

**NEW HANOVER TOWNSHIP  
PLANNING COMMISSION  
REGULAR MONTHLY MEETING  
JUNE 10, 2015**

The New Hanover Township Planning Commission held its regular monthly meeting on June 10, 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

Also present were Township Manager Kevin Tobias, Solicitor Paul Bauer, Planner Adam Supplee, Engineer Joshua Hagadorn of Gilmore Assoc. Inc, and Eileen Pogany.

**TOWNSHIP BUSINESS**

Michael Millman **moved** to approve the minutes of the May 13, 2015 Monthly Meeting **seconded** by Susan Smith and **carried 4-0** with Scott Rath abstaining since he had not be in attendance.

**BUSINESS FOR DISCUSSION OR ACTION:**

N.H.T.P.C. NO. 788 – FDEV SUBDIVISION – LAYFIELD/COLFLESH ROADS – 4 Lots

Brian Boyer of Boyer Engineering , LLC was present representing the developer and responding to Township's professional consultants' review letter. Discussed were required parking stipulating that three parking spaces are required for each lot and that a space behind another car cannot be counted as a space. Overlapping resources and compliance with mature tree standards were discussed with an option to count each tree or count a sample section. The Planning Commission advised that they are unwilling to accept a shared driveway and will recommend to the Board of Supervisors that an access be built to public road standards; fire protection is a serious consideration, turn templates will need to be provided. Planning Commission members will recommend that the multi-use path along the frontage of Layfield Road be installed as a part of the development but agreed that installation of a path along the rear of the property would not be required. The required fee-in-lieu of recreational infrastructure is a separate item required in addition to the multi-use path. The easement location on the plan appears to be located incorrectly and needs to be corrected. Waiver of curbing along Layfield could be granted by Penn DOT. Applicant agrees to revise plans according to comments and to prepare a waiver request letter for items requiring waivers.

N.H.T.P.C. NO. 773 – New Hanover Town Center

Ben Goldthorp was present to update the Planning Commission on the progress being made on the Town Center project. He advised that a meeting had been held with the Sewer Authority and Township staff for discussion of the necessity for upgrades to the Minister Creek sewer line. He stated the developer is interested in moving forward quickly and providing a walkable community and will begin full design process if the Planning Commission is generally agreeable to the plan. Mr. Zebrowski

commented that he believes there are more dwelling units proposed than the previous plan. Mr. Goldthorp explained that the plan provides for mixed uses none of which are intended to be exclusionary. One housing type would be single-story and expected to be of interest to active adults which would begin along Swamp Pike beginning at the West end of the property with a club situated on the East side of the segment visible along with recreation areas along Swamp Pike to provide an attractive frontage for passersby. There will be two-story homes along the creek to the rear of the active adult segment and a segment will contain atrium homes. Parking will be plentiful in the retail section which is intended to contain establishments such as a grocery store, a casual restaurant, a Dunkin Donuts or similar which will be added in stages. Adam Supplee stated that a Master Recreation plan is being developed and planning is taking place for pedestrian and bike connections crossing from the north side of Swamp Pike where Township housing developments and parks are located. Adam Supplee asked the developer to consider providing commercial units with residential above sometimes referred to as live/work units. Phase 1, residential and Phase 2, retail could be developed simultaneously with the Planning Commission stating that infrastructure should be established prior to developing. Mr. Gumbrell of 2835 N. Charlotte Street stated that the driveway for his home is going to be impacted and is concerned about his family's safety when using his driveway and asked that he be granted access to his home from the Town Center access. The developer agreed to work with Mr. Gumbrell and Mr. Gumbrell asked that the Township provide him assistance in the event he and the developer do not come to an agreement.

Tony Kuklinski, Vice-Chairman of Board of Supervisors of Douglass Township expressed his concerns about the impact of the Town Center on Douglass Township and especially with respect to traffic along Swamp Pike. It was noted that Penn DOT, Swamp Pike and the Township are working together to address the impact of the additional traffic along Swamp Pike and other roadways in the area. It was suggested that additional traffic lights are needed and that the intersection of Rt. 73 and Swamp Pike in Douglass Township will need to be upgraded and that it may be necessary to demolish a large commercial building due to intersection improvements. Sandy Koza of McMahon Assoc. stated that the traffic count along Swamp Pike has been recorded with 12,000 cars daily and that the Town Center is expected to generate an additional 6,000 cars; truck traffic was not mentioned. Mr. Tony Kuklinski asked that Douglass Township be kept abreast of the planning and that they be involved. Mr. Bauer stated that Douglass Township's engineer had been attending meetings and that Mr. Kuklinski should be requesting a report; he offered to reach to Peter Hiryak, Douglass Township Manager to expedite. Philip Agliano suggested that Douglass Township attend meetings when traffic is being discussed.

**90 DAY TIME LIMITATION WAIVER** – Granted by Board of Supervisors on June 8, 2015 and confirmed by **motion** of Scott Rath, **seconded** by Kurt Zebrowski and **carried 5-0**.

N.H.T.P.C. #782	Westwood -MacGuire	65 lots	6/15/2015
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**Planning Module Component 4A's - None**

**NEW BUSINESS - None**

**FROM THE FLOOR**

Celeste Bish asked if the Planning Commission had reviewed the Gibraltar Rock March 16, 2015 submission and if there had been any reviews by the Planning Commission since August of 2012. She also asked if Planning Commission members discuss plans privately and was told they do not hold private meetings for discussion. She asked why the discussion of the plan was removed from the

Planning Commission agenda of May 13, 2015 and was told it was because Gibraltar Rock asked to be removed and would not be in attendance. Mr. Bauer advised Ms. Bish that an additional review by the Planning Commission was not needed since there were no substantial changes. She questioned why she needed to wait for copies of the documents she requested in her Right-to-Know request and was told that she had received a response from the Manager Tobias advising that he needed additional time to produce the documents and that they were provided to her immediately after he received clarification that they could be released. She was reminded that the approval given was for preliminary approval only with conditions and additionally, that Board of Supervisors voted to appeal the Commonwealth Court decision to the Supreme Court regarding the Stormwater Management Issue. Mrs. Bish stated that she doesn't understand why a 3 year old motion is valid when revisions have been made.

**ADJOURNMENT**

Kurt Zebrowski **moved** to adjourn at 8:00PM and the meeting was declared adjourned.

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Kurt Zebrowski, Secretary