



Eileen M. Bradley
Township Manager

TOWNSHIP OF NEW BRITAIN

Bucks County, Pennsylvania
Founded: 1723

BOARD OF SUPERVISORS

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MEETING MINUTES

June 10, 2014

A Meeting of the New Britain Township Planning Commission was held on June 10, 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, 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. Marco Tustanowsky was absent.

1. Approval of Minutes

1.1 Minutes of April 8, 2014 Planning Commission Meeting:

MOTION: Upon motion of Mrs. Grimes, seconded by Mrs. Rendon, Mr. Jones and Mr. Tocci both abstaining, the April 8, 2014 Minutes were approved as written.

2. Creek Road Subdivision, Creek and East Peace Valley Roads, TMP# 26-11-05, Sketch Plan Review. Mr. Anthony Barone, property owner, Mr. Ted Koven, Showalter Engineering, and Mr. Scott Strauser, real estate agent, were in attendance to present the plan. A brief history was given of the parcel. The parcel is located in the WS, Watershed, zoning district and is a mainly wooded lot with a stream running down the middle of the property. A 4-lot subdivision is proposed. The site consists of approximately 16.9 acres. The lots sizes range from 3.42 acres to 4.94 acres. Mr. Koven stated that most of the items on the Gilmore & Associated review letter dated May 21, 2014 are "will comply".

Mr. Koven started the discussion with item number 3 of the Gilmore & Associates review letter: The Applicant shall provide Park and Recreation Land. Mr. Koven stated the applicant is proposing a 20' wide easement for a future trail. Mr. Garton stated the county has a master trail plan that is being discussed. As per Ms. Bradley the County is not in the development stage of planning yet. Mr. Garton stated the location of the easement on the proposed plan is a logical place for the trail to be situated. It was stated this easement would be for the county trail, not for New Britain Township Park and Recreation requirements. Mr. Garton stated a waiver request would need to be made to the Board of Supervisors to waive the Park and Recreation requirements.

Discussion followed regarding the need for road widening and improving the intersection of E Peace Valley and Callowhill Roads. Mr. Koven stated there is 10' x 20' turn-out proposed along East peace Valley Road. Mrs. Grimes stated it would be nice to see a type of trail along the roadway for the use of other types of transportation. Mr. Garton said the most important place to widen the road is at the

intersection of East Peace Valley and Callowhill Roads. Mr. Koven stated he would like to meet with the Township Engineer to discuss the matter as well as the property owners regarding the vegetation along these roads.

Ms. Bradley pointed out that the area of disturbance shown on the plan appears to be very close to the zoning requirements and that it does not appear that there will be space for any accessory structures, garage, decks, pools, etc., to be constructed in the future. Mr. Koven stated the footprint of the proposed dwellings is an estimated 2,000 square feet, which will include a garage. Ms. Bradley stated the lot size and dwelling footprints do not seem out of character of the existing parcels.

Mrs. Rendon inquired to the percentage of woodlands on the parcel. Mr. Koven stated the parcel is primarily wooded. Mr. Jones asked how a traditional sand mound septic system will work in the woods. Mr. Garton stated that the soil testing was performed by Del-Val soils.

Mr. Hood opened the floor for public comment.

Public Comment:

Mr. Emil Toften, attorney for neighboring property, stated that some of the items may affect Creek Road. Ms. Bradley replied that any road frontage improvements would also need to be made on Creek Road.

Mr. Kenneth Carr, 95 Creek Road, has concerns regarding storm water runoff and stated he would like to be kept abreast with plan submissions. Mr. Carr was informed that there are Federal, State, and Township guidelines that must be met to manage the storm water runoff. Ms. Bradley stated that should the applicant proceed all plans submitted would be fully engineered plans.

The Creek Road Subdivision Plan is scheduled to be presented to the Board of Supervisors at the June 16, 2014 Board of Supervisors Meeting being held at 7:00 p.m. at the New Britain Township Administration Building, located at 207 Park Avenue, Chalfont.

3. Colebrook Land Development, Schoolhouse Road, TMP# 26-005-002, Sketch Plan. Mr. Christopher Canavan of WB Homes gave a brief description of the proposed Sketch Plan. The Land Development would require a zoning change from the I (Industrial) zoning district to the RR (Residential) zoning district to permit the construction of a Planned Residential Development. On the 21 acre parcel, 59 residential units, regulated by an HOA, located on a one loop road, are proposed. The riparian will be restricted and there will over 10 acres of open space. There is a wooded corridor on the parcel that will serve as a natural barrier. An intersection, located in line with Boulder Drive is proposed. Mr. Canavan stated that if the property is developed as an industrial parcel the truck traffic would have to cross the stream to keep the trucks exiting on County Line Road. It was said that Quad Graphics is intent on selling the parcel. All items listed on the May 28, 2014 Gilmore & Associates review letter are "will comply".

Ms. Bradley brought to the attention of the Planning Commission and all present at the meeting, that the proposed developed will be situated on Lot #3 of the previous Vertis Subdivision.

Mr. Hood noted there are two uses listed on the plan, one being townhomes and the other being twins. Twin homes require an 8,500 square foot lot, which is not shown on the plan. Mr. Canavan stated the provisions for twins shall be met. Enough open space is proposed to provide the required minimum lot size. Mrs. Rendon asked what the allowable minimum surface ratio is between the RR and I zoning districts. Mrs. Ambron stated a PRD has an allowable impervious surface ratio of 35%, where the I zoning district is allowed 65%.

Mrs. Rendon inquired of the size and price point of the proposed homes. Mr. Canavan responded that the proposed town homes will be a minimum of 2,000 square feet with three bedrooms, two and a half bathrooms and will start at \$300,000.00. The twin homes will be an estimated \$15,000 higher. Each unit is also proposed to have a garage along with a driveway which would accommodate 2 parking spaces. Mr. Tocci asked if there was any thought given to any additional designated parking areas. Mr. Canavan stated that parking could be built on the perpendicular portion of the road.

Mrs. Grimes asked if the rezoning of the parcel to RR meant a PRD (Planned Residential Development) was automatically granted. The response was no, a PRD use would have to be applied for.

Mr. Hood inquired about the Park and Recreation requirements. Mr. Canavan stated there has been discussion with the Township and Quad Graphics to extend the proposed "Vertis" park by 10-12 acres. These acres may possibly be dedicated to the township by Quad Graphics. This proposal is still being discussed at the Corporate Headquarters of Quad Graphics.

Mrs. Shortall asked where the second proposed intersection is located. Mr. Canavan responded that one intersection is proposed to be located directly across from Boulder Drive with the second being closer to Circle Drive, both along Schoolhouse Road.

Mr. Hood stated the key issue is the zoning change and asked the residents present how they felt about the zoning district being changed from Industrial to Residential.

Public Comment:

Mr. Emil Toften, representative of the Kirkpatrick family who reside at 82 Schoolhouse Road, stated his clients do not have an issue with a zoning district change. What they would like to see is more signage along Schoolhouse Road to keep truck traffic off of the road.

Mr. William Clark, resident of 601 Chatham Court, stated he along with his wife would prefer the zoning district being changed from Industrial to Residential. He further stated that there are two bad curves along Schoolhouse Road. Mr. Canavan responded that both of the proposed intersections would be located a few thousand feet away from the curves, and assured that a traffic study would be performed.

Ms. Suzanne Minnick, 718 Stafford Court, had a concern with the truck traffic using Schoolhouse Road and stated trucks are making holes on the road. Ms. Minnick further stated that cars are driving too fast and would like to see the size of the speed limit signs increased. Ms. Minnick stated she is in favor of a zoning district change.

Ms. Bradley assured the residents who were present that if this plan does move forward a fully engineered plan will be submitted and reviewed.

Ms. Grimes asked Mr. Canavan if there would be interest in developing this site if a PRD was not approved. Mr. Canavan stated what is proposed makes sense. Mr. Clark stated if the homes were built on 1 acre parcels they would not sell. Mrs. Rendon stated the development is too dense, there are too many houses. Mr. Canavan stated the proposal is designed per the zoning ordinance.

Mr. Canavan distributed an Economic Analysis to the Planning Commission.

Mr. Hood asked the Planning Commission if they would like to make a motion to the Board of Supervisors to re-zone the parcel.

A motion was made by Mrs. Rendon and seconded by Mr. Tocci to make a recommendation in favor of the re-zoning of the parcel. With a vote of five in favor of recommendation and one opposed, a recommendation in favor of approval was made to the Board of Supervisors.

4. Comprehensive Plan Review, Chapter 9, Open Space Element. A review of Chapter 9 of the Comprehensive Plan was presented by Mrs. Grimes. Minor changes were proposed.

5. Staff Comment: The Planning Commission Meeting scheduled for June 24, 2014 was cancelled due to lack of business.

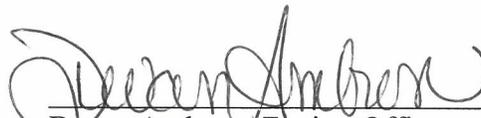
6. Adjournment:

MOTION: A motion was made by Mrs. Grimes, seconded by Mrs. Rendon, and unanimously carried, to adjourn the meeting at 8:50 p.m.

Respectfully Submitted,



Greg Hood, Chair



Devan Ambron, Zoning Officer