



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 12, 2013

A Meeting of the New Britain Township Planning Commission was held on March 12, 2013, at the Township Administration Building, 207 Park Avenue, New Britain Township, Pa., beginning at 7:00 p.m. In attendance were: Greg Hood, William B. Jones III, Theresa Rizzo Grimes, Alfred Tocci, Marco Tustanowsky and Stephanie Shortall. Also, in attendance were Eileen M. Bradley, Township Manager; Jo Ann Lapp, Township Zoning Officer, Devan Ambron; Erik Garton of Gilmore & Associates, Township Engineer. Debra Rendon was absent.

1. Approval of Minutes of January 22, 2013: Upon motion by Mr. Jones, seconded by Mrs. Rizzo Grimes and unanimously carried, the January 22, 2013 Minutes were approved as written.

2. Preliminary/Final Plan for 100 Liberty Lane Realty, LP, NBBP, Lot 20, TMP# 26-001-100-004: Mr. Joseph Cairone, developer, Mr. Jeffrey Cairone, developer and Mr. Mark Hintenlang, engineer, were present to represent this plan. Mr. Hintenlang gave the Commissioners an overview of the project, and then discussed the review letter from Gilmore & Associates dated March 6, 2013.

Mr. Dave Buffington and Mr. Jim Maliko, project engineer, were present to represent the potential owners of Lot #20-1. A brief description of the daily activity was presented to the Planning Commission including photos of existing warehouses and the types of delivery trucks that will be utilized.

Mr. Garton stated that the majority of the issues are minor items restricted to Lot #20-2.

Mr. Hood stated that in reference to the Fire Marshal letter, the plans need to be updated to show turning movements and increase radius or the driveway needs to be widened. The applicant needed to prove adequate truck circulation through a new template study.

Ms. Bradley had concerns with parking. The plan indicated 9ft x18ft parking space; however, parking spaces by the docks were 10 to 11 feet wide to accommodate bread trucks. The applicant's waiver request should reflect this difference.

Joseph Cairone submitted a copy of a trip study that was performed.

Mr. Garton pointed out that the proposed cell tower was no longer included. The Plan would be changed to indicate that the building would be "shifted" off of the existing water main lines and sanitary sewer.

A motion to approve Preliminary/Final Plan was made by Mr. Jones, seconded by Mr. Tustanowsky.

3. Other Business: Proposed Ordinance Amendment to Table of Uses.

MOTION: A motion by Mr. Hood, seconded by Ms. Shortall and carried unanimously, the proposed ordinance was recommended to the Board of Supervisors for adoption.

4. Public Comment: None.

5. Adjournment:

MOTION: A motion was made by Mr. Jones, seconded by Mr. Tustanowsky and unanimously carried to approve Preliminary/Final of the New Britain Business Park Lot #20 Subdivision into 2 lots, subject to compliance with: the Gilmore & Associates review letter of March 6, 2013; the Bucks County Planning Commission review letter of March 1, 2013; Fire Marshal review letter of March 7, 2013; and recommending the waivers as presented by the Applicant in his letter dated March 9, 2013, with the following exceptions: waiver #5 is recommended to provide 9x18 parking stalls, with additional 10x18 and 11x18 parking stalls in the delivery bay area.

MOTION: A motion was made by Mr. Greg Hood, seconded by Mr. Tustanowsky, and unanimously carried, to adjourn the meeting at 7:40 PM.

Respectfully Submitted,

Greg Hood, Chair

Devan Ambron, Zoning Officer