

**NEW HANOVER TOWNSHIP
PLANNING COMMISSION
REGULAR MONTHLY MEETING
MAY 13, 2015**

The New Hanover Township Planning Commission held its regular monthly meeting on May 13, 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
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.

TOWNSHIP BUSINESS

MINUTES

April 8, 2015 - Susan Smith **moved** to approve the minutes of the April 8, 2015 meeting. Motion was **seconded** Michael Millman and carried 4-0.

BUSINESS FOR DISCUSSION OR ACTION:

N.H.T.P.C. NO. 787 SARAS Partnership – Sketch Plan – N Charlotte Street

Steve Hensinger was present explaining that the sketch plan has been revised to incorporate the recommendation provided by the Planning Commission at their April 8, 2015 meeting. The office building has been removed and the detention basin and parking areas are now located out of the flood plain. Applicant was reminded to keep in mind the projected road widening project along N. Charlotte Street and to allow sufficient area for installation of sidewalk. Applicant is aware that variance(s) are needed and will submit application to the Zoning Hearing Board. Susan Smith asked about increasing floor area ratio but was advised that parking requirements could not be met if floor area were to be increased.

N.H.T.P.C. NO. 665 – Zavitsanos Tract – N. Charlotte Street – No discussion since developer was not represented.

2611 Rosenberry Road – mention was made that property owner is not allowing for the sidewalk to be installed along the frontage of this property causing an interruption in the sidewalk installed by the developer. Township solicitor and Zoning Officer to review for possible zoning violations and or deviation from approved subdivision plan.

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

Benjamin Goldthorp was present representing this project. Mr. Goldthorp stated that progress is being made on the project. Mr. Supplee stated that the plan appears to be heading in the right direction and that changes to the plan meet the intent of the TC-TN Zoning District. The plan now provides for a pedestrian and a trail connection crossing Swamp Pike from the Wassmer Tract which may include a traffic signal; they are also hoping to work with Gambone Bros. to straighten the trail. Mr. Zebrowski asked if provisions for public transportation can be incorporated in the plan and was advised that the lineal frontage along Swamp Pike is ideal for public transit. Township Line Road is proposed to be rebuilt. Provisions for a large amount of parking will needed, however, no parking will be provided between the anchor store and Swamp Pike where a 2-3 foot wall is being proposed to provide an attractive break between Swamp Pike and the store frontage. There were no questions at this time.

90 DAY TIME LIMITATION WAIVERS – Granted by Board of Supervisors May 11, 2015 as follows:

N.H.T.P.C. # 563	McGee	40 lots	6/15/2015
N.H.T.P.C. # 730	Bart Golf	135 lots	5/28/2015
N.H.T.P.C. # 754	Breining	2 lots	6/05/2015
N.H.T.P.C. # 767	Murianka	2 lots	6/09/2015
N.H.T.P.C. # 778	2481 Romig Road	52 lots	6/09/2015

N.H.T.P.C. #785 – Girl Scouts Land Development was disapproved since a waiver has not been requested.

Planning Module Component 4A's None

FROM THE FLOOR/DISCUSSION

Kurt Zebrowski asked if there were any questions regarding the proposed amendment to the Pottstown Metropolitan Regional Plan prior to their June 8 hearing. Susan Smith asked if communities are made aware of projects in their neighboring communities which may have an effect regionally. Mr. Zebrowski mentioned that there has been some discussion regarding a Turkey Hill Convenience Store possibly coming to the Swamp Pike/Rt. 73 site previously occupied by Bermont Motors. Mr. Bauer advised that this project is *very* preliminary. It was noted that it is especially important if new projects affect traffic flow.

Mr. Charles Garner asked about the updated agenda and also stated that Douglas Township has asked to be advised when the Wynstone project will be starting up.

ADJOURNMENT – Kurt Zebrowski **moved** to adjourn at 7:10PM and the meeting was declared adjourned.

Kurt Zebrowski, Secretary