

**NEW HANOVER TOWNSHIP
PLANNING COMMISSION
REGULAR MONTHLY MEETING
July 12, 2017**

WORK SESSION

There was no discussion on agenda items and the regular meeting was called to order at 6:30 pm.

REGULAR MEETING

The New Hanover Township Planning Commission held its regular monthly meeting on July 12, 2017 in the New Hanover Township Municipal Building, 2943 North Charlotte Street, Gilbertsville, PA 19525. The meeting was called to order at 6:30 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, Township Solicitor Michael Crotty Esq., Engineer Josh Hagadorn, 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. She encouraged attendees to ask questions they may have, at the appropriate time, and to take notes. No one acknowledged that recording of meeting was taking place.

UPCOMING MEETING ANNOUNCED by Eileen Pogany
All meetings begin at 6:30 PM.

July 19 – Sewer Authority
July 24 – Board of Supervisors – Historic School House
August 2 – Recreation Committee
August 3 – Zoning Hearing, Gibraltar Rock (continued)
August 8 – Environmental Advisory Board
August 9 – Planning Commission
August 17 – Zoning Hearing Board

PRESENTATIONS

2339 Swamp Pike Sketch Plan — Mr. John Kennedy was present representing DTS Partners LLC stating that they have revised their original submission to remove the entrance from Swamp Pike, provided for connections to three stub street, reduced the number of lots and researched the possibility of restoring the deteriorated house on the property along with submitting a copy of the inspection report. Chairperson Smith summarized the provisions of the R-25 Zoning District for the public's information, asked how the revisions proposed differ from the original submission and also asked if open space areas will remain "natural". Developer explained that a wetlands investigation and floodplain soils mapping will need to be performed and may affect the plan layout. Adam Supplee will be providing a review letter. Boone Flint commented on lots 52, 53, and 54 proximity to Swamp Pike and suggested that more open space may be desirable to buffer the development from the Swamp Pike traffic and noise. It was noted that the cul-de-sac street at Swamp Pike, shown on the plan, is to be designated as an emergency exit only and that the fire company should be contacted to assure it is suitable and what method of securing it as emergency only (possible break-sway chain) would be suitable. Michael Millman asked about stormwater basins and was told further studies are need prior to designing basins. Sandy Koza commented about cul-de-sac stub street(s) and public roadways needing to qualify for liquid fuels funding. Josh Hagadorn mentioned that developer will need to restore properties where cul-de-sac bulbs are being removed in order to accommodate roadway connections. Michael Millman asked about the rational for open space suggesting that it could be utilized as public parks and Chairperson Smith suggested that it could also be used as an area for snow storage during snow removal or also as an area for overflow parking. Sewer Authority engineer is questioning whether gravity flow for sewer connections is possible. Planners agreed that they would like to have the existing home repaired and salvaged if possible.

Resident William Moyer of 2910 Reifsnyder Road spoke of his, and his neighbors, concerns in the property being proposed for development for 91 residential homes. He stated that he is an adjoining property owner, and that the zoning district at the time he purchased his property was and remains R-25, but that the zoning has since been amended to allow for a higher density development. He stated that he had attempted, unsuccessfully, to purchase the property from the previous owner with the intent of putting the property into a land trust program and would have no problem if it were developed under the R-25 zoning requiring minimum lot size of 25,000 sq. feet but believes that density in this proposal would adversely impact himself and his neighbors. He asked that the Planning Commission consider all the families in established neighborhoods with Chairperson Smith stating that Township ordinance now permits a B-2 Use-Performance Standard Development.

CONSENT ITEMS - approval of Minutes – June 14, 2017

Michael Millman **moved** to approve the minutes of the June 14, 2017 meeting, **seconded** by Kurt Zebrowski and **unanimously carried**.

OLD BUSINESS - None

NEW BUSINESS

FDEV #778 (Final Plan – Phase 1) Engineer Brian Boyer and Mr. Thomas Flatley were present explaining that they are proposing to phase the subdivision of the property located 393 Layfield Road into 2 phases with Phase 1 being 7.93 acres and consisting of an existing single-family home serviced by on-site sewage(system to be replaced) and water, Phase 2 to consist of the remaining 14.17 acres divided into 3 lots. Developer stated that the property had been purchased in disrepair in 2006, that it had taken two years to renovate the home and that at completion it was intended to be sold as an estate and then remained on the market for ten years. Boone Flint asked if Phase 2 plans could change and was told that the entire project currently has preliminary approval which preserves the approval for five years, Chairperson Smith asked if variances previously granted applied to Phase 1 and was told one variance applies. Josh Kessler asked if the multi-use trailway would need to be installed and was advised that fencing, grading and fee-in-lieu of for the trail is required at this time. Sandy Koza commented on the concrete columns adjacent to the existing driveway stating that the drawing needs to be redrawn to meet required clear sight triangle distance. **Motion** by Boone Flint, **seconded** by Michael Millman was made to recommend approval of Phase 1 only as well as approval of the waiver request of 7-11-17 of the SALDO Ordinance 22-818.1.A to reduce the clear sight triangle driveway with conditions as follows: #1. compliance with all comments of the Gilmore & Associates letter of June 30, 2017, #2 modification of the plan to reflect the reduced sight triangle for existing driveway, #3 compliance with the McMahon letter of July 5, 2017 #4 compliance with the Alta letter of July 6, 2017 noting the need for a final determination of Board of Supervisors of the required fees-in-lieu of to be submitted by applicant. **Motion carried unanimously.**

PLANNING COMMISSION COMMENTS – Michael Millman referred to William Moyer's comments and suggested that the Planning Commission may choose to not grant waiver requests to enable certain features proposed by the developer. Susan Smith stated that she believes it is a good idea to require buffering between developments in which density changes have been permitted; also hydrants are to be provided.

Manager Gwynn advised that a revised waiver request letter has been submitted for the New Hanover Town Center and that the town center project will appear on next month's Planning Commission agenda.

PUBLIC COMMENT – none

ADJOURNMENT – Chairperson Smith **moved** to adjourn at 8:08 and the meeting was **declared adjourned.**

Michael Millman, Secretary