



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

August 27, 2013

7:00 p.m.

A Meeting of the New Britain Township Planning Commission was held on August 27, 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, 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. Theresa Rizzo Grimes was absent.

**1. Approval of Minutes of January 22, 2013:** Upon motion by Mr. Jones, seconded by Mr. Tustanowsky, Ms. Rendon abstaining, the March 12, 2013 Minutes were approved as written on a vote of 5-0.

**2. Revised Preliminary/Final Plan for Lenape Properties, Schoolhouse Road. TMP# 26-001-103-001,** Mr. Bob Showalter, developer, was present to represent this plan. Mr. Showalter discussed the review letter from Gilmore & Associates dated July 9, 2013.

Mr. Hood requested a description of the proposed road improvements along Schoolhouse & Trewigtown Roads. Mr. Showalter explained the road would be milled & overlaid. Mr. Showalter stated they propose to grade and widen, by 10 feet, portions of Schoolhouse Road and perform core sampling study to see if the road(s) can handle the potential truck traffic.

Mr. Tustanowsky had concerns with truck traffic on Schoolhouse Road. Schoolhouse Road has two parks and a day care center. Mr. Tustanowsky stated the road is currently very busy and has a narrow bridge. Mr. Tustanowsky proposed possibly putting restrictions on the road. Mr. Tustanowsky has concerns with tractor trailers being able to make the turn onto Schoolhouse Road off of Trewigtown Road.

Mr. Garton recommended accessing the proposed warehouse off of New Britain Boulevard and eliminating the use of Schoolhouse Road all together. This would in turn eliminate the majority of improvements required on Schoolhouse Road.

Ms. Rendon stated it would be nice to have Schoolhouse Road widened for bike riders.

Mr. Hood stated the majority of the concerns are still the same as last year.

Mr. Garton questioned Mr. Showalter regarding a traffic impact study. Mr. Showalter stated there has not been a study done at this point. Mr. Showalter stated he wanted to present the revised plan to the Planning Commissions first.

Mr. Showalter questioned the waiving of certain road frontage improvement to Schoolhouse Road. Ms. Bradley stated that could be a possibility if egress was located off of New Britain Boulevard.

Mr. Garton recommended Mr. Showalter have a meeting with the property owner along with New Britain Township staff. Ms. Bradley stated a revised waiver letter can be postponed under after a meeting with Mr. Showalter's client.

Mr. Showalter requested parking be done in phases due to the fact that the Use may change depending on the client's needs. Ms. Bradley stated that a parking agreement would need to be put in place.

It was determined that Mr. Showalter would be requesting a meeting with his client to discuss the road improvements and the possibility of access off of New Britain Boulevard.

**3. Formal Acceptance of Preliminary Plan for Pine Valley Crossing (Wordsworth), Ferry and Old Iron Hill Roads, TMP #26-011-072.** Upon Motion Mr. Jones, seconded by Ms. Rendon and unanimously carried, the Preliminary Plan for Pine Valley Crossing (Wordsworth), was formally accepted for review by the New Britain Township Planning Commission.

**4. Fence Regulations.** Following a Board of Supervisors Meeting, June 3, 2013, it was requested that the Planning Commission offer input on the possibility of regulating fences within New Britain Township.

After a brief discussion, the Planning Commission respectfully declined to recommend regulating fences within New Britain Township.

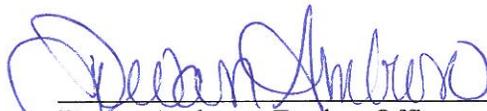
**5. Public Comment:** Ms. Heather Bernhardt of Sunnybrook Drive, questioned how she can stay involved and be informed with the Preliminary Plan for Pine Valley Crossing. Ms. Bradley explained that the Planning Commission Meetings are posted on our website along with a current Agenda, or call the office for the schedule. The project would be scheduled before the Planning Commission most likely in late September.

**6. Adjournment:**

**MOTION:** A Motion was made by Mr. Tustanowsky, seconded by Ms. Shortall, and unanimously carried, to adjourn the meeting at 8:05 PM.

Respectfully Submitted,

  
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Greg Hood, Chair

  
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Devan Ambron, Zoning Officer