



Eileen M. Bradley
Township Manager

TOWNSHIP OF NEW BRITAIN

Bucks County, Pennsylvania
Founded: 1723

BOARD OF SUPERVISORS

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MEETING MINUTES July 8, 2014

A Meeting of the New Britain Township Planning Commission was held on July 8, 2014, at the Township Administration Building, 207 Park Avenue, New Britain Township, PA, beginning at 7:00 p.m. In attendance were: Greg Hood, Deborah Rendon, William Jones, Theresa Rizzo-Grimes, Marco Tustanowsky, Stephanie Shortall, and Alfred Tocci. Also in attendance were, Township Manager, Eileen Bradley, Zoning Officer, Devan Ambron, Township Engineer(s), Erik Garton and Janene Marchand of Gilmore & Associates.

1. Approval of Minutes

1.1 Minutes of June 10, 2014 Planning Commission Meeting:

MOTION: Upon motion of Mrs. Rendon, seconded by Mrs. Shortall, the June 10, 2014 Minutes were approved with minor changes.

2. Wordsworth Academy/Pine Valley Crossings, Pine Valley Crossing Associates, LP, Ferry Road, Preliminary Plan Review. Mr. Chuck Frantz of Forino Co., LP, Project Engineer, Mr. Robert Gundlock, Solicitor, and Mr. Greg Bogio, Bogio Engineering, were in attendance to present the plan.

Mr. Gundlach stated this plan has been amended to the guidelines set forth in the Stipulation and Settlement Agreement dated May 3, 2013.

Mr. Frantz presented two plans. The first plan presented was a copy of a layout plan per the Stipulated Agreement and the second being the most current plan. Mr. Frantz pointed out the two plans are very similar. There have been few changes to the plan. Mr. Frantz stated there have been a few lot line changes, however; all proposed lots still meet the zoning requirements. The 36 lot subdivision proposes a total of 178 parking spaces.

Mr. Frantz further stated that they “will comply” with all DEP requirements, PennDOT requirements, and off-site stormwater management improvements. Mr. Frantz stated an analysis of the off-site existing stormwater management noted eroded inlets, a bypass of the current system as well as undersized pipes. Mr. Frantz further stated that a recommendation was made in a report to New Britain Township to reset the inlets, capture the stormwater in the sewer system, upsize the pipes at the point of discharge, re-shaping of the swale, and re-grading of the shoulder of Old Iron Hill to Pine Run.

Ms. Bradley made an inquiry regarding the proposed stormwater management of Ferry Road to which Mr. Frantz stated the new stormwater system would help capture off-site flow to help reduce stormwater impact to the properties to the south. Mr. Frantz stated they will be installing inlets along Ferry Road.

Mr. Frantz stated the stormwater management basin is being enlarged to help collect water that has been by-passing it in the past. Mr. Frantz further stated that the existing culvert/swale has lost definition. There is a lot of flow going onto the existing properties below. A swale will be installed that will discharge into the basin. A berm will also be constructed along the down-stream side of the properties with inlets, along with piping and a swale that will all be directed to the basin. Mr. Tustanowsky made an inquiry about the type of detention basin being proposed. Mr. Frantz stated a flat bottom basin is proposed which will promote infiltration. The basin will be planted appropriately. The basin is designed to retain a small amount of water, approximately 2". Mrs. Grimes inquired as to capacity of the basin to which Mr. Frantz responded the basin was designed per the Ordinance. Mr. Garton stated it is the SCS method, which is a conservative method.

Mrs. Rendon asked how the individual gutter and downspouts will be controlled on each individual lot. Mr. Frantz stated there may be stone infiltration pits while some lots discharge at grade.

In regards to traffic improvements, Mr. Bogia stated there is a right turn lane proposed from Ferry Road onto Old Iron Hill Road along with a hand/man signal. Mr. Bogia stated all items on the Gilmore & Associates review letter are "will comply". Mrs. Rendon asked if a traffic signal is proposed at Mystic View Lane and the proposed road. Mr. Garton stated it would be too close to the existing traffic signal and would not be safe.

Mr. Hood asked the Commission if they had any questions. Mrs. Rendon asked how wetlands are being treated. Mr. Frantz responded that there are two small pockets which total less than a tenth of an acre. The wetlands are located where the proposed access to the subdivision is located. Permits have been approved through DEP.

Mrs. Rendon asked what the homes along Old Iron Hill will be looking at, there is a significant drop. Mr. Frantz stated the homes will be set 10' down from the proposed landscape berm. Mr. Frantz stated there will be a fence and trees along the property as well.

Mrs. Rendon asked if the Township must take dedication of the roads. Ms. Bradley stated the roads and street lights are still being discussed. The roads are proposed to be the appropriate width per the Ordinance. Mrs. Rendon would like the township to not accept the dedication of roads. Mr. Gundlach stated the roads would be offered to be dedicated as public roads, these residents will also be paying taxes.

Mrs. Grimes asked why there aren't curbs or sidewalks proposed along Ferry Road. Mr. Frantz stated that no curbs would allow natural drainage. Mr. Frantz also stated a crosswalk is proposed at Iron Hill and Ferry Roads.

Mr. Garton stated the existing buildings were being demolished due to safety issues not as a prestart to construction.

Public Comment:

Mrs. Theresa Brown-Gold, of Ferry Road, stated a trail has been addressed along the Doylestown Township's side of Old Iron Hill Road which would lead to Lake Galena. It would not be practical for sidewalks to be installed along Ferry Road. Mrs. Brown-Gold inquired about the fencing. Mrs. Brown-Gold stated as she recalled the fence was to be located inside the shrubs to help make it look greener, like a gateway to Lake Galena. She preferred no fence at all.

In regards to a right turn lane, Mrs. Brown-Gold stated she lives on the corner, during the day it is a country road. She would like to see the improvements done to the minimum requirements. Ms. Bradley stated there is a 250' long tapered turn lane which meets PennDOT criteria.

Mr. Frantz stated the planting along Ferry Road would be every 60'. The plantings inside the proposed development, the street trees, are proposed every 30'- 60'. Mr. Garton stated it will be heavily buffered along Ferry Road. Mrs. Brown- Gold stated she would like to see a more natural look.

Mr. Gundlach introduced a representative from Ryland Homes who gave a brief description of the style of proposed homes.

Mr. Siegfried Geisel, of Brookdale Drive, asked if the plans were sealed in concrete. Mr. Hood stated the plan being discussed is a Preliminary Plan which will go to the Board of Supervisors for review as well. Mr. Siegfried stated he was present at all of the meetings and the residents didn't agree with 36 houses or the traffic that goes with it. Mr. Hood informed Mr. Geisel that he is welcome to attend the Board of Supervisors Meeting.

Mr. Geisel made an inquiry regarding the flat bottom detention basin. He questioned why there would always be 2" of water left in the basin. He sees this as a problem, a breeding ground for mosquitos. Mr. Frantz replied that after a storm event would end the water will soak into the ground. There will also be hydrophilic plants in place to absorb water. Mr. Garton stated DEP prefers it this way. Ms. Bradley stated within 72 hours the water should be absorbed or released, leaving a dry basin.

Mr. Geisel stated that he would like to see a left turn lane from Ferry to Old Iron Hill Road. Traffic backs up at the intersection. Mr. Garton stated he agreed however; it is not feasible due to the house on the corner and grade of the shoulder.

Mr. Lee Wimer, of Brookdale Drive, stated he was led to believe that the bottom of the drainage basin would be flat and would be able to be mowed. Mr. Frantz responded that there is maintenance required for the NPDES permit. Mr. Garton stated if the plan is approved the Township will monitor the basin and if there are issues, the escrow will not be released and the project will not be closed out until the problem is rectified.

Mr. John Walp, of Sunnybrook Drive, inquired if all the street lights were needed. There are currently no street lights on Sunnybrook or Brookdale Drive. Can the number of street lights be reduced and can the lights be down facing? Mr. Garton responded the proposed lights are per the Ordinance requirements however; the applicant can ask for a waiver for less.

Mr. Walp inquired if each lot would be able to add any more impervious surface such as decks or patios. Ms. Bradley stated that each lot is allowed to install an additional 800 square feet of impervious coverage. Any lot that proposes over 800 square feet will have to put a stormwater management system onto the property. Mr. Jones inquired if the 800 square feet of additional impervious surface coverage was included in the proposed calculations. Mr. Frantz stated yes the calculation does include the additional impervious coverage.

Mr. Walp inquired if the street running through the development would become the property of the Township. Ms. Bradley stated if offered, the Township will usually accept, if all criteria is met. Mr.

Garton pointed out that the applicant is proposing to meet all requirements. Mrs. Rendon asked why take dedication of the road if you don't have to.

Ms. Heather Bernhardt, of Sunnybrook Drive, stated she would like to see the proposed plantings on the outside of the fence. In regards to the plantings along the proposed emergency access Ms. Bernhardt would like to see something other than arborvitae planted due to arborvitae looking ratty and being eaten by deer.

Ms. Bernhardt asked if there would be any disruption in sewer service and if the residents at the end of the "U" would be at risk for backups. Mr. Frantz stated the applicant is currently in the process of completing the required Act 537 Sewage Facilities Planning Module. Ms. Bernhardt asked if the erosion around the sewer lines would create more pressure and with the sewer lines being located under the swale what kind of maintenance there would be. Mr. Frantz stated with the NPDES permit there is a requirement to enter into a maintenance agreement and the applicant will be required to report who is to maintain. Ms. Bradley stated the HOA would usually take on this requirement.

Mr. Ronald Garges, of Brookdale Drive, stated there were 42 proposed lots originally and it was negotiated to 36. Mr. Garges states there is resistance to go to 31 lots due to money. Mr. Garges stated he would like to see what the proposed homes would look like. He stated he was told the homes would be 3,000 square feet and does not see how these homes will fit on the proposed lots. Ms. Christy Flynn of Ryland Homes distributed flyers to those present at the meeting showing the style of the proposed homes. She stated there are 4-5 different floor plans for the buyer to choose from. The homes range in size from 2,500 square foot to 3,700 square foot. Ryland Homes is still working on specifics to match the existing surroundings.

Mr. Geisel inquired as to the timing of the project. When will construction start? Ms. Bradley stated the plan is tentatively scheduled to go in front of the Board of Supervisors for Preliminary Approval.

MOTION: A motion was made by Mr. Tustanowsky to recommend Preliminary Approval to the Board of Supervisors. No Second was made.

Mr. Tustanowsky stated the original plan started with over 40 proposed lots and now there are 36 being proposed. Mrs. Rendon stated the plan is absurd. The proposed plan would not meet the zoning standards of a PRD. Mr. Tocci stated when the plan is final and complete it will be a nice development compared to what is there now, deteriorating land. Mr. Tustanowsky stated we are raising the property values within the Township.

MOTION: After further discussion, A Motion was made again by Mr. Tustanowsky, seconded by Mr. Hood to recommend Preliminary Approval to the Board of Supervisors. The Motion passed on a vote of 5 to 2, Mrs. Rendon and Mrs. Grimes Opposed.

3. Comprehensive Plan Review, Chapter 10, Housing Element. The review of the Comprehensive Plan was tabled until a later date.

4. Public Comment: Mrs. Brown-Gold stated she would like the Planning Commission to understand what her family has been through. The parcel was zoned Institution and was changed to Residential. The parcel has been abandoned for a long time and she has had to live across from it. She did not have any desire to have 36 homes built across from her but she was won over. Needed to make a compromise, there is a lot more to gain.

5. Adjournment:

MOTION: A motion was made by Mrs. Rendon, seconded by Mr. Tocci, and unanimously carried, to adjourn the meeting at 9:03 p.m.

Respectfully Submitted,



Greg Hood, Chair



Devan Ambron, Zoning Officer