

MEETING MINUTES
August 25, 2020
7:00 p.m.

A Meeting of the New Britain Township Planning Commission was held on August 25, 2020, at the Township Administration Building, 207 Park Avenue, New Britain Township, PA beginning at 7:00 p.m. In attendance were: Chair Marco Tustanowsky, Vice Chair Stephanie Shortall, Alfred Tocci, Theresa Rizzo Grimes, and Michelle Martin. Deborah Rendon and Gregory Hood were absent. Twp. Zoning Officer Kelsey Harris was also in attendance.

Public Meeting

1. Approval of Minutes:

1.1 Minutes of July 14, 2020 Planning Commission Meeting:

MOTION: Upon motion of Mr. Tocci, seconded by Ms. Shortall, the July 14, 2020 minutes were approved as written. Ms. Grimes abstained.

2. D'Alessio Tract- 3 Lot Sketch Plan Review, 315 Old Limekiln Road, TMP# 26-004-005

2.1 Scott Mills, RLA of Van Cleef Engineering, Jonathan Thomas of Audax Homes, and Vinicio and Sharon D'Alessio and family were in attendance to present the proposed 3-lot residential subdivision sketch plan for 315 Old Limekiln Road. The Applicants seek feedback from the Planning Commission prior to moving forward with a Preliminary/Final Plan submission. Mr. Mills gave a brief background of the existing property. The property is in the Watershed (WS) zoning district. It consists of approximately 10 acres and is currently improved with a single-family detached dwelling. Mr. Mills stated that the surrounding lots are also improved with single-family homes on lots of similar size as the proposed subdivision. Mr. Mills referenced a new development across Old Limekiln Road from the property. Mr. Mills stated that their proposal was in character with the surrounding neighborhoods.

Mr. Thomas stated that the purpose of this subdivision was to create a family compound where the sons and daughters of Mr. and Mrs. D'Alessio can live next to each other with their families. Ms. Grimes replied that we still need to keep in mind that these lots could be sold later and may not always be used as a family compound. Mr. Thomas agreed and stated that was the reason for wanting feedback from the Commission.

Mr. Mills stated that the Applicant's would like to address some of the comments in the Gilmore & Associate's review letter dated August 20, 2020 and receive feedback from the Commission on anticipated waiver requests. He asked if the Chair would like to review the entire letter, or only review the items that pose a concern for the Applicants. Mr. Tustanowsky stated that there was no need to review items that they will comply with, and to proceed with the comments that they have concerns with.

Mr. Mills began with comment #4 on page 2 of the letter. He discussed the existing firepit would be located within the proposed conservation easement and directly on the proposed property line. Ms. Harris stated that it was likely they would be asked to remove the pit from the conservation easement. Mr. and Mrs. D'Alessio agreed that they would be fine removing the fire pit and that they have never utilized it. Mr. Mills next discussed the requirement in the WS district to design the stormwater facilities to accommodate the maximum allowable impervious surface ratio of 12%. He stated that it was not conducive to build SWM facilities this large for a development of this nature. Mr. Tustanowsky stated that a discussion of that nature should be had with the Township Engineer for further clarification.

Mr. Mills addressed comment #1 under the Section B. of the Review letter. This comment addressed the anticipated waiver of Subdivision and Land Development that requires road widening, curbing, and sidewalks. Mr. Mills explained that the new development across the road had widened the other side of Old Limekiln Road already. He continued that their side of Old Limekiln Road had 5 utility poles and a drainage ditch that would need to be relocated, causing exorbitant additional costs for the Applicants. Mr. Tocci stated that he agreed sidewalks and additional road widening did not make sense for that area. Mr. Tustanowsky stated that he believed the Commission would be in favor of that waiver request when a Preliminary/Final plan was reviewed. The Commission members agreed with the Chair that they would be in favor of that waiver. Mr. Mills stated that the Applicants would pay a fee in-lieu of road improvements if such a waiver was granted.

Mr. Mills addressed comment # 10 for the next anticipated waiver item regarding water resource impact studies. Mr. Mills stated that there is already an existing well on Lot 1, so only 2 new wells are being proposed. Although the requirement is for a minimum of a 3-lot subdivision, it is assumed that the requirement applies to 3 or more new wells being constructed. Therefore, Mr. Mills intends to request a waiver of this requirement. At this time, the Commission members made no comment regarding this potential request. Mr. Mills stated that the other comments in the Review letter will be complied with.

Mr. Tustanowsky asked where the existing stormwater facility is located on the original lot. Mr. Mills replied that there is no existing facility, and currently the stormwater sheet flows across the 10 acres downhill. Mr. Mills continued that the sheet flow from Lot 1 will end up in the Lot 2 basin that is proposed. Mr. Tustanowsky asked if they were proposing all new AV systems and 2 new wells? Mr. Mills confirmed and stated that there will be a primary septic and a back-up system on each lot.

Ms. Grimes asked why the lot ratio was written in the way it was. Ms. Shortall stated that it is intended to prevent skinny lots where the houses would all be close together or vice versa. Mr. Tustanowsky asked if the Applicant proposed any tree disturbance. Mr. Mills stated that tree disturbance was not an issue, and if they did need to remove trees it would stay well under the permitted threshold. Ms. Shortall asked Ms. Harris if the Applicant would need to show driveway alignment with the driveways across the street. Ms. Harris responded that she did not believe that is something that would be looked at. She continued that a development proposing new roads would be made to align with any existing roads across from them, not usually private driveways. Mr. Tustanowsky informed the Applicant that they will need to work out

their issues with the size of the stormwater basins. The Commission in general they had no issues with the plan moving forward.

There were no further questions or comments at this time.

3. Public Comment: None

4. Adjournment

MOTION: A motion was made by Ms. Shortall, seconded by Ms. Grimes, and unanimously carried to adjourn the August 25, 2020 meeting at 7:30 p.m.

Respectfully Submitted,

Marco Tustanowsky, Chair

Kelsey Harris, Zoning Officer