



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

February 25, 2014

A Meeting of the New Britain Township Planning Commission was held on February 25, 2014, at the Township Administration Building, 207 Park Avenue, New Britain Township, PA, beginning at 7:00 p.m. In attendance were: Vice-Chair Deborah Rendon, William B. Jones III, Alfred Tocci, Theresa Rizzo Grimes, Marco Tustanowsky and Stephanie Shortall. Also, in attendance were Devan Ambron, Township Zoning Officer, and Jim Hersh of Gilmore & Associates, Township Engineer. Chair Greg Hood was absent.

1. Approval of Minutes of January 14, 2014: Upon motion by Mr. Tustanowsky, seconded by Mrs. Grimes, the January 14, 2014 Minutes were approved with minor corrections.

2. Sketch Plan Review, Lenape Properties, Schoolhouse Road, TMP# 26-001-103.001: Mr. Robert Showalter, Project Engineer, presented a Sketch Plan on behalf of the applicant, Lenape Properties. The applicant has secured an agreement of sale with the adjacent property owner, Mark 1 Restoration, with the intention of installing a driveway from the proposed site to New Britain Boulevard. The proposed driveway would serve as a truck only access to and from the proposed building. A minor subdivision / lot line change will be needed. Mr. Showalter stated a minor subdivision will not create any non-conformity on either lot.

Mr. Jones questioned the zoning requirements for proposed parking, to which Mr. Showalter stated the plans have been designed to meet the parking requirements. Required are 218 parking spaces, 130 spaces are proposed and 88 parking spaces are proposed to be held in reserve. In the event the proposed reserved parking is approved, a Reserve Parking Agreement will be executed with the Township.

Mr. Showalter distributed a Landscape Plan. The Landscape Plan proposes two detention basins. The plan shows one (1) basin along Schoolhouse Road and the other basin to the rear of the property behind Mark 1 Restoration. The applicant requests a waiver for landscaping around the rear basin. Mr. Showalter stated there is currently a steep embankment, a Texas Eastern Pipeline Easement, and two of the sides of the proposed basin areas are wooded. Mr. Showalter stated there is proposed landscaping along the adjacent property which is a residential property.

Mrs. Rendon inquired as to why the landscaping was removed from the front of the proposed building and as to why parking spaces were added along Schoolhouse Road. Mr. Showalter's response was that to create a pass through to the proposed driveway, parking spaces were lost and the landscaping had to be removed to accommodate the required parking. Mr. Hersh pointed out that the Landscape Plan presented was a plan that had been submitted previously and does not show the revisions.

The applicant requested a waiver from Section 706.2.B, which requires sidewalks to be installed along the property frontage of Schoolhouse Road. The applicant proposes to install a 6' wide asphalt trail along the property frontage for pedestrian use. Mrs. Rendon stated that the adjoining property does not have sidewalks installed along Schoolhouse Road. There are currently sidewalks installed in front of the daycare and the pet resort. Mr. Jones stated if the adjoining property ever develops, the sidewalks could be connected at that point.

After a brief discussion on the requirements and waiver requests for the improvements to Schoolhouse Road, it was determined that Lenape Properties will have to present the plan to the Board of Supervisors to obtain the waiver requests for the roadway improvements. Lenape Properties requested a Preliminary / Final recommendation from the Planning Commission, but as it is currently a Sketch Plan a complete plan must be submitted for formal review and approvals.

3. Review of Comprehensive Plan: The Planning Commission reviewed and discussed Chapter 7 of the New Britain Township Comprehensive Plan. There were no significant changes suggested.

4. Staff Comment: Mrs. Rendon stated there is a section on the New Britain Township website for the LPEAC, Land Preservation Environment Advisory Committee. Currently there is not a LPEAC. Mrs. Rendon would like to know if this section should be removed or see if there is still a need for this committee.

5. Adjournment:

MOTION: A Motion was made by Mrs. Grimes, seconded by Mr. Tocci, and unanimously carried, to adjourn the meeting at 7:45 p.m.

Respectfully Submitted,

Deborah Rendon, Vice Chair

Devan Ambron, Zoning Officer