
| N.H.T.P.C. #778 | 2481 Romig Rd. | 52 lots | 03-14-2015 |

Planning Module Component 4A's None

NEW BUSINESS

Gibraltar Rock – Zoning Hearing schedule for March 5, 2015 at 6:30 PM. Planning Commission was advised that Gibraltar Rock acquired an additional acre tract on Hoffmansville Road in the Heavy Industrial District and has made application to the Zoning Hearing Board to allow for a quarry with a crusher, employee parking and stormwater controls. Robert Brant and Paul Bauer are authorized to represent the Township at the zoning hearing.

Kurt Zebrowski advised that the Regional Planning Commission has proposed minor revisions to the comprehensive plan providing more flexibility and less regulations in the rural areas. He added that New Hanover Township's two acre zoning requires larger lot sizes than most communities involved in the regional planning.

Michael Millman thanked the Planning Commission members for recommending his appointment to the Board of Supervisors.

FROM THE FLOOR

Thomas Miskiewicz, Chairman of the New Hanover Township Authority, stated that an upgrade of the Minister Creek interceptor line is estimated to cost 2.6 million dollars and that the Authority will insist upon the entire line being upgraded prior to the start of construction of the Wynstone project. The Authority's estimates do not match the developer's estimates. EDU's have been secured and it is likely that not all will be needed.

Celeste Bish asked if the Township's fire service is adequate to protect this type of development and was told by Philip Agliano that there are no issues with adequate fire service protection.

ADJOURNMENT – Michael Millman **moved** to adjourn at 8:12PM and the meeting was declared adjourned.

Susan Smith, Secretary