

**NEW HANOVER TOWNSHIP  
PLANNING COMMISSION  
REGULAR MONTHLY MEETING  
SEPTEMBER 9, 2015**

The New Hanover Township Planning Commission held its regular monthly meeting on September 09, 2015 in the New Hanover Township Municipal Building, 2943 North Charlotte Street, Gilbertsville, PA 19525. Chairman Agliano called the meeting to order at 6:45 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 – August 12, 2015 - Susan Smith **moved** to approve the minutes of the August 12, 2015 meeting. Motion was **seconded** by Michael Millman and **carried 5-0**.

**BUSINESS FOR DISCUSSION OR ACTION:**

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 or will be addressed and that an updated waiver request letter dated September 3, 2015 was presented for consideration. Scott Rath moved to recommend approval to the Board of Supervisors of the waiver requests itemized in the letter of September 3, 2015 with the exception of permitting a fee in lieu of the bikeway path along Route 663, Section 220834.2.A. Kurt Zebrowski seconded the motion and it carried 5-0. Scott Rath moved to recommend approval in preliminary form to the Board of Supervisors subject to granting of waiver requests, compliance with the Gilmore Associates review letter of June 5, 2015, KMS Review Letter of June 4, 2015, McMahon review letter of June 5, 2015 and the Montgomery County Planning Commission review letter of June 30, 2015. Michael Millman seconded the motion and it carried 5-0. Developer was asked to provide the specifications associated with the PennDOT highway occupancy permit.

**90 DAY TIME LIMITATION WAIVERS** – No waiver requests received.

**Planning Component 4A's** – None

**BUSINESS FOR DISCUSSION – Master Recreation Plan**

Adam Supplee of KMS Engineering advised the Planning Commission that Township committees have had an opportunity to review and comment and that a draft copy of the updated master recreation plan is available including the added recommendations. He stated that 200 survey comment responses had been received and that the public expressed interest in both active and passive recreation and that there seems to be an interest in provisions for an

ice hockey facility. He stated that the Township is in a state of change, doesn't want to lose opportunities to acquire large parcels of property for recreation use and is becoming urbanized needing to expand its recreational opportunities to keep up with the growing community and maintain a high quality of life. Mr. Supplee is continuing fact finding and welcomes comments and suggestions. He will be making a presentation to the Board of Supervisors at their September 14 meeting and hopes that implementation of the plan will be considered during budget preparation this year and each subsequent year. He stated that large tracts such as the Wassmer Tract could possibly be sites for a private-public partnership and that there is a time and place for all uses. Susan Smith asked how recreation surveys were distributed to persons who did not receive copies of the survey enclosed in the public sewer billing and was told via Township website and Facebook. Mr. Supplee advised that the updated trailway system is not included in this draft and Mrs. Smith asked how missing links will be connected and also inquired as to where parking will be made available for persons wishing to use the trailways; she was told that trailheads and parking will likely be maintained at Township parks. Kurt Zebrowski expressed concern regarding the tax assessment which was designated to be used for purchase of open space and that there is now a possibility that a portion may be appropriated expenses associated for park maintenance.

New Hanover Town Center – Adam Supplee stated that he has had an opportunity to view the updated plan and that he believes there have been overall improvements which contribute to a community atmosphere, that attention is being given to the commercial components and improvements to the roadway and pedestrian connections. It was suggested that the Planning Commission be given an opportunity to review the revised sketch plan at the October 14 meeting and that Douglass Township be invited to the meeting. Douglass Township is especially interested in the intersection improvements at Big Road, Rt. 73 and Swamp Pike and would like to be involved in traffic planning. It was also noted that Douglass Township obtains planning assistance through Montgomery County and that traffic improvements will need to be coordinated with both Townships, County Roads and Bridges and PennDOT. Mr. Supplee stated that both he and Ben Goldthorp will be attending the Douglass Township Planning Commission meeting September 10, 2015.

## **ADJOURNMENT**

Scott Rath **moved** to adjourn at 7:35PM and the meeting was declared adjourned.

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Kurt Zebrowski, Secretary