

**NEW HANOVER TOWNSHIP  
PLANNING COMMISSION MEETING  
MAY 10, 2017**

**WORK SESSION**

Township Manager Jamie Gwynn opened the meeting stating that a work session meeting is for the purpose of a review of the agenda items. There was no discussion on agenda items and the regular meeting was called to order at 6:35 pm.

**REGULAR MEETING**

The New Hanover Township Planning Commission held its regular monthly meeting on May 10, 2017 in the New Hanover Township Municipal Building, 2943 North Charlotte Street, Gilbertsville, PA 19525. The meeting was called to order at 6:35 pm and opened with a Salute to the Flag.

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

Also present were Township Manager Jamie Gwynn, Andrew Bellwoar, Esq., Planner Adam Supplee, Engineer David Leh, Traffic Engineer Sandy Koza and Eileen Pogany.

Susan 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, opportunity for 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. Chairperson may opt to limit discussion to five minutes.

**UPCOMING MEETING ANNOUNCED** by Eileen Pogany

May 17 - Sewer Authority  
May 22 - Board of Supervisors  
June 07 - Recreation Committee  
June 13 - Environmental Advisory Board  
June 14 - Planning Commission

**PRESENTATION –**

Sara Richardson, Planner of the Montgomery County Planning Commission provided a power point presentation on “Rethinking Institutional Properties” followed by a question and answer

session. Ms. Richardson explained that repurposing institutional and industrial buildings helps to embrace the past by preserving landmark buildings for the best use when possible. She explained that in some cases it is not feasible to repurpose a deteriorated building and in those cases, demolition is necessary. She provided photographs of successful projects and also photographs of buildings in New Hanover Township which may become available some at some time in the future. She explained possible challenges related to the process and stated that public interest, planning for reuse, funding and regulations are important elements and encouraged the township to plan for the future by including an element in the comprehensive and open space plans for a revitalization plan. Ms. Richardson suggested regulations and provisions be included in Township ordinances so that when an opportunity arises for preserving a property by repurposing, the process can be implemented. Susan Smith asked if a model ordinance could be obtained, mentioned that some older homes are likely suitable for repurposing and suggested that the Township create an inventory of possibilities now. Solicitor Bellwoar stated that incentives such as grants could be applied to propel planning for repurposing and that public support and input are valuable. It was suggested that property owners of possible sites be contacted and asked about the long range intention for their property to encourage support for repurposing. It was mentioned that communities work together with developers to implement a project. Planner Supplee cited several very successful projects. Jesse Mayer of 2500 Woodlark Circle commented that it is refreshing new idea and wished it could have saved a property in her neighborhood which has been demolished. Kurt Zebrowski also requested a copy of a model ordinance for the Planning Commission to review. Adam Supplee suggested that the Township's Historical Society may have some suggestions for properties to be considered.

John Cover offered that Montgomery County Planning Commission is available and willing to provide additional services relative to this matter and also on any topic as requested.

**CONSENT ITEM** – Michael Millman **moved** to approve the minutes of the April 12, 2017 meeting; motion was **seconded** by Boone Flint and **unanimously carried**.

**OLD BUSINESS** – None

**NEW BUSINESS** –

*Update Code of Ordinances* – Jamie Gwynn presented a draft ordinance to clean-up various sections of Chapter 22 of the New Hanover Township Code of Ordinances for discussion by the Planning Commission. Update and clarifications were reviewed and discussed followed by a **motion** by Michael Millman for recommendation for approval to the Board of Supervisors. Linda Swagzdis **seconded** the motion and it **unanimously carried**.

*Wagner Road Tract-N.H.T.P.C. # 791* – Susan Rice, P.E. was present stating that they are needing one additional permit, are seeking preliminary plan approval and will comply with Township consultants review letter. She explained that the prior Wagner-Steck plan proposed 19 lots which has been reduced to a 10 lot proposal for a wooded property with steep slopes and with frontage along a roadway in need of repairs. Susan Smith stated that she believes the mid-block pedestrian crossing along Wagner Road is unsafe due to sight distance, traffic

volume, vehicle speed and need for signage and believes the site must be in accordance with PennDOT requirements; Michael Millman expressed his concern with regard to crosswalks. Sidewalk easement has not been obtained for the Tecce residence at 2517 Wagner Road. Street tree requirement can be met although not along the street frontage due to interference with utilities and driveways. Multi-use path will be required but a fee in lieu of installing sidewalk along the south side of the roadway could be requested. Verification is needed to confirm that EDU's have been paid for, it was also suggested that sewer main lines be video by camera to assure the integrity and that a top coat of paving be applied since the completion of the road was deferred until after the development had taken place. Roadway will be 26' width with no parking, a homeowner's association is not being proposed, stormwater basins are located on lots 3 and 10 and there is no open space dedication requirement. Susan Smith believes developers should design their projects so that they comply with Township requirements rather than applying for waiver requests. Revised plans will be submitted.

### **PUBLIC COMMENT**

*Ross Snook* – commented with regard to the Wagner Road Tract stating that he is concerned about the trees being removed, which could result in erosion and stormwater runoff. Maintenance will be required and will be shown on the subdivision plan.

### **PLANNING COMMISSION COMMENTS**

*Susan Smith* suggested that “No Trespassing” signs should be installed on properties adjoining sites being developed and is concerned about the buffer plantings on the Woodfield Development. She again noted that developers should design plans that meet Township requirements rather than creating a need to request waivers and believes. It is her belief that the current New Hanover Town Center plan is totally different from the previous Wynstone plan. She was advised that the current plan has the same number of housing units but does have apartment units connected to commercial units.

Kurt Zebrowski reported that he had attended the PSATS convention in Hershey and learned a lot, especially about the MS-4 requirements which will become much tighter in the future. Mapping will require location of outflow pipes and will need to assure basins are working properly; certain basins may require rebuilding. Township waters empty into the Delaware Bay and pollution reduction is needed. Adam Supplee stated that the New Hanover has already submitted for permit renewal and that new regulations may not apply at this time. Michael Millman asked that Kurt share his information with the Environmental Advisory Board since they would like to be included in clean water efforts.

### **ADJOURNMENT**

Michael Millman **moved** to adjourn at 8:30 PM and the meeting was declared adjourned.

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Michael Millman, Secretary