

**NEW HANOVER TOWNSHIP
PLANNING COMMISSION
REGULAR MONTHLY MEETING
NOVEMBER 11, 2015**

The New Hanover Township Planning Commission held its regular monthly meeting on November 11, 2015 in the New Hanover Township Municipal Building, 2943 North Charlotte Street, Gilbertsville, PA 19525. Chairman Agliano called the meeting to order at 6:42 PM and led in a Salute to the Flag.

ROLL CALL - Present – Philip Agliano
Kurt Zebrowski
Michael Millman
Scott Rath
Absent – Susan Smith

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

TOWNSHIP BUSINESS

MINUTES - *October 14, 2015* – Michael Millman **moved** to approve the minutes of the October 14, 2015 meeting. Motion was **seconded** by Scott Rath and **carried 4-0**.

BUSINESS FOR DISCUSSION OR ACTION:

N.H.T.P.C. NO. #788 FDEV SUBDIVISION – Mr. Brian Boyer of Boyer Engineering was present to discuss the waiver request with regard to the bikeway. Mr. Boyer appeared before the Board of Supervisors suggesting that the developer is willing to contribute a fee in lieu of the bikeway which could be expended at the discretion of the Township and without any refund if the bikeway was never installed and also that the developer would rough grade the trail way and complete the vinyl fencing along the property frontage. The developer asserts that the trail would detract from the appearance of the property, affect real estate value and would require new property owners to maintain the trail. Upon the recommendation of the Township Consultants, the Planning Commission members were not willing to make any changes or adjustments to their recommendation to the Board of Supervisors requiring that the bikeway be built. The matter will be referred back to the Board of Supervisors.

N.H.T.P.C. NO #787 SARAS PARTNERSHIP – Review comments have been received from the Montgomery County Planning Commission dated October 29, 2015 and McMahon Traffic Engineers dated October 23, 2015. There was no one present to discuss this project.

90 DAY TIME LIMITATION WAIVERS – have been approved by the Board of Supervisors at their November 9, 2015 meeting as follows:

N.H.T.P.C. #730	Bart Golf	135 lots	11-19-2015
N.H.T.P.C. #754	Breinig	2 lots	11-25-2015
N.H.T.P.C. #767	Murianka	2 lots	12-01-2015

N.H.T.P.C. #782	Westwood MacGuire	65 lots	12-04-2015
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Solicitor Paul Bauer advised the Planning Commission that N.H.T.P.C. #730 Bart Golf Club has had little activity since 2009 and suggested that the applicant be contacted to see if they are intending to move forward.

Planning Component 4A's - None

NEW BUSINESS

Montgomery View (Formerly Renninger Property) Twin Homes-2nd Phase - Mr. John Kennedy was present explaining that the developer is having difficulty meeting the all requirements of the TC-TN district relating to the grade of driveways while maintaining positive drainage and setback requirements. Following discussion and consulting with PennDOT requirements, Scott Rath **moved** to grant partial waiver of the Phase 2 Montgomery View Development-twin homes to allow for a maximum of 5% grade of driveways. Kurt Zebrowski **seconded** the motion and it **carried 4-0**.

FROM THE FLOOR

Pottstown Metropolitan Regional Planning Commission – Kurt Zebrowski reported that the Regional Planning Commission has had discussions regarding traffic concerns associated with the New Hanover Town Center Development and mentioned that Douglass Township is becoming involved with regard to traffic concerns.

Solicitor Bauer advised that Douglass Township is requesting a meeting with PennDOT and Montgomery County Roads and Bridges to discuss traffic impact associated with the New Hanover Town Center development.

Mr. Agliano asked Mr. Bauer to update the Planning Commission with regard to the bikepath in the Zavitsanos subdivision. Mr. Bauer explained that it was anticipated that a traffic light would be installed at the intersection of Lomara Drive and N. Charlotte Street but that warrants had not been met to install a traffic light at this location. The bikeway was originally intended to continue along Lomara and cross over N. Charlotte but absent a traffic light, the connection has been determined to be very unsafe for cyclists and pedestrians. Possibility for extending the trail along Moyer Road was determined to be problematic also and a fee in lieu of is recommended in this instance.

Celeste Bish of 2504 Finn Road asked if Gibraltar Rock will be coming to the Planning Commission on December 9, 2015 for final plan review. She was advised that the Township has received a final plan submission but that the consultants have not submitted review comments as of this time and that it may be discussed on December 9, 2015.

Mr. John Keebler inquired about the proposed town center developer asking when development is expected to begin and was told that there are sewer issues involving several million dollars to be resolved and that a start date is not expected in the near future.

Jerry Reinhart inquired about types of homes to be built along Township Line Road and was told that the development will be phased and that single family homes are proposed along Township Line Road and that the multi-unit residential areas will be located toward N. Charlotte Street, Township Line Road will be improved during the construction.

Prosper Guerre-Chaley stated that his home is located in the center of the proposed development and that the developer is not communicating with him and he is needing access to his property.

Residents were advised that there are two significant issues holding the developer back and that they will not be starting anytime soon; issues include upgrades to the sewer line and Swamp Pike improvements.

Philip Agliano stated that the developer has been asked, by the Township, to speak to the neighbors and keep them informed with regard to the project.

Celeste Bish stated that housing plans are being posted on real estate websites and that that they are also advertising on the internet.

ADJOURNMENT – Zurt Zebrowski **moved** to adjourn at 7:58PM and the meeting was declared adjourned.

Kurt Zebrowski, Secretary