



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

April 28, 2015

A Regular Scheduled Meeting of the New Britain Township Planning Commission was held on April 29, 2015, at the Township Administration Building, 207 Park Avenue, New Britain Township, PA, beginning at 7:00 p.m. Present were: Chair Gregory Hood, William B. Jones III, Theresa Rizzo Grimes, Marco Tustanowsky and Stephanie Shortall. Also, present were Township Manager Eileen M. Bradley, Assistant to the Township Manager Angela Benner, and Township Engineer Janene Marchand. Absent was Vice Chair Deborah Rendon.

1. Call to Order: Mr. Hood called the meeting to order.

2. Pledge of Allegiance: Mr. Hood led the Planning Commission and audience in the Pledge of Allegiance.

3. Approval of Minutes

3.1. Minutes of March 10, 2015 Planning Commission's Regular Scheduled Meeting:

MOTION: A motion was made by Mr. Tustanowsky, seconded by Mr. Tocci and carried unanimously, to approve the March 10, 2015 Minutes as written.

4. Colebrook (WB Homes) Preliminary Subdivision/Land Development Plan Review TMP# 26-005-002: Chris Canavan with WB Homes, representing the Colebrook L.P., presented the preliminary plan for a 20 acres, 59 unit subdivision on Tax Map Parcel #26-005-002, located on Schoolhouse Road. The 59 units would be a mix of twins and townhomes. This parcel will be developed as a Planned Residential Development (PRD). Mr. Canavan stated that the Township Board of Supervisors granted a zoning change on this parcel on February 23, 2015 rezoning the parcel from Industrial (IN) to Residential (RR). Chris stated that he would like to address the Gilmore and Associates review letter dated April 9, 2015 with the Planning Commission and intends to clean the plan up and represent in a couple months. Ms. Bradley stated that the reason why the applicant is before the Planning Commission prior to cleaning up the plan is because of the time clock requirements with a PRD.

The proposed development would be considered one (1) lot and homeowners would own their home while the open space and road would be owned by the Home Owners Associates (HOA). Due to the development being one lot there would not be delineated lots. The development would be maintained by a HOA and therefore the HOA would be responsible for maintenance of all open space. Ms. Bradley recommended that delineation of open space not be required and the PC concurred. In regards to the required buffer yard WB Homes will plant a buffer along the south side of the parcel, along the Byers Property, and will be going before the Zoning Hearing Board requesting a special exception for the rest of the parcel. Mr. Canavan stated that there is existing woodlands buffering the rest of the parcel in a conservation easement along with a stream that can serve as the required buffer. Mr. Canavan stated that every homeowner would have the option of having a deck built when the home was constructed and given an additional 15 feet of property that would be delineated in the HOA declaration of covenants. Mr. Jones asked if homeowners would be able to install patios instead of decks. Mr. Canavan stated that due to the elevation of the property decks would work better and installation of patios would also depend on what impervious left is.

When discussing required road improvements, Mr. Hood stated that he would like to see curbing along the parcel to mirror the development across the street to keep Schoolhouse Road uniformed. Mr. Tustanowsky stated that when the plan was presented to the Park and Recreation Board, they recommended a meandering trail on the other side of the tree

line. It is the opinion of the Park and Recreation Board that by installing a meandering trail the property along Schoolhouse Road would not need to be elevated and it would keep the trail away from the existing waterline that was recently installed. Mr. Tustanowksy stated that his concern with installing curbs is that, that would require the Township to install curbs when they construct Vertis Park. Mr. Canavan added that the topography behind the tree line provides the room to install the trail and that there is significant embankment that would be effected and water pipes that could be affected with installation of curbs. Mr. Hood stated that if the curb would be tapered then it would allow for a bituminous trail to cross the creek into Vertis Park. Mr. Hood said he would be fine with the meandering trail but would like to see if curbing could be done.

Mr. Canavan pointed out that per ordinance they are required to name the loop street to be Boulder Drive since it will align with Boulder Drive across Schoolhouse Road. However, since Boulder Drive is a loop road and the proposed road is a loop road, Mr. Canavan believes it will cause confusion with emergency services and therefore recommends that the road be named Colebrook Drive. The PC saw no problem with his recommendation. In addition, WB Homes will be requesting a waiver from providing a driveway turnaround area of 10 feet by 20 feet because it is not feasible with a townhouse that will have a 25 foot driveway. Ms. Bradley stated that she does not see this being an issue.

When discussing the style of crosswalks, Mr. Hood deferred to Mr. Tustanowsky and the recommendation of the Park and Recreation Board. Mr. Tustanowsky stated that the Park and Recreation Board recommends a brick stamped crosswalk across Schoolhouse Road to Boulder Drive that they believe will not only look aesthetically nice but would aid in traffic calming. The crosswalk will provide a way for residents to safely make it to West Branch Park and the future Vertis Park.

Mr. Canavan stated that per the Fire Marshal's request parking will be limited to one side of the street. Ms. Benner asked what the total number of overflow parking spaces would be and Mr. Canavan stated he would calculate that number and present with the revised plan.

With there being no more questions from the Planning Commission, Mr. Hood opened the meeting up to Public Comment about the proposed Colebrook Preliminary Subdivision/Land Development Plan.

Joyce Elliot of Circle Drive asked when the parcel had been rezoned from Industrial to Residential and Mr. Canavan stated that the Board approved the zoning change in February but had been in discussion with the Township for approximately a year. Ms. Elliot stated she is unhappy with plan for 59 homes because there is already difficulty pulling out onto Schoolhouse Road during rush hour due to the number of vehicles that travel that road. In addition, Ms. Elliot mentioned that there are existing flooding issues and she is concerned the proposed development will add to those flooding issues. Ms. Elliot asked for clarification as to why the public notice stated that the development would have single family attached dwellings when townhomes and twins are proposed. Ms. Bradley stated that per the zoning ordinance, twins and townhomes are considered single family attached dwellings because they house a single family and are attached.

Russell and Elsie Schuss of Monarch Court stated that they object the project because of the additional traffic 59 homes will bring to Schoolhouse Road and seconded what Ms. Elliot stated about the traffic at rush hour. Mr. and Mrs. Schuss also experience flooding and runoff problems and believe that the development will add to the amount of the debris that washes up on their property. Mr. Schuss stated that there are existing noise problems with Quad Graphics and wanted to know if that was taken into consideration with this development. Ms. Bradley stated that the Township monitors the noise from Quad Graphics and they are within compliance regulations.

John Otte of Lexington Avenue asked for Mr. Canavan to show where the proposed development will be in relation to Lexington Avenue. Mr. Otte inquired as to how the wildlife would be relocated that live in the wooded areas. Mr. Canavan reiterated that it is their intention to maintain the existing wooded areas and use that as their buffer with a special exception from the Zoning Hearing Board. Mr. Otte also expressed his concern with flooding and stated that water already collects at the Byers property. His concern is that the development will increase his existing flooding problems. Ms. Marchand stated that the Township has a stormwater ordinance that requires the developer to meet the requirements for stormwater management and will need to make sure that they reduce the amount of stormwater flowing downstream. Ms. Marchand also stated that Gilmore and Associates has reviewed their stormwater management plan and the developer still has some changes to make in order to meet the requirements of the Township. Mr. Canavan stated that since they

will be adding detention basins that will slowly release stormwater to the stream, it should help with allowing additional water to flow from upstream.

Margaret Denner from Lexington Avenue expressed her concern with flooding and believes that the plan shows too many homes.

Bill Michael of Monarch Court asked what the price of the homes will be and how many of them will be located in the flood zone. Mr. Canavan stated that the homes will start in the mid to high \$300,000.00 range and that the parcel is not in a flood zone so therefore no homes would be located in the flood zone.

Mr. Tustanowsky stated that if the property stayed zoned industrial then a factory could be built on that parcel that would have a much larger effect on traffic. Mr. Tustanowsky also noted that the Township does realize that traffic is a concern on Schoolhouse Road and slowing down traffic is a concern. Mr. Hood added that the number of cars during rush hour for a factory is greater than traffic that would stagger in and out of a development.

MOTION: A motion was made by Mr. Tocci, seconded by Mrs. Shortall and carried 5-1, to recommend to the Board of Supervisors approval of the Colebrook Preliminary Subdivision / Land Development Plan for TMP# 26-005-002. Theresa Rizzo Grimes opposed the motion.

4. Public Comment:

Joyce Elliot of Circle Drive asked if the Planning Commissions motion meant that the project was a done deal and if not could the number of house be reduced. Ms. Bradley stated that the Planning Commissions motion was to recommend approval to the Board of Supervisors whom still needs to grant preliminary approval. Mr. Jones stated that it is unlikely that the number of houses will be reduced. Ms. Elliot also asked what can be done to reduce the traffic problems on Schoolhouse Road. Ms. Benner stated that a traffic study was completed by the Township before and the numbers did not meet PennDOT' s requirements to reduce the speed or install stop signs and traffic lights along Schoolhouse Road. Ms. Bradley stated that the Township would revisit the concern but reiterated that traffic counts would still need to meet PennDOT' s requirements to make any changes.

John Otte on Lexington Avenue questioned what kind of traffic enforcement is being done on Schoolhouse Road because to him it appears that nothing is done. Ms. Benner stated that she had an officer perform a speed detail on April 23, 2015 due to a resident's complaint about speeding along Schoolhouse Road near Circle Drive. The speed detail was completed around 5:30pm with no vehicles being sited because the average speed was 37.5 mph. To that the public in attendance responded that all cars show the cop sitting there and slowed down. Ms. Benner stated she would speak with the chief and request an unmarked vehicle complete a speed detail.

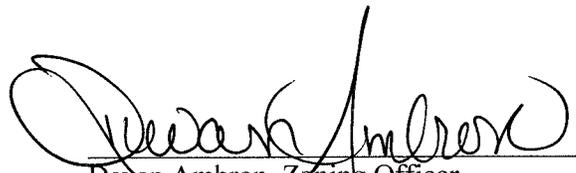
5. Adjournment:

MOTION: There being no further business or comment, a motion was made by Mrs. Shortall, seconded by Mrs. Grimes, and unanimously carried, to adjourn the meeting at 7:55 p.m.

Respectfully Submitted,



Gregory Hood, Chairman



Devan Ambron, Zoning Officer