

**NEW HANOVER TOWNSHIP
PLANNING COMMISSION
REGULAR MONTHLY MEETING**

July 8, 2015

The New Hanover Township Planning Commission held its regular monthly meeting on July 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
Kurt Zebrowski
Absent – Scott Rath

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

TOWNSHIP BUSINESS

MINUTES – Action on the June 10, 2015 meeting minutes was deferred until the August 2015 meeting.

BUSINESS FOR DISCUSSION OR ACTION:

N.H.T.P.C. No. 778 – 2481 Romig Road/Brusch Tract

Joe Hanna of Chambers Associates was present representing this development stating that they have tried to improve the Romig Road by reducing the curve and will comply with the review comments listed in the Gilmore and Associates review letter of July 2, 2015, the KMS review letter dated July 2, 2015, and the off-street parking requirements; Sewer Authority approval will need to be confirmed. Philip Agliano asked that the developer consider improvements to a 200 foot section of Romig Road which is in poor condition and suggested that the developer and the Township work together to repair the section of the road during the time other road work is being completed. Mr. Agliano suggested that a staff meeting be schedule with the Township’s public Work Director, Mr. Flynn to discuss the project. Kurt Zebrowski **moved** to recommend preliminary plan approval to the Board of Supervisors for N.H.T.P.C. 778 contingent upon compliance with the comments listed in the consultant’s review letters and scheduling of a meeting to discuss Romig Road improvements. Michael Millman **seconded** the motion and it **carried 4-0**. Kurt Zebrowski **moved** to recommend Board of Supervisors granting the waiver requests itemized in the May 29, 2015 waiver request letter. Philip Agilano **seconded** the motion and it **carried 4-0**. Kurt Zebrowski **moved** to amend the motion recommending the waiver requests to exclude waiver request No. 2, calculating of lot areas exclusive of all easements. Philip Agliano **seconded** the amended motion and it **carried 4-0**.

90 DAY TIME LIMITATION WAIVERS – Susan Smith **moved** to recommend approval of the time limit extensions for N.H.T.P.C. Nos. 709, 665, 714, and 786 as follows:

N.H.T.P.C.#709	Trotters Gait	54 Lots	7-31-2015
N.H.T.P.C. #665	Zavitsanos	144 Lots	8-4-2015
N.H.T.P.C. #714	James Carroll	3 Lots	8-4-2015
N.H.T.P.C. #786	DePallo	2 Lots	7-31-2015

Michael Millman **seconded** the motion and it **carried 4-0**.

NEW BUSINESS

Gibraltar Rock IV - continued hearing before the Zoning Hearing Board is scheduled to take place on August 6, 2015 beginning at 6:30 PM.

Hanover Meadows – Craig Edwards stated that his organization is considering purchase of this project and inquired as to the current conditions in the Township and if the Township is amenable to this project being developed. Mr. Edwards was advised that the project has had Conditional Use Hearings, a court stipulation and an EDU settlement agreement. Mr. Edwards was advised to speak with the Township’s sewer authority regarding sewer EDU’s and that the issue may need to be litigated. Adam Supplee stated that realignment of Rt. 663 was previously discussed along with provisions for access to Hickory Park and to the Albert Marinari property being provided. Mr. Edwards stated that they may be interested in redesigning the phasing in order to provide capital as development progressed, Paul Bauer suggested that he provide a sketch showing what his organization is proposing. The project is to remain an age restricted community, age 55 and above, with deeded lots of mixed housing types and a care facility. Mr. Edwards was advised that other developers have expressed interest and was also informed that other projects proposed previously in close proximity include a strip shopping mall, a housing development which borders the YMCA property and Township parks. Mr. Edwards was advised to attend a Sewer Authority meeting and if still interested, to follow with scheduling a staff meeting with Township personnel.

Susan Smith suggested that the Township’s Subdivision Land Development Ordinances be reviewed to assure the ordinance is in tune with current conditions in the Township. Mike Millman **moved** that a comprehensive evaluation be undertaken; Kurt Zebrowski **seconded** the motion and it **carried 4-0**. Kurt Zebrowski stated that efforts should be made to coordinate with PennDOT, Montgomery County Planning Commission and Douglass Township. Mrs. Smith added that she would also like a reevaluation of the infrastructure to assure it is adequate. Paul Bauer stated that the Township is a part of regional planning and Kurt Zebrowski added that the members of the regional planning agency are typically in favor of less development. Adam Supplee stated that the comprehensive plan determines direction of planning and that the Township’s comprehensive plan is a part of the regional plan.

ADJOURNMENT – Susan Smith **moved** to adjourn at 7:35PM and the meeting was declared adjourned.

Kurt Zebrowski, Secretary