

**MEETING MINUTES**  
**July 10, 2012**

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

**1. Approval of Minutes of June 26, 2012:** Upon motion by Mr. Jones, seconded by Mr. Tocci, the June 26, 2012 minutes were approved as written.

**2. Future Stars Camp Preliminary Plan, TMP# 26-004-028:** Michael Beuke, Showalter & Associates and Michael Rush, Future stars were present to represent this plan. Mr. Beuke told the Commissioners that all items in the Gilmore & Associates review letter are will comply with the exceptions being addressed in his request for waivers letter. He added a partial waiver request from Section 502.C, an aerial photograph plan showing the surrounding area for a distance of at least 400 feet.

Discussion followed regarding road widening, sidewalks and curbs. Mr. Hood stated that the Township, at some point in the future, would like to end King Road, combining it with New Galena Road and a common intersection with Route 313. If this is the case, why do improvements on King Road. The other Commissioners agreed.

**MOTION:** Upon motion by Mr. L'Amoreaux, seconded by Mr. Tustanowsky and unanimously carried to recommend Preliminary/Final approval for the Future Stars Camp Land Development with the following conditions:

1. Compliance with the Gilmore & Associates review letter dated July 3, 2012.
2. Approval of all waiver requests as stated in the letter by Showalter & Associates dated July 9, 2012.
3. Addition to the waiver requests, a partial waiver to Section 502.C, an aerial photograph plan showing the surrounding area for a distance of at least 400 feet.
4. At an amount determined by the Board of Supervisors, a fee in lieu of road improvements on King Road.

**3. Other Business:** Mr. Hood asked everyone to plan on meeting with Ms. Bradley, Mrs. Lapp and himself sometime in August to review their chapters of the Comp Plan.

**4. Public Comment:** Mr. Jones reminded everyone of the joint meeting on Monday, July 16<sup>th</sup> at 9am. At this time Mr. Tustanowsky and Mrs. Rendon are the only Commissioners that are able to attend. Mr. Jones asked if the greatest concern is the gas station use in the OP District. All agreed that the environmental and traffic concerns surrounding the gas station use is their concern.

**5. Adjournment: MOTION:** A motion was made by Mrs. Grimes, seconded by Mr. Tocci and unanimously carried, to adjourn the meeting at 7:35 PM.

Respectfully Submitted,

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Greg Hood, Chair

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Jo Ann Lapp, Zoning Officer