

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

**August 12, 2015**

The New Hanover Township Planning Commission held its regular monthly meeting on August 12, 2015 in the New Hanover Township Municipal Building, 2943 North Charlotte Street, Gilbertsville, PA 19525. Chairman Agliano called the meeting to order at 6:32 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, Adam Supplee, David Leh and Eileen Pogany.

MINUTES – June 10, 2015 - Susan Smith **moved** to approve the minutes of the June 10, 2015 meeting. Motion was **seconded** by Michael Millman and **carried 5-0**.  
July 08, 2015 meeting minutes were approved by **motion** of Michael Millman, **seconded** by Kurt Zebrowski and **carried 4-0** with Scott Rath abstaining since he had not been in attendance.

**BUSINESS FOR DISCUSSION OR ACTION:**

N.H.T.P.C. No. 787 – Saras Land Partnership – Land Development

Stephen Bensinger and Bob Sprague were present representing this application. The Planning Commission was advised that Township consultants' comments will be addressed by the developer with the exception of the waivers listed in the waiver request letter and that they are awaiting a response from Penna DOT. Susan Smith questioned the playground extending into the flood plain area and it was explained that it is a minimal amount and that the floodplain is designated as 100 year floodplain. Kurt Zebrowski **moved** to recommend approval of the waivers listed in the request dated August 12, 2015 stipulating that waiver of Section 22-812.2.C be deferred until response is received from Penna DOT and that a note appear on the plan that culvert and sidewalk will be replaced following driveway installation and that a 4-1 ratio for the side slope of the basin be provided. Motion was **seconded** by Scott Rath and **carried 5-0**.

Scott Rath **moved** to recommend approval of N.H.T.P.C. 787 in preliminary form to the Board of Supervisors contingent upon meeting the conditions of the Montgomery County Planning Commission review letter dated August 5, 2015, the Gilmore & Associates review letter dated August 6, 2015, the KMS review letter dated August 8, 2015, and the McMahan Transportation Engineers letter dated August 7, 2015. Motion was **seconded** by Susan Smith and **carried 5-0**.

N.H.T.P.C. No. 788- FDEV Subdivision Layfield Road – 4 lots

Brian Boyer was present representing the developer and stated that comments of the Township consultants have been addressed and that a waiver letter dated August 12, 2015 has been prepared for consideration. Existing woodlands will satisfy buffer plantings at certain locations. Planning Commission members were not in favor of a common driveway and prefer that a cul de

sac should be provided; developer is awaiting Penna DOT response with respect to providing curbing and access onto Layfield Road, Rt. 663. Waiver request letter of August 12 was reviewed with developer proposing a fee in lieu of for bikeways stating that they think a bikeway along Layfield Road would be detrimental for the sale of the proposed lots and especially for the existing home and adding that there would not be an existing trails to connect to. Planning Commission member are in favor of a macadam path, separated from the roadway, being installed at the same time as other improvements associated with subdivision. Developer will prepare a revised plan and waiver request letter for consideration.

**90 DAY TIME LIMITATION WAIVERS** – Approved by Board of Supervisors at their August 10, 2015 meeting. Planning Commission confirmed their approval by **motion** of Scott Rath, **seconded** by Kurt Zebrowski and **carried 5-0**.

N.H.T.P.C. #730	Bart Golf	135 lots	08-23-2015
N.H.T.P.C. #754	Breinig	2 lots	08-31-2015
N.H.T.P.C. #767	Murianka	2 lots	09-04-2015
N.H.T.P.C. #778	2481 Romig Rd	52 lots	09-04-2015
N.H.T.P.C. #782	Westwood MacGuire	65 lots	09-10-2015
N.H.T.P.C. #788	FDEV	4 lots	09-05-2015

**Planning Component 4A's – None**

**NEW BUSINESS**

Gibraltar Rock IV - Continued Zoning Board Hearing - October 1, 2015-6:30 PM.

Lower Pottsgrove Township Land Use Assumptions Report-30 Day Review – no comment since planners did not have sufficient time for review.

**OTHER BUSINESS**

George Gumbrell of 2835 N. Charlotte Street asked for the Township's assistance in assuring that he will be given access to his property via a curb cut from the proposed entrance into the New Hanover Town Center. Mr. Gumbrell stated that he wants to preserve the ability to continue the commercial use of his property and since his current driveway in 50' from the proposed entrance into the town center, he could not continue the commercial use. He stated that he has not been able to negotiate what he considers a fair deal with the owners, and asked that the Township consider his situation and provide some protection if possible during the review process; he was assured that the Township will access his situation and provide some assistance if possible.

**ADJOURNMENT**

Kurt Zebrowski **moved** to adjourn at 7:45PM and the meeting was declared adjourned.

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Kurt Zebrowski, Secretary