

MEETING MINUTES
December 13, 2011

A Meeting of the New Britain Township Planning Commission was held on December 13, 2011, 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, Deborah Rendon, Theresa Rizzo Grimes, Alfred Tocci and Marco Tustanowsky. Also, in attendance was Eileen Bradley, Township Manager, Randy Teschner, Township Code Enforcement Officer, Jo Ann Lapp, Township Zoning Officer and Erik Garton, Gilmore Associates.

1. Approval of Minutes of November 22, 2011: Upon motion by Mr. Tocci, seconded by Mr. Jones and carried, the November 22, 2011 minutes were approved as written.

2. Madison Apartment Group Land Development: William Reardon, Bohler Engineering and John Knott, BPG, were present to represent this plan. Mr. Reardon gave an overview of the project and explained what changes have been made since the Commissioners saw the sketch plan. Changes included reducing the number of buildings from 14 to 12, adding more green space, removing the tennis court and adding a dog park, increased buffer to 30', added rain gardens and added a community garden for residents.

Mrs. Rendon said that she would like to see a tot lot instead of the dog park. Other Commissioners noted that the Township's Highland Park is very close to this project. The waiver request letter was discussed. Mr. Garton told the Commissioners that he has no objections to any of the waiver requests.

Mr. Hood requested a berm along the property line that borders with his community. Mr. Rearden thought that would be no problem. Mrs. Rendon feels that the residents will use the internal road between NBCC Lot 2 and Lot 3 to access the New Britain Village Shopping Center. She suggested that the Board of Supervisors tell BPG to put the wearing course on that road because of the high manhole covers.

MOTION: A motion was made by Mr. Tustanowsky, seconded by Mr. Tocci and unanimously carried to recommend Preliminary/Final approval for the Madison Apartment Group Land Development and waiver requests with the following conditions:

1. Compliance with the Gilmore & Associates, Inc. review letter dated November 22, 2011.
2. Compliance with the Bucks County Planning Commission review letter dated November 21, 2011.
3. Compliance with the Fire Marshal's review letter dated December 12, 2011.

3. Pine Valley Crossing Associates, LP, Wordsworth Academy Sketch Plan: Robert Gundlach, Esquire, Scott Mill and Sam Costanzo, Van Cleef Engineering and Joe Morrisey, NV Homes were present to represent this plan. Mr. Gundlach gave the Commissioners an overview of the plan for 47 single family homes on 17.8 acres. A lengthy discussion followed, including lot sizes, house sizes, house prices, retaining walls, steep slopes, entrance width, sidewalks and trails.

Mr. Hood told the applicants that it is not typical for the Planning Commission to give up open space and add more impervious surface. Mr. Jones mentioned that New Britain Walk is a similar subdivision with small lots, but the Township received 12 acres of open space that is now being used by Butler Elementary School. Mr. Teschner requested that the emergency access road be straightened for easier emergency vehicle entrance. Mr. Garton suggested eliminating one side of sidewalk on the loop road and widening the road. Mr. Hood added a meandering trail along Ferry Road and change the sidewalk to a trail along Old Iron Hill Road.

As this is a sketch plan no decisions were made.

3. Other Business: Mrs. Rendon asked Ms. Bradley if there has been any movement with the OP Zoning District proposal given to the Board of Supervisors. Ms. Bradley said it has not been put on a Supervisor's agenda as of yet.

4. Public Comment: None.

5. Adjournment:

MOTION: A motion was made by Mrs. Rendon, seconded by Mr. Tustanowsky and unanimously carried, to adjourn the meeting at 9:20 PM.

Respectfully Submitted,

Greg Hood, Chair

Jo Ann Lapp, Zoning Officer