

**NEW HANOVER TOWNSHIP
PLANNING COMMISSION
REGULAR MONTHLY MEETING
SEPTEMBER 14, 2016**

The New Hanover Township Planning Commission held its regular monthly meeting on September 14, 2016 in the New Hanover Township Municipal Building, 2943 North Charlotte Street, Gilbertsville, PA 19525. Chairperson Susan Smith called the meeting to order at 6:30 pm and led in a Salute to the Flag.

ROLL CALL - Present – Susan Smith
Kurt Zebrowski
Scott Rath

Absent - Michael Millman

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

TOWNSHIP BUSINESS:

MINUTES – Approval of minutes of the August 10, 2016 were deferred since a quorum of the members present at that meeting were not in attendance.

BUSINESS FOR DISCUSSION – New Hanover Town Center

Ann Marchino and Ben Goldthorp narrated a power point presentation of the proposed town center for informational purposes prior to submitting the plan. Ms. Marchino explained the amenities of the various open space areas and the options for enjoyment of the residents. Mr. Goldthorp explained the preliminary plans for traffic flow and was asked by Douglass Township Supervisor Anthony Kuklinski how their plans address the impact on traffic flow in Douglass Township. Mr. Kuklinski was told that the intersection at Rt. 73 and Swamp Pike would be improved and Mr. Kuklinski advised that PennDOT advised Douglass Township that they would not approve the improvement as proposed. Planning Commission was advised that individual Homeowners' Associations will be established with each area and will have a representative reporting to a Master HOA. Mr. Goldthorp stated that certain amenities would be available to the general public but others, such as the club house in phase located on the west side, would be restricted to residents of the town center. Kurt Zebrowski asked if all roads would be accessible for emergency equipment and was told they would all meet code; he also asked if any provisions have been made for busses and was told that small buses will be able to navigate and that an accommodation for public bus stop has not been decided upon. Adam Supplee asked who would be programming events in the public space and asked if the Township personnel would be involved and was told that it had not been determined as of now; Susan Smith stated that she believes, that the entire community will be affected by the development i.e. traffic etc., and that residents of the Township should also realize some benefit. Mr. Goldthorp advised that the developer will be upgrading the sewer interceptor lines, and will be making traffic improvements to Swamp Pike, Rt. 663 and Rt. 663 at Rt. 73 (Hickory Park area) and will be improving the culvert on Rt.

663. Bike/pedestrian trails will be established throughout the development and will connect to the Dotterer Road trail; Susan Smith stated that she would like to see provisions for crossing Swamp Pike. Susan Smith asked about the source of water supply noting that some homes will need to be equipped with sprinkler systems and stated that she does not want to see the community needing to sacrifice for the town center community; note was made that UGI has upgraded their station in order to provide service; all utilities will be underground. Kurt Zebrowski asked about improvements to Township Line Road and was told that Township Line Road will be built to township specifications the length of the development and that the farm to the rear will access the roadway from their driveway. Adam Supplee asked about phases of development and was told that the West end off Township Line Road will be first with single family, townhomes, and common buildings. The developer is not proposing to dedicate roadways to the township and will need to work with the school district to designate areas for school bus stops and added that they are working with several property owners for purchase of their lots to be added to the footprint of the development. Susan Smith stated that she is not in favor of a retail box store, particularly a grocery store, and would prefer living quarters above stores; developer proposes 65,000 to 90,000 square feet of retail. John Auman of 3624 Church Road is pleased that the developer is working with the Township to improve the plan, asked what percentage of the town center residents would contribute to rush hour traffic and asked about pricing of homes which is expected to be in the moderate price range. The second phase will be on the N. Charlotte Street, easterly side, and will include the retail center and infrastructure throughout the development; construction of homes by phase will be market driven. Plan is expected to be presented in time for review at the November Planning Commission meeting. Ralph Fluharty mentioned that the Township had been promised a \$5,000 payment per each house constructed following Phase 1 and also asked if the township will be compensated for additional police protection needed following construction of the homes and retail. Jesse Mayer of 2500 Woodlark Circle asked about the sewer system and was told that two miles of new sanitary sewer will be installed and that there is capacity in the township's treatment facility. It is expected that Phase 1 will be developed over a 3-4 year period of time and that the entire development may take 10 years but will depend upon sales of homes. Tony Kuklinski again expressed his concern regarding the 19,500 trips anticipated daily. Celeste Bish stated that Pottstown is also concerned about the increased traffic.

90 DAY Time Limitation Waivers – Scott Rath **moved** to recommend approval of the following waiver requests to the Board of Supervisors.

N.H.T.P.C. #714	James Carroll Ph. II	3 lots Lutheran Road	10-12-2016
N.H.T.P.C. #709	Trotter's Gait	54 units	10-04-2016

Kurt Zebrowski **seconded** the motion and it **carried 3-0**.

OTHER BUSINESS

Bicycle/walking trail – Kingston Hill Development-Zavitsanos Development

Adam Supplee presented a map of the trail plan explaining that there has been some communication from residents in the Kingston Hill Development who are very upset that the trail is now proposed to be located behind their home and also disappointed that the tot lots originally

promised will not be installed. He stated that the Montgomery County Trail plan shows a proposed trailway, West Branch Creek Trail, on the opposite side of the stream and is suggesting that the Township's trail be located along their trail which will also give the Township better access to the sewer easement, will not be close to existing homes and will not necessitate removing existing mature trees. It is suggested that the trail through the Zavitsanos subdivision could be linked into the proposed trail crossing at Moyer Road providing it is a marked trailway crossing along with the appropriate traffic signal. Susan Smith stated she would be in favor of the trail staying where it is currently and does not think the Moyer Road crossing would be safe; she was advised that the alternative would be that the trails on the two subdivisions would not be linked. Adam Supplee stated that the trail is a regional trail and should not circle around developments. Kurt Zebrowski stated that he is in agreement with the Moyer Road crossing providing a traffic light is provided. The crossing at Lomara Drive was considered previously but a traffic signal at that location was not approved by PennDOT. Jesse Mayer of 2500 Wooklark Circle stated that she is familiar with trails being tunneled under the road in the Lehigh County.

Susan Hackett of 2464 Romig Road asked if there has been any action on the Romig Road development and was told there has not and advised that agendas are posted on the township's website and the development would be listed if any action was to take place.

INTERESTED in becoming a Planning Commission member are -

Linda Swagzdis – was not in attendance; interviewed previously.

Brian Quinn – was not in attendance.

Boone Flint – was interviewed by the Planning Commission.

Mr. Flint stated that he has 21 years' experience reviewing development plans including industrial parks. He stated that he believes the developer of the township's town center needs to create a better plan. He stated that to ease traffic issues, 20' right of ways could be taken and used to increase lanes of traffic. He said that he travels and has business experience in various communities and will be able to attend Planning Commission scheduled meetings.

Planning Commission members thanked Mr. Flint and will forward their recommendation for appointment to the Township Manager.

ADJOURNMENT – Scott Rath **moved** to adjourn at 8:35 PM and the meeting was **declared adjourned**.

Kurt Zebrowski, Secretary