

**MEETING MINUTES**  
**September 27, 2016**  
**7:00 p.m.**

A Meeting of the New Britain Township Planning Commission was held on September 27, 2016, at the Township Administration Building, 207 Park Avenue, New Britain Township, PA, beginning at 7:00 p.m. In attendance were: Chair Gregory Hood, William B. Jones III, Alfred Tocci, Theresa Rizzo Grimes, Stephanie Shortall and Marco Tustanowsky. Vice Chair Deborah Rendon was absent. Township Zoning Officer, Devan Ambron and Township Engineer Janene Marchand were also in attendance.

**1. Approval of Minutes:**

**1.1 Minutes of July 26, 2016 Planning Commission Meeting:**

**MOTION: Upon motion of Mr. Tustanowsky, seconded by Mrs. Shortall, and unanimously carried, the July 26, 2016 Minutes were approved as written.**

**2. Mode Transportation, Preliminary/Final Land Development Plan Review, TMP# 26-001-103.001, Schoolhouse Road.**

2.1 Mr. Edward Wild, Esq., Ms. Rachel Butch of R.L. Showalter & Associates, and Mr. Ted Kuriger of Mode Transportation were in attendance to present the plan to the Planning Commission. Mr. Wild gave a brief status update of the plan. The New Britain Township Board of Supervisors granted Preliminary approval on August 1, 2016 by Resolution No. 2016-17, with a series of conditions.

At this time a discussion began regarding the Gilmore & Associates review letter dated September 21, 2016 along with the conditions listed in Resolution No. 2016-17. It was said that most of the items listed in the review letter are will comply. A discussion was had regarding Condition #5 of Resolution No. 2016-17, A sidewalk should be installed to interconnect the sidewalk along New Britain Boulevard with the sidewalk along the building. Mr. Hood inquired if there are currently sidewalks installed on the lots along New Britain Boulevard. Mrs. Marchand stated there are and it is recommended that the applicant provide a sidewalk from the proposed building to New Britain Boulevard. Mr. Wild stated the Applicant will comply.

Mr. Wild stated the Applicant is requesting Condition #6 be removed from the Resolution, The Applicant shall provide a half-width right-of-way over the southern property line of the Property for a potential, future road connection between Independence Lane and Schoolhouse Road. After a brief discussion regarding a possible future road connection from Stewart Lane to New Britain Boulevard, the Commission was in agreement that Condition #6 be removed from the Resolution.

In regards to the two partial waivers that are requested by the Applicant, the Commission is in support of a partial waiver from full road widening along Schoolhouse Road where four feet of road widening is proposed. The Commission is also in support of a partial waiver from milling and overlaying the entire width of Schoolhouse Road where half width widening is proposed.

With there being no further questions or comments Mr. Hood asked if anyone would like to make a recommendation for Final Plan Approval.

**MOTION: A Motion was made by Mr. Tustanowsky, seconded by Mr. Jones, and carried unanimously to recommend Final Plan approval to the Board of Supervisors subject to the following: Removal of condition number 6 from Resolution No. 2016-17, Applicant shall provide a half-width right-of-way over the southern property line of the Property for a potential, future road connection between Independence Lane and Schoolhouse Road as discussed; Compliance with Gilmore & Associates review letter dated September 21, 2016; All required outside agency approvals are obtained; The Commission defers to the Board of Supervisors in regards to item number 11 of Resolution No. 2016-17, Applicant shall contribute the required park and recreation improvements to the Township or pay an \$18,358.75 fee in lieu of such improvements contemporaneously with execution of Development Agreement.**

**3.** Distribution of the New Britain Township Comprehensive Plan adopted by Ordinance No. 2016-23 on September 12, 2016.

**4. Public Comment.** There was not public comment at this time.

**5. Adjournment:**

**MOTION: A motion was made by Mrs. Shortall, seconded by Mrs. Grimes, and unanimously carried to adjourn the September 27, 2016 meeting at 7:25 p.m.**

Respectfully Submitted,

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Gregory T. Hood, Chairman

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Devan Ambron, Zoning Officer