

**NEW HANOVER TOWNSHIP  
PLANNING COMMISSION  
REGULAR MONTHLY MEETING  
JUNE 08, 2016**

The New Hanover Township Planning Commission held its regular monthly meeting on June 8, 2016 in the New Hanover Township Municipal Building, 2943 North Charlotte Street, Gilbertsville, PA 19525. Kevin Tobias called the meeting to order at 6:37 pm and led in a Salute to the Flag.

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

Also present were Township Manager Kevin Tobias, Planner Adam Supplee, Engineer David Leh, Solicitor Andrew Bellwoar and Eileen Pogany.

**TOWNSHIP BUSINESS:**

**Election of Chairperson and Vice Chairperson** due to resignation of Philip Agliano.

Kevin Tobias called for nominations for chairperson. Kurt Zebrowski **nominated** Susan Smith. There being no further nomination, Michael Millman **seconded** the motion and it **carried 4-0**.

Susan Smith called for nomination for vice-chairman. Michael Millman **nominated** Kurt Zebrowski. There being no further nominations, Susan Smith **seconded** the motion and it **carried 4-0**.

**MINUTES** – Michael Millman **moved** to approve the minutes of the May 11, 2016 meeting. Motion was **seconded** by Kurt Zebrowski and **carried 3-0** with Scott Rath abstaining since he had not attended the meeting.

**BUSINESS FOR DISCUSSION OR ACTION:**

N.H.T.P.C. NO #789 – PUPILLO TRACT

Rolph Graf was present representing the Pupillo Tract stating that the twenty-three acre tract is located at 394 Erb Road and that the application had originally been submitted in 2009. Zoning relief from the Township Zoning Hearing Board has since been obtained to allow for a large accessory building on the proposed Lot 1 and to allow for the 2,300 square foot barn on the proposed Lot 2. He explained that the steep wooded embankment between the lots creates a challenge for driveway access to lot 2 and that they assert that the only reasonable access is to access at a point used previously for access which traverses through lot 1. Resource protections standards need to be clarified and if relief is needed, a zoning hearing will be scheduled. Mr. Rolph stated that with the exception of the waiver requests listed in their letter dated June 7, 2016 applicant will comply with all comments of the Township consultants. Susan Smith expressed concerns about the driveway to access Lot 2 and was advised that it was determined to be the best option and that an easement agreement would include usage and maintenance requirements and would be provided to the Township for approval of the language.

Scott Rath **moved** to recommend approval of the waiver requests listed in the Graf Engineering, LLC letter of June 7, 2016 pertaining to cartway widening, curbing, street trees, and allowing for a bikeway fee per lot of \$1,200 and a total contribution of \$2,400. Michael Millman **seconded** the motion and it carried 4-0. Kurt Zebrowski moved to recommend preliminary/final plan approval to the Board of Supervisors contingent upon compliance with the Graf Engineering letter of May 26, 2016, the KMS review letter of June 3, 2016, the Gilmore & Associates, Inc. review letter of June 3, 2016, the McMahon review letter of June 3, 2016, the Montgomery County Planning Commission letter of May 26, 2016, subject to approval of access easement agreement and subject to determination of the natural resources requirement. Scott Rath **seconded** the motion and it **carried 3-1** with Susan Smith voting “no”.

**90 DAY TIME LIMITATION WAIVERS –** Michael Millman **moved** to recommend approval of the 90-day time limit requests as follows:

N.H.T.P.C. #709	Trotter's Gait	54 lots	07-15-2016
N.H.T.P.C. #714	James Carroll Ph II	3 lots	07-20-2016
N.H.T.P.C. #786	DePallo	2 lots	07-15-2016

Scott Rath **seconded** the motion and it **carried 4-0**.

### **FROM THE FLOOR**

Donna and Jay Devlin, Jesse Mayer and Don and Carol Hein were present expressing their concerns regarding the 2481 Romig Road Development along Romig Road previously known as the Brush property. Their concerns include accurate delineation and protection of wetlands and streams, questions as to how water will be supplied to the new residents and concerns about possible draining from and depletion water from their on-site wells, elimination of views and privacy due to removal of buffering and large trees, and devaluation of their properties. They stated that they had not be aware of the development being proposed until they saw buildings being demolished on the site and inquired. Susan Smith stated suggested that property owners have their wells tested now so that a base line could be established and stated that the developers will be required to develop in accordance with Township Ordinances and rules and regulation. David Leh stated that what may appear to be a stream may not qualify as a stream which may be the reason it is not shown on the plan. Concerned neighbors are hopeful that the plan could be reevaluated and that their concerns could be addressed prior to final plan approval; they were encouraged to continue attending meetings when the plans are being reviewed. Celeste Bish commented that some developers attempt to be good neighbors and others just want to develop.

OTHER BUSINESS - None

ADJOURNMENT – Scott Rath **moved** to adjourn at 7:55 PM and the meeting was declared adjourned.

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Kurt Zebrowski, Secretary