

**NEW HANOVER TOWNSHIP  
PLANNING COMMISSION MEETING  
JANUARY 11, 2017 – 6:30 PM**

**WORK SESSION  
PLANNING COMMISSION INTERVIEWS**

6:30 PM – Linda Swagzdis stated that she is interested in becoming a member of the Planning Commission to be involved in overseeing development proposals in an effort to make it the best it can be. She has prior employment experience with the DEP as a sewage plan specialist and is familiar with the Township's Act 537. She believes New Hanover is a beautiful area with nice people, has attended a number of meetings and is available to attend regularly scheduled Planning Commission meetings.

6:45 PM – Patrick Calvert – absent due to illness

7:00 PM – Keith Zegiestowsky stated that he is noticing extreme growth and traffic congestion and is interested in becoming a member of the Planning Commission to keep things in check. He stated that he would be available to attend meetings and believes growth should be limited and that the 700 homes and two additional traffic signals proposed for the town center is too much and stated that he has minimal experience with reviewing development plans.

7:15 PM – John Auman stated that he had previously enjoyed serving two terms on the Planning Commission and is interested in reviewing development plan and assuring that regulations and rules are followed. He stated that his profession is as an Internal Auditor and brings prior knowledge of Gibraltar Rock and the Town Center projects and believes that he would be objective and fair with Gibraltar Rock. He stated that the Township growth is divided between the North (less dense) and South (more dense) and would ask developers to cut back development to allow for more open space.

7:30 PM – Patricia DiFerdinando stated that she recently retired as a compliance auditor and is interested in serving on the Planning Commission to ensure development is good and meets regulations. She stated that she had volunteered in various community activities and focuses on family and community. She added that she has not attended meetings but has read meeting minutes via the Township's website to stay abreast of community happenings. She would consider waiver requests of developers and consider its impact on the Township and stated that she would like to see sidewalks being continued along New Hanover Square Road and added that she likes the community atmosphere in New Hanover.

Jesse Mayer of 2500 Woodlark Circle asked how zoning changes happen and was told that a recommendation to the Board of Supervisors could be made by the Planning Commission and that there is a lengthy procedure to follow. The township is guided by its Comprehensive Plan which is reviewed every ten years.

7:45 PM – Shawn Malloy stated that the Planning Commission is advisory to the Board of Supervisors and it is their responsibility to assure the ownership develops responsibility and wisely. He stated he lives here, loves the area, wants to see positive changes for his family of four children, is able to attend meetings and would like to have a say in the development. He states he is heavily involved in volunteer work, would like the community to remain as rural as possible, understands zoning, and is familiar with what a site plan is, has attended three Board of Supervisors meetings but has not attended Planning Commission meetings.

## REGULAR MEETING

The New Hanover Township Planning Commission held its regular monthly meeting on January 11, 2017 in the New Hanover Township Municipal Building, 2943 North Charlotte Street, Gilbertsville, PA 19525. The meeting was called to order at 8:05 pm and opened with a Salute to the Flag.

ROLL CALL - Present – Susan Smith  
Kurt Zebrowski  
Michael Millman  
Boone Flint

Also present were Township Manager Jamie Gwynn, and Eileen Pogony.

## PLANNING COMMISSION ORGANIZATION

- A) **Motion** to appoint Jamie Gwynn as the Temporary Chairman of the Planning Commission for the purpose of accepting nominations for the position of the Planning Commission was made by Kurt Zebrowski, **seconded** by Michael Millman and **carried 4-0**.
- B) **Motion** to close nominations for the position of Temporary Chairman of the Planning Commission was made by Kurt Zebrowski, **seconded** by Susan Smith and **carried 4-0**.
- C) **Motion** to appoint Susan Smith to the position as Chairman of the New Hanover Planning Commission was made by Kurt Zebrowski, **seconded** by Boone Flint and **carried 4-0**.
- D) **Motion** to appoint Kurt Zebrowski to the position as Vice Chairman of the New Hanover Planning Commission was made by Michael Millman, **seconded** by Boone Flint and **carried 4-0**.
- E) **Motion** to appoint Michael Millman to the position as Secretary of the New Hanover Planning Commission was made by Boone Flint, **seconded** by Kurt Zebrowski and **carried 4-0**.

**ANNOUNCEMENTS** – Jamie Gwynn stated that public comment may be limited to five minutes, asked everyone present to sign in on the sign-in sheet to the rear of the room, and asked that anyone interested in serving on a committee or commission in the Township contact him. He also announced upcoming meetings including: January 18- Sewer Authority, January 23- Board of Supervisors, and February 01- Recreation Committee.

**PRESENTATIONS** – None

### **CONSENT ITEMS**

Approval of minutes of the December 14, 2016 meeting were approved by **motion** of Michael Millman, **seconded** by Boone Flint and **carried 4-0**.

**OLD BUSINESS - None**

### **NEW BUSINESS**

Sewage Facilities Planning Module Component 4A - 2481 Romig Road – N.H.T.P.C. 778 **motion** to approve was made by Michael Millman, **seconded** by Kurt Zebrowski. Resident Jesse Mayer asked for an explanation of the purpose of a Planning Module. Jamie Gwynn explained that it is a component of the Department of Environmental Resources approval process. The **motion carried 4-0**.

Kurt Zebrowski **moved** to approve waiving the 90 day time limitation for N.H.T.P.C. #782, Westwood MacGuire, which will continue in full force until either a decision is rendered on the application or a written request is made to discontinue the extension. Michael Millman **seconded** the **motion** and it **carried 4-0**.

**EXECUTIVE SESSION** – The Planning Commission recessed to a brief executive session for discussion of Planning Commission applicants.

**PUBLIC MEETING RECONVENED** with Susan Smith explaining that the new member appointment to the Planning Commission is a decision of the Board of Supervisors and, after a lively discussion among the Planning Commission members, made a **motion** to recommend Linda Swagzdis be appointed. Michael Millman **seconded** the **motion** and it **carried 4-0**. Person interested in serving were encouraged to continue attending meetings.

**PUBLIC COMMENT - None**

**Town Center Comments** - *John Auman* of 3624 Church Road asked why the Township's consultants were not present and was told that no development plans were presented for review and it was an effort to avoid the expense of having them attend. Mr. Auman asked where the town center development stands adding that he believes the plan being presented is a revision of the prior approved preliminary plan. Jamie Gwynn stated that he is becoming familiar with the plan and will follow-up. Mr. Auman asked if the Planning Commission is

aware of the comments made by Supervisor Garner regarding traffic concerns. *Susan Smith* commented that it is her opinion the town center should provide jobs for local residents to enable them to work in their community and avoid travel. *Boone Flint* commented that the development proposes 90% residential housing and 10% commercial and stated that he had requested the developer provide sites of similar developments so that they could be visited for comparison. He stated that he had visited the town center development, Providence Town Center, and was impressed by commercial/retail it offered; he also asked that a rendering of the New Hanover Town Center be provided. Linda Swagzdis asked if the town center had DEP approval and also about the housing claiming to be geared to the population having no children and concern about empty commercial units.

### **COMMISSION COMMENT**

*Kurt Zebrowski* stated that he will be attending Regional Planning Commission meeting and will speak about traffic concerns and possible bus service at the town center. *Michael Millman* added that everyone within a ten-mile radius has concerns about traffic congestion.

**ADJOURNMENT – Motion** to adjourn was made by Susan Smith and the meeting was declared adjourned at 9:00 PM.

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Michael Millman, Secretary