

**NEW HANOVER TOWNSHIP  
PLANNING COMMISSION**

**Monthly Meeting**

**April 12, 2017**

**WORK SESSION**

Township Manager Jamie Gwynn opened the meeting stating that a work session meeting is for the purpose of an informal walk-thru and review of the agenda items.

Subdivision and Land Development Process Update – Jamie Gwynn presented an overview of the newly adopted procedures for submission of subdivision and land development projects. Susan Smith and Boone Flint requested clarification on two items which will be clarified in the procedure. Adam Supplee suggested that clarification with respect to gross square feet of proposed improvements be defined as to the area of the improvement. Application will provide a check list and also a signature of licensed professional. A time extension approval form will be provided for signature in each packet and if signed, will waive the 90 day review period. Communications are improving and the Township's codified code can be accessed on the website for reference. The Farmview Acres subdivision is being presented in sketch form which preceded the revised fee schedule; going forward a \$100. application fee will be required along with a \$1,000. escrow which can be used to cover cost of reviews by Township consultants. Mr. Gwynn provided copies of Subdivision/Land Development ordinances with documentation needing review being red lined and new language being shown in black; he will provide an organized list of suggested changes for Planning Commission use. Planning Commission members commented that electronic scans are difficult to read, it was suggested that the magnification tool could be used. Sketch/concept plans are not required, do not have vested rights but help the developer understand Township's concerns prior to having an engineered plan prepared.

**REGULAR MEETING**

The New Hanover Township Planning Commission held its regular monthly meeting on April 12, 2017 in the New Hanover Township Municipal Building, 2943 North Charlotte Street, Gilbertsville, PA 19525. Susan Smith called the meeting to order at 7:00 PM and led in a pledge of allegiance to the Flag. Mrs. Smith asked that everyone sign the sign-in sheet located in the rear of the room and announced that a notebook containing meeting procedures is also located to the rear of the room, public comment related to agenda items will be provided prior to announcing a decision, and that public comment will be accepted after business items have been addressed to discuss non-agenda items.

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

Also present were Township Manager Jamie Gwynn, John Mahoney, Esq., Planner Adam Supplee, Engineer David Leh and Eileen Pogany.

### **UPCOMING MEETING ANNOUNCED**

April 15 – Sewer Authority  
May 03 – Recreation Committee  
May 09 – Environmental Advisory Board  
May 10 – Planning Commission

### **PRESENTATIONS**

Moyer Tract – Farmview Acres – Mr. Bob Irick of Irick, Eberhardt and Mientus Engineers was present representing the developer of the 18.495 acre tract at 2412 Swamp Pike and proposing a 22 lot subdivision. Property is in the R-25 district and developer has acquired EDU's for the B-1 single family homes proposed. Susan Smith expressed concerns about the irregular rear lot lines on Lots 1, 2 and 3 and suggested the developer continue to explore alternatives, possibly may want to consider eliminating one lot and keeping steep slope areas naturalized. Developer is not proposing a homeowners' association and is interested in retaining the open space lot No. 1 containing the storm water basin. Linda Swagzdis questioned a pipe lines on lots 11 and 12 and was told they will be located in a 30' wide easement which cannot be built upon and was advised that pipe lines are routinely monitored by air. Mr. Irick was asked to show adjoining neighborhoods with continuation of Matthew Lane. It was noted that continuing the sidewalk along New Hanover Square Road was not possible due to the narrow width of the bridge. Boone Flint asked about parking provisions and was advised that parking on the East side of the street is being considered. Plans will be provided to the Fire Marshall for review and to assure safe passage for buses and fire trucks. Susan Smith suggested that open space areas be identified by signage. Mr. Irick expects it may be several months before preliminary plans are submitted. Kurt Zebrowski suggested that special attention be given to driveways and Engineer David Leh advised that gang mailboxes may be required by the postal service and that its location will need to be shown on the plan. There were no questions from the floor.

### **CONSENT ITEMS**

Approval of February 8, 2017 minutes – Michael Millman **moved** to approve the minutes of the February 8, 2017 meeting. Motion was **seconded** by Boone Flint and **carried 5-0**.

**OLD BUSINESS** – None

**NEW BUSINESS** – Review of procedures and updates to subdivision ordinance took place during work session.

**PUBLIC COMMENT** – Celeste Bish of 2504 Finn Road asked if the Town Center development will be on the May agenda. Jamie Gwynn stated that the traffic analysis needs to be reviewed

and that the plan may be ready for the May Planning Commission meeting. Each phase will be approved separately.

George Gumbrell of 2835 N. Charlotte Street stated he had concerns about the traffic flow at the Town Center and was asked to hold his question until the plan is being reviewed and traffic studies have been submitted.

Micheal Millman advised that the Montgomery County Planning Commission offered to have someone attend a meeting to give a presentation.

### **ADJOURNMENT**

Michael Millman **moved** to adjourn at 7:47 PM and the meeting was declared adjourned.

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Michael Millman, Secretary