

**MEETING MINUTES**  
**October 13, 2020**  
**7:00 p.m.**

A Meeting of the New Britain Township Planning Commission was held on October 13, 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, Deborah Rendon, Alfred Tocci, Michelle Martin and Theresa Rizzo Grimes. Gregory Hood was absent. Twp. Zoning Officer Kelsey Harris, and Township Engineer Craig Kennard of Gilmore & Associates were also in attendance.

**Public Meeting**

**1. Approval of Minutes:**

**1.1 Minutes of August 25, 2020 Planning Commission Meeting:**

**MOTION: Upon motion of Ms. Shortall, seconded by Ms. Martin, the August 25, 2020 minutes were approved with one correction. Ms. Rendon abstained.**

**2. Review of proposed Revisions of the Omnibus V Zoning Ordinance Amendment**

**2.1** Mr. Tustanowsky suggested the Commission review the changes line by line from a memo dated October 13, 21020 provided by Michael Walsh to Kelsey Harris, Zoning Officer and the Planning Commission. The memo highlights the specific sections that underwent revisions in the proposed ordinance amendment.

Mr. Kennard stated that the proposed ordinance amendment had been to the Board of Supervisors (BOS) several times and these were the final revisions based on the Board's discussions. Mr. Tustanowsky pointed out that the most substantial change to the amendment was the removal of the J35 Planned Integrated Development use. Mr. Kennards agreed, stating that during the public BOS meetings the residents stated preference for townhouses at the Butler Ave. property and because of mixed feelings, the BOS decided to remove it from the amendment entirely. Mr. Kennard stated that whatever direction the Butler Ave. property moves towards, the proposal would return to the Planning Commission for review and comments.

Mr. Kennard explained the revision of the H13 Household Pets provision. The change excludes pets that are kept in cages indoors from the maximum allowance of 6 pets.

Mr. Kennard stated that some additional changes were made regarding temporary signage in residential districts. This change limits the placement of signs to one temporary sign per 10 feet of street frontage and allows temporary signage for 30 consecutive days no more than four times per year. Mr. Kennard continued that a minor change was made to the H16 Short-term Rental use to include a comment made by the Bucks County Planning Commission. The addition to this regulation was to prohibit preparation of food for this use in order to differentiate this use from the existing Guest House use.

Mr. Kennard state that the remaining changes were minor and did not change the overall intent or content of the proposed amendment.

There were no further questions or comments at this time.

**MOTION: Upon motion by Ms. Rendon, seconded by Mr. Tocci, and unanimously carried, the Planning Commission recommends approval of the Omnibus V Zoning Amendment, with the revisions as written in the October 13, 2020 memorandum.**

**3. Public Comment: None**

**4. Adjournment**

**MOTION: A motion was made by Mr. Tocci, seconded by Ms. Shortall, and unanimously carried to adjourn the October 13, 2020 meeting at 7:35 p.m.**

Respectfully Submitted,

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Marco Tustanowsky, Chair

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Kelsey Harris, Zoning Officer