

**NEW HANOVER TOWNSHIP
PLANNING COMMISSION
REGULAR MONTHLY MEETING
OCTOBER 14, 2015**

The New Hanover Township Planning Commission held its regular monthly meeting on October 14, 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
Scott Rath
Michael Millman
Kurt Zebrowski

Also present were Township Manager Kevin Tobias, Solicitor Paul Bauer, Adam Supplee, and David Leh.

MINUTES – September 09, 2015 – Michael Millman **moved** to approve the minutes of the September 09, 2015 meeting. Motion was **seconded** by Scott Rath and **carried 5-0**.

BUSINESS FOR DISCUSSION OR ACTION:

N.H.T.P.C. No. 787- Saras Partnership

Steve Bensinger was present representing the developer and stated that comments of the Township consultants have been or will be addressed. Preliminary plan approval has been granted, but final approval is still in process. Discussion ensued regarding McMahan review letter and #5 in the letter regarding the Traffic Study. The developer has been in contact with PennDot, and has communication from PennDot indicating that a traffic study is not warranted. Upon further discussion, Sandy Koza (McMahan) requested that Saras Partnership provide traffic counts to indicate that a traffic study is not needed, specifically she is requesting pm peak trip counts. Township is requesting a study, if Penn Dot says they need one.

Developer is indicating that there are 112 trips generated, and not the 132 as indicated on the plan. The developer is waiting for PennDot approval of the highway occupancy permit, and conformance with the Montgomery County Planning Commission review letter. Stackhouse, Bensinger will provide the additional information to McMahan. #2 In addition, other items reviewed included a request for a waiver from curbing along the driveway, #3 distances looking ahead and for a vehicle approaching a left-turn ingress vehicles have not been provided, #4, driveway to be constructed large enough to accommodate fire truck access; #5 trip data information will need to be provided; #6 information to be provided by the developer to indicate proper and safe parking and traffic not to que onto state route 663. A waiver of the impact fee was also requested.

Discussion then took place regarding the review letter from KMS dated October 9, 2015. Mr. Supplee indicated that many of the items mentioned in the first review letter have been satisfied. The developer will need to do inventory of existing mature trees on the property, with many of these trees on the eastern boundary of the property. Developer is proposing to leave them on site and to add buffer area to parking area. Trees will need to be added in the woodland area towards the rear of the property. Some of these trees will have to be removed for

construction and fencing. The number of existing plantings will be able to be used in the total count. Applicant will add to the natural woodlands.

Discussion then took place on the review letter of Gilmore and Associates dated 10-9-15. Sidewalk construction will be deferred until the bridge is rebuilt, and will be made part of the resolution. Developer then again requested a waiver of the traffic impact fee.

N.H.T.P.C. No. 665 – Zavitsanos

Kim Freimuth, Gregg Boccia, and Leon McGuire were present to represent the developer. The property is just under 70 acres and located on N. Charlotte and Moyer Roads and contains 145 lots. The development will include a mix of village homes and detached homes. The Planning Commission reviewed the waiver request letter from Van Cleef Engineers dated September 4, 2015. The letter from Gilmore and Associates dated 10-9-15. Developer seeking waiver from Item #4 listed “drainage plan checklist”. Any driveways in the easement are to be disclosed on the disclosure statement. #5. Regarding the amended soils on site; the building plan is to reflect the % of available soils to be disturbed. Van Cleef is to draft a note to be listed on the recorded plan for each lot the allowable amount of disturbed soils.

KMS letter 10-8-15; a study will need to be conducted to give a count of the existing mature trees. Developer needs to be prepared to add more trees #3 need to show on the plan the delineation of the natural resources on the plan, and to add an existing features plan. #4 install LED lights for the parking lot #5 access to public parking to show on the plan, along with proposed ADA parking spaces.

McMahon letter 10-9-15: Items #1 and #2 will be satisfied when developer reaches a level in the building process. #3 has been satisfied, # 4 information is to be submitted to PennDot for traffic signalization. In regards to the amended final subdivision plan; items 1-3b have been submitted to McMahon. A traffic study may warrant a light on Moyer Road and 663. A recommendation made to utilize existing Act 209 monies rather than to pay impact fees. Solicitor Bauer suggesting a staff meeting to discuss traffic improvements as proposed.

A motion was made by Kurt Zebrowski, seconded by Mike Millman to grant the waivers as requested by Van Cleef in letter dated 10-14-15 contingent upon review letters submitted by consultants. Motion passed 3-0.

90 DAY TIME LIMITATION WAIVERS – No waiver requests received.

Planning Component 4A’s – None

BUSINESS FOR DISCUSSION – None

ADJOURNMENT

Susan Smith **moved** to adjourn at 8:35PM and the meeting was declared adjourned.

Kurt Zebrowski, Secretary