Eileen M. Bradley
Township Manager

# TOWNSHIP OF NEW BRITAIN

Bucks County, Pennsylvania
Founded: 1723

BOARD OF SUPERVISORS

John A. Bodden, Sr.
Robert V. Cotton
Helen B. Haun
William B. Jones
A. James Scanzillo

## PLANNING COMMISSION

**MEETING MINUTES**
**January 13, 2015**

A Meeting of the New Britain Township Planning Commission was held on January 13, 2015, 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 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. Member Alfred Tocci was absent.

**I Reorganization:**

**1. Nomination of Temporary Chair:** Upon nomination by Mr. Hood, seconded by Mrs. Rendon, Mr. Jones was nominated as Temporary Chair. No other nominations were presented.

**2. Appointment of Temporary Chair:**

> **MOTION:** A motion was made by Mr. Hood, seconded by Mr. Tustanowsky, and unanimously carried to appoint Mr. Jones as Temporary Chair.

**3. Nomination of Chair:** Upon nomination by Mrs. Rendon, seconded by Mrs. Shortall, Mr. Hood was nominated as Chair. No other nominations were presented.

**4. Appointment of Chair:**

> **MOTION:** A motion was made by Mrs. Rendon, seconded by Mr. Tustanowsky, and unanimously carried, to appoint Mr. Hood as Chair.

**5. Nomination of Vice-Chair:** Upon nomination by Mr. Hood, seconded by Mr. Tustanowsky, Mrs. Rendon was nominated as Vice-Chair. No other nominations were presented.

**6. Appointment of Vice-Chair:**

> **MOTION:** A motion was made by Mrs. Shortall, seconded by Mr. Hood, and unanimously carried, to appoint Mrs. Rendon as Vice-Chair.

**7. Nomination of Secretary:** Upon nomination by Mrs. Rendon, seconded by Mr. Hood, Mrs. Shortall was nominated as Secretary. No other nominations were presented.

**8. Appointment of Secretary:**

> **MOTION:** A motion was made by Mr. Tustanowsky, seconded by Mrs. Rendon, and unanimously carried, to appoint Mrs. Shortall as Secretary.

**II Public Meeting**

**1. Approval of Minutes**

**1.1 Minutes of December 9, 2014 Planning Commission Meeting:**

> **MOTION:** Upon motion of Mrs. Shortall, seconded by Mrs. Rendon, Mr. Hood abstaining, the December 9, 2014 Minutes were approved with a minor clerical change.

**2. Proposed New Britain Township Zoning Ordinance Amendment.** Two parcels are proposed to be created, one parcel will become an extension of West Branch Park, zoned CR (Conservation and Recreation district, the other parcel will be changed from I (Industrial), to RR (Residential) district, TMP# 26-005-002. An existing parcel, TMP# 26-005-002-001, owned by New Britain Township, is proposed to be re-zoned from I (Industrial District) to CR (Conservation and Recreation) district. The Ordinance Amendment also includes the adopting of new definitions regarding soils on Floodplains and Floodplains, and the deletion of five floodplain related definitions.

Mrs. Rendon made an inquiry about New Britain Township having a Floodplain Overlay District. Mrs. Marchand responded that yes, the Township does have a Floodplain Overlay District and the Ordinance was amended due to the revision of soil definitions, which now will include Bowmansville and Rowland. Mrs. Marchand further explained that the soils encompass more than the floodplain.

> **MOTION:** Upon motion of Mrs. Shortall, seconded by Mrs. Rendon, Mr. Tustanowsky abstaining, a motion was made to recommend in favor of the Zoning Ordinance Amendment to the New Britain Township Board of Supervisors.

**3. Formal acceptance of Lot Line Change, Liborio Louviers, LLC (Lenape Properties) / Mark One Properties, LLC, TMP#'s 26-001-103.001 and 26-001-100-008.**

> **MOTION: Upon** motion of Mr. Tustanowsky, seconded by Mrs. Rendon, and unanimously carried, to accept the Liborio Louviers / Mark One Properties Minor Subdivision Plan for review.

**4. Comprehensive Plan Review, Chapters 11 and 12.** The Commission reviewed and discussed Chapter 11, Transportation Element, and Chapter 12, Water Supply & Sewage Facilities Element, of the New Britain Township Comprehensive Plan.

5. **Public Comment.** There was no public comment at this time.

6. **Adjournment:**

**MOTION:** A motion was made by Mrs. Rendon, seconded by Mrs. Grimes, and unanimously carried to adjourn the meeting at 7:40 p.m.

Respectfully Submitted,

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Gregory Hood, Chairman Devan Ambron, Zoning Officer