



Eileen M. Bradley
Township Manager

TOWNSHIP OF NEW BRITAIN

Bucks County, Pennsylvania
Founded: 1723

BOARD OF SUPERVISORS

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PLANNING COMMISSION

MEETING MINUTES

March 10, 2015

A Meeting of the New Britain Township Planning Commission was held on March 10, 2015, at the Township Administration Building, 207 Park Avenue, New Britain Township, PA, beginning at 7:00 p.m. In attendance were: Chair Gregory Hood, Vice Chair Deborah Rendon, William B. Jones III, Theresa Rizzo Grimes, Marco Tustanowsky and Stephanie Shortall. Also, in attendance were Township Zoning Officer, Devan Ambron, and Township Engineer, Janene Marchand of Gilmore & Associates.

1. Approval of Minutes

1.1 Minutes of February 24, 2015 Planning Commission Meeting:

MOTION: Upon motion of Mr. Tustanowsky, seconded by Mr. Tocci, the February 24, 2015 Minutes were approved as written.

2. Worthington Subdivision/Land Development Plan review, 1106 New Galena Road, TMP# 26-004-070-003. The property is proposed to be subdivided into two lots. Proposed Lot 1 would consist of 2.21 acres and include a 2,400 square foot 2-story dwelling. Lot 2 would consist of 2.23 acres and currently contains an existing 1-story residence owned by the owner/applicant. The project also involves the construction of an associated driveway, rain garden, and an on-site septic and well system for Lot 1. Leon McGuire, of Van Cleef Engineering Associates, was in attendance to present the Subdivision/Land Development Plan.

Mr. McGuire gave a brief overview of the layout of the site. There are waters that bi-sect the property. Lot 2 would contain these waters. Mr. Worthington stated that the watercourse is a drainage ditch but is classified as a watercourse and drains to a roadside swale. Mr. McGuire stated that Del-Val Soils has applied for a DEP Permit to cross these waters to install the on-site septic system. Mr. Tustanowsky questioned how many pumping stations will be needed. Mr. McGuire's response was all sewage is below grade. The proposed house is on a hill, the sewer line will run across then down with a ridge that separates the drainage. Mrs. Rendon asked if this will be a sand mound style septic system. Mr. McGuire stated he believes it is in fact an elevated system. Mrs. Grimes asked if the system will be seen from the road to which Mr. McGuire stated the area consists of significant trees. The Commission expressed concern with crossing the watercourse with a septic line. Mr. Hood stated this portion of the project is regulated by DEP.

Mr. Hood inquired about the fee in lieu of sidewalks. Mr. Worthington stated they are in the process of getting quotes. There is 611 feet of public improvements. Mrs. Rendon inquired about the drainage coming down from the property creating more run off. Mr. Worthington stated that every five years the Township cleans out the swale. Mr. Tustanowsky inquired if the entire impervious surface run off would be handled through the proposed rain garden. Mr. Hood asked if this would include the downspouts. Mr. McGuire responded that yes, the rain garden is designed to handle this run off. There will be no offsite drainage directed to the rain garden.

Mr. Hood opened the floor to public comment. Mrs. Sharon Vogt of 1093 New Galena Road, located across from the proposed Lot 1, stated she would not want to see the road widened as it would take away from the country feel. She stated that she liked where the proposed driveway is located on the plan. Mrs. Vogt further stated that the stream that comes down through the property is either flat and inactive or is very lively. The run off doesn't just go into the ditch. The water comes across the road to the neighboring properties. Mrs. Vogt questioned the possible impact of installing a new well and if there may be a possible impact to her existing well. Mrs. Marchand stated the applicant is required to submit an application for a well permit and have water testing done. In a minor residential subdivision there are no studies done to neighboring properties. Mrs. Vogt inquired if the prospective owners of the new property would be required to keep the existing trees that would block the visibility of the elevated septic system. It was stated that the prospective homeowner could remove these trees if they choose to.

Mr. McGuire stated the Worthington's are looking for Preliminary/Final recommendation to the Board of Supervisors.

MOTION: Upon motion of Mrs. Shortall, seconded by Mr. Tustanowsky, in a vote of 5-2, Mrs. Rendon and Mrs. Grimes opposed, the Commission recommended in favor of Preliminary/Final approval of the Worthington Subdivision/Land Development Plan to the New Britain Township Board of Supervisors, contingent upon compliance with the Gilmore & Associates review letter dated February 25, 2015, and granting all waivers as outlined in the Applicant's letter dated March 10, 2015.

3. Formal acceptance of Colebrook (WB Homes) Preliminary Subdivision/Land Development Plan, 4371 County Line Road, TMP# 26-005-002.

MOTION: Upon motion of Mrs. Rendon, seconded by Mrs. Grimes, and unanimously carried, the Commission accepted the Colebrook (WB Homes) Preliminary Subdivision/Land Development Plan for review.

4. Public Comment. There was no public comment at this time.

5. Adjournment:

MOTION: A motion was made by Mr. Tustanowsky, seconded by Mrs. Grimes, and unanimously carried to adjourn the meeting at 8:00 p.m.

Respectfully Submitted,



Gregory Hood, Chairman

Devan Ambron, Zoning Officer