

**NEW HANOVER TOWNSHIP
PLANNING COMMISSION
ORGANIZATION AND
REGULAR MONTHLY MEETING
JANUARY 13, 2016**

The New Hanover Township Planning Commission held its organization and regular monthly meeting on January 13, 2016 in the New Hanover Township Municipal Building, 2943 North Charlotte Street, Gilbertsville, PA 19525.

ROLL CALL - Present – Philip Agliano
Kurt Zebrowski
Michael Millman

Absent - Susan Smith
Scott Rath

Also present were Township Manager Kevin Tobias, Adam Supplee, David Leh and Eileen Pogany. Philip Agliano led in a Salute to the Flag.

Election of Officers:

Kevin Tobias call for nominations for the Chairman’s position.

Chairman - Kurt Zebrowski nominated Philip Agliano as Chairman. There being no further nominations, Michael Millman **seconded** the motion and it **carried 3-0**.

Mr. Agliano presided for the remaining elections.

Vice Chairperson – Kurt Zebrowski **nominated** Susan Smith as Vice Chairperson, Michael Millman **seconded** the motion and hearing no other nominations, Susan Smith was elected by **vote of 3-0**.

Secretary – Michael Millman **nominated** Kurt Zebrowski as Secretary, Philip Agliano **seconded** the motion and hearing no other nominations, Kurt Zebrowski was elected by **vote of 3-0**.

TOWNSHIP BUSINESS

WORK ITEMS – There were no work items.

MINUTES - December 09, 2015 – **motion** to approve the minutes of the December 09, 2015 was made by Michael Millman, **seconded** by Kurt Zebrowski and **carried 3-0**.

BUSINESS FOR DISCUSSION OR ACTION:

N.H.T.P.C. #787 SARAS PARTNERSHIP – Mr. Bob Sprague was present seeking a recommendation for final plan approval for the Board of Supervisors. Mr. Supplee confirmed

that he is satisfied that the plan addresses the comments of his review letter and noted that the fee in lieu of recreation needs to be discussed. Mr. Sprague stated that he is an accomplished amateur in working with native plants and rare species and is interested in setting aside a 1 ½ acre area as a garden containing native and rare species of plant life and attracting wildlife to be enjoyed by the children and believes it is important for the mental, physical and spiritual aspects of their development. Mr. Sprague showed a video of a projects developed in another community and the signage provided at that site and added that groups other than the children at the day care center would be invited to enjoy the garden. He stated that the garden would be maintained and hopes that the Township would accept dedication of the area. Mr. Agliano asked about floodplain disturbance and was told there would be little disturbance. Questions arose regarding a walking trail in that it would need to be ADA and a hard surface and would be covering a sewer easement; Michael Millman questioned how parking would be provided. Mr. Supplee stated that including the area as a Township park could create a hurdle; Mr. Sprague suggested an easement be accepted and does not want the Township to assume any responsibility. Mr. Supplee stated that he believes the garden concept *could* be substituted for recreation land but that the details and agreements would need to be worked out.

David Leh, of Gilmore & Assoc. commented that the requirement for sidewalk along N. Charlotte Street has been deferred until a future time and following completion of the nearby bridge and that an NPDES permit application is being reviewed and expected to be approved.

Sandy Koza of McMahan Assoc. stated that a traffic study had been completed, that the project is 200 feet from the intersection of N. Charlotte Street and Swamp Pike and that she is satisfied with the results.

Kurt Zebrowski **moved** to recommend final plan approval contingent upon addressing the comments of the KMS review letter of January 11, 2016, the Gilmore Review letter of January 12, 2016, the McMahan letter of January 13, 2016 and to waive the recreation fee in lieu of the garden proposal providing the details can be worked out to the satisfaction of the Township. Michael Millman **seconded** the motion and it **carried 3-0**.

BUSINESS FOR ACTION ON 90 DAY TIME LIMITATION WAIVERS -

Action to approve waiver requests was taken at the January 11, Board of Supervisors Meeting as follows:

N.H.T.P.C. #709	Trotters Gait	54 lots	01-23-2016
N.H.T.P.C. #730	Bart Golf	135 lots	02-15-2016
N.H.T.P.C. #714	James Carroll	3 lots	01-27-2016
N.H.T.P.C. #786	DePallo	2 lots	01-23-2016
N.H.T.P.C. #766	Woodfield	296 lots	02-01-2016

Michael Millman **moved** to confirm approval of 90-day waiver requests, **seconded** by Philip Agliano and **carried 3-0**.

FROM THE FLOOR:

Celeste Bish asked where the Woodfield development is located and was told that it is the final stage of development known as Kingston Hill.

ADJOURNMENT – Kurt Zebrowski **moved** to adjourn at 7:12 PM and the meeting was **declared adjourned**.