

MEETING MINUTES
August 9, 2011

A Meeting of the New Britain Township Planning Commission was held on August 9, 2011, 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, Alfred Tocci and Jeff L'Amoreaux. Also, in attendance were Jo Ann Lapp, Township Zoning Officer and Erik Garton, Township Engineer.

1. Approval of Minutes of June 28, 2011: Upon motion by Mrs. Rendon, seconded by Mr. Tocci and carried, the June 28, 2011 minutes were approved as written.

2. Madison Apartment Group Sketch Plan: Bill Rearden, Bohler Engineering, John Forde, BPG Development and Dennis Glackin, Glackin Thomas Panzak, Inc. were present to represent this plan. Mr. Rearden told the Commissioners that most items in the Gilmore review letter will be complied with when they submit the formal preliminary plan.

Mr. Hood asked if moving the tennis court closer to the pool area has been considered. Mr. Forde said typically a tennis court would not be placed close to a pool area because of the noise created by kids in the pool. Mr. Hood also said that the Commissioners recommended that they remove one of the apartment buildings to have more green space. Mr. Glackin responded that they have already cut down the number of units that were originally proposed.

Mrs. Rendon stated that she was not comfortable with the entrance/circle area. Mr. Glackin said that they plan on bushes and landscaping in the circle, emergency vehicles will be able to drive over the circle area if needed.

Mr. Garton asked if they considered having more than 2 mail kiosks to avoid traffic jams. Mr. Jones suggested 4 areas.

MOTION: A motion was made by Mrs. Rendon, seconded by Mr. Tocci, and unanimously carried to recommend the proposed ordinance amending the B7 Use be advertised.

3. OP District: Copies of the OP District regulations with changes that were discussed at previous Planning Commission meetings were distributed. Mrs. Rendon led the discussion of the changes. After a lengthy discussion and review, no formal action was taken. Staff will make all the suggested changes and bring it before the Commissioners the first meeting in September.

4. Other Business: None

5. Public Comment: None.

6. Adjournment:

MOTION: A motion was made by Mr. Tocci, seconded by Mr. L'Amoreaux, and unanimously carried, to adjourn the meeting at 8:45 PM.

Respectfully Submitted,

Greg Hood, Chair

Jo Ann Lapp, Zoning Officer