

**MEETING MINUTES**  
**August 14, 2012**

A Meeting of the New Britain Township Planning Commission was held on August 14, 2012, 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, Alfred Tocci and Jeff L'Amoreaux. Also, in attendance was Jo Ann Lapp, Township Zoning Officer and Erik Garton, Gilmore & Associates.

**1. Approval of Minutes of July 10, 2012:** Upon motion by Mrs. Rendon, seconded by Mr. Tocci, the July 10, 2012 minutes were approved as written.

**2. Lenape properties Preliminary Plan, TMP# 26-001-103-001:** Rachel Butch and Michael Beuke from Showalter & Associates and Dave Horner from Horner & Canter Associates were present to represent this plan. Ms. Butch reviewed the plan with the Commissioners. She told the Commissioners that most of the Gilmore & Associates review will be "will comply". A discussion of the waiver requests followed.

Ms. Butch stated that the impervious surface calculations and the stormwater maintenance were done to meet the requirements if all of the parking is built. The amount of parking spaces required will not be determined until there is a specific use. The Commissioners had no objection to the reserved parking, but will defer to John Rice and the Board of Supervisors.

Mr. Horner, Traffic Engineer, discussed the traffic portion of the Gilmore & Associates review. Mr. Hood stated that he had concern regarding truck traffic on Schoolhouse Road. He suggested left turn only exit, left on Trewigtown Road and left on New Britain Boulevard through the New Britain Business Park. The other Commissioners agreed.

Mrs. Rendon asked if they would consider a green roof. Mr. Beuke said that they would mention it to his client.

Mike Vasta, 354 Schoolhouse Road, asked that truck overnight parking should be restricted. He believes that Schoolhouse has become a shortcut and the morning and afternoon rush hours are very busy. He asked that turns onto Railroad Avenue and Walnut Street be restricted.

Jeff Cairone of the New Britain Business Park stated that the Township has the funds to install a traffic light at New Britain Boulevard and County Line Road. He stated that when he developed the business park he improved Trewigtown Road to New Galena Road.

Mr. Hood agreed that Schoolhouse Road needs to be widened to Trewigtown Road. He asked if the applicant ever considered going through the business park instead of using Schoolhouse Road. Mr. Garton thought that way may be the least expensive.

**MOTION:** Upon motion by Mrs. Rendon, seconded by Mr. Hood and unanimously carried to recommend Preliminary approval for the Lenape Properties Land Development with the following conditions:

1. Compliance with the Gilmore & Associates review letter dated July 19, 2012.
2. Compliance with the Buck County Planning Commission dated June 22, 2012.
3. No objection to the reserved parking, but will defer to John Rice and the Board of Supervisors. Require a reserve parking agreement.
4. Partial waiver to Section 502.C, showing all features up to 400 feet from the tract boundary.
5. No objection to waiver from Section 705.3.C, but requests a template to show truck turning radius.
6. Defer waiver from Section 705.3.G to Wayne Fultz, Public Works Superintendent, do not support mill and overlay Schoolhouse Road to the centerline, should be “all or nothing” dependant on Mr. Fultz.
7. Support partial waiver from Section 706.1.C, do not support a waiver from exterior curbing only interior curbing.
8. Support waiver from Section 708.2.C, curbing.
9. No support for waiver from Section 706.2.B, sidewalks.
10. Support waiver from Section 712.4.G, outlet pipes from detention basin.
11. Support waiver from Section 712.4.J, detention basin bottom slope.
12. Support waiver from Sections 713.3.A, 713.3.B and 713.4.A, plantings, with the condition that an evergreen buffer be planted to screen the existing farmhouse. Any required plantings that have conflicts should be relocated on the site.
13. Direct truck traffic to left turns only exit onto Schoolhouse Road, left on Trewigtown and left into New Britain Business Park to County Line Road.
14. Request that a traffic analysis of the intersection of Walnut Street and County Line Road.
15. Applicant to research easement though New Britain Business Park as truck access to lot.
16. Applicant to consider green building aspects.

**3. Zoning Ordinance Amendment – Clean-Up:**

**MOTION:** Upon motion by Mr. Hood, seconded by Mr. L’Amoreaux and unanimously carried to recommend approval of the Zoning Ordinance Amendment Clean-Up as presented.

**4. Other Business:** Mrs. Rendon distributed and read a memo that she wrote concerning the proposed changes to the OP District. The memo is attached.

**4. Public Comment:** Roberto Rendon, 70 Keller Road, agreed with everything in Mrs. Rendon’s memo and said that it reflects the opinion of the community.

**5. Adjournment: MOTION:** A motion was made by Mr. L’Amoreaux, seconded by Mr. Tocci and unanimously carried, to adjourn the meeting at 9:06 PM.

Respectfully Submitted,

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Greg Hood, Chair

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Jo Ann Lapp, Zoning Officer