

MEETING MINUTES
January 20, 2009

A Meeting of the New Britain Township Planning Commission was held on January 20, 2009, 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, James Scanzillo, Theresa Browngold and Theresa Rizzo Grimes. Also, in attendance were Jo Ann Lapp, Zoning Officer and Craig Kennard, Gilmore and Associates.

Reorganization:

MOTION: Upon motion by Mr. Jones, seconded by Mrs. Browngold and carried, Mr. Hood was named Temporary Chair.

MOTION: Upon motion by Mrs. Browngold, seconded by Mrs. Grimes and carried, Mr. Hood was appointed as Chair, Mrs. Rendon as Vice-Chair and Mrs. Browngold as Secretary.

1. Approval of Minutes of December 2, 2008:

MOTION: Upon motion by Mrs. Browngold, seconded by Mr. Jones and carried, the December 2, 2008 Minutes were approved as written.

2. Sub-Committee's Report: Mrs. Browngold reported that the Trails Committee is scheduled to meet Wednesday, January 21st. Mr. Hood reported that the LPEAC has been put on the Township website.

3. Gross/Kolmus Revised Preliminary Plan: Robert Showalter, Showalter & Associates, Rob Kolmus and Susan Gross were present to represent this plan.

Mr. Showalter reviewed the letter from Gilmore & Associates dated January 16, 2009. There are a few items that he wants feedback from the Commissioners. The balance of the items are "will comply" or technical items that he will work out with Mr. Kennard. Mr. Showalter attended the Hilltown Township meeting on January 19th. The Hilltown Township Roadmaster would prefer not replacing the existing culvert at the intersection of Upper Stump Road and Old Limekiln Road with in kind material, rather replace it with concrete. They have received the executed easement agreement from Verizon for the proposed maintenance easement on Lot 15.

The Commissioners discussed road improvements. After discussion, it was agreed to recommend no curb and sidewalk on Upper Church Road and Upper Stump Road, both having four (4) foot widening. No sidewalk on Old Limekiln Road, replaced by a bituminous path from Upper Stump Road to King Road. The recommendation for the interior road, Rabel Road, is to reduce the cart width, no curbs, bituminous path and parking on one side. This road to be owned and maintained by the Homeowners Association.

Kathryn Seymour, 269 Old Limekiln Road, asked where Old Limekiln Road will be widened. Mr. Kennard told her just along the property of Mr. Kolmus and Ms. Gross.

Cheryl Alber, 263 Old Limekiln Road, stated that there are traffic issues such as speeding presently on Old Limekiln Road. Mr. Kennard told her that the size of this subdivision does not warrant a traffic study.

David Seymour, 269 Old Limekiln Road, stated that he has lived here since 1968 and asked the Commissioners to please take care of the water problems.

MOTION: Upon motion by Mrs. Browngold, seconded by Mrs. Grimes, and carried, the Planning Commission recommends Preliminary Plan approval with the following conditions:

1. Compliance with the Gilmore & Associates review letter dated January 16, 2009.
2. Design of Rabel Road shall be deferred until final plan submission. Applicant is willing to consider reduced cartway width, no curb and sidewalk, replacing them with a bituminous path, drainage swales and parking on one side only.
3. The Applicant's Engineer and Township Engineer will meet to discuss on-site stormwater management design issues, including the final design of the proposed off-site storm sewer system.
4. The decision of whether Rabel Drive shall be a private or public street shall be deferred until final plan submission.

The Planning Commission also recommends the approval of the following waivers:

1. Section 704.3, waiver of the requirement to center the proposed easement on or adjacent to the front, side or rear property lines for the roof drain easements across Lots 10 through 15.
2. Sections 706.1, 706.2 & 706.3, waiver of the requirements for curbs and sidewalks along the external roadways abutting the property, subject to all sidewalks being replaced with a bituminous path, and drainage facilities as approved by the Township Engineer.
3. Section 712.3.G, partial waiver of the requirement to show topography up to 100 feet beyond the overall tract boundary.
4. Section 712.4.J, waiver of the requirement to provide the minimum 2% grade at the bottom of all detention basins, subject to wet tolerant plantings being provided.
5. Section 712.4.K, waiver of the requirement for the minimum berm width at the design elevation.

4. Accept for Review Purposes Only, Preliminary Plan of Subdivision for Vertis Corporation, TMP# 26-005-002:

MOTION: Upon motion by Mr. Jones, seconded by Mrs. Browngold, and carried the Preliminary Plan of Subdivision for Vertis Corporation was accepted for review.

Accept for Review Purposes Only, Revised Final Plan of Subdivision for Barclay Road, TMP# 26-1-38, 26-1-39 & 26-1-40-2:

MOTION: Upon motion by Mr. Jones, seconded by Mr. Scanzillo, and carried the Revised Final Plan of Subdivision for Barclay Road was accepted for review.

5. Introduction of the Barclay Road revised Final Plan: Mr. Showalter was present to introduce this plan to the Commissioners. First submitted in 1999, it is a Land Preservation project, 39.5 acres with 20 acres of passive open space. It contains one (1) existing home and has plans for internal trails and two (2) detention basins. They do have an approved planning module from DEP.

6. Other Business: None.

8. Public Comment: None.

9. Adjournment:

MOTION: A motion was made by Mrs. Browngold, seconded by Mr. Scanzillo, and unanimously carried, to adjourn the meeting at 8:40 PM.

Respectfully Submitted,

Greg Hood, Chair

Jo Ann Lapp, Zoning Officer