



TOWNSHIP OF NEW BRITAIN

Bucks County, Pennsylvania
Founded: 1723

BOARD OF SUPERVISORS

Eileen M. Bradley
Township Manager

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

MEETING MINUTES

January 14, 2014

A Meeting of the New Britain Township Planning Commission was held on January 14, 2014, 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, Alfred Tocci, Theresa Rizzo Grimes, Marco Tustanowsky and Stephanie Shortall. Also, in attendance were Township Manager, Eileen Bradley, Township Zoning Officer, Devan Ambron, and Township Engineer, Erik Garton of Gilmore & Associates.

I Reorganization:

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

2. Appointment of Temporary Chair:

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

3. Nomination of Chair: Upon nomination by Mrs. Rendon, seconded by Mrs. Grimes, 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 Mrs. Grimes, and unanimously carried, to appoint Mr. Hood as Chair.

5. Nomination of Vice-Chair: Upon nomination by Mrs. Grimes, 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. Grimes, seconded by Mr. Tustanowsky, and unanimously carried, to appoint Mrs. Rendon as Vice-Chair.

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

8. Appointment of Secretary:

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

II Public Meeting

1. Approval of Minutes of November 12, 2013: Upon motion by Mrs. Shortall, seconded by Mr. Tustanowsky, Mrs. Rendon abstaining, the November 12, 2013 Minutes were approved with minor corrections to dates of events.

2. Sketch Plan Review, Lenape Properties, Schoolhouse Road, TMP# 26-001-103-001, 60,000 sq ft building with proposed K18, Flex Space, use. Lenape Properties requested they be removed from the January 14, 2014 Planning Commission Agenda.

3. Minor Subdivision/Lot Line Change, Chalfont New Britain Township Joint Sewage Authority, TMP# 26-021-027. Ms. Bradley presented the proposal of a Minor Subdivision/Lot Line change on behalf of the applicant, Chalfont New Britain Township Joint Sewage Authority. A pump station was once located on the parcel and has since been removed. The applicant/owner no longer has use for this parcel. The parcel was offered to the adjoining property owners. The parcel consists of a 50 feet utility easement, which will remain intact and be split between the two adjoining parcels. Ms. Bradley asks that this proposal be recommended for approval to the Board of Supervisors.

MOTION: A motion was made by Mrs. Rendon, seconded by Mr. Tocci, and unanimously carried to recommend approval to the Board of Supervisors.

4. Preliminary/Final Plan, Weinman/Springer, 290 North Chapman Road, TMP# 26-004-063, Minor Subdivision. Ms. Bradley proposed a Minor Subdivision of a 32 acre parcel into two lots. The heir of the parcel would like to preserve the land. Lot #1 will consist of 27.4 acres; 25.4 acres will consist of a conservation easement. The remaining 2 acres consist of an existing dwelling and structures and will be a minimal protected area. Lot #2 contains 3.257 acres. This parcel will be reserved for the heirs' 15 year old son who one day may want to build a house on the lot.

Mr. Tustanowsky inquired if lot #2 will be removed from Act 319. Ms. Bradley stated it would be removed and lot #1 would remain in Act 319.

Mrs. Rendon stated if the required lot size is ever reduced, in the Watershed District regulations, would this parcel be able to be deed restricted for further subdivision. Ms. Bradley responded by stating after a PERK test was performed only one small location of the parcel passed.

Mrs. Rendon questioned possible future driveway access due to the intersection of Chapman Road and King Road being a potential hazard. Ms. Bradley stated the future driveway will possibly be off of King Road. Mr. Garton stated if/when the home is built the driveway access will be farther from Chapman Road off of King Road.

Mrs. Rendon inquired if the parcel will have any protection for woodlands? Ms. Bradley's response was the parcel will be a Conservation Easement.

MOTION: A motion was made by Mrs. Rendon, seconded by Mrs. Grimes, and unanimously carried, to recommend Preliminary/Final Plan approval to the Board of Supervisors for the Minor Subdivision located at 290 North Chapman Road.

5. Comprehensive Plan Review. The Planning Commission reviewed and discussed Chapters 4 and Chapter 5 of the New Britain Township Comprehensive Plan.

6. Staff Comments: There was a brief discussion on possible upcoming plans. The cancellation of the Planning Commission Meeting scheduled to take place on January 28, 2014. The next scheduled meeting of the Planning Commission will be take place on February 11, 2014, at 7:00 p.m. at the New Britain Township Administration Building.

7. Adjournment:

MOTION: A Motion was made by Mr. Tustanowsky, seconded by Mr. Tocci, and unanimously carried, to adjourn the meeting at 8:30 p.m.

Respectfully Submitted,

Greg Hood, Chair

Devan Ambron, Zoning Officer