

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

The New Hanover Township Planning Commission held its regular monthly meeting on March 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  
Susan Smith  
Scott Rath  
Michael Millman

Absent – Kurt Zebrowski

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

**TOWNSHIP BUSINESS**

MINUTES – Susan Smith **moved** to approve the minutes of the February 11, 2015 meeting. Michael Millman **seconded** the motion and it **carried 3-0** with Scott Rath abstaining since he had not be in attendance.

**BUSINESS FOR DISCUSSION OR ACTION:**

MCGEE SUBDIVISION – Jason Bohler was present stating that the plan had received preliminary approval in 2013, had been granted eight waiver requests, that the NPDES Permit is up to date and that Montgomery County Roads and Bridges Permit has been issued. Susan Smith stated that a commitment has been made to provide an area for school children waiting for the school bus and she asked that a sign be provided to identify/designate the area as a school bus stop. Mr. Bohler stated that there were minimal comments in the Township consultants’ letters and that they will comply with all comments. Susan Smith also asked about the adequacy of the turn radius and stated that negotiating turns with a large pickup truck is often difficult. She was advised that Township ordinance sets standards and that the culvert exceeds ordinance minimum requirement by 30% and also that parking space widths exceed minimum requirement. Susan Smith **moved** to recommend approval in final form to the Board of Supervisors contingent upon compliance with the Gilmore and Associates review letter of March 5, 2015, the KMS review letter of March 5, 2015 and the McMahon review letter of March 4, 2015. Scott Rath **seconded** the motion and it **carried 4-0**.

**90 DAY TIME LIMITATION WAIVERS** – Granted by the Board of Supervisors March 9, 2015.

N.H.T.P.C. # 563	McGee	40 lots	03/20/2015
N.H.T.P.C. #782	Westwood MacGuire	65 Units	03/24/2015

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

### **NEW BUSINESS - announced**

Gibraltar Rock Zoning Hearing application No. 4 adding eighteen additional acres in the Heavy Industrial zoning district is continued to April 9, 2015. Attorney Robert Brant will be representing the Township in opposition.

### **OTHER BUSINESS**

Adam Supplee advised that he has received a revised sketch plan for the Wynstone Development, that they are making progress in bringing the plan into compliance and that he will be sharing the sketch with other Township consultants.

### **FROM THE FLOOR**

Chuck Garner asked what waivers had been granted and was told waivers with regard to grading, storm pipe, private street to public roads standards, clear sight distance, sidewalk, and parking were granted.

Connie Garner asked about the amount of recreation fees being assessed on this project and was told that it would be calculated per the Township Subdivision/Land Development Ordinance.

Chuck Garner also asked if there is a second exit from the McGee subdivision. Mr. Garner was advised that a through road into an adjoining development was initially proposed for this development and that the proposed adjoining development was withdrawn.

### **ADJOURNMENT**

Scott Rath moved to adjourn at 6:50 PM and the meeting was declared adjourned.

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Kurt Zebrowski , Secretary