

NEW HANOVER TOWNSHIP  
PLANNING COMMISSION  
ORGANIZATION AND REGULAR MEETING  
JANUARY 5, 2011

The New Hanover Township Planning Commission held its organization and regular monthly meeting on January 5, 2011 in the New Hanover Township Municipal Building, 2943 North Charlotte Street, Gilbertsville, PA 19525. Edward Wagner led in a Salute to the Flag and called the meeting to order at 6:30 PM.

ROLL CALL - Present – Robert Thomas  
Philip Agliano  
Kenneth Hansell

Absent – Richard Mulstay  
Susan Smith

Also present were Township Solicitor Paul Bauer, Township Engineer Douglas Brown, Planning Consultant Adam Supplee, Administrative Assistant Eileen Pogany and Township Manager Edward Wagner.

TEMPORARY CHAIR – Edward Wagner served as temporary chair and called for nominations for position of Chairman.

SELECTION OF OFFICERS – 2011

Nominations for Chairman – Robert Thomas **nominated** Richard Mulstay as chairman. There being no further nominations, the nominations were closed and Richard Mulstay was **elected by vote of 3-0**.

Nominations for Vice-Chairman – Philip Agliano **nominated** Susan Smith for vice-chairman. There being no further nominations, the nominations were closed and Susan Smith was **elected by vote of 3-0**.

Nominations for Secretary – Robert Thomas **nominated** Kenneth Hansell for secretary. There being no further nominations, the nominations were closed and Kenneth Hansell was **elected by vote of 3-0**.

TOWNSHIP BUSINESS

WORK ITEMS – None

MINUTES – Robert Thomas **moved** to approve the minutes of the December 8, 2010 regular monthly meeting. Kenneth Hansell **seconded** the motion, and it **carried by vote of 3-0**.

COMMUNICATIONS – Eileen Pogany

Zoning hearing variance request by Robert Kerr of 2869 Fagleysville Road to allow for an accessory building to be located within the sideyard setback was denied on December 16, 2010.

BUSINESS FOR DISCUSSION OR ACTION:

N.H.T.P.C. No. 770 Kulp Car Rentals – Swamp Pike – Mr. John Aston was present representing the application and seeking recommendation for plan approval. Mr. Aston explained that certain changes to the plan have been made in an attempt to bring the plan closer to meeting the standards of the Town Center Zoning District and to satisfy the comments and suggestions offered during a staff meeting. He explained that the existing residential house located on the east side of the lot will be removed and the area will be converted into a green area with sidewalk along the street frontage of that portion of the lot. He stated that the existing garage located to the rear of that residence will be enlarged and upgraded and is situated down slope from the roadway making it barely visible from Swamp Pike. He asked that the plan be considered a minor land development so that recommendation for preliminary and final plan approval could be made in the same motion. Following review of the waiver/deferral request letter of October 7, 2010 deferral of Sect. 907 regarding street lights was withdrawn/no longer needed and waiver of Sect. 410.H.2 was also withdrawn/no longer needed; applicant was requested to submit a revised waiver request letter and the remainder of requests were recommended for approval to the Board of Supervisors by **motion** of Philip Agliano, **seconded** by Kenneth Hansell and **carried 3-0**. Robert Thomas **moved** to recommend approval in Preliminary and Final form to the Board of Supervisors subject to approval of the waiver requests and compliance with comments of Engineer Brown’s letter of December 23, 2010, Planner Supplee’s letter of December 23, 2010, and Traffic Engineer’s letter of December 22, 2010. Motion was **seconded** by Kenneth Hansell and **carried 3-0**.

Planning Module Component 4A’s - None

Business for Action on 90 Day Time Limitation - Robert Thomas **moved** to recommend to the Board of Supervisors that they deny plan No. N.H.T.P.C. #754 and N.H.T.P.C. #767 based on the professional consultant’s comments and subject to receipt and approval by the Board of Supervisors of a ninety-day waiver of the time limit. Kenneth Hansell **seconded** the motion and it **carried 3-0**.

NHTPC NUMBER	SUBDIVISION NAME	NUMBER OF LOTS	EXPIRES
N.H.T.P.C. #754	Breinig	2 lots	1/23/11
N.H.T.P.C. #767	Murianka	2 lots	2/5/11

ADJOURNMENT

Philip Agliano **moved** to adjourn at 7:00 PM, Robert Thomas **seconded** the motion and the meeting was declared adjourned.

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Kenneth Hansell, Secretary