

MEETING MINUTES

August 24, 2021

7:00 p.m.

A Meeting of the New Britain Township Planning Commission was held on August 24, 2021, at the Township Administration Building, 207 Park Avenue, New Britain Township, PA beginning at 7:00 p.m. In attendance were Chair Stephanie Shortall, members Theresa Rizzo Grimes, Deborah Rendon, and Alfred Tocci. Absent from the meeting was Vice Chair Marco Tustanowsky, members Michelle Martin, and Gregory Hood. Township Zoning Officer Kelsey Harris, and Craig Kennard, P.E., Township Engineer, were also in attendance.

1. Approval of Minutes:

1.1 Minutes of June 22, 2021 Planning Commission Meeting:

MOTION: Upon motion of Ms. Rendon, seconded by Mr. Tocci, the June 22, 2021 meeting minutes were unanimously approved.

2. Labrozzi Property- 123 Creek Road- Informal Sketch Plan Discussion

2.1 Mr. David Labrozzi presented a conceptual sketch plan of a minor residential subdivision. Mr. Labrozzi owns the property at 123 Creek Road. The property is currently improved with a single family detached dwelling, which Mr. Labrozzi and his family reside in. The property is 16.9 acres, and the sketch plan proposes to subdivide a 2.377-acre lot for his daughter and family to reside. Mr. Labrozzi stated that he is currently working with Nave Newell Engineering to survey the land and prepare his plans and is speaking with builders for the construction of the new dwelling. Ms. Grimes inquired about the location of the creek and if there would be disturbance to the natural resources. Mr. Labrozzi stated that there will be no disturbance within the natural resource area, except he plans to build a small bridge to connect the two properties. Mr. Kennard stated that the property has a conservation easement and that the area proposed to be subdivided appears to have been left out of the easement for the purpose of this proposal. Ms. Rendon inquired about the easement restrictions. Mr. Kennard stated that he did not know the specifics at this time but would look further into those details upon a formal plan submission. Mr. Labrozzi stated that he will work closely with his engineers and decide how to proceed with the project. The Planning Commission had no additional comments at this time.

3. Lohin Property- Township Line and Walters Roads, Prelim/Final Major 7-Lot Subdivision Review

3.1 Mr. Todd Savarese, Esq., of Savarese Law Offices and Rachel Butch, P.E. of R.L. Showalter & Associates, presented a revised preliminary/final plan on behalf of the Applicant, Mr. Michael Lohin, for the property located at Township Line Road and Walters Road, Tax Map Parcel Number 26-001-043. Mr. Savarese provided a history of the project, which has undergone several revisions since its original submittal. The Applicant attended a public meeting on May 28, 2019, where the Planning Commission approved a motion to recommend approval of a 4-lot residential subdivision with on-lot septic and well systems. The plan now proposes connection to public sewer with Hilltown Township Water and Sewer Authority and is now 7-lots. The property is currently unimproved, with frontage on Township Line Road and Walters Road. The property is a total of 20.25 acres. The current plan proposes two (2) residential

lots with direct access to Township Line Road, and five (5) residential lots to take access to a proposed cul-de-sac street.

Ms. Butch reviewed the Gilmore & Associate's review letter dated August 11, 2021. She stated that most of the review items would be complied with. Waivers are being requested for the remaining items listed in the letter. Ms. Butch and Mr. Savarese confirmed that an HOA would be established to maintain the proposed stormwater management facilities. Mr. Savarese stated that the Applicant would like to dedicate the proposed cul-de-sac road to New Britain Township. Mr. Kennard stated that he did not believe the Township would be interested in accepting dedication. Ms. Butch stated that a total of 7.336 acres are proposed to be conserved. Ms. Butch stated that the items they are specifically seeking recommendations for are pertaining to the requirement for streetlights, curbing and sidewalks, and road improvements.

Ms. Butch explained that the Applicant is proposing individual driveway lamps in exchange for a waiver of requiring several streetlights. She stated that the Applicant is willing to provide milling and overlay to Township Line Road, if the Township feels it's necessary, in exchange for a waiver of road widening and has agreed to remediate an existing stormwater issue stemming from a development in Hilltown Township. Additionally, the Applicant is proposing to provide curbing within the proposed cul-de-sac and a partial sidewalk for use of the community in exchange for a waiver to provide such along Township Line and Walters Roads.

After discussion of these topics, Ms. Shortall called for a motion to be made for their recommendations.

MOTION: Upon motion of Ms. Rendon, seconded by Mr. Tocci, and unanimously carried, the project is recommended for preliminary/final plan approval conditioned upon the following: compliance with the Gilmore & Associate's review letter dated August 11, 2021; compliance with the Fire Marshal review dated August 23, 2021. The following waivers are recommended for approval:

§22-502.1.(1), to permit a plan to scale at 1" = 60', whereas a scale no great than 1" = 50' is required; §22-502.D, to exclude existing features within 100 feet of the property boundary to be shown on the plan. An aerial map with the pertinent information has been provided; §22-703.4.A.(4), to allow for a lot depth that is 3.2 times its width for Lots 3 and 4 where any lot depth is not permitted to exceed 3 times its width; §22-705.3.A,C&G, to waive the requirement for road widening and improvements along Township Line Road and Walters Road *with the condition that milling and overlay be proposed for the full length of the Township Line Road frontage and the intersection of Walters Road along with the proposed storm sewer improvements subject to Public Works and the Township Engineer confirming the need for such improvements*; §22-706 to fully waive the requirements for curbing and sidewalks, *whereas the Applicant requested a partial waiver and proposed to provide curbing and sidewalks only to the interior proposed cul-de-sac, the Planning Commission recommends no sidewalks or curbing be provided*; §22-716.2 to allow iron pins instead of concrete monuments along the property lines that are not along the ultimate right-of-way nor along the shared access easement; §22-714.3.A.(1) to waive the requirement to provide street lights, *whereas the Applicant is proposing individual driveway lamps in-lieu of street lights, the Planning Commission recommends no lighting be proposed*; §22-710.2, to waive the requirement to install a fire hydrant since public water service is not available; §22-710.4.A, to waive the requirement to provide a separate emergency access to the cul-de-sac; and §22-403

to permit a combined preliminary/final plan approval, *conditioned upon the plan receiving approval in accordance with the recommendations as presented by this motion, otherwise, a preliminary plan approval should be re-reviewed by the Planning Commission prior to final plan approval.*

III. Public Comment.

There were no public comments made.

IV. Adjournment

MOTION: A motion was made by Ms. Grimes, seconded by Mr. Tocci, and unanimously carried to adjourn the August 24, 2021 meeting at 8:20 p.m.

Respectfully Submitted,

Stephanie Shortall, Chair

Kelsey Harris, Zoning Officer