

MEETING MINUTES
January 10, 2012

A Meeting of the New Britain Township Planning Commission was held on January 10, 2012, 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, Theresa Rizzo Grimes, Alfred Tocci and Jeff L'Amoreaux. Also, in attendance were Jo Ann Lapp, Township Zoning Officer and Erik Garton, Gilmore Associates.

Reorganization:

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

MOTION: Upon motion by Mr. L'Amoreaux, seconded by Mrs. Grimes and carried, Mr. Hood was appointed Chair.

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

MOTION: Upon motion by Mr. Hood, seconded by Mr. L'Amoreaux and carried, Mrs. Grimes was appointed Secretary.

1. Approval of Minutes of December 13, 2011: Upon motion by Mrs. Rendon, seconded by Mr. Jones, with Mr. L'Amoreaux abstaining, the December 13, 2011 minutes were approved as written.

2. Brosious Minor Subdivision: Robert Showalter and Rachel Butch, Showalter & Associates were present to represent this plan. Mr. Showalter discussed the plan and told the Commissioners that the Zoning Hearing Board granted a variance to create a flag lot with less than 10 acres. The Gilmore review letter was discussed with most items being "will comply".

Mr. Showalter told the Commissioners that Mr. Brosious is only interested in preliminary approval, not preliminary/final approval. The request for waivers letter dated January 9, 2012 was discussed. Mr. Garton recommended granting the waivers if the applicant agreed to deed restrict the two lots. The applicant, Mr. Brosious, is not interested in deed restricting the lots. He would rather pay the Township a fee-in-lieu-of.

MOTION: A motion was made by Mrs. Rendon, seconded by Mr. L'Amoreaux and unanimously carried to recommend Preliminary approval for the Brosious Minor Subdivision with the following conditions:

1. Compliance with the Gilmore & Associates, Inc. review letter dated December 20, 2011.
2. Compliance with the Bucks County Planning Commission review letter dated November 22, 2011.

3. Regarding the waiver request letter from Showalter & Associates dated January 9, 2012, recommend not granting waiver requests #1, #2 and #3 at this time, recommend granting waiver requests #4 & #5.

3. Stout/Bucks County Lot Line Adjustment: William Mitchell, Bucks County Parks and Recreation, was present to represent this plan. He told the Commissioners that the plan was to take approximately eight acres from an existing eighteen acre lot and adjoin it to Peace Valley Park. The County is looking to preserve more of the Hardiakan Creek and its riparian buffer.

MOTION: A motion was made by Mrs. Rendon, seconded by Mr. Jones and unanimously carried to recommend Preliminary/Final approval for the Stout/Bucks County Lot Line Adjustment. In addition, the Planning Commission recommends waiving land development for this plan.

4. Other Business: Mr. L'Amoreaux asked about an ordinance that he had suggested concerning the traffic light at Route 202 and Brittany Drive. Staff will follow-up.

5. Public Comment: None.

6. Adjournment:

MOTION: A motion was made by Mr. L'Amoreaux, seconded by Mrs. Grimes and unanimously carried, to adjourn the meeting at 7:32 PM.

Respectfully Submitted,

Greg Hood, Chair

Jo Ann Lapp, Zoning Officer