



Eileen M. Bradley  
Township Manager

# TOWNSHIP OF NEW BRITAIN

Bucks County, Pennsylvania  
Founded: 1723

BOARD OF SUPERVISORS

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## PLANNING COMMISSION

### MEETING MINUTES October 22, 2013

A Meeting of the New Britain Township Planning Commission was held on October 22, 2013, at the Township Administration Building, 207 Park Avenue, New Britain Township, Pa., beginning at 7:00 p.m. In attendance were: Greg Hood, William B. Jones III, Alfred Tocci, Debra Rendon, Theresa Rizzo Grimes, Marco Tustanowsky and Stephanie Shortall. Also, in attendance were Eileen M. Bradley, Township Manager; Devan Ambron, Township Zoning Officer, Erik Garton of Gilmore & Associates, Township Engineer.

- 1. Approval of Minutes of September 24, 2013:** Upon motion by Mr. Jones, seconded by Mr. Tustanowsky, Ms. Rendon abstaining, the September 24, 2013 Minutes were approved as written on a vote of 6-0.
- 2. Final Plan for New Britain Corporation, 145 Liberty Lane. TMP# 26-001-100-004,** Mr. Jeffrey Cairone & Mr. Joseph Cairone, applicants, Mr. Mark Hintenlang, developer's engineer, and Mr. Richard Ferns, potential tenant, were present to represent this plan. Mr. Hintenlang discussed the review letter from Gilmore & Associates dated October 9, 2013.

Mr. Hood began the discussion of the proposed cell tower. The discussion was tabled to a future meeting as the applicants must file for a Conditional Use Hearing before presenting to the Planning Commission.

Mr. Hintenlang stated the applicant(s) have applied to the Zoning Hearing Board for a variance request for parking relief due to an insufficient number of parking spaces.

Mr. Ferns gave a description of the proposed "Sky Zone", indoor trampoline facility. Mr. Ferns stated there are currently 2 facilities in Pennsylvania, one in Oaks, and a facility under construction in Glenn Mills.

Ms. Bradley asked Mr. Ferns how many parking spaces were provided for the Glenn Mills location. Mr. Ferns responded with 68 spaces for a 28,000 sq ft building.

Mr. Tocci inquired about advertising. Mr. Ferns stated when the Glenn Mills site began construction a "coming soon" sign was placed outside the building, and posted on the Sky Zone website. Mr. Ferns stated since the information was posted on the website they have had over 300 applications for employment and have booked over 200 birthday parties.

Mr. Tocci asked Mr. Ferns if patrons are to pay by the hour. Mr. Ferns' response was yes, or parties can be booked in advance.

Mr. Hood inquired about the maximum capacity for safety. Mr. Fern sated the proposed facility will have a maximum capacity of 157 people but will be operating at a capacity of 106 to start. Mr. Ferns' also stated that there is only one person on a trampoline at a time and you may have 2-3 patrons in line waiting their turn.

Mr. Hood steered the discussion back to parking. Mr. Hood asked why less parking is needed if there are 80 people on a trampoline at any given time. Mr. Hood also asked how many people will be staffed by Sky Zone. Mr. Fern's response was the peak hours would be Friday from 4:00 pm, Saturday, and Sunday with 22 employees.

Mr. Hood stated if you have 106 patrons and add your 22 staff members, you now have 128 people on site. You also have patrons waiting their turn. This will lead to traffic issues. Ms. Rendon also expressed concern for potential traffic congestion. In response, Mr. Ferns stated there will be a drop off location in the front of the building. Mr. Fern's then distributed to the Planning Commission members, a copy of an email listing a "comparison of 8 parks and the number of available parking spaces associated with building". None of the locations were in Pennsylvania.

Mr. Hood inquired if these were stand alone buildings and if there is overflow parking available. Mr. Fern's response was some facilities do have overflow parking at their disposal.

Ms. Rendon stated this is a kid's facility and parents will need to drive them and will most likely remain at the facility with them. Ms. Rendon requested a demonstration of the traffic flow around the building. Mr. Hintenlang demonstrated the potential traffic flow circulation.

Mr. Tustanowsky expressed concern with the in/out traffic and stated there is only one way into the parking lot. He stated people will be parked in the fire lane and it has the potential to be very chaotic. Mr. Ferns' response was not every patron drives to the facility. The majority of patrons will be children. To which Mr. Hood commented the possibility of potential patrons carpooling.

Mr. Hood inquired about the bakery's hours of operation. Mr. Joseph Cairone stated the bakery is a distribution center and the employees leave for deliveries during the early morning hours. Mr. Jones stated that during the day all of the employees' personal vehicles are on site. Mr. Jones asked what time the employees leave for the day and what the possibility would be of the bakery's willingness for a cross easement. Mr. Hood stated a cross easement would increase the parking spaces to 128.

Ms. Bradley made comment that Mr. Teschner may have issues with the proposed one direction in/out. Also, a cross easement and parking agreement are critical.

Mr. Hintenlang stated the applicant will comply with all other review items listed on the Gilmore Review Letter, dated October 9, 2013.

Mr. Tocci made a Motion, seconded by Mrs. Shortall, to recommend in favor of the J9 Indoor Entertainment Facility Use under the following conditions: compliance with the Gilmore and Associates review letter dated October 9, 2013; obtaining the required relief from the New Britain Township Zoning Hearing Board from Section 27-2901.Off Street Parking Requirements .of the New Britain Township Zoning Ordinance related to required parking; entering into a Shared Parking Agreement with SBC Pennsylvania Properties, 141 Liberty Lane (Lot# 20-1) for use of 22 parking spaces as employee parking.

**3. Comprehensive Plan, Chapters 1, 2, and 3;** For the purpose of re-writing the 2005 New Britain Township Comprehensive Plan, the Planning Commission members discussed and reviewed Chapters 1, 2 and 3.

**4. Public Comment:** No public comments

**MOTION:** A Motion was made by Mr. Tustanowsky, seconded by Ms. Rendon, and unanimously carried, to adjourn the meeting at 9:15 p.m.

Respectfully Submitted,

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Greg Hood, Chair

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Devan Ambron, Zoning Officer