

## THE BOROUGH OF NEW SALEM PLANNING COMMISSION

March 26, 2013

A meeting of the New Salem Planning Commission was held March 26, 2013. The meeting was called to order at 7:00 pm by Kim Martin with a salute to the flag. Present at the meeting in addition to Kim Martin were Commission members Edward Mundorf, George Rabenstine, Thomas Miller and Patricia Wainwright, Secretary Cheryl Bahn, Borough Engineer Jeff Spangler and Solicitor D. Michael Craley.

### **Proposed Commercial/Residential Subdivision Plan for Sherwood Plaza, LP**

A Subdivision Plan was received from Sherwood Plaza, LP to subdivide the existing parcel into three lots. Two new building lots are proposed for use as single family detached dwelling and the remaining one lot will include the existing multi-use building (Plaza). The existing land is in the mixed use zone.

| Brad Peters, Project Engineer, with Site Design and Andy Bria from AJB Building Restoration and Consulting were present to present and answer questions regarding the applications. Mr. Spangler had reviewed the plan and prepared comments.

Mr. Peters listed 5 items of concern. This plan is in the feasibility phase and the developers are in need of answers from the Borough to help determine the feasibility of the Project. While some of the land is in North Codorus Township, all of the development is in the Borough.

#### 1. Special Exception

- Property is in the General Residential Zone
- Multi-family attached dwellings is allowed as a Special Exception in the General Residential Zone.

#### 2. Variance Request - Variance is requested from 628.a.2

#### 3. Request for 30 Sewer EDU Reservations

#### 4. Waiver #1 - Subdivision & Land Development Ordinance

Section 513.a)10 requires all residential subdivisions or land development plans containing 25 or more dwelling units to be provided with at least two access points which connect directly with public streets.

Waiver is requested to allow only one access point to the proposed Project which contains 30 dwelling units. The existing lot does not have any frontage along a public street and only one access location is available within the existing private rights-of-way, which have a total width of 50 feet. Also due to existing surrounding development and the existing topography, a secondary access would not be feasible. Note that the proposed access drive will be private and not dedicated to the Borough.

#### 5. Waiver #2 - Subdivision & Land Development

Waiver from 303 is requested to allow submission of final land development plans without the submission of preliminary land development plans.

Discussion if there was any reason why the project could not be done with 42 units to comply with Section 513.)10 which is in the Ordinance for public safety. While it is possible to do with 24, the permissible density is 10 units per acre and this development would be 5 units per acre. Discussion regarding the installation of residential sprinkler systems if the second access was waived. The builder indicated that he would be willing to take it under consideration.

**Motion** by Rabenstine/Wainwright to recommend the Zoning Hearing Board approve the application for Special Exception for a Multi-family attached dwelling residential development, as well as the Variance request from 628.a.2, with final details for homeowners association to be approved by both the Solicitor and the Borough Engineer. Motion carried unanimously.

**Motion** by Martin/Wainwright to recommend approval of Waiver #1 to allow one access for 30 units. Motion carried 4-1

Waiver #1, #2 and Sewer Capacity request will be determined by the Borough Council.

**Sherwood Plaza**

Also discussed was the need for additional parking at the Sherwood Plaza with a new use (Subway) being included. The property manager has been notified and is looking to increase parking either by paving more area or making an agreement with the Bank next door. The Bank has more than required parking for their current use.

There being no further business, Kim Martin adjourned the meeting at 8:00 pm The next meeting will be as needed.

Respectfully submitted,

Cheryl D. Bahn  
Secretary