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
October 28, 2014

A Meeting of the New Britain Township Planning Commission was held on October 28, 2014, at the Township Administration Building, 207 Park Avenue, New Britain Township, PA, beginning at 7:00 p.m. In attendance were: Greg Hood, Deborah Rendon, William Jones, Theresa Rizzo-Grimes, Stephanie Shortall, and Alfred Tocci. Member Marco Tustanowsky was absent. Also in attendance were, Township Manager, Eileen Bradley, Zoning Officer, Devan Ambron, and Township Engineer, Janene Marchand of Gilmore & Associates.

1. Approval of Minutes

1.1 Minutes of July 8, 2014 Planning Commission Meeting:

MOTION: Upon motion of Mr. Jones, seconded by Mrs. Shortall, the July 8, 2014 Minutes were approved as written.

2. Quad Graphics, Prospect Acquisitions, L.P., TMP# 26-005-002-001, Schoolhouse Road, Lot Line Adjustment Plan Review. Mr. Chris Canavan of WB Homes was in attendance to present the plan. The project involves 110.675 acres of land owned by Quad Graphics. The proposed lot line adjustment would decrease the Quad Graphics parcel and increase the adjoining parcel, owned by New Britain Township for use of a future park, by 10.494 acres, by a deed of dedication. Mr. Canavan stated all items on the Gilmore & Associates review letter dated October 22, 2014 are "will comply".

MOTION: A motion was made by Mrs. Shortall, seconded by Mr. Tocci, and unanimously carried, to recommend in favor of the Lot Line Adjustment.

3. Colebrook Residential Land Development, TMP# 26-005-002, Schoolhouse Road, Sketch Plan Review #2. An Engineered Sketch Plan was presented by Mr. Chris Canavan of WB Homes.

Mr. Hood inquired if full road widening would be provided. Mr. Canavan responded that yes, full road widening requirements would be met; however a waiver may be requested for the installation of sidewalks. Mr. Canavan stated there is presently a sidewalk running along Schoolhouse Road on the opposite side of the street. Mr. Hood stated he has concerns with pedestrians crossing Schoolhouse Road by the curve to get to the proposed park. Mr. Canavan stated since the development proposes over 50 houses a traffic study will be performed and it can be discussed at that point. Mrs. Rendon stated since the park isn't underway yet, possibly providing a walking loop for residents, with benches. Mr. Hood recommended a 5'-6' path that would wind its way around connect the entrances.

Mr. Canavan discussed the open space on the parcel. The development is set up to be "un-lotted" with reserved open space. The area is to be maintained by an HOA. The future residents will have 15' of ground from the

rear of the dwelling. Ms. Rendon asked if the residents could place a shed on the parcel. Mr. Canavan stated no sheds will be allowed, a consistent look to the neighborhood is preferred.

Mrs. Marchand pointed out that the buffer area shown on the plan between the Industrial Zoning District and the Residential Zoning District must be revised to show the correct measurement. Mr. Canavan stated there is in an error in the width and he will supply the required buffer area.

Mr. Hood asked if the road is to be dedicated to the Township. Mr. Canavan stated either way is feasible. Ms. Bradley pointed out that the Board of Supervisors did not make recommendation either way.

Mr. Hood inquired as to how stormwater management would be handled on the parcel. Mr. Canavan stated that there are three basins proposed to be installed and all the basins will be tied together. Mrs. Marchand stated she has never seen this before but in theory it can work. Mr. Canavan stated the plan was engineered to the worst case scenario and the stormwater management must still be worked through.

Mr. Tocci inquired as to the prince range of the proposed homes. Mr. Canavan replied the price point would be from the mid to upper $300,000. Mrs. Rendon asked if there would be any amenities for the community. Mr. Canavan replied that no, tot-lots require upkeep and are subject to vandalism, however; a loop trail and benches for a sitting area would be no problem.

MOTION: A motion was made by Mr. Tocci, seconded by Mrs. Shortall, and unanimously carried, to recommend in favor of the Residential Land Development.

4. Comprehensive Plan Review, Chapter 10, Housing Element

4.1 Minor changes were proposed to Chapter 10 of the New Britain Township Comprehensive Plan. The Township is to contact the Bucks County Planning Commission to retrieve the updated data for the tables located in Chapter 10.

5. Adjournment

MOTION: A motion was made by Mrs. Rendon, seconded by Mr. Tocci, and unanimously carried, to adjourn the meeting at 8:10 p.m.

Respectfully Submitted,

Greg Hood, Chair

Devan Ambron, Zoning Officer