

MEETING MINUTES
February 2, 2010

A Meeting of the New Britain Township Planning Commission was held on February 2, 2010, at the Township Administration Building, 207 Park Avenue, New Britain Township, Pa., beginning at 7:00 p.m. In attendance were: Greg Hood, William Jones, Jim Scanzillo, Theresa Rizzo Grimes and Alfred Tocci. Also, in attendance was Eileen Bradley, Township Manager, Erik Garton, Gilmore & Associates and Jo Ann Lapp, Zoning Officer.

1. Approval of Minutes of January 5, 2010: This item was tabled at the request of Mrs. Rendon.

2. Sub-Committee's Report: None.

3. SEPTA Preliminary/Final Minor Subdivision: Andrea Reede, P.E., HNTB Corporation, was present to represent this plan. She explained that after a staff meeting with Ms. Bradley and Mr. Garton, most of the Gilmore letter has been satisfied. The only item left to discuss is the buffering. SEPTA is planning to use cherry trees for the buffering, but will consider other suggestions. Mr. Hood stated that he would like to see evergreens mixed in with the cherry trees, other Commissioners agreed.

Ms. Bradley told the Commissioners that SEPTA does have the signed agreement with Vertis & will furnish copies to the Township before the Board of Supervisors meeting.

MOTION: Upon motion by Mr. Jones, seconded by Mrs. Grimes and carried the Planning Commission recommends to the Board of Supervisors that the Preliminary/Final Minor Subdivision Plan for SEPTA be approved with the following conditions:

1. Waive the land development requirements as per the review letter from Gilmore & Associates, Inc. dated January 25, 2010.
2. The buffer will consist of cherry trees and evergreen trees mixed, to be discussed with staff.

4. Adult Commercial Ordinance: The Commissioners discussed the Ordinance and suggested that within #2. the words "measured from lot line" be added and take out the hourly restrictions within #8. They also brought up questions for John Rice, Township Solicitor, that include can the Use be changed in the Industrial District from Special Exception to Conditional Use, are there places within the Industrial District that are 1000' from schools, parks, etc. and does the 1000' restriction cross municipal lines. Mrs. Bradley will speak with Mr. Rice.

5. Other Business: None

6. Public Comment: None.

7. Adjournment:

MOTION: A motion was made by Mr. Scanzillo, seconded by Mr. Jones, and unanimously carried, to adjourn the meeting at 7:30 PM.

Respectfully Submitted,

Greg Hood, Chair

Jo Ann Lapp, Zoning Officer