

**NEW HANOVER TOWNSHIP
PLANNING COMMISSION
REGULAR MONTHLY MEETING
MAY 11, 2016**

The New Hanover Township Planning Commission held its regular monthly meeting on May 11, 2016 in the New Hanover Township Municipal Building, 2943 North Charlotte Street, Gilbertsville, PA 19525.

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

Absent - Scott Rath

Also present were Township Manager Kevin Tobias, Planner Adam Supplee, Engineer Joshua Hagadorn, Solicitor Andrew Bellwoar and Eileen Pogany. Philip Agliano led in a Salute to the Flag.

TOWNSHIP BUSINESS

MINUTES – Michael Millman **moved** to approve the minutes of the January 13, 2016 meeting. Motion was **seconded** by Kurt Zebrowski and **carried 3-0** with Susan Smith abstaining since she had not attended the meeting.

BUSINESS FOR DISCUSSION OR ACTION:

N.H.T.P.C. NO #781 – FUN-E FARM – LAND DEVELOPMENT

Applicant was represented by Bernadette Kearney, Esq. and Engineer Susan Rice explaining that the revised plan shows that the proposed building originally shown on the land development plan has been separated into two buildings which have a thirty-five foot separation. Updated review letters have been submitted by Township consultants as follows: KMS review letter of May 04, 2016, Gilmore Engineer's review letter dated May 04-2016 and McMahon review letter of May 04, 2016. Applicant stated that consultants' comments are being addressed and that they are seeking an additional waiver regarding construction of a bikeway as required by Township Ordinance; Adam Supplee will recalculate a fee in lieu of based on the current plan. Solicitor Andrew Bellwoar suggested the possibility of granting an easement to provide for trailway construction at a later time; applicant stated they may be agreeable but are concerned about responsibility for continual maintenance if a bikeway is installed. Applicant is required to provide a revised waiver request letter to include all waiver request. Mike Millman **moved** to recommend Board of Supervisors granting of waivers requested in the revised request letter providing the revised waiver request letter addresses the bikeway requirement to the satisfaction of the Township. Kurt Zebrowski **seconded** the motion and it **carried 4-0**. Susan Smith **moved** to recommend final plan approval to the Board of Supervisors contingent upon the lighting plan coinciding with the noise ordinance and compliance with all Township consultants review letters. Michael Millman **seconded** the motion and it **carried 4-0**. Applicant

was requested to submit updated information prior to the seeking approvals from the Board of Supervisors.

90 DAY TIME LIMITATION WAIVERS – Kurt Zebrowski **moved** to recommend approval of the 90-day time limit from June 3, 2016 to the Board of Supervisors for N.H.T.P.C. No. 778, 2 lot subdivision of Pupillo. Susan Smith **seconded** the motion and it **carried 4-0**.

FROM THE FLOOR

Donna and Jay Devlin were present seeking information regarding the development along Romig Road previously known as the Brush property, now the 2481 Romig Road Development. She questioned what the next stages of the plan include, how she and private wells are protected, protection of wetlands and buffering. Chairman Agliano advised that the plans have been approved in preliminary form and will need to be resubmitted in final form for review; the submission and phasing is up to the developer and must satisfy code requirements. Residents were invited to attend Planning Commission meetings and suggested that they access the Planning Commission agenda which is posted on the Township's website to determine when this plan may be discussed.

OTHER BUSINESS

Philip Agliano announced that he is resigning from the Planning Commission and will submit his resignation to the Board of Supervisors at their May 23, 2016 meeting. He stated that he also serves as a member of the Board of Supervisors in addition to various other commitments and feels it is necessary to step-down from the Planning Commission responsibilities.

ADJOURNMENT – Kurt Zebrowski **moved** to adjourn at 8:17 PM and the meeting was declared adjourned.

Kurt Zebrowski, Secretary