

MEETING MINUTES
October 21, 2008

A Meeting of the New Britain Township Planning Commission was held on October 21, 2008, 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, Deborah Rendon, Theresa Browngold, Theresa Rizzo Grimes and William Wert. Also, in attendance were Eileen Bradley, Township Manager, Randy Teschner, Code Enforcement Officer, Jo Ann Lapp, Township Zoning Officer and Craig Kennard and Erik Garton, Gilmore and Associates.

1. Approval of Minutes of September 2, 2008:

MOTION: Upon motion by Mr. Jones, seconded by Ms. Rendon and carried, the September 2, 2008 minutes were approved as written.

2. Sub-Committee's Report: Mr. Hood reported that Tree Committee member, Willie Wilson is reviewing the Township tree ordinances.

3. Preliminary Plan of Land Development for County Line/New Britain Realty, L.P., Route 202 & County Line Road: Eric Toben, Eastburn & Gray, Rob Irons, Bohler Engineering, and William Kahan and Marc Haber, County Line/New Britain Realty, L.P. were present to represent this plan. Mr. Irons reviewed the letters from Gilmore & Associates, dated October 17, 2008 and the Fire Marshal, dated October 20, 2008.

Mr. Irons stated that they will comply with approximately 90% of all items on the review letters. Discussion began, centering on review items that are not "will comply". Mr. Irons said that if they move Walgreens, Walgreens would pull out of the plan. They strongly insist on their front door facing the signal. Ms. Browngold stated that accommodating Walgreens is not the job of the Planning Commission; rather Walgreens should be accommodating the Township.

Mr. Irons stated that he would design a way for customers to walk from the convenience store to the drug store. Ms. Browngold asked for a sign "Preferred Parking – Hybrid Vehicles Only" in front of the office buildings. Mr. Tobin said that they will consider the signs. Ms. Rendon suggested that the trash receptacles be completely enclosed.

Ms. Rendon also suggested that the Board of Supervisors consider a less pronounced corner design with minimal emphasis on announcing the Township's name in an effort to enhance the sense of community that exists amongst all surrounding municipalities and further an integration of the site with the crossroads.

Scott McNair an attorney representing Darryl Presti, owner of Bonnie's Flowers spoke to the Commissioners about the concerns Mr. Presti has about traffic and parking. Mr. Presti stated that if he had a rear entrance, it would eliminate his parking. Mr. Kennard told them that he would look into the situation.

Susan Gross stated that she felt the Township should support Bonnie's Flowers because it is a long standing Township business.

MOTION: Upon motion by Mr. Jones, seconded by Mr. Wert and carried, the Planning Commission recommended to the Board of Supervisors that they grant Conditional Preliminary/Final Land Development approval for County Line/New Britain Realty, L.P. Land Development subject to compliance with review letters from Gilmore & Associates, dated October 17, 2008 and the Fire Marshal, dated October 20, 2008, the Conditional Use Adjudication from the Hearing of September 22, 2008 and with the following conditions as set forth: Planning Commission review of all lighting and architectural details; addition of benches; pedestrian connection of pharmacy and convenience store; 5% of parking marked for green vehicles adjacent to the office buildings; resolution of connection issues with Bonnie's Flowers.

8. Other Business: Ms. Browngold told the Commissioners that she attended a seminar regarding green buildings. She asked that consideration be given to adding green standards to the Township Subdivision and Land Development Ordinance. Mr. Garton said that there are other municipalities that have adopted low impact green standards for sites, not buildings. He will e-mail information to the Commissioners.

Mr. Hood suggested that the Commissioners start reviewing the Township Ordinances during upcoming meetings. Staff will look into seminars and guest speakers.

9. Public Comment: Susan Gross, Upper Church Road stated that years ago a speaker from the Heritage Conservancy had a very good seminar for the Planning Commission.

10. Adjournment:

MOTION: A motion was made by Ms. Rendon, seconded by Ms. Browngold, and unanimously carried, to adjourn at 9:15 p.m.

Respectfully Submitted,

Greg Hood, Chair

Jo Ann Lapp, Zoning Officer