

MEETING MINUTES

July 12, 2016

7:00 p.m.

A Meeting of the New Britain Township Planning Commission was held on July 12, 2016, 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, Alfred Tocci, Theresa Rizzo Grimes and Stephanie Shortall. Member Marco Tustanowsky was absent. Township Zoning Officer, Devan Ambron and Township Engineer Janene Marchand were also in attendance.

1. Approval of Minutes:

1.1 Minutes of June 14, 2016 Planning Commission Meeting:

MOTION: Upon motion of Mr. Jones, seconded by Mrs. Rendon, and unanimously carried, the June 14, 2016 Minutes were approved with a small clerical revision.

2. Veteran's Park, New Galena and Walter Road, TMP# 26-001-049, Waiver of Land Development Request:

2.1 Mrs. Marchand of Gilmore & Associates was in attendance to present the Veteran's Park Phase I plan. Due to the scope of the project, New Britain Township is requesting the Land Development requirements be waived. Phase I consists of the installation of a parking lot, tot-lot and an accessory gazebo. The applicant has received verbal approval from the New Britain Township Zoning Hearing Board to allow the non-residential accessory structure to be built upon alluvial soils and to be located within the required 100' front yard setback.

Mrs. Rendon inquired if the Plan was to be reviewed by the County. Mrs. Marchand stated a Land Use letter has been received. Mrs. Grimes asked if a waiver of Land Development will be requested for Phase II of the project. Mr. Jones stated it may, due to the scope of the project. There is nothing substantial being proposed. The park will consist of a walking trail, tot-lot and accessory gazebo. There were no further questions or comments at this time.

MOTION: A motion was made by Mrs. Shortall to recommend a waiver of Land Development request to the New Britain Township Board of Supervisors for Phase I of the Veteran's Park Plan. The motion was seconded by Mrs. Grimes and carried unanimously.

3. Final revised Comprehensive Plan review:

3.1 Mrs. Rendon distributed to the Planning Commission members a proposed revised copy of the Geology section of the Comprehensive Plan. Mr. Hood advised that the required advertising has already been done and the 45 day clock has started. He further stated that any amendments may the Plan would have to be re-advertised and the clock started again. Mr. Hood also stated that deadlines for revisions were given at the Planning Commission meeting held on June 14, 2016. Mr. Jones advised that staff will address this concern with legal.

The Commission had a brief discussion regarding the amendments made to the Geology section of the Plan. Mrs. Rendon stated she feels the Chalfont Fault Line should be mentioned in the Plan. She also stated the fact that Texas Eastern is not mentioned throughout Plan. Mrs. Rendon further stated the need to mention the possible existence of hydrocarbon within New Britain Township.

The Commission discussed the Planning Areas within the Township in relation to the proposed Sewage Maintenance Ordinance.

MOTION: Upon motion by Mrs. Rendon, seconded by Mrs. Shortall, and carried unanimously, the Commission recommends the approval of the revised New Britain Township Comprehensive Plan by the Board of Supervisors, pending the possible changes to the Geology section,

4. Public Comment: Mr. David B. Assal of 814 Limekiln Pike stated his property is located in Planning Area 1. The property is currently being farmed. He may have interest in the future of developing the property. He questioned the availability of public water and sewer being brought down Curley Mill Road. Mr. Hood stated it has not been discussed at this time.

5. Adjournment: There were no further comments at this time.

MOTION: A motion was made by Mrs. Shortall, seconded by Mrs. Grimes, and unanimously carried to adjourn the July 12, 2016 meeting at 7:38 p.m.

Respectfully Submitted,

Gregory T. Hood, Chairman

Devan Ambron, Zoning Officer