

MEETING MINUTES
January 5, 2010

A Meeting of the New Britain Township Planning Commission was held on January 5, 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, Deborah Rendon, Jim Scanzillo, Theresa Rizzo Grimes and Alfred Tocci. Also, in attendance were Eileen Bradley, Township Manager, Randy Teschner, Code Enforcement Officer, Jo Ann Lapp, Zoning Officer and Erik Garton, Gilmore & Associates.

Reorganization:

MOTION: Upon motion by Mr. Jones, seconded by Mrs. Rendon and carried, Mr. Hood was named Temporary Chair.

MOTION: Upon motion by Mrs. Rendon, seconded by Mr. Scanzillo and carried, Mr. Hood was appointed as Chair.

MOTION: Upon motion by Mr. Jones, seconded by Mr. Hood and carried, Mrs. Rendon was appointed as Vice-Chair.

MOTION: Upon motion by Mr. Hood, seconded by Mrs. Rendon and carried, Mrs. Grimes was appointed as Secretary.

1. Approval of Minutes of December 1, 2009:

Motion: Upon motion by Mrs. Rendon, seconded by Mr. Jones and carried, the December 1, 2009 Minutes were approved as written.

2. Sub-Committee's Report: None.

3. Maurer Tract Subdivision, TMP# 26-1-125-2: Ed Wild, Benner and Wild and Rick Mast, Richard C. Mast Associates were present to represent the plan. Mr. Wild told the Commissioners that they have received reviews from all required outside agencies. He also stated that most of the items in the Gilmore & Associates review are "will comply".

Mr. Hood asked what decision had been made regarding an HOA, adding that the Planning Commission felt strongly about creating one to care for the basins. Mr. Wild noted that Mr. Karcewski, owner of the out parcel, has agreed to accept the land surrounding his property. However, they will agree to create a HOA to care for the basins and rain gardens.

Mr. Mast asked the Commissioners to consider an additional waiver for the sidewalk on the south side of Hazelwood drive. After discussion, the Commissioners agreed to recommend that the sidewalk be built on the south side of Hazelwood Drive up to Sparrow Drive.

The Commissioners discussed a walking trail connecting to Chalfont Borough. They unanimously decided to recommend that a six (6) foot walking path be added to the plan along the gas line to connect with Chalfont Borough north of Lot 7.

Public Comment: Cynthia Anstey, 77 Walter Road asked about the area of tree protection.

MOTION: Upon motion by Mr. Scanzillo and seconded by Mrs. Grimes and carried, with one (1) nay vote by Mrs. Rendon, the Planning Commission recommends to the Board of Supervisors approval of the Revised Final Plan for the Maurer Tract as prepared by Richard C. Mast Associates, P.C., last revised on September 29, 2009 with the following conditions:

1. Compliance with the Gilmore & Associates review letter dated December 8, 2009.
2. Compliance with the Fire Marshal's letter dated December 21, 2009.
3. Compliance with the Bucks County Planning Commission review letter dated June 29, 2009.

The Planning Commission supports the following waivers:

1. Section 703.4.C. to permit irregular lot lines between Lots 2&3, Lots 4&5, Lots 5&6 and Lots 7&8.
2. Section 706.2.A. partial waiver to eliminate sidewalk along the south side of Hazelwood Drive. The Planning Commission recommends the sidewalks should go up to Sparrow Drive.
3. Section 712.4.J. to permit flat basin bottoms.
4. Section 716.2.D. to permit the placement of iron pins in lieu of concrete monuments.

The Planning Commission also recommends that a six (6) foot wide walking path be added to the plan along the gas line to connect with Chalfont Borough north of Lot 7.

4. SALDO Amendment: This item has been tabled until the January 19, 2010 Planning Commission meeting.

5. Other Business: Motion: Upon motion by Mr. Jones, seconded by Mr. Scanzillo and carried, the Preliminary/Final Minor Subdivision Plan for SEPTA is accepted for review purposes only.

6. Public Comment: Ernie Giancola, 77 Walter Road, told the Commissioners that after work was completed on Walter Road by the water company, several trees on his property about 3' to 4' off the road have died. He is wondering whose responsibility it is to replace the trees. Ms. Bradley and Mr. Garton will look into the matter.

7. Adjournment:

MOTION: A motion was made by Mrs. Rendon, seconded by Mr. Tocci, and unanimously carried, to adjourn the meeting at 7:55 PM.

Respectfully Submitted,

Greg Hood, Chair

Jo Ann Lapp, Zoning Officer