

**NEW HANOVER TOWNSHIP  
PLANNING COMMISSION  
REGULAR MONTHLY MEETING  
APRIL 8, 2015**

The New Hanover Township Planning Commission held its regular monthly meeting on April 8, 2015 in the New Hanover Township Municipal Building, 2943 North Charlotte Street, Gilbertsville, PA 19525. Chairman Agliano called the meeting to order at 6:30 PM and led in a Salute to the Flag.

ROLL CALL - Present – Philip Agliano  
Susan Smith  
Michael Millman  
Scott Rath  
Kurt Zebrowski (arrived at 6:45pm)

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

**TOWNSHIP BUSINESS**

MINUTES – March 11, 2015 – Michael Millman **moved** to approve the minutes of the March 11, 2015 meeting. Motion was **seconded** by Susan Smith and **carried 4-0**.

**BUSINESS FOR DISCUSSION OR ACTION:**

N.H.T.P.C. No. 787 – SARAS COMMERCIAL LAND DEVELOPMENT PLAN

Mr. Sprague was present explaining that he had purchased the property in 1999 and submitted a sketch plan in 2002 which had received favorable response. Since then the zoning has been changed to TC which has new requirements. He questioned whether the existing WAWA and CVS are suitable for the TC district.

Mr. Hensinger explained that a 7400 square foot office building is being proposed fronting on Rt. 663, N. Charlotte Street, with a 74 space parking area to the rear of the building and an 8520 square foot day school to the rear of the parking. He explained that 1 ½ parking spaces and a play area encroach into the buffer and that several variances will be needed. He explained that he has approached several neighbors who do not have an issue with his proposal. Mr. Sprague stated that Penn DOT is expected to be doing road widening which will affect sightline distances from this site. Michael Millman asked Engineer Leh if it is possible for a stormwater facility to be functional in the flood plain and was told it is possible if designed properly. Susan Smith stated that she believes there are good reasons for regulations and that the developer should comply with them. Paul Bauer stated that variances may not be granted if the design could cause additional flooding along N. Charlotte St. Philip Agliano stated that there has been serious flooding and that the Township has been working with Penn DOT to improve the flooding conditions at the site. Adam Supplee suggested that one building with several stories could be a more efficient use of the space on this lot and that there are no pedestrian friendly amenities being offered. The primary use being offered is child care which conflicts with the TC zoning.

Developer was hoping to open facilities in January of 2016 and was told he would need to consider options and deal with the flooding issue.

Romig Road Re-alignment – No one was present to discuss the McMahon review letter of March 31, 2015.

Zavitsanos Tract – amended final plan–planning module –representative was not present to discuss the March 24, 2015 Van Cleef letter.

**90 DAY TIME LIMITATION WAIVERS** – Scott Rath **moved** to recommend Board of Supervisors approval of 90 day waivers for N.H.T.P.C. No. 665, 709, 714 and 786 as follows:

N.H.T.P.C.#709	Trotters Gait	54 Lots	5-4-2015
N.H.T.P.C. #665	Zavitsanos	122 Lots	5-9-2015
N.H.T.P.C. #714	James Carroll	3 Lots	5-9-2015
N.H.T.P.C. #786	DePallo	2 Lots	5-4-2015

Kurt Zebrowski **seconded** the motion and it **carried 5-0**.

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

**NEW BUSINESS** – Adam Supplee stated that he had received an electronic submission of the Wynstone development and that an official submission is expected soon.

**OTHER BUSINESS** - Gibraltar Rock Zoning Hearing – Kevin Tobias announced the hearing proceeding to begin Thursday, April 9, 2015 at 6:30pm.

**ADJOURNMENT** – Susan Smith **moved** to adjourn at 6:55PM and the meeting was declared adjourned.

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Kurt Zebrowski, Secretary