

MEETING MINUTES

May 24, 2011

A Meeting of the New Britain Township Planning Commission was held on May 24, 2011, 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 Jones, Teresa Rizzo Grimes, Alfred Tocci and Marco Tustanowsky. Also, in attendance were Eileen Bradley, Township Manager, Jo Ann Lapp, Zoning Officer and Erik Garton, Township Engineer.

1. Approval of Minutes of May 10, 2011: Upon motion by Mr. Jones, seconded by Mr. Tocci and carried, the May 10, 2011 minutes were approved as written.

2. Discussion of the OP Zoning District: Lynn Bush, Bucks County Planning Commission, was present to guide the Commissioners in a discussion of the Office Park (OP) Zoning District. Ms. Bush distributed copies of the OP District regulations from the New Britain Township Zoning Ordinance. She marked what changes that she would recommend to the ordinance. She thinks all of the E uses clutter the district and should be taken out. She also marked several other uses that she feels do not belong in the OP District.

Mr. Jones noted that we are looking for low density commercial because there are no plans for public water and sewer to come to this area. He suggested that the area from King Road to Upper Stump Road be taken out of the OP District and put in the Watershed (WS) District. The other Commissioners agreed.

Ms. Bush informed the Commissioners that the widening of Route 313 is not in PennDOT's 12 year plan. All money that is available is being used for Route 202 bypass and bridge repairs.

Mrs. Rendon asked if the OP District should be bordering the WS District. Ms. Bush said the township ordinances have environmental protection standards that will protect the WS District.

Jim Morano, 289 Chapman Road, said that his priority is traffic flow. He also feels that any uses that have a high capability to contaminate should be removed.

Mr. Garton mentioned that there are 4 lots on Route 202 that are zoned OP. He suggested changing those lots to C1, C2 or C3.

Ms. Bush suggested beginning by removing the properties from King Road to Upper Stump Road, identifying preserved lands and amending the area and dimensional requirements in the OP District. All of the Commissioners agreed to amend the ordinance rather than starting over.

Ms. Bradley and staff will look at uses that may be viable for the OP District. They will also look at commercial uses for the lots on Route 202. Mr. Jones suggested asking the township solicitor what financial impact there would be on the properties from King to Upper Stump if they were taken out of the OP District.

This item will be on the June 28th agenda of the Planning Commission.

3. Other Business: None

4. Public Comment: None.

5. Adjournment:

MOTION: A motion was made by Mr. Jones, seconded by Mrs. Rendon, and unanimously carried, to adjourn the meeting at 8:25 PM.

Respectfully Submitted,

Greg Hood, Chair

Jo Ann Lapp, Zoning Officer