



Eileen M. Bradley
Township Manager

TOWNSHIP OF NEW BRITAIN

Bucks County, Pennsylvania
Founded: 1723

BOARD OF SUPERVISORS

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

PLANNING COMMISSION

MEETING MINUTES

February 24, 2015

A Meeting of the New Britain Township Planning Commission was held on February 24, 2015, at the Township Administration Building, 207 Park Avenue, New Britain Township, PA, beginning at 7:00 p.m. In attendance were: Deborah Rendon, William B. Jones III, Theresa Rizzo Grimes, Marco Tustanowsky and Stephanie Shortall. Also, in attendance were Township Manager, Eileen Bradley, Township Zoning Officer, Devan Ambron, and Township Engineer, Janene Marchand of Gilmore & Associates. Chairman Greg Hood was absent.

1. Approval of Minutes

1.1 Minutes of January 13, 2015 Planning Commission Meeting:

MOTION: Upon motion of Mr. Jones, seconded by Mrs. Shortall, the January 13, 2015 Minutes were approved as written.

2. Lot Line Change, Liborio Louviers, LLC (Lenape Properties) / Mark One Properties, LLC TMP#'s 26-001-103.001 and 26-001-100-008. Bridget Solimeno Ivers, of R.L. Showalter & Associates, was in attendance to present the Minor Subdivision / Lot Line Change. This plan coincides with a previously submitted Land Development Plan, Lenape Properties. Lenape Properties proposes a 60,000 square foot Flex Space, Use K18 to be built upon Tax Map Parcel No. 26-001-103.001. Ms. Solimeno Ivers stated the lot line change is being proposed to route truck traffic onto New Britain Boulevard and to keep the trucks off of Schoolhouse Road.

MOTION: Upon motion of Mr. Tustanowsky, seconded by Mr. Tocci, a motion was made to recommend in favor of the proposed Lot Line Change to the New Britain Township Board of Supervisors.

3. Proposed New Britain Township Zoning Ordinance Amendment, allowing new use, Low Impact Assembly-K20, within the C-2, I and IO District as a Conditional Use; Adopting Parking Regulations for the K20 use; Correcting an error in Zoning Use Chart, Chapter 27. The proposed Low Impact Assembly Use K20 would be allowed in the C2, I and IO Districts by Conditional Use only.

Mr. Edward Murphy, Esquire, and Jim Cimbalista, General Manager of Mangar Industries, attended to discuss the proposed K20 use for the vacant Acme building, 505 W. Butler Avenue, TMP No. 26-006-096, which Mangar Industries is interested in purchasing. Mangar Industries is a 29-year-old Bucks

County business that assembles sterile barrier packaging for medical facilities. Mr. Cimbalista gave a description of the operations of Mangar Industries. Mr. Cimbalista stated Manger Industries is outgrowing its current buildings and is looking for space that will allow them to consolidate into one location.

MOTION: Upon motion of Mr. Tocci, seconded by Mrs. Shortall, and unanimously carried, the Commission recommends approval to the Board of Supervisors for the Proposed Zoning Ordinance Amendment.

5. Public Comment. There was no public comment at this time.

6. Adjournment:

MOTION: A motion was made by Mrs. Shortall, seconded by Mr. Tustanowsky, and unanimously carried to adjourn the meeting at 7:33 p.m.

Respectfully Submitted,

Deborah Rendon, Vice Chair

Devan Ambron, Zoning Officer